

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 3, 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 9:04 a.m. The meeting was held June 3, 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 June 3, 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—April 8, 2020, April 15, 2020, & April 29, 2020

Motion by Director Fulgham to approve the minutes of April 8, 2020, April 15, 2020, & April 29, 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. Lot Split #30 in Holmgren Estates East, Phase 2 – Micah Capener and Bryan Capener

Chairman Bench said when Developer Lyle Holmgren was subdividing this it was two lots, but then it was made one big lot. Manager Warnke asked about the minimum requirements for the subdivision. Chairman Bench said 10,000 square feet and it is an R1-10. Construction drawings were submitted and approved, which showed they had been stubbed. Developer Holmgren said there should be water meters for both lots, but I am not sure about the other utilities. Chairman Bench said in accordance with City ordinance all property owners within phase two were notified by mail of the change and have 10 days to respond. Manager Warnke said the biggest issue in my mind is figuring out utilities. Developer Holmgren said the storm and water meter would have been put in. I am almost certain the sewer is there too, but I am not sure on the others. Chairman Bench said power would be run across to feed the other lots and the same goes for gas. Mr. Micah Capener said even if we have to stub it out that is not a big deal. Chairman Bench said prior to the final we wait for the public's input. If someone in phase two objects then we would have a public hearing.

b. Site Discussion for Banham Subdivision, East Main – Micah Capener

Mr. Capener said when the previous developer bought it, the vision was that this would be for six-plexes. We want to duplicate the same thing there, but four-plexes would be easier to finance, which is why we designed it that way originally. There is room for extra parking spaces between the two developments and we are going to improve the pond. I was going to shrink the island in the corner and put a parking stall there. The Committee then discussed required parking. Manager Warnke said 54 parking stalls are needed, but 47 are shown, plus you have the ADA. Mr. Capener said we do not want to calculate it as a full development. I do not want to make up the parking that is shy on the other side. That is why I do not want to be a part of their HOA and access. Manager Warnke said for phase 2 you have 12 units. Chairman Bench said you are shy even of the 2 for 24. If this is not part of yours and you do not want to be a part of it how do you capture those? Mr. Capener said we could improve these and make this connection between the two and then those could be guest parking for everyone. I met with UDOT and they want to do away with this access because it is too close to the corner. They would improve this as long as I let them come through here if they disallow their entrance. The HOA did not want to let us access through there unless we became a part of their HOA. I do not want to offset that because theirs is underfunded. If it has to meet the codes of today then I have to rework it because there is no way this is going to work. If we did two four-plexes and a duplex then we do not need that much parking. Chairman Bench said that eliminates 4.5 stalls so you would need 54. Mr. Capener said we do not want to calculate it off the total project because I am not going to make up their missing parking spots. This is complicated because it was anticipated as one project. All of the mailboxes are already here for the proposed 24 units. Chairman Bench said you would need 21 for yours, which you have. You would still have to stripe an ADA as part of your count.

They discussed the right-of-way on that road and how it transitions. Engineer Breinholt said it is narrower. Director Fulgham said it goes from 66 feet to 74 feet. Once you pass the Summers's property it gets wider going east by that eight feet. Then it goes back to 66 feet. Manager Warnke suggested they line up and match the road for an expansion or build out on the south side. Are you okay dedicating some property? Mr. Capener said he could as long as the City would work with them on things. We just need to know exactly what so we can adjust the plan. Will it be eight feet? Engineer Breinholt said it is hard to tell we need to do more research. I will look into the additional right-of-way. Chairman Bench said Hansen is the surveyor they might have some data for you.

Manager Warnke said we appreciate you being flexible on the eight feet. I wondered about lighting on the buildings, but also across the street. In close proximity to your access, there might be a power pole, does it make sense to have a light on that pole? Director Fulgham said we would pay for it afterward. It would be an unmetered gooseneck. Mr. Capener said we could, we do want light on that intersection.

The Committee then discussed the storm drain basin. Director Fulgham said it is more of a retention. It never got full enough to go into the State ditch. Manager Warnke said rock needs to be in the bottom. Is there a high water table out there? Mr. Capener said not unusually high. Most of those on the north side of the block are the high point. Manager Warnke suggested making the basin as shallow as possible so there would not be standing water. Engineer Breinholt said if it spills, it is going to go in the ditch. I have already done the storm drain basin calculations and this was sized for the whole thing.

When asked about trash collection Mr. Capener said the only place for it is in that corner, but I think we make it better and put a real dumpster in and not 12 cans. We want it to be nice, plus a dumpster is cheaper and easier. Manager Warnke reminded Mr. Capener about submitting water shares and the site plan. When asked about secondary water, the Committee discussed the impact that new development has on the water system. Engineer Breinholt said cities can exact water for your impact. We are only exacting a portion of that. You have to provide the shares, but you are going to water out of the culinary water system. The Committee agreed the secondary water system would be out that way one day.

