

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 24, 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 June 24, 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 24, 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 & 13, 2020

Motion by Manager Warnke to approve the minutes of May 6 & 13, 2020. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

The following items were discussed out of order.

3. New Business:

a. Preliminary Preview for Holmgren Estates East, Phase 8 & 9 – Lyle Holmgren

Jim Flint spoke with residents Capree Austin and Tyler Grange.

Chairman Bench said this is the final phase, which will connect that road. Director Fulgham said water and sewer are in. Engineer Breinholt said to the east that strip will remain because of the vicinity of that collector road. I do not know what he has worked out with the other group. Chairman Bench said we have not got anything submitted for that, but he has platted a concept for the whole area. Mrs. Austin said I am here because of the amount of lots on this one access. It continues to get phases approved and we still have the same access road. All the houses and those using the trail are using that one access. Mr. Grange said as long as that road gets put in before we add more houses I am fine with that. The Committee confirmed that Tremonton's code says when there are more than 30 homes the City may require a second access. Engineer Breinholt said this is the phase that opens that up. Before anyone can move into those homes, the street has to be paved and finished. Mrs. Austin said does that include development because that

brings in a whole lot of trucks that are using the road to build out his other phases. He built the road part way and then stopped. There is a dirt road and all these phases utilize this main access. Mr. Grange said we were concerned before he built 20 lots to the north side of 300 North. He has only had one access road for the past four years and keeps building along the river without adding a second access and that is our gripe. Chairman Bench said phase 9 would take care of that. Engineer Breinholt said I have not seen any construction drawings for this one other than the utilities and road section. Director Fulgham said there is not a cul-de-sac, but there is curb and gutter. The Committee further discussed the turnaround and future of that road. Manager Warnke confirmed it was inspected as it was installed. Director Fulgham said the utilities are in and have been inspected. They passed all the pressure tests. We talked him into doing all of this last year, but wish it had been paved too. Engineer Breinholt said the plat would not be recorded until the improvements are guaranteed and he cannot sell lots until then. Mrs. Austin said I opposed the lot split because of the amount of homes over there. If he can put that in and relieve some pressure that would be good for all of us—that was our biggest concern. They were told about the public hearing that will be held on July 7, during the City Council meeting.

b. Jim Flint, Hansen & Associates – Overlook Development at 1000 North—Norman Fukui

Director Fulgham said the issues you will face are enough water pressure and getting the sewer out. There is no sewer on that lower road. Those will be your limitations without building more facility higher on the hill. If you do not have a fire flow, you have to have a minimum static pressure of 40 PSI. The next tank would have to go up on the bench above the State property line. The solution is another tank and booster pump. Mr. Flint said we were contemplating bringing the sewer line to the west. Director Fulgham said once you get into that hump where the road turns it has to be lifted and pumped back. There is not enough fall. Mr. Fukui said we had engineering completed that said it did. There is fall all the way. Mr. Ben Johnston confirmed he had shot that in the past and that there is enough fall to have sewer all the way down 1000 North. Director Fulgham said if you shot it then I do not have a problem with it. Once you climb the hill, you have the elevation needed. Mr. Johnston said it is limited to what you could do in these front lots, but all the lots that climb up into here would be fine without putting a lift station. He would have to sacrifice one lot, but that is cheaper than a lift station. Director Fulgham said your limiting factor is water and how high can you go and still have 40 PSI.

When Mr. Flint asked about secondary water, Director Fulgham said that right now we are just putting in six-inch dry lines. We will have to put a lift on it to get the water to you. Engineer Breinholt said the future plan is a reservoir on that hill. Mr. Fukui said we are looking at extending the sewer line down 1000 North to the other side of our property. We want to start the development and have our second access continue here. Engineer Breinholt said all of this storm water needs to go to Salt Creek, but I am not sure how to get it there. Country View had to build retention ponds and hold it on site. The long-term plan was to have it come down and get piped into the freeway out to Salt Creek where there is drainage under the freeway. Director Fulgham said we have one

temporary outfall through Val Stokes' property. It is a limited release location. Engineer Breinholt said let me look at the hydraulics and see what the study is for that.

