

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 22, 2020**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Community Services Director—excused
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Bret Rohde, City Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:04 a.m. The meeting was held January 22, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, Manager Warnke, Councilmember Rohde and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the January 22, 2020 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—December 11, 2019

Motion by Director Fulgham to approve the minutes of December 11, 2019. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

The following items were discussed out of order.

3. New Business:

a. Concept Review for River Valley Subdivision – Jessica Prestwich and Jay Stocking

Mr. Stocking said this is zoned for 10,000 square feet, but we have designed 8,000 square foot lots. We propose it this way because that is what they were laid out as 15 years ago and the location of the roads were designed for 8,000 square foot lots. Are you open to that or are you stuck on the 10,000? Manager Warnke said we have talked about doing something to enhance the neighborhood with the smaller lots and the added density. Mr. Stocking said we have added to the outside façade. Vinyl is a lot less upkeep and holds up longer. There is no perfect exterior that addresses everything for our environment. Manager Warnke asked if they would consider doing the landscaping. Mr. Stocking said we could look at it, but that adds about \$6,000 to a home and

everyone here is a do it yourselfer. A starter home is now \$265,000. Ours is not ready to plant grass, but it is a final grade and our dirt is hauled away. The Committee discussed the idea of having a building permit refund if residents put the yard in within two years. Chairman Bench said I have seen permits that say the landscaping is refundable for \$2,000. We just have not done it. Engineer Breinholt said that is a good motivation.

Manager Warnke said if we rezone the property, what is the transition? Mr. Stocking said most of what is already there is 8,000 square foot. Chairman Bench said it was a mixed zone or R1-8 and we did a blanket zone, which made some lots non-conforming. To take it back to an R1-8 would make the majority of those lots conforming. Mr. Stocking said the problem with that area is it is so expensive to develop the bigger lots. The more frontage we have the more the cost goes up. If we had to go to 10,000 square foot lots, our frontage is really going to jump out because we do not have the backyards with how the roads are laid out. If we have to do 10,000 square foot lots, it will hold this project until lots are worth more in Tremonton.

Manager Warnke said we are trying to get a collector road that would tie into 1000 North and 2660. At some point, the City could be more assertive in trying to make that happen. Landowners are just waiting for the best time to sell. Mr. Stocking said now is the time for the City to tie those things up. Property values in Tremonton are not that much. Manager Warnke said that according to our City Attorney, Dustin Ericson, we have to have reasonable need for the road in the near future. Your development would give us more use for that. It would be nice to start transitioning to larger lots as we go up the hill. Mr. Stocking said we have 5.5 acres outside of that. We could put more in there and have another access. I am doing a stub for Mr. Christensen. Engineer Breinholt said I wondered if we could consider a different layout, as it leaves a shallow lot. My bigger issue is access to the collector road, which is awkward. We would have to shift a bit, but if you run the road through for a more direct access to the collector, then maybe it becomes a cul-de-sac. If you balance it, you would not lose any lots. Mr. Stocking said we are open to that. Manager Warnke said the benefit of having a cul-de-sac there is you would not have to do the temporary turn around into Mr. Christensen's property. I want to understand the road layout and connectivity. How would you move traffic and do traffic control intersections. Engineer Breinholt said eventually it would continue through with a four-way intersection and be a 25 mph road.

Chairman Bench said this would take a public hearing with the Planning Commission. You will provide the stamped envelopes to notify those within a 300-foot radius of what is being rezoned. They talked about the City boundaries and those of this potential rezone. Manager Warnke said we received \$50,000 from UDOT to do a Land Use Plan and are engaging a consultant to help us. That is why it would be nice to think of larger issues. Maybe it makes sense to do what we know, to rezone now and see how this Land Use Plan unfolds and what the recommendations from this planning effort are. This R1-8 makes sense, but in other areas, maybe there is not a need to do it now. Mr.

Stocking said I want to update a Master Plan for this community so we do not run into issues with your road alignments. I do not think this area is big enough for the 10,000 square foot lots by the time you get your road alignments in there. If one of your concerns is the landscape, then realize that the bigger the lot the more there is to landscape. Councilmember Rohde said do you have less water usage on a smaller lot? Director Fulgham said we did an impact fee study and the water usage on a bigger or smaller lot did not have much of a difference. Chairman Bench said if you reduce the zoning, it would bring the houses five feet closer to the street. Work on the reconfigure and I will email you the rezone application so we can work simultaneously and get this to Planning Commission. The biggest hang up is construction drawings and the two engineers getting together to work on that. They have to be done prior to any final approval.