The townhomes would require separate water laterals for each. Mr. Capener said we would setup the HOA once we do them as townhomes. We will own them at this point. There will be three different parcels on the same plat. We will plot the easements and do a preliminary title report. Send me these notes.

c. Site Plan Review for River Valley Self Storage – John Losee

Manager Warnke asked for a more detailed site plan that would show the fencing plan and asphalt areas better. A call out saying this is where we transition the fencing types from chain link to rod iron. Mr. Losee asked about rules on the fencing type and transitions. Manager Warnke said it wraps around and goes 20 feet before it transitions. You also need to show the different improvements in each phase. I could not tell in the phasing plan what was going in and what was not.

Manager Warnke said there is an easement that an individual is claiming on this land. We found a narrative and history on it through the title report. He had abandoned a well, but claims he has an easement recorded on your property and talks about the City and what others did wrong. Chairman Bench said it is an easement that you would have to deal with like Rocky Mountain Power having an easement on your land. Manager Warnke said it would be good if your engineers could look at it and try to make sense of it. This is something you should be aware of. There is also a mechanics lean that is showing up in favor of Staker Parson and it says Sierra Homes.

Manager Warnke said there are still requirements to do shrubs here. I think the mix needs to be rock. There are still some bushes or grass that need to be put in there to match. When Mr. Losee asked what the reasoning was for putting landscape in the back

end of the property Manager Warnke said because it is along the I-15 corridor where millions of people travel. It has the same requirement as a public road—a 15-foot buffer. It is the same requirement we have on our surface streets it is just flipped. Mr. Losee said they would do something that looks good. Manager Warnke reminded him to add it to the plan. Mr. Losee said instead of doing rock they may opt to add bark mulch instead. Manager Warnke said the bark mulch blows away. It needs to be as pleasing as possible on the frontage and I think landscaping is a big part of that.

Mr. Losee said if we decide to put in an onsite management building here, how do you want the parking to be dealt with? What is the distance between accesses on this road? Manager Warnke said this is a minor arterial road so ideally we try to eliminate or have a shared access where we can. The less curb cuts there are the better the road functions. When asked about parking, Manager Warnke said there does have to be a hard surface. You would have the same dimensions for a parking space, which is 10x20. No landscaping is required if it is under 12 stalls. Mr. Losee said there would only be two to four stalls.

The Committee discussed landscaping again. Manager Warnke said I appreciate that you are going to do something better than the minimum. Is that what this represents or are you doing something different than what is shown? Mr. Losee said this is your minimum requirement—the six trees and bushes or grasses. We will have some design. We will follow this plan exactly or improve it by adding more. Manager Warnke said we need a tabulation table for the landscaped portion so we can determine the dedication of water shares. We need to know what the square footage is. The neighboring property calls out a berm for storm drain. Mr. Losee said that is to keep water from us running onto him. We will be higher than he will until he builds up. Manager Warnke said for the landscape plan; add your notes and callouts for the type of fences and transitioning.

Engineer Breinholt asked why the fire line is off the property. Mr. Losee said all of this will be developed and we will put it in the road here and then run a stub back. If we can incorporate that down a City road and feed a whole area, we might as well do that and run back 200 feet, half the distance with a fire hydrant. This will do it more efficient since we do not need it for a while.

d. Walk-ins:*

Developer Holmgren said this is just a concept idea of what we are doing now. Part of that is already done we just need to finish that off and tie this together. This whole area needs to be thought through a little more. Manager Warnke said Craig Adams, who is developing east of this, is coming in today and will show me a new plan. Developer Holmgren said I also wondered about this lot here and when we put that road in. They put the utilities into this vacant lot, which is just ground and not part of this plat. We already have the wet utilities ran so we could do that and then finish off this road for now. The road is carved out and utilities are tied into here. He is already stubbed into

here. I have not seen his plat, but he has done the whole thing and figured it out. We will finish off two more phases. Mr. Adams wanted to do the whole thing so now is the time. Manager Warnke said are you going to do both cul-de-sacs? I am concerned about what this looks like and the continuity between the two developments. Developer Holmgren said let us see what they come up with here. Put me on the agenda for next week to talk about phases 7B and 8.

4. Comments/Reports:

Manager Warnke said I have concerns about Spring Acres 7. We have one point identified and then we talked about another point coming from 1000 up, but they do not own the property. If he has one connection off the water line and one access then it jumps to a cul-de-sac, but the cul-de-sac length is going to be way too long. If they do that street, I am trying to make sense of it all. Chairman Bench said the bottom is a different owner and the thin strip going up is a different owner. That is where there is concern to get a road out of it. Manager Warnke said what if they develop one lot? Engineer Breinholt said it is hard to determine that. His cul-de-sac is not big enough. It was significantly short. Does that make it more palatable to just run a stub street to there?

5. Public comments: No public comments.

6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:03 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.