

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
APRIL 8, 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
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:08 a.m. The meeting was held April 8, 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 was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the April 8, 2020 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—March 4, 2020

Motion by Engineer Breinholt to approve the minutes of March 4, 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. Final Review for Edgewood Subdivision – Ben Johnston & Bryce Goodin

Mr. Goodin said this is only 120 feet not 150 feet, why do we have to have the turnaround? Director Fulgham said it would depend on which way the house is facing. We do not want to have the garbage truck or snow plow backup. If the house is facing north, they will want the snow removed there. That is why there is a turnaround. Mr. Goodin said is there not a 150-foot rule for a turnaround? Director Fulgham said no it all depends on how that lot sits and where the house faces. Chairman Bench said if there is no use for that road until the next phase then it does not have to be put in. If that home is built facing the street then it is used. Mr. Goodin said I would be more inclined to take that lot out of this phase and put the radiuses in here.

Manager Warnke asked about having additional parking stalls and said 2.25 is required for each dwelling. You need to have some off-site visitor parking. There are also landscaping requirements that need to be met. Mr. Goodin said each of the townhomes

has a two-car garage with the 20-foot driveway, making four stalls per unit. We added additional stalls here and are proposing to widen 1000 North for on-street parking. Mr. Johnston explained the cross section and potential ideas for widening the road. This could include the 66-collector road with an eight-foot sidewalk and on-street parking, as well as a 70-foot or 80-foot road. We are proposing a mix between 70-feet and 80-feet with a trail and street parking. We have an existing fire hydrant and power poles that run all the way down through there. Director Fulgham said with the tracks it would not be expanded until after the intersection heading west. It is a collector road at this point. Mr. Johnston said the north side of the road already has the curb and gutter, but we could extend ours to allow for parking here and meet the existing utilities. We could move the sidewalk back and get a six-foot trail of sidewalk instead of eight feet. If we went from the sidewalk to the property line without the one-foot gap, we would get it up to seven feet. Eight would hit into the utilities there. I want to make this work without moving the hydrants and power poles. Chairman Bench said if you poured the concrete around those it would be on the edge and you could get a seven-foot sidewalk to the property line. Mr. Johnston said we would not have our 4.5 park strip, but I have no problem going to the property line with a one-foot easement inside it or going to the property line and jogging around the power pole. Director Fulgham said the park strip could be narrowed up. Do that and meander around the poles. Manager Warnke said I would like to see the eight-foot sidewalk. Mr. Goodin said we could widen the easement. We are landscaping this and can make the easement however wide it needs to be. Discussion was had on the slope there and Mr. Goodin said we would have wording in the easement to prevent that. We do not want the HOA to come in and change the landscape and not retain it. Mr. Johnston confirmed they want a straight, eight-foot sidewalk. We will make a one-foot easement or whatever is needed into the property. There will then be plenty of room for on-street parking.

Mr. Johnston questioned the intersection that shows a 144-foot taper with no parking. You want to hold to that because then we might not get the parking needed for these buildings. Engineer Breinholt said we have to maintain that because some day there will be enough traffic to warrant a left turn lane. Director Fulgham said it is already painted. There is a turn lane. Chairman Bench said the idea behind this on-street parking is that it would be visitor parking. Perhaps we could put a time limit on parking out there. They will have four places to park so there is no reason to have 18 cars parked along there everyday just because it is convenient. Mr. Goodin said we could make the parking interior. We had talked about parking on 1000 North for drop-off type things. We want to accommodate that. Any little bit we can get on 1000 North is a bonus. Engineer Breinholt said we are not going to change what is already there. I do not think you would be able to accommodate on-street parking until you get back past there. The fire hydrant and power poles hinder you. Chairman Bench said it is a busy intersection that will only get busier.

Mr. Johnston said he needs to bridge the end of the curb and gutter and run it this distance at a .24% slope. Engineer Breinholt said it would just be puddles. That is what

storm drainpipes in the curb are going to do so you can roll it. Mr. Johnston said it is only running two to four feet off the edge of that pavement and if we roll it, you are going to get half a foot. Engineer Breinholt said you have to cut into the asphalt to taper it, having a .24 slope on curb will just puddle up.

Mr. Goodin said sewer is three feet off the property line and another 10 feet for water so it would be 13 feet off the property line. With sewer being lower. We would put the driveways on the other side. Director Fulgham said having water closer to the property line would make it less likely to have a drive over it—on homes, townhomes does not matter. If that driveway is over the top of it, we could require whoever is building the lot to move that. When the meter is closer to the property line, then you are less apt to build over it. Mr. Goodin said we are building every house in here, we will tell them where to face and where the driveways have to go. Chairman Bench said make sure the plan meets the side yard setbacks. Just know where the water and sewer is so you can flip the house accordingly.