b. Review of Sierra Homes Annexation

Mr. Stocking and the Committee discussed the landowners affected by this annexation and the process. Manager Warnke said the County road would be expanded. Mr. Stocking said the other County road by the meat plan is 66-feet. Director Fulgham said it is wider than that when you measure the whole right-of-way. Chairman Bench noted that as things develop, it would be improved. Mr. Stocking told the committee about the plans and phases he has for the area. Manager Warnke asked if it made sense to have Tremont Street continue through that property, especially if it is a townhome project. Director Fulgham said the hard part is that one side will have the canal. Mr. Stocking said you already have 6000 West that goes under the freeway. I think you can develop that to be a community access. We might put a bridge somewhere in there or just do a stand-alone community of townhomes and housing over here. We will already have connectivity and roads inside the community. Chairman Bench said it would be good to see how the site plan goes, how things play out and connect. Manager Warnke said if we do a higher density here, it would be nice to contain the traffic internal to that development and have it tie into a minor arterial road. It is always nice to have a direct connection to a minor arterial. We need to make this the through movement to pull people north to Tremont Street or east and west on Rocket Road. The trail could line up here and meander to the center of the development where there is more density. Mr. Stocking was asked to start working on the layout. He said he would design it as if they are incorporating all the land, but may also design something without it to show to the affected landowner. Manager Warnke would work on the pre-annexation agreement.

c. Preliminary Review & Discussion of 1650 West Subdivision Plat

Engineer Breinholt said since I sent Hansen and Associates Inc. this alignment, I have tweaked this intersection slightly to make it one foot wider. It will then taper. Manager Warnke said pass that onto the Hansen and Associates Inc. as quick as you can because I have finished the agreement and am having City Attorney Ericson review it. There is a subdivision plat we would record. This is all so we can do the acquisition, identify the

parcels, and provide a warranty. Engineer Breinholt said we do need property on this side. It goes from this first 66-foot collector, 33 half width, so we will be looking for five extra feet. Manager Warnke said in one of the areas we are having them dedicate the PUEs, but I was not sure if their equipment would fit into the 15-foot PUE? I know we need to move it based on what you said, I am just not sure where. Engineer Breinholt said the 15-foot PUE should be big enough for pretty much anything. If we have to move it, I do not see any reason why we cannot accommodate that. This is a traffic light easement in the corner, so I kept that 15-foot. Director Fulgham said on our Master Plan we showed a light, but we figured that is void with the overpass and one proposed for 2000 West. Manager Warnke said have him show the PUE across the entire frontage of the subdivision. Engineer Breinholt said he is showing it, but is not calling it out. He just needs to identify it. There is the 20-foot sewer easement and the 15-foot PUE. Engineer Breinholt will send out the new details. Manager Warnke said we want to get the updated plat on the agenda. According to the code, the DRC can approve a subdivision plan for road dedication. Engineer Breinholt said I want to look at the property for the intersection down at Main Street to see what we need in more detail, but for the concept, you have what it is. I had him add a right turn so there is enough room for a travel lane and a turn lane. Let me look at it again to make sure it is all generally correct. It is ready to go besides looking at that property. I want to accommodate that layout.

d. Walk-ins:

The Committee also asked Mr. Stocking about other land. He said on the other Sorensen piece, my main concern is timing. The BR Mountain road is stubbed, but getting that road to here and having that park developed is part of my incentive for working with the City. If it is a 20-year project, then I just gave up a whole bunch of money. I have reviewed the numbers and it is a substantial cut for me to give that project up if it is years away. Manager Warnke said we need the storm drain basin and a park in that area. It makes a lot of sense. We do have some assets, but the Council would need to approve the use of those. I do not have a timeline, but it does depend on how quick you develop because that generates impact fees for how fast that area grows. Mr. Stocking said we are geared up to push growth out there. I recognize the City needs that type of project to help the whole area, but I want more clarity on when that road is coming and who is going to be responsible for putting it in. I would sell it for x amount of dollars and donate a portion if the City paid a portion in cash. I just do not want to be in a situation where it is years away. Manager Warnke said get an appraisal so we know the values and can figure out how to make it work.

Manager Warnke said have you heard back from the Geo Tech. Engineer Breinholt said I have the monitoring wells in and am checking them. The ground is shallow on the southwest end. I will check them each month until spring and then every two weeks. Part of it will work and some may not. The groundwater is really shallow at the bottom end so we might have to do the line drain system there. We can improve that area by

getting a storm drain and outfall there so the water has somewhere to go. Once the irrigation goes away, it will make a difference.

Mr. Stocking said on another note, at the stake center with Josh Canfield's piece I have talked with him and he was open to figure something out. I told him I would fund him on that piece to get it bought out. He is having heartburn with paying that person 30 grand, but he would be better off to do it today then 10 years from now. If he were open to working together on this in the future, I would buy that piece for him. I want Mr. Canfield on board so he does not feel like I am holding him hostage. That land locks everything up. It is a valuable piece even though he cannot develop on it. Mr. Stocking also brought up Mr. Rasmussen. Have you contacted him? Manager Warnke said it would be nice if I had some inventory to show him that you would swap. A larger lot to live on, something more rural. Mr. Stocking said I could get him a half or one acre lot in Elwood.

4. Comments/Reports: none
5. Public comments: none
6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:50 a.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Development Review Committee Meeting held on the above referenced date. Minutes prepared by Jessica Tanner.

Dated this 4th day of March, 2020

Linsey Nessen, City Recorder

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.