

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 26, 2020**

Members Present:

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

Chairman Bench called the Development Review Committee Meeting to order at 9:02 a.m. The meeting was held February 26, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, City Manager Warnke, Councilmember Vance (arrived at 9:05 a.m., left at 10:58 a.m.), and Deputy Recorder Nelson were in attendance. Director Fulgham and Director Christensen were excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the February 26, 2020 agenda with item 3. a. being canceled. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—January 8, 2020

Motion by Chairman Bench to approve the minutes of January 8, 2020. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discuss possibility of manufactured home park similar to Town & Country – Mark Hopkins

This item was canceled until a future meeting.

- b. Discussion and consideration of approving Tremonton Apartments Site Plan—Bracken Atkinson and Jake Anderson

Manager Warnke asked about the concept of an electric vehicle charging station. Mr. Atkinson said we typically put a handful of them throughout the property and would have four here. Last time we discussed dedicating a portion of 400 West and putting hedges here. Engineer Breinholt said I am not sure where that right-of-way is in the road, but make sure it lines up with the existing right-of-way. Your surveyor will be

able to determine that dedication as part of the plat. Mr. Atkinson said we have a planned access from the apartment complex from 600 West through Micah Capener's development. The construction documents make sure this section is untouched because Mr. Capener is still working through his tenants. We came to an agreement to make sure there is time for him to negotiate that. He is trying to make that road as straight as they can into our property. Manager Warnke said if the road does come in there, what would that do for parking? Mr. Atkinson said it might not do anything. I have an oversized width here between the building and curb. We have left an oversized setback from our parking stalls through this whole area to allow for a through lane. We want it to T for speed and control of cars coming in. We are set to have an access point and sidewalk along the fence line, which was requested by the City to get to your corner property. I assume once it is here the City will get it to the road across the retention pond. Manager Warnke said yes, it is to get kids to school without having to walk all the way around. The trail corridor has a section on street, but the majority of it will be off street.

Mr. Atkinson said the street lighting plan is based on what the City has determined. We will have four-foot pedestal lights in the parking lot for safety with some lighting on the apartments. Everything will be down lit with more direct light to keep it from spilling into other properties. There will also be garages buffering this whole front section. Manager Warnke said you met all the requirements for ADA stalls. Were they increased for covered parking to allow access? Mr. Atkinson said yes they will be treated the same. The stall width is 10 feet wide and they will have space in between. We need to push them outside of the garages. I can give them covered parking, but the garage is more difficult even if it is oversized. Last time we were looking at 2.25 parking stalls per unit. Manager Warnke said that is our City standard. We do have an allowance in our code, not in residential, but we have never had a project this size. With this number of units, it makes sense that there is a shared element. The shared parking is applicable because of the volume. The 2.25 requirement in smaller projects is reasonable and generates a couple more stalls to accommodate visitor parking. Mr. Atkinson said two parking stalls per unit is our max goal in any project. We assign one stall per apartment and the remaining 50% is shared for guests and those coming and going. I do not see an issue on where we are. We feel two is reasonable—the 2.25 is messing with our layout. Mr. Anderson said none of these apartments would run at 100% occupied, we average 96% occupancy. Our management company will regulate the cars there. Those with expired registration or are broke down will be gone, and there will be no trailers parked there. They regulate that heavily so parking will never be an issue on this size of a project. Parking will be evenly distributed around the buildings. Engineer Breinholt said I do not have a lot of experience with complexes of this size, but based on what I saw I am comfortable with this. It makes a lot of sense. Some units will be empty while some will have more than two vehicles, but overall I do not think it is a problem.