When asked about easements to show on the plans. Chairman Bench said just show the 15-foot front PUE on all streets there are no side PUEs anymore. Mr. Johnston asked about the side building setbacks. Mr. Goodin said they are written at eight feet, but can be taken to six if there are no drainage issues between them. I would prefer to have a side detail with a note. Chairman Bench said the front setback is 20 feet, the rear is 15 feet and the side is eight feet with a reduction to six feet if you can ensure that property drainage occurs between the two lots. Mr. Goodin said is there a standard for driveway placement from a street corner? Engineer Breinholt said yes it is 30 feet. That is something Bench has to enforce. They will build the subdivisions and cutout the curb for the driveway after the curb is formed. It is not considered part of the construction of the subdivision, but is part of the construction of the home. Chairman Bench clarified that it is the property line not the street property. You have 9.5 feet plus 20, so roughly 30 feet from the face of the curb.

When talking about sewer and water, Mr. Johnston said each would have their own sewer lateral, while water has one to each unit. Mr. Goodin said each unit would be individually metered. Director Fulgham said everything, but the meter will belong to the HOA—from the valve in. They have a valve in the road and that is where we end. They would do a manifold and own all that. They will not have individual meters to their units. The HOA will have a meter pit and we will put our meter in. The infrastructure belongs to them, but they will be our meters. The eight-inch main in the street is the City's, too. If you do the manifold, we end at the valve in the road. Where you place that meter from there is not a factor.

Manager Warnke asked how they are doing utility easements. Mr. Goodin said that in the past we have had a note on the plat that says private roads are to be considered a PUE. The Committee also discussed the need to sign traffic so that 900 West is a

through road. Engineer Breinholt said they need to clean up the drawings to make things clear. Do phase one construction plans only showing where construction ends.

The potential turnaround was discussed in further detail. Mr. Goodin said do we need to get rid of that lot on this phase or just have it face that way? Chairman Bench read the code and said temporary turnarounds should be required at the end of all incomplete street sections or stub streets and shall remain in place and maintained until the street section is complete. When a temporary turn around is required the temporary easement for the turnaround should be noted on the final plat. The easement shall be eliminated when the plat is recorded. When constructed on a lot that is intended to be a building lot, the City Engineer shall require the developer to construct as many required improvements that are practical. Engineer Breinholt said we could require they build a street section and then pave those wings. Mr. Johnston said the curb and gutter extend the road and then this section is built with a crown, so when they come back in the next phase they just cut the wings off. Engineer Breinholt said or you could just face this house to this street, eliminate that lot, and use it as your turnaround. Director Fulgham said make sure those two homes do not have a garage coming off 930.

Mr. Goodin asked about the 20-foot setback requirements on smaller lots for the 55 and older community. Chairman Bench said those could potentially be reduced to 15 feet on the corner lots. Those are private streets and will not have a lot of traffic. The garage would have to have the 20 feet though.

Manager Warnke said we have talked about the irrigation ditches and relocating them, do you show that? Mr. Johnston said we are redoing it. We will leave the two 12-inch pipes that go underneath as they are. They will collect and be redirected into the irrigation with a box. We have met with the property owner. Manager Warnke said they would be required to submit a letter. The owners need to sign off on the relocation of easements with that ditch. The Committee also asked to see the geo tech report.

Mr. Goodin asked about the bond amount. Chairman Bench said your engineer puts that together. Engineer Breinholt said or a contractor bid and I will go through it to make sure it works and add the 10%. I add things that often do not get included. Roads are private, but utilities will be bonded for. Chairman Bench said you would prepay for streetlights and chip seal. Get me a copy of the bid when you have it. Mr. Goodin said are you okay with us beginning construction prior to the final approval? Director Fulgham said once we get your construction drawings to where we feel good about them we could have a pre-construction meeting and you could start grubbing dirt. It is better if we have something ready to be stamped.

Mr. Johnston said the canal company has adjusted this boundary. They have 37.5 feet on each side deeded through here, but are trying to push what a prescriptive easement is. That would take the lot line back to 75 feet for a mile. I have adjusted these lots and boundaries and we lose about 4.8 feet. The attorneys are working back and forth, but

our attorney said to keep moving forward because they are confident they cannot do this. Worse case is it would not allow these people to plant trees in their back yard or a permanent shed.

Mr. Goodin said if you want to amend the overlay zone for side yard setbacks, I would propose 12 feet. Chairman Bench said we could do a public hearing and notice for that. It would go to the Planning Commission to see what they would recommend. We can put a line that says out here on corner lots we could reduce the one to 15. We can probably reduce all of them, even the front, to 15. Engineer Breinholt said I am okay with a 10 foot PUE. Chairman Bench said we will setup for that public hearing.

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

4. Comments/Reports:

The Committee said the Edgewood developers need to limit what is shown on their plans for each phase so it is clear and easy to read. They also continued their discussion on the potential turnaround and manifold. Engineer Breinholt said we need to make sure it is shown on the plan where public ends and private begins.

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 11:10 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.