

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
APRIL 29, 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 9:05 a.m. The meeting was held April 29, 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 29, 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 25, 2020

Motion by Director Fulgham to approve the minutes of March 25, 2020. Motion seconded by Engineer Breinholt. 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

Chairman Bench asked them to show the streetlights on the construction drawings and discussed where they would go. Mr. Johnston showed where the interior street lighting would be. Engineer Breinholt asked how those are metered and billed since they are not City owned. Director Fulgham said they need to work with Rocky Mountain Power to get that setup and pay a flat fee of \$12.50 per light each month. Mr. Goodin said we have asked them and since we are not a municipality they will not do that. Tremonton could and then bill the HOA to recoup that. Director Fulgham said that fee is to pay for the power and maintenance of the light. Where it is on private property, I am not sure how they do that. Chairman Bench said the City would do the public streetlights while they maintain the private ones. There will be six in phase one. Director Fulgham said I put our own on Main Street. We have nine of them that are 220 LED and I can light all of those for \$9 a month.

Engineer Breinholt said why did you change the storm drain? Mr. Johnston said because of this easement. The way we had it coming down before, it was bigger and hard to get a house on that lot. We moved it to this lot so we would not have a 20-foot wide

easement on that storm drain. Engineer Breinholt said we cannot have junction boxes in the backyard—you need to have an access to clean and manage it. We have to have a straight shot through. Mr. Goodin said how big of an easement are you going to require. Engineer Breinholt said 15 feet is the minimum. You have to go down one side of the fence or another. You are tied there already because the line is on the south end, unless you want to move it. Mr. Johnston said the easement is so big that the building footprint was not big enough, making it tough for Mr. Goodin to get a house on there. Chairman Bench said that in the front you have the 20-foot setback. The Planning Commission did approve to reduce the side to 15 feet on a street side corner just in here. The setback for the other side is eight and if there is an issue with drainage on an unusual lot, it could be reduced to six. You are stuck with 15 on the one side, with possibly six on the other and 20 in the front.

Mr. Johnston said the sewer and water were moved to three and 10 feet off the property line. Director Fulgham said since they know where the houses are going to layout they can do that. They are just not allowed in the driveway. Engineer Breinholt said they need to show two irrigation flushing stations and drain stations. Director Fulgham might want to look at those. Mr. Johnston said they have moved the hydrants and they discussed where those would be located. Mr. Goodin said we will install the sewer laterals this year. Site and landscape plans are in the works. Mr. Johnston discussed the pond elevation. I will clean that up and send it to Engineer Breinholt for his review. Some of the amenities, including a pickleball court, would go here. The pond is only two feet deep—it is a slow transition.

Manager Warnke asked about a crossing at the T-intersections midblock. Director Fulgham said when you put it in there, you are pushing people to cross midblock and sometimes you do not want them to cross there. Engineer Breinholt said typically for a standard T-intersection in a residential, I do not worry about it because there are driveways. I agree with Director Fulgham, when you have a handicap ramp you are promoting a crossing and when drivers turn to the south they are not expecting someone to cross there. Director Fulgham said at intersections a pedestrian always has the right-of-way, but at a midblock, you have to post it to make the pedestrian have the right-of-way. If you have a handicap ramp out there, you will need to post and stripe it. Engineer Breinholt said in this location, it would need to be signed because it would be an unexpected crossing. It would be nice to have something there, but if you have to go all out, I would prefer to leave it. Generally, we let the driveways be the access.

Engineer Breinholt asked about the landscape plan, which is in the works. He said that in addition you need to include the two ponds. Be sure to label all the roads public or private. We need to make sure we are addressing these park strips on this City owned pond. Mr. Goodin said the other two would be private and maintained by the HOAs. For the City owned pond we will landscape it and then dedicate it to the City, who will take care of it? For these sewer lines where we have to run them to the next manhole, outside the phase lines, is there anyway we can just cap these long ones and tie in to them in the next phase? Engineer Breinholt said are there any sewer services tied to that? Mr. Johnston said no. We could tie them both to the other street, either by putting a manhole to the end of the street or just building it out. Director Fulgham said that is the reason

we have a manhole so we can clean past and know what we have done. It is for inspection purposes. We do not want a clean out because they are not the same. Engineer Breinholt said they get broken, lost, and plugged. Either build it or put one in temporarily that can be moved. You have to have a manhole there.

