

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 10, 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 9:03 a.m. The meeting was held June 10, 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 10, 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—May 6, 2020

Manager Warnke said I would like to review them more thoroughly—there is important information in there relative to 600 West and how the whole Mathison development is laid out. The Committee agreed to table the minutes.

The following items were discussed out of order.

3. New Business:

- a. Final Approval for Lot Split #30 in Holmgren Estates East, Phase 2 – Chelsea and Bryan Capener

Chairman Bench said someone opposed the lot split so that puts it into a public hearing with this body. We will set that up in a few weeks after we post the property and run a newspaper ad. The person wants to ensure the road is going in soon between the two phases. That goes back to the 40 plus lots on one access. When they finished phase 6 that took another 10 lots off so they now have 31 and this split would make it 32 lots. This concern is over more traffic on one access not the lot itself.

- b. Final Approval for Site Plan for River Valley Self Storage – John Losee

Manager Warnke asked about fencing. Mr. Losee said we are going to fence back behind the landscaping for aesthetics. There is no reason to fence that in. Wherever the landscape is at the 25-foot mark and five feet back that is where the fence will go. We will maintain it from the front. Engineer Breinholt said the 25 feet is from the sidewalk to the closest building. Chairman Bench said yes, the fence would be in the middle of it, not on the property line. If you are building those buildings, there is hardly any space between them and the fence. The buildings will be nice enough to be the front façade. Mr. Losee said those are a long ways out—they are the last thing that will be developed there. We will put the fence in and plan as if they are not going to be built and then they will be the final thing completed. The design of those buildings might change where we put an office onsite instead of having just storage buildings. We would have to get approval for that, but it is a ways down the road.

Manager Warnke brought up the title report. I am more concerned about the mechanics. I do not think anything is triggered until sold, but someone made a comment relative to the road. Did you have a conversation with Developer Jay Stocking? Mr. Losee said there has been no work done there. I do not know how there could be a mechanics lean. In order to be a valid lean it has to have been done on the property and nothing has. Manager Warnke said it says Geneva Rock or some type of construction company. Engineer Breinholt said he would contact their engineer after this meeting.

Manager Warnke asked about closing off the fence in the back for phase 1. Mr. Losee said we are not planning on it right now. I am not concerned about someone driving in the middle of the field. People will just cut the fence and go through it if they want to go in. I have high security locks so they cannot get into the units. Fencing for security keeps the honest person out and that is it. We take precautions to keep dishonest people at bay. The buildings will be top of the line and have the best lock system.

The Committee also brought up water shares, which would be .64 of a share for the proposed landscaping on this site. Director Fulgham said best thing to do is take a certificate to the canal company and have them split off .64 of the share and have it recorded in Tremonton City's name. Make a copy of that. On the back, it shows how many shares you are allocating to it, which gives us the proof. We will wait for the canal company to send the certificate, which will be evidence for our records that the shares have been turned over to the City.

Engineer Breinholt will work on the easement with their engineer. I am okay with not doing the pond until the next phase. You do have to build it eventually. Mr. Losee said in dealing with storm water prevention we have enough footage between here and there that we do not have to do a lot. It is under an acre. Chairman Bench said I will do a development agreement, and talk about the shares and trigger for the pond, which could be a few years from now. Engineer Breinholt said for commercial property water shares are 1 for 1 on the landscaped area, which includes the pond. Director Fulgham said you would have to shallow it up if it is going to be wet all the time. Mr. Losee said we

would build up the ground. I have met with Rupp's and we are not going to be scraping a lot of the depth off. We are building the whole site up to bring up to the height of the sidewalk and make sure it flows properly. We will build the pond back here.

Manager Warnke said asked how long the build out is. Mr. Losee said aggressive would be five years, but I expect 10 to 15 years. The Committee also discussed curb, gutter, and sidewalk, as well as the rear fire hydrant. Mr. Losee said it would have to go in down the road when we put in other phases. Chairman Bench said the front two buildings are okay, it would be affected by the two in the rear.

Motion by Engineer Breinholt to approve River Valley Self Storage Phase 1. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

c. Concept Review for Holmgren Estates, East 7b & Phase 8 – Lyle Holmgren

Chairman Bench said Developer Lyle Holmgren is out today, but he brought up his plans. I said we would look at them as a concept. Manager Warnke said what is the plat, is it both cul-de-sacs? Engineer Breinholt said it fits together a lot better than that cul-de-sac to the east. Chairman Bench said there are three lots that could be in question on who and when. Engineer Breinholt said there is enough there for four lots. It would cutback to here and he could start selling that. Chairman Bench said this is part of phase 9. Manager Warnke said is that the phase that will finish the road connection? Director Fulgham said yes, the utilities are in that section already. When discussing the lot split and required public hearing due to a resident in that area being opposed, Chairman Bench said we could just build one house on that lot. We would still have to do the change and notify everyone in that subdivision. The Capeners bought the lot last week and the public hearing has to do with them. We will get something thrown together at a future date. Developer Holmgren is set and will get us the electronic version to review.

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

4. Comments/Reports:

Director Fulgham said on the 650 West street, half a section of the water way is not included in our project, it is not in the map, and everything goes around it. They are paving now. When I go back, he will say it is not in the project and does not have the equipment to do that now. On 100 South it has that water way and they took half of it out and left the other half. I talked to them before and now they are paving. They have not done anything on it. Is it something I just take care of afterward? Engineer Breinholt said we will call after this meeting.

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 9:54 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 12th day of August, 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.