

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 20, 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 May 20, 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 May 20, 2020 agenda. Motion seconded by Chairman Bench. 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.

The following items were discussed out of order.

3. New Business:

a. Final Review for Edgewood Subdivision – Ben Johnston & Bryce Goodin

Chairman Bench asked about the recorded plat. Mr. Johnston said it is not yet drawn up, but would work on it. In regards to Engineer Breinholt's comments, Mr. Johnston said we talked about the water valves being changed, which I have done. Engineer Breinholt said we need to call out the landscaping and basins. For the irrigation system, the connection to the manholes on the low end are called drain stations and the connection to the top end of the elevation are flush stations. We try to get a connection to the catch basin and call out the explanations with that terminology for the secondary water system.

The Committee discussed the distances with the road and what could be put there as far as the turn lane and on-street parking. Engineer Breinholt said two more feet would get you parking all the way back, including where the turn lane is. Mr. Johnston said I am willing to restripe it, but we are at exactly 20 feet for our building setback from the property line. The 33-foot right-of-way was slid back for the 38-foot right-of-way. The curb could come back to get the two feet for parking all the way back, which would be a bonus. I am at 10% in the steepest part and then it tappers back over 3.5 feet. If we do move it back two feet, we would get the extra parking and the 5%. Engineer Breinholt said it is impossible to make a good transition when widening and matching existing

asphalt. You need to take some of the existing away. Mr. Johnston said I will make it work with the drain boxes and adjust one way or the other. The existing striping has more than 12 feet in there now. I do not want to take away from what you already have and will match the 9.5 feet. If we went back two feet, I could get these slopes to work. Engineer Breinholt asked are we moving the sidewalk back two feet or are we reducing the park strip? Mr. Johnston said right now we are 20 feet from the property line, but the sidewalk overhangs one-foot. I would suggest we go one foot more with the sidewalk and everything south and then shorten up this park strip by one foot. Engineer Breinholt said we just do not want to give up any lane capacity, but 12 feet is plenty. We want enough room there to have a 16-foot receiving lane. The detail shows it going 120 feet before it starts to taper. This is an industrial area so we need that receiving space. That lane needs to be 16 feet for 120 feet and then it can taper down to 12 feet.

Engineer Breinholt said on that temporary pond, if they are going to go on within the next year then do not worry about that, but if it is going to be longer than that, we need to seed it with a field grass. Manager Warnke said did you plot the easement? There is a long list of easements on the title report. Mr. Johnston said I remember discussing that, but I want to see them. Engineer Breinholt confirmed they had a geo tech completed. Manager Warnke said we have already talked to Mr. Goodin about the streetlights. If you put it to City standards, then the City will take the streetlights. Chairman Bench said a few more have been added, but would not show up until things are built out. Run the conduits and pay the fees in lieu. When you are ready to install them, the City will contract with Rocky Mountain Power for that.

The Committee discussed the storm drain calculations and layout. Mr. Goodin said we will order concrete structures for sewer and get this going. Chairman Bench said you had your pre-construction this morning and got the authorization to start. Engineer Breinholt said I talked to them about possible changes and that these plans were not quite done. We needed to look at 1000 North and the secondary water valves need to be finalized. Mr. Johnston said I have updated most of those. Chairman Bench told Mr. Johnston to get the mylar to the County for their review. Mr. Johnston said I am waiting to see how we are going to do those easements and put that on the plat. Engineer Breinholt said we have not determined water shares yet because that calculation comes from the size of the lots. The required shares for the townhomes will come from the landscape plan. Anything that is not roof or hardscape will be required to have a share.

Chairman Bench said we have the development agreement done. We just need to determine the number of shares, and get the fee in lieu for streetlights and chip seal. The Commission asked about their conversation with the canal company. Mr. Goodin said they sent something to our attorney stating their reasoning as to why they think they can take a 65-foot prescriptive easement. We will confer with our attorney, but he said not to worry about it, what we have put here is what we will stand in court. Chairman Bench asked about the site plans, which are almost ready. There is a little bit more to do, but we are getting there. We will have to meet again to do the final. We have not seen the recordable plat yet. They talked about addressing for the townhomes. Mr. Goodin said we would number them mostly for internal purposes. We will refer each

unit to its address and then on the cluster box we will do the unit number. We will put an address on the building itself.

b. Site Plan Approval for Mathison Apartments – Bracken Atkinson

Engineer Breinholt said this sewer line has a capacity of 294 ERUs. We planned on 100. Had this just stayed commercial, 100 would have been oodles, but where we turned half of it into that apartment complex, it added a bunch. Bottom line is we are kind of on the edge of capacity on this 400 West line. We will have to watch and monitor it. Director Fulgham said these are older, smaller homes and the majority of them have one bathroom. These are apartments so there is not as much flow as a home. I think we will just keep an eye on it. The commercial users have very low water use for right now. Once these get going, we could put flow meters on to see if there are going to be any issues and then we could start upsizing if needed. Engineer Breinholt said that is something we need to watch with these apartments. The other thing was the water system. I ran a model to fire flow at 1,900 gallons a minute to see what I could max it out at. Director Fulgham said that as soon as that road is done and tied in from 600 West there is a new water line going up that road to loop it all together. Engineer Breinholt said I would run that again at 1,500 instead of 1,900 to make sure that section is going to be good.

Manager Warnke said there is a gap in the deeds so I am working with Jenny Goring at American Secure Title to figure out who originally owned the property and with whom the underlying gap ownership still resides. It is 8.5 feet and flares out to 9.4. There is an existing PUE. I think it is viable there, but we are working on the gap. The good news is we think it is one property owner rather than two. The Commission has the geo tech report and will review. Engineer Breinholt said I have a few comments I will send to them, but nothing major. The main thing will be the secondary water. They will have to change what they have done if we are going to stub it to them. Director Fulgham said this would be coming in from the back so it would have to flip flop. Engineer Breinholt said I do not have a plan for the street at 400 West. I am not sure how it fits with the existing road. They show it in the layout, but there are no grades. I want a drawing for that. The site plan and everything else is fine.

Motion by Engineer Breinholt to approve the site plan subject to finalizing my review points. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

c. Discussion of Spring Acres, Phase 7 – Ben Johnston

Chairman Bench said this is routine. Developer Marc Allred has two phases that are not completed. About 20 feet of sidewalk needs to be done in Phase 5. In Phase 6, he has a fire hydrant that needs to be moved, it is too close to the curb. All of the secondary has the wrong valves on them as far as services. Chairman Bench then read a text from Mr. Allred sent during the meeting that said we got the monument in Spring Acres this week. They are pouring the sidewalk this morning. Can you go by and do an inspection

so we can get that escrow finalized and released? Mr. Johnston said we put sewer in there and it was an end run. He confirmed they could take that and move it just over the 400 feet. The hydrant would be moved to the end. Director Fulgham said Mr. Allred still has some things on his office plaza to do. He does not have a water connection. Manager Warnke said he still needs landscaping, too, which according to City code requires a landscape architect to stamp it.

Manager Warnke brought up a small 200-foot wide strip of land and how they could resolve that. I think there should be a road stubbed in somewhere even if it is not developed. Director Fulgham said we looked up top where we took the water line. I talked to the property owners, but it is limited to a road and houses on one side. Manager Warnke said should there be two connections? I wonder if the development potential is just a street with one row of homes, although I know that is not the most economical way to develop. Director Fulgham said we have the 1000 North connection and then up there by Spring Hollow to get to the other property. It would have been good, but they were not willing to work with it back in the early 2000s. They are going to be developing a lot of road for half a dozen homes.

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

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 10:37 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.