The Committee talked about the spec for the road base and the minimum standards. They would allow Mr. Goodin to go from the usual 8/8/3 to a 12/4/3, unless the geo tech allows something different. Some basements will be in the single-family development and they see no issues with those. Mr. Johnston said you wanted the outfall there so I am going to run that section from here and catch this to here. We are going to put a temporary pond, which is about 2.5 feet. Engineer Breinholt said so in this case, we show a catch basin on 1000 North rerouting the storm water through this development and going through a private pond. We will need to include that in part of the development agreement, stating they are taking water off a public street and into the private development. Mr. Johnston said the reason for that is our storm drain ends right here and it would have to run all the way up here. Whereas, we already have a system running right down the back of this road that collects this storm water. It just made sense to punch it down there; then we only end up with one box. There is one catch basin for the road here and this peels this way. Manager Warnke asked if the City would own the storm drain. Director Fulgham said yes, everything but those private ponds. Engineer Breinholt said it is allowing it to pass through and they are detaining it, too. There would be an easement on the plat, but we ought to have something in the agreement since the pond is private. I want a flushing station somewhere up there when you get farther into that. It would be on the far end of that system. Are you going to build that little section of water line? Mr. Johnston said that needs to be built because this loops all the way through here. That is why I show putting it in and plugging both sides or we could build around the pond later on.

Engineer Breinholt asked how the site plan for the townhome development is being handled. Manager Warnke said we need the documents submitted. They cannot plat it until it is approved. Mr. Johnston said we are going to moderate where those laterals are. They are working to see where the driveways are going to be so I can shift them. Director Fulgham said they could start grubbing.

The Committee brought up field drains and reminded them to maintain their integrity if they are encountered. They also reminded them to contact UTOPIA, Comcast, and Frontier when they have their open trench so they can add those utilities. Manager Warnke asked about the irrigation ditches. Mr. Goodin said I met with all the users on that line and there were no concerns. We are going to put a box here and run an open ditch here. Dave at Dave's Auto Body runs all that ground. The only other user is the school. We met with Dave and a couple people from the school district to show them what the plan is. This line will continue to the school. We are just tapping into it with a box so they will not be affected.

Chairman Bench said if you have the site plan and landscaping plan, get those to us. The Committee asked what they have worked out with the canal company on the prescriptive easement, and asked them to keep them updated so they would know how

to handle that in the future. They also discussed bids. Mr. Goodin said when we put that amount together, the private infrastructure should not be included, right? Engineer Breinholt said in the private areas, escrow includes the utilities, main lines, and service laterals, but not the roads or side lots. Mr. Goodin said these townhomes on 1000 North are essentially permit ready. Once the plat is recorded, can we pull a permit and start building them? With the street, there is a hard surface and hydrant so we have fire flow. It says a city can issue a building permit prior to utilities being installed. Once we get through the plat and get that recorded, we are probably going to apply for building permits on these two while we are building the subdivision. Chairman Bench said that is fine, but no occupancy until everything else is done.

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

4. Comments/Reports:

Chairman Bench asked Manager Warnke to help him respond to the owner of the RV Park and Town and County about issues he had with the Mathison Apartments that will be built. They addressed some of the things he has not completed in his own development, like the pond size and insufficient detention/retention area. Chairman Bench said that next Wednesday we could do a conference with Engineer Breinholt here to see what we can do to get it resolved.

Director Fulgham said I got a phone call from water quality asking about Spring Hollow and their storm water permits. They asked if they are still under construction. I said yes, they have not finished their first phase and still have sidewalk to put in. Other than that, they are just building homes. I reminded him we do not manage storm water plans.

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 10:48 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 3rd day of June, 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.