Mr. Atkinson said for the landscape buffers we agreed on three feet. Manager Warnke said this is fine. I wondered more about continuing the improvements so the complex

has streetlights and trees in the park strip. I was hoping you would continue those frontage improvements. Mr. Atkinson said the City provides the spec and we buy them. If I can find something equivalent, but cheaper I will. We will get pictures and continue those on. For the swimming pool, Mr. Anderson said the fence would sit on the deck. This would be a deferred submittal by Bear River Health so they can give us a permit to install the pool. There will be controlled access on that self-closing gate with a key. Manager Warnke asked about fencing on the north side. Some of it is chain link and our standards try to screen and give more privacy. Mr. Anderson said we would probably end up with a six-foot vinyl privacy fence. The Committee discussed the sub surface drains and mapping for those. Chairman Bench said we are not sure on their exact location, but if you find one, maintain the integrity and reroute it. Mr. Atkinson said the only thing that will go subsurface is the pool. Our geo tech brought up a couple concerns so we are having a second one done. I will send that update to you. Manager Warnke confirmed they are working with UTOPIA fiber for an internet provider.

The Committee confirmed they would have the eight-foot sidewalk and that the City would participate in a portion of it. They were asked to extend that north to complete that improvement another 100 feet with the City paying for it. Mr. Anderson said it is easier if you pay them directly. By doing it with us, it would be less expensive. Mr. Atkinson said we could have them itemize the scope, but we will manage it. We will work on buying the water shares (one share per irrigated acre). Engineer Breinholt said I do need to see storm water calculations for the pond. I schedule my review for the following week. Mr. Anderson said we would have three buildings types, three garage plans, and small mail kiosks. Chairman Bench said send me a building plan and get those to me as soon as you can.

- c. Discussion and consideration of approving the Final Plat for Aspen Ridges Subdivision, Phase 1 and Aspen Ridges Site Plan—Ryan Rogers and Kurt Sadler

Manager Warnke said I had a conversation with the Canal Company, but it would be a good idea to show them your plans. They said their easement is 50 feet from the center of the canal and they do not want any permanent obstructions within that hindering their maintenance. Engineer Breinholt asked about the legality of them owning that much and wondered if they should confirm it with City Attorney Dustin Ericson. Manager Warnke said we could put the fence on the property line, between them and the City, but I will talk to them more.

The Committee asked about bonding. Engineer Breinholt said we do have the right to require bonding for improvements. Mr. Rogers said we were going to put them all in, have them inspected, and then record the mylar. They asked about water shares and Engineer Breinholt said it is one to one based off the landscaping plan, which will be 3.09 shares. Coordinate and get the certificates to Director Fulgham. Manager Warnke said the bond would include the streetlights. Chairman Bench said since the roads are

all private you would do the streetlights. The cost is \$12 per light a month with Rocky Mountain Power, which is billed to the HOA.

Mr. Rogers said so you want the fencing on our property line and the pine trees gone? Manager Warnke said I was concerned about clear vision. Trees in the right-of-way will not be allowed. A few trees on your property are fine. It would be nice to have some screening, but we do not want to create a maintenance issue. In some ways, it would be nice if the trail butted up against the improved green space assuming there would be no problems with having water on the trail surface and causing it to deteriorate. Mr. Rogers said we could have the trail and then a larger grass area that the HOA would maintain. Manager Warnke said that maybe shifting it all the way to your property line would grant them more space and distance from the canal for safety purposes. Mr. Rogers said the draw back to that is you would not have a landscaped area. It would just be a trail. Mr. Sadler said that turns into a big mess with the weeds. Engineer Breinholt said we could put a cattle mix or native grass seed and mow it once a month.

Mr. Rogers said the ADA ramps are on every intersection. I will send you the HOA documents and get back to you on some of these notes. Once we get these comments cleared up, the Committee will review these construction drawings so we can move forward. We are hoping to break ground in March. Engineer Breinholt said that with this phase you would have to build the detention pond and include the easement. They confirmed they are working with UTOPIA fiber for internet. Mr. Rogers said you asked about street parking, which we will not allow—there is not enough room. There will be four parking stalls per unit, two in the garage and two on the drive, along with guest parking. Manager Warnke said I had a question about clear vision at the intersections. Chairman Bench said that needs to be 30 feet from the back of the sidewalk not the property line. That is your storm drain so make sure it is deep enough and talk to Director Fulgham about that. Mr. Sadler said there is two feet of topsoil we have to take out and build up. The geo tech says the water is below ten feet, which is good for the basements.

