

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 19, 2020**

Members Present:

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

Acting Chairman Warnke called the Development Review Committee Meeting to order at 9:03 a.m. The meeting was held February 19, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Engineer Breinholt, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen and Chairman Bench were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the February 19, 2020 agenda. Motion seconded by Engineer Breinholt. Vote: Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—December 18, 2019

Motion by Director Fulgham to approve the minutes of December 18, 2019. Motion seconded by Engineer Breinholt. Vote: Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion of development of Taylor Farms on Main Street (76 acres) and a possible rezone – Jeff Bernson

Mr. Bernson said I have been working with these landowners for a couple years on this piece of property. We are looking at doing a mixed project. You have industrial, but a lot of industrial ground has yet to be built on. Back here we would like to do some residential units. They would be single-family with four to five units per acre. They would be 8,000 square foot lots with entry-level homes to get the workforce up and create opportunities to own. If that works out, then we would have some type of commercial use. I have talked to a couple motel/hotel type users who might be interested as well as some fast food places. Those would be along the front. We have also talked about doing a retirement community for those 55 and older (assisted and independent living) on about 2.5 acres. Our main interest at this point is residential.

Mr. Bernson asked about infrastructure and sewer locations, which Director Fulgham explained. Councilmember Vance mentioned the BR Mountain Road. Manager Warnke said it is extended through the Taylor's property too as a minor arterial road, lining up with the existing segment that is already constructed. The other access that is planned is on the other side of the hotel. We are working with UDOT and the existing property owner to plan the alignment. Engineer Breinholt said the reason for doing this is because of the proximity of this intersection to the freeway. This would become the major interchange down here with the light in the far future. Mr. Bernson said we are trying to avoid having the one access coming in here and creating some kind of frontage system that eats up the property. It is better to create two models that have flow going through and access both of those.

Manager Warnke said we are working on a Land Use Plan. This is the heart of the City's industrial area and it has been encroached upon as land use has evolved over time. We already have a large industrial user and we do get complaints for time to time with the residential that surrounds that area. The minor arterial will connect into there, take traffic from that whole quadrant, and move people through. I would like to see it used for the highest and best use, and in my mind that is industrial. That is a great location for commercial and maybe some light industrial along this BR Mountain Road continuing north. I think it is better as Commercial Highway; however, the City Council will make the decision on the rezone. Mr. Bernson explained projects he has done in other areas and said I do storage units and flex spaces that are conducive to residential. They are office warehouse facilities that are not open 24/7. If you add residential, you have people and other opportunities that bring that population here. Residential is going to be the thing that kicks this off. We would have facilities with nice facades and road presence. Manager Warnke said the flex space is right in line with our Economic Development Plan. We are in the opportunity zone and having a hotel or flex space, people who are investing and holding, create a great opportunity. Mr. Bernson said we could start that first in conjunction with the flex space, unless we do the hotel. There are ways to make it look really nice with a view corridor. We would build it to allow visibility all the way through.

Mr. Bernson said the owners do not want to give up their water shares. What is required? Director Fulgham said it is half a share per acre for residential and for commercial it depends on what is irrigated. We look at it on an individual basis. Engineer Breinholt said you do not reduce your shares by xeriscaping. It is one share per irrigable acre. Manager Warnke said we do not have a lot of industrial sites. I think this is a great location for an industrial use. Would the Taylors be reasonable to work with? Site selectors want a location that is ready to go so negotiations with the property owner and having things hung over their head is an impediment to the overall process. Mr. Bernson said I do not think it would be. The residential ground is worth more than the industrial would be at least on a per lot basis by the time you develop it out. There are issues with drainage and field drains here. Director Fulgham said there is a great storm drain system on Main Street. The field drains are not owned by anyone, but we

recommend keeping them in place. They are taking water away on the sub surface level. These areas just need to be tied into that system. We have maps that help find the field drains. If you come across them just keep their integrity. Engineer Breinholt said as it converts from farm to residential and commercial a lot of that ground water is better. Councilmember Vance said two years ago, it flooded from melted snow and the City spent \$500,000 to redo the whole drainage along there.

Mr. Bernson said if the Council were to see some residential proposed on there, would it be a waste of time and money? Councilmember Vance said I like the idea of residential being over here, but I agree with the industrial. Our weakness is we do not have enough housing and that is where we start. I know of companies that have tripped over us because we do not have a workforce. We have many subdivisions knocking on the door and hopefully we can keep this industrial feel over here so residents do not get mixed up in the industrial. We want this industrial flavor as much as possible. Mr. Bernson asked about the need for an assisted living facility. Councilmember Vance said we need that, quick foods, and a hotel would be nice. Manager Warnke said would the Taylors sell property to an industrial user? Mr. Bernson said they are talking about a joint venture development. There may be one faction that would like to sell some now, but the others would stay in. They want capital gain opposed to breaking up parcels and selling off pieces. They are working with their attorneys now and reviewing the development proposal. If I can bring in some residential, that would give me the confidence to do a flex space on the other side.

The Committee showed Mr. Bernson what they are trying to put together on the other side of Main Street, south of where he is. They reviewed that, along with other developments in the City. Manager Warnke said we have a lot of people interested right now in Tremonton. Mr. Bernson said that is good, it creates a good synergy and gives you good momentum. Having that in multiple parts of the City gives you vibrancy. If we have infrastructure, we would like to move forward and put something together to come up with information that is more concrete. He asked Director Fulgham to send him the map of the field drains, as well as information on sewer. He also asked about flow from detention. Engineer Breinholt said that in this area we are limited because of the outfall and mill ditch. It is .05 per acre. You need to do detaining for a 100-year storm. Mr. Bernson asked Manager Warnke to send him information on connection and impact fees, as well as some information on the current hotel. Mr. Bernson said I will have our engineer and architect throw something out so you can see what we envision. We will have two or three different builders for that subdivision so we do not have the same house built just with a different color. We like to have different facades and looks.

b. Discussion and consideration of approving the 1650 West Subdivision Plat

Manager Warnke said we talked about this before, but no official motion was made. There has been one addition since Director Fulgham saw it. It is a storm drain easement on the back of IFA to get to the regional pond that is planned.

Motion by Engineer Breinholt to approve the final plat. Motion seconded by Director Fulgham. Vote: Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- c. Review of a submitted application requesting the disposal of a 4.65 acre parcel of property owned by the City with tax number 05-054-0118 located at 945 West 2000 West in Tremonton and classifying the property as either “significant” or “insignificant” as required by The Tremonton City Revised Ordinances Section 8-105

Manager Warnke said we are classifying a parcel of property—4.5 acres on 2000 West that was slated for the fire station. It is by Valley View Granite, who is interest in expanding and buying this land. We received an application requesting consideration of disposing the property. The DRC’s role is to classify it as significant or insignificant; and by looking at the ordinance, it should be classified as significant because it does have development potential and value. The purpose was to put the fire station here, but we have an alternative site identified. We will notice it in the paper for a public hearing.

Motion by Director Fulgham to list this piece of property as significant and submit it for disposal. Motion seconded by Engineer Breinholt. Vote: Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- d. Walk-ins: There were no walk ins.

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 10:30 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 11th 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.