

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 4, 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
Councilmember Vance—excused
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:02 a.m. The meeting was held March 4, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen and Councilmember Vance were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the March 4, 2020 agenda with item 3. b being canceled. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—January 22, 2020

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

3. New Business:

- a. Concept Review for townhomes located at 480 West – Gary Madsen and Matt Hales

Mr. Hales said we updated the location of the building and have a 15-foot setback from the porch to the property line along 480 West. We removed the parking in front of units three through six and updated all the stalls to be 10x20 feet. We have 29 stalls, so six extra. We also added backup areas. Mr. Madsen said the sewer would be extended with the manhole in the landscape area. Director Fulgham said that replaces more of the old line. The reason we allow it to go over that way is so that everything under the facility and parking lot is new pipe. Engineer Breinholt said the HOA needs to be defined as the owner of the laterals. Mr. Hales said we updated the sidewalk so it follows through. It would look nicer to have all the buildings along 480 West at the same distance from the road. We could hold them on the north side a bit for that one section of right-of-way

that bumps out. Mr. Madsen said we have plenty of space in the back, but it would look better. Engineer Breinholt said if there is space I am fine with it, since that lines jogs there is more right-of-way there than what we should need. The PUE is on private land not in the right-of-way. I do not see any reason why they cannot line that building up and narrow up that PUE. It is the same space from behind the walk and building. Manager Warnke said the turnouts do not look like they meet the full backup. They need to be 10 foot. Mr. Hales said that is easy to shift, we have the room.

Manager Warnke confirmed the units would have individual garbage cans and that the HOA would require them to be moved off the street and put in the back of the property. When asked about the building facades, Mr. Madsen said he plans to change up the color and direction of the hardy board to give them an individual look. You will be able to tell they are four different units. They will have 1,800 square feet of livable spaces plus the garage.

Chairman Bench said get the preliminary and your landscape plans together. Our current code requires the landscape plan to be stamped by a landscaped architect. Director Fulgham said that plan tells us how much irrigable area there is and how many shares will be required. We do not have a policy that will allow a fee in lieu. You will need to provide the share. Mr. Madsen said this is only .82 acres so I bet it will be about a quarter of a share.

Engineer Breinholt asked about the porch depth. Mr. Madsen said six foot six inches so the units are 21.5 feet from road and the porch is 10x6.5 feet. Chairman Bench said drive isles indicate parking along there; this is more of a driveway in my opinion. If you thought it could be narrowed up, it could with curbing and gutter there. Mr. Madsen said I would rather leave the road wider with less congestion and have it closer to the building than narrower it up. Mr. Hales confirmed that this area would be graded and that storm water would go to the street. We have the contour here and it is sloping to the south. Mr. Madsen said it is going to stub into nothing. Do you want to have the curb there or would it be nicer to have more grass for the sidewalk. Director Fulgham said that is something Engineer Breinholt and me are still looking at. We will likely put a handicap ramp on the corner, tie into that intersection to the east, and line up with that curb. Engineer Breinholt said my thought is to end it there with a handicap ramp at that intersection. We did not build sidewalk on our project, there is no continuity with the way the road is. Manager Warnke said there are front doors with units 1 and 2. Engineer Breinholt said true, I think there needs to be a handicap ramp on the west side of that intersection. Manager Warnke said I appreciate you being conscious of this nuisance strip. Mr. Madsen said my side will be fine, but I worry on their side. This is chain link already so I will probably just straighten that out and put some slats in, there is no sense putting in a new fence. We could just fix it up. If they do not care, I would landscape clear to their building.

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

Hopkins

This item was canceled and will be discussed at a future meeting.

c. Vacation plat Archibald Estates, Plat H

Engineer Breinholt said it does not show the PUE and we will want to vacate them too. Chairman Bench said yes, otherwise, it is straightforward and would go to the City Council. We are not the vacating body we just need to make sure it gets to the Council. Manager Warnke said did you check the original plat when you looked at your comments? Engineer Breinholt said yes, the ones I looked at matched up. We should probably label it so it is clear that it has been vacated. I will add that to my comments.

d. Final Review & Site Plan for Aspen Ridges Subdivision, Phase 1 – Ryan Rogers

Engineer Breinholt has sent his comments and is waiting to hear back. Manager Warnke said the storm drain pond came back with a fence. Engineer Breinholt said I do not remember any comment on the storm drain pond. The deeper ones are only allowed in special cases, they have to make a special exception. Originally, it was stretched up along here and there is room. They could make it as shallow as possible so it would be nicer and save them money. Manager Warnke said I talked to the canal company and they were going to reach out to him. They have a letter that says they want to be involved and see the plans. Ultimately, they want to record a notice of the easement.

Manager Warnke asked about the location of the fire hydrants and clear vision triangles. Engineer Breinholt said they are not a concern it looks good. Manager Warnke asked about the geo tech, which no one else had seen. He will email that for their review. Engineer Breinholt said the main outfall should be owned by the City and they should have it come into the right-of-way. That is a significant structure. Manager Warnke said that is what I anticipate them building because they always said it was based on the Smithfield one. Are they going to reroute it to the street? Engineer Breinholt said I am not sure if they have to go all the way out to the street, but they need to move it.

Manager Warnke asked about the irrigation line ditch and said the code asks them to provide a letter. Engineer Breinholt said they would provide a letter saying this ditch only serves my property and that they understand that if they abandon the ditch it cannot affect anyone else. There is a note on the drawings that it will be abandoned and it only serves this property as far as I can tell. Director Fulgham said he needs to call it out. It looks like it is the same elevation as the irrigation ditch and it probably needs to be protected so they do not have flooding. Engineer Breinholt said they will pre pay for the streetlights. Director Fulgham said I have their shares. They signed over four to Tremonton City, but they only needed to provide 3.09. We require developers to pay the fee for the certificates. We need to adopt a policy of how we track those shares. We cannot rely on getting a certificate back in a timely manner.

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

4. Comments/Reports:

Engineer Breinholt brought up the access on the Master Plan for the Mathison Apartments through Tremont Center and said they are not showing it. Manager Warnke reminded him that it was discussed at a previous meeting. Developer Micah Capener has defined this as the corridor and the reason there is more room is so they can push things one way or the other. Depending on who he sells to will depend how far over it is shifted. Engineer Breinholt said I am not sure what agreement he has with Mr. Capener, but something needs to be recorded. They need to make sure they have those agreements in place. Manager Warnke said we were told Mr. Capener was working on that, but they are guaranteed an easement.

5. Public comments: No public comments.

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 ____ day of _____, 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.