The Committee discussed the zoning, which is R1-12, 12,000 square feet. They also talked about the frontage and setback. Director Fulgham said you might need a basin with a limited control release. Engineer Breinholt said that years ago we built a ditch along the north side of 1000 North because of flooding over the road and into homes. We have an agreement with Mr. Stokes and ran a pipe behind the homes where it discharges under the surface of the property. It is undeveloped and not farmed. Engineer Breinholt confirmed the controlled release would be in the pre-development. Whatever that section of the ditch would be collecting now and we could apply a larger area to it.

Mr. Flint asked about continuing the sewer. Director Fulgham said yes, just right off the edge of the road as long as you have the right-of-way width. It is a 66-foot right-of-way, but the road is only 26 feet wide. The manholes would go in the road. Mr. Fukui said last time we were here there was a major upgrade being considered. Engineer Breinholt said I need to send you the cross section for what that road will be so you can plan around it so we do not end up with manholes in places they should not be. Mr. Fukui said we are looking to move forward now before you do the road. Is that on the docket to be done soon? Engineer Breinholt said it is in design, but will cost nearly \$5 million to build. Manager Warnke said there are also slope easements. The analysis shows where those will be and how it is going to impact those areas. It also talks about setbacks, but in your case, you will have one road and no frontage onto 1000 North. Mr. Flint confirmed there would not be any frontage improvements to bringing the sewer down. Manager Warnke said yes, just the fee in lieu calculation. A pioneering agreement was brought up. Manager Warnke said it sounds like it just serves your property. Some would connect, but those are existing homes. The code specifically says for water and sewer we do not have those capabilities for a pioneering agreement. Director Fulgham said we have not ever done them before. Mr. Flint said we would put the sewer line in and make sure it does not interfere with the future expansion of that road section. Engineer Breinholt said make sure you are outside the curb and sidewalk area and in the future pavement.

- c. Review and discussion of Edgewood Subdivision – Bryce Goodin and Parker McGarvey with Visionary Homes, and Ben Johnston

Mr. Goodin said he is working with the local farmer on the irrigation ditch. When discussing cross slope percentages, Mr. Johnston said the minimum I can go here is 7% to make it work. I am at 5% and 1%, but we had to put another box in to make that work. There are high points here and here. Your requirement is the 160 feet minimum for a straight away for a 16-foot lane. For this cross section that 9.5 feet is for curb and parking. We can get the parking all the way down to where the line intersects. We can extend it down here and bring it back instead of jogging it back this way. The existing ends here and we came back to match this 38 foot right-of-way. We would miss the power pole and hydrant. This power pole is one foot into the eight-foot sidewalk.

Mr. Johnston said last week we dug up the line; and at this junction box there are two dual 12-inch pipes that come out of there. At some point they combine into an 18-inch pipe. We do not know what we are going to do for this junction box. Here is the eight-foot sidewalk. The pipe hits further north than I projected and will be center of the sidewalk. We could bend it around and miss it or put a box in here with a flat grate on both sides. We have a squash pipe and cannot put a water main on it. Director Fulgham said it would still be eight feet. Just get rid of the park strip. Go around it and bring the sidewalk against the curb. Engineer Breinholt said hopefully we can find it to see how it was done and make sure it is solid so we do not have problems under the sidewalk. Mr. Johnston said we do not want to dig that up.

Mr. Goodin said this is the landscape plan and there are a handful of items that need to be added. Manager Warnke said my recommendation would be to take the sight line out of the lot and have it as common area. He shows different fencing types and it drops into a 36-inch fence. I do not think homeowners are going to want that. I would rather see the fence follow the sight line and have this area common. Mr. Goodin said we did that over here just because it is easier to chop this corner out of this lot than that corner. Manager Warnke said that from a practical standpoint they are going to want a fence there. The problem is the homeowner feels like they own it and are sort of cheated out of it. I would rather see it owned as common area than have the fence follow there, it just seems like there are problems. Mr. Goodin said the HOA would maintain the landscaping so it will not be neglected. We can take it out of the lot and be just fine.

