

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 18, 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, Councilmember—excused
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:07 a.m. The meeting was held March 18, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke (left at 9:55 a.m.), 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 18, 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—no minutes to approve at this time

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 and Matt Hales for Liberty Corner Townhomes

Mr. Hales said he received Engineer Breinholt's review and has started working through those comments. The Committee confirmed that the fencing requirements could be addressed through landscape. Mr. Hales asked about the Tremonton Garland drain line that runs along the property line. It was determined that they would need to show that easement on the plat. Engineer Breinholt asked if they are going to be owned as fourplexes or sold as townhomes. Mr. Madsen explained that they would be fourplexes at first for financing purposes. In the future I would come back and divide them again. I will sell some, but may also keep some as rentals until they are sold. When asked about a geo tech report, Engineer Breinholt said I am comfortable waiving it on this property. There is development all around it that does not have problems and there is nothing going in the ground. Mr. Hales confirmed they would have secondary water service coming off the irrigation line on 100 South. They will need to provide a quarter of a water share to the City.

Motion by Director Fulgham to approve this Preliminary and send to the Planning Commission. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- b. Discussion and consideration of approving a Preliminary Review for Holmgren East, Phase 7b – Lyle Holmgren

This item was tabled.

- c. Concept Review for Easy Store Storage Unit on BR Mountain Road – John Losee

Mr. Losee said they plan to change the layout of the buildings slightly because of the size of the pond and will take one of the buildings out. Engineer Breinholt asked what the fire code says about fire protection. Are we close enough with this hydrant to cover everything? Chairman Bench said that in commercial it is 400 feet and 200 feet between hydrants. That is about 445 feet so you would need a hydrant back there. Engineer Breinholt asked about fencing. Manager Warnke said there are a bunch of standards specific to self-storage that I have sent to Mr. Losee for his review. He would also send those to Engineer Breinholt. Chairman Bench went through the dos and do nots of self-storage facilities.

Mr. Losee asked what was required for landscaping. Chairman Bench said the front setback would be landscaped and needs to be stamped by a landscape architect. The storage facility should be fenced by a six foot decorative fence, rod iron or decorative block, along the front of the property and extend down the side yards 20 feet, which could then transition to another material. The fence would need to be setback from the property line 25 feet in the front and the automatic gate closure would be setback 40 feet to not block traffic while the gate is opening. Manager Warnke asked about surface material. Chairman Bench said the surface between the drive approach and storage facilities shall be paved with asphalt or concrete. The area before each door shall be a dust free surface. From the property line to the buildings should be paved and then it could transition to the dust free surface.

Mr. Losee asked how deep the pond could be, which is three feet. This pond is probably going to hug closer over here. If it is retention, we could shrink that up quite a bit. Engineer Breinholt said that ditch might be too shallow to use, but it could be overflow. Mr. Losee said they would bring in fill to lift the whole site up from the north to the south. Chairman Bench said we are going to request a 20-foot easement for the future. The pond could be within that easement if needed. We got rid of easements across the sides so you will just have to maintain the 15-foot easement across the front for utilities. Mr. Losee said they will do something with rocks for landscaping. Director Fulgham

said we still have to take water shares because rocks can be turned into grass. We encourage xeriscaping when possible.

- d. Discussion of turning old nursing home and surrounding grounds into commercial/living space – Kelly Harris

Mr. Harris said he has bought the old nursing home and does not believe that facility could ever be used as a nursing home again. It is not a financially viable option for the building. I want to repurpose it. In the grass area out front, I would like to add a couple commercial lots that would mirror those to the south. I would like to divide off the newer physical therapy building that has been constructed, which has its own utilities. Director Fulgham said there are four hydrants that belong to the facility and one meter that serves that. The meter is at the back. There are some infrastructure problems, but nothing you cannot solve. The main lines in there are transit asbestos cement. Those lines do not deteriorate, but movement will hurt them if you dig and compromise the integrity of the fill. Mr. Harris said there is over four acres of property so there is plenty of space. I would like to propose putting some fourplexes around here. Parking and open space should be easy to meet. Director Fulgham said the main comes down on the west side just off the pavement. You can asphalt over it, but might want to investigate replacing that line. You do not want a building over it. The buildings will need their own separate meters or multiple meters. You still need fire protection back there and might have to replace that with a six to eight inch PVC line. I do not want to discourage you because something needs to be done at this facility and this is a good solution.

Mr. Harris said I want to turn those existing rooms into small studio apartments just under 300 square feet—about 26 units. My target audience would be young couples who do not need a lot of space and want to save money. We would maintain the eight-foot corridors. There would be a larger apartment here for management to live onsite. There are cameras to monitor the halls for security. This building could be used for an office, clinic, or reception center. For the former kitchen and dining room, I envision bringing in a tenant that wants a commercial kitchen. We could also incorporate a restaurant, but at this point, we would separate it and lease it out. The laundry area would have a coin operated laundry mat to service the facility. There is a lounging area that would have a TV and sofas. This area here would be an exercise room. Engineer Breinholt asked about rent. Mr. Harris said my target is \$450 per month with utilities.

When asked about upgrades, Mr. Harris said most of it is brick, but a lot needs to be upgraded. The windows are all sliding. Some would need to be replaced. I will get a designer involved because we want it to look nice. He then explained the layout of the units. Chairman Bench said put more detail into some of these drawings and take those to the Planning Commission for their review. They will be the ones to go through the zone change or create an overlay and make the recommendation to the City Council.

e. Walk-ins:*

Mr. Madsen showed an area he is planning to develop that is still in the County, but could be annexed into the City. He is proposing 20 lots that are an acre and a half with septic tanks. Director Fulgham said the big issue is what our ordinance says on septic tanks. There can be only so much off an original pre-subdivided lot. The other thing that factors in is where that is in conjunction to where I have sewer now. Mr. Madsen said in the County, he would get water from West Corrine, but they have some constraints that would cost a lot of money, including buying water taps now opposed to as he sells the lots. He would also have to start paying the minimum water bill (\$47 a month). Engineer Breinholt said without sewer, you would move into the standard subdivision code and are limited to one lot per four acres of the original parcel with a maximum of five per original parcel. There is too much density with the sewer according to the code. Director Fulgham said it would have to have a lift station and be pumped. You could make the lots smaller and bring the sewer to me. The Committee confirmed there are no pioneering agreements in the City. Engineer Breinholt said a lift station would be eligible for impact fees if they were available. You would have to talk to Manager Warnke about those, which are usually given as credits. Mr. Madsen said my best option is probably to stay in the County, but I could talk to Manager Warnke about that.

4. Comments/Reports: none
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 ____ 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.