Manager Warnke said it makes sense to show the secondary water stubbed on both sides of the street. Mr. Rogers said do you want us to show the entire project for metering? Engineer Breinholt said your construction drawings are not phased, the only phases I have seen are on the plat. Have him show me construction for phase one. If we are terminating a sewer line, we need to know where it is going to terminate because it has to end at a manhole. I have to consider each phase as individual projects. I need him to show how the construction will terminate. Chairman Bench confirmed they would use central post boxes, which is shown near the pond on the landscape plan. Mr. Rogers said we will get those changes done quickly so you can review them. Chairman Bench said we will have to do another formal final.

- d. Concept review for townhomes at 480 West - Gary Madsen from Coldwell Banker and Matt Hales the Engineer with Hansen

Mr. Hales said there would be 10 units accessing the road off 480 West. Mr. Madsen said here are my building plans. In the front are the porch hang overs with garages on the back. Mr. Hales said the property line has a couple jogs. Mr. Madsen said we know we do not have the setbacks, but because of the design style, Chairman Bench and I talked about maybe being able to adjust some of those. Manager Warnke said you need a 15-foot PUE along this frontage and the porch cannot be in the PUE. How could we more efficiently use the space? Mr. Madsen said we have to have 10 feet between the two buildings. If I connect them, the financing is harder to get. I was going to do a fourplex and a duplex off the bat for financing purposes and then come back and convert it to townhomes. Engineer Breinholt said you are showing parking stalls in front of the garages. Mr. Hales said they are a driveway type location. Including the garages we have 37 parking stalls (27 stalls plus the 10 garages), which is 17 extra spots. Engineer Breinholt said the size of the parking stalls do not comply with City code. They need to be 10 feet wide and 20 feet deep with a 25-foot isle.

Manager Warnke asked about the existing sewer line. Mr. Madsen said that is not a recorded easement, but there is a sewer line going through. I talked to Director Fulgham and he said we could reroute it, but it is too flat and not deep enough to flow. He suggested we dig it up, put in new pipe and manhole then he was okay with letting it go underneath the building. Once we replace the pipe, I do not think there would be a problem. Engineer Breinholt said this line already runs under multiple buildings. Director Fulgham does not have a problem with this and putting in new pipe gives it another 100-year life. If there is a need to go in there and do something, there are methods to take care of it. We would want to record an easement.

The Committee discussed ways to redesign this to make it work with the spacing while meeting the requirements for parking and buffers. They suggested taking it down from 10 units to nine, but Madsen was not pleased by that idea. Is there anyway I can make it work with 10? It was suggested that he avoid windows so the distance between the two buildings could be less than 10 feet. Chairman Bench said the 2.25 stalls do not have to be in front because they have a garage and you have 17 extra stalls. Just do not stripe that. You only need 13 plus the garages. You can keep this the way you have it and push them back to get the needed 15 feet. As long as these folks can back out you are good. Mr. Madsen said that is better than getting rid of a unit. If we do not have to count these as parking spots, I could move that off the street a bit more. I would not mind tweaking the building plans to make the garage another foot to add the extra depth. Chairman Bench said if you took a foot for the garage and got the 20-foot setback it will look nice and not be so congested on the corner. There is some required buffering with grass and trees. Engineer Breinholt said are people going to pull in to their garage instead of parking out front? Mr. Madsen said parking would be enforced. When asked about fencing, Mr. Madsen said they have chain link here already. If I fence that, it will cause more problems because there will be a couple feet between the fence and hotel

where kids will play and garbage will sit. The Committee asked them to go back to the drawing board and bring them the new plans based on their discussion.

- e. Vacation plat Archibald Estates, Plat H

This item was not talked about during this meeting.

- f. Walk-ins: there were no walk-ins.

4. Comments/Reports: none

5. Public comments: no public comments.

6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:22 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 23 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.