Manager Warnke said on the landscape plan you have that large parking area and I wondered if it made sense for a headlight screen since you have done it in other areas. There are some benefits not to have it though. People would likely walk directly to their unit across the lawn. Mr. Goodin said if we put a strip along there for a hedge, now we have a spit of grass. When I have grassy area I like it to be substantial. Manager Warnke confirmed their parking dimensions meet City standard, which is 10x20. When asked about ADA parking, Mr. Johnston said I could extend that on both sides to make ADA ramps. Mr. Johnston said that in this case you would drive over the sidewalk. You would transition down or drive across and go into the parking. There are a couple ways we could do it, but it would be like a typical driveway. Mr. Goodin said it makes sense to have two stalls there and an isle down the middle of them, but we only need two stalls. We will work through that.

Mr. Goodin said I have the contractors bid I just need to go through and take the private roads out. I could put the bond amount together and sent it to you for approval. Engineer Breinholt said show me the public improvements and private improvements separately. The Committee discussed the required water shares. Director Fulgham said anything that does not have a house or hard surface on it would be considered in that calculation. Mr. Goodin said as far as the overall project goes, do we want to calculate the shares needed and dedicate them on a phase basis? The City can buy our excess shares as well. The Committee also asked about their conversation with the canal company. Mr. Goodin said we have to decide if we want to come up with an agreement that does not adversely affect our backyards and move on or say no we are not going to encumber these yards and here is our stance.

Mr. Goodin said we already talked about these townhomes and being able to pull permits on those as we are constructing the subdivision where we have hydrants and a road, but they want to put a model home up here. Would that be the same situation where we have the existing road? Chairman Bench said that for a model I think so. Mr. Goodin said we want to apply for a permit in a few weeks so we need to get the plat going. Chairman Bench said we need a final approval on the site plan.

- d. Recommendation from the DRC to City Council concerning a lot split/subdivision amendment lot 30 Holmgren Estates East phase 2

Engineer Breinholt said I can see how it will be seen as one more and one more. What does the code say? Director Fulgham said that it says after 30 lots a second access may be required. We can hold up Phase 8 (two more lots) based on Phase 9, which is the road. We could allow these, but hold up future lots based on the road being done. These were platted and then un-platted prior to final approval so the utilities are stubbed for two lots. Engineer Breinholt said so this is just putting it back the way it was originally planned. Chairman Bench said the lot split does not have to go to the Planning Commission because we are not affecting road easements and right-of-ways. Since we received objection from a neighbor it has to go to a public hearing, which will be July 7. Manager Warnke said I would feel better if we had it contingent on one building permit. When the road is done then they could pull the next building permit. We would still split the lot, but restrict the second permit until the road is in and that would satisfy all issues.

Motion by Chairman Bench to recommend that the City Council split the lot and amend the plat contingent on the road being completed before the second building permit is pulled. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

- e. Walk-ins:*

Ben Johnston and Ricky Christensen were walk-ins to talk about their 55 and older community on the hill. Mr. Johnston said they want to get the second phase in and amend this lot to add five more building lots. We would add 13 feet to this make 78 feet wide for the lane access point like the walking trail. Mr. Christensen said we have the walking path and all this common area. We want a pickle ball court and by the rock wall we want to put a fire pit and amphitheater. The walking trail comes here so they could enter the clubhouse from the top and go down stairs to the pickle ball court. There will also be a deck. We have parking here, but have had complaints from residents about how that invites the public to park and go on a walk. People are saying they do not want places for people to park. They do not want bikes or four wheelers on their trail. We will look into signage for that. There will also be an indoor pickle ball court in the clubhouse with a kitchen and weight room.

Mr. Christensen said this is the existing Spring Acres Estates and we want to tie into the sewer. There is a stub for water to bring it down into here so we can add these lots. Mr. Johnston said the lots are about 108 feet on the frontage, but some can go down to 95. Mr. Christensen said people want three car garages plus an RV pