

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 11, 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
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 March 11, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, Councilmember Vance (left at 9:35 a.m.), and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the March 11, 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—February 19, 2020

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

3. New Business:

- a. Discussion and consideration of approving a Preliminary Plat Review and review of a Site Plan for townhomes located at 480 West and 100 South – Gary Madsen & Matt Hales

Mr. Hales said he would email the updated site plan. Mr. Madsen said the landscape plan has been emailed. I talked to Director Fulgham and he thinks we should dry scape along the sides. It will cost more upfront, but less in the long run. There will be lawn back here and up front with some trees. We could put plants in between the doors, but that is the only thing that needs to change. I am okay with the hard scape, which will use less water. Mr. Hales discussed a few changes. We added sidewalks up to those porches, the ADA accessible ramp across from 500 West, and shorten the sidewalk going down 100 South. We eliminated one stall to provide more back up area. We also

moved building C closer to the road (forward) so that it still has a 15-foot setback from the right-of-way on 480 West.

The Committee addressed secondary water and noted that the landscape plan would determine what water shares are required. Manager Warnke asked about the chain link fence by the hotel. City code requires the fencing to be more site obscuring. Mr. Madsen said I was planning on straightening it and putting vinyl slats in. Manager Warnke said I am not sure the slats maintain themselves over time. Landscaping or some type of vegetation might work. Not necessarily a hedge, but something to screen that area. Mr. Hales asked about the sewer line. Is the slope similar throughout? It was flat, but I would maintain that same slope. Director Fulgham said yes. An eight-inch does not help when it is that flat; it just fills up when there is not enough flow. My plan is to keep it six-inches. Mr. Madsen confirmed they would need flowable fill under the building, but not the parking lot.

Manager Warnke asked about streetlights. Chairman Bench said they messed up on Chadaz Estates so the City should participate. Director Fulgham said that is a good location for one and a good time to do that. Chairman Bench said while things are open we could get the conduit in. Manager Warnke asked that they show that on the construction drawings. Chairman Bench said you put the pipe in and we will work on a streetlight. Visualize where the signpost would go and try not to interfere with that. It has to sit back a few feet. There is also a fire hydrant on the west side of the intersection. The Committee also addressed the location of a mailbox, which Mr. Madsen will discuss with the Postmaster. Chairman Bench said the preliminary would have to be approved by the Planning Commission and then the final would come back to the DRC.

- b. Review and discussion of the status of recorded subdivisions that have not completed the required public improvement. Discussion may include possible recommendations to the City Council to use the Developer's financial guarantee to complete the required improvements for the previously recorded subdivisions.

Manager Warnke said some developers have outstanding items when it comes to public improvements. We will encourage them to do those by sending one more letter. The list would then go to the City Council for recommendations on how to proceed. Chairman Bench ran through the list with the Committee. Archibald Plat I is active. Engineer Breinholt asked about water shares and Chairman Bench said they would submit those with their other subdivision. Engineer Breinholt brought up Chadaz Estates 3A and 3B. All that is left is landscaping and concrete collars. Chairman Bench said Marc Allred has been taking time, but the sprinkler system is in and some grub work has been done. After another letter, he will probably take care of it. It has been long enough on all of these. Councilmember Vance said to send a final letter with a certain date to have those issues resolved. If they are not, then the decision could be made to release their unused funds to finish it. Director Fulgham said give them until July 1—that gives them plenty

of summer months. Chairman Bench said for Garfield 3 there are still some sidewalks that need to be completed and the Mylar is not signed. We need to update that. Holmgren 6 is under construction now. Sorensen has not had a lot of change. Sierra Homes on Spring Acres 4. Spring Hollow needs to have a punch list sent to them. Tremonton Pines has a couple of sidewalks, then they are down to backfilling. Pheasant Run has not done much. Chairman Bench clarified that a developers bond should be completed and pass inspection one year from when the final plat is recorded and remain free of defects for one year following that. Engineer Breinholt said he would include the code in the final letter, which will be sent out with a July 1, deadline.

c. Walk-ins:*

Developer Lyle Holmgren said what if we extend one more lot this way and do half a road with curb and gutter on the west side? Director Fulgham said the roadway was supposed to be a paved turn around, but that has not happened yet. Engineer Breinholt said that is a future intersection. Mr. Holmgren said I was thinking of coming out here with one more lot and half a street to finish this. We would curb and gutter here. Engineer Breinholt said we have not allowed half streets. He showed Holmgren how much of that intersection would be required, along with curb and gutter on one side. Chairman Bench said it has to have enough depth so it could be a turnaround. Engineer Breinholt said that is preferable to get the turnaround in and have the intersection. That would be nice to have that all done. It is expensive, but then it is setup for your next phase.

Chairman Bench told Mr. Holmgren to talk to buyers about setbacks and oversizing a home for a corner lot. We got this one taken care of, but they will have to reduce the home size, find a different lot, or shift the house south five feet. Mr. Holmgren said what if they purchase the adjoining lot and combine them? Chairman Bench said you could do a lot line adjustment or a plat amendment. It would have to be vacated by the Council, which is not a big deal it is just a procedure. Mr. Holmgren said if we make it one big lot do we have to re-plat? What if they buy the second lot? Chairman Bench said you still have to vacate the easement or they cannot build over it. They can buy the lot and do whatever they want with it, they just cannot move the home that way without getting rid of those and re-platting. If they want it for backyard they can. The way they have their garage sitting they would need a corner lot. If they want to move the house east, then the plat will have to be adjusted.

Manager Warnke said there has been discussion in the neighborhood about accesses and platting additional lots. Do we have the access now? Mr. Holmgren said phase 9 has opened up that section. Manager Warnke said if this is platted you would need the second access because you have reached the number of allowed lots on a single access. Chairman Bench said if something else comes back, we would need to have another access. There will be a third required down the line.

Engineer Breinholt said he has already seen construction drawings for phase 8—all we need is a plat. Chairman Bench said you would need another streetlight at the intersection and maybe one back in there. Director Fulgham said they are required every 350 feet on average. We will look at it, but we might have to do one in the cul-de-sac. Chairman Bench said if that is the final plat, have them email a clean copy. We would have to approve the preliminary before it goes to the Planning Commission; this is just a concept. Engineer Breinholt said you have to have the plat and dedicate it as right-of-way if that will be the second access on 7B.

4. Comments/Reports:

Manager Warnke said I reached out to Ryan Rogers and asked where things were at and they are waiting for new plans. I also reached out to Bracken Atkinson, but did not hear back. The survey shows an easement for the Garland drainage that seems pretty large and would conflict with one of their buildings. Chairman Bench said they were just labeling. I did notice a typo on Roger's first phase that was recorded. We need to make sure it is corrected.

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 10:34 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 15 day of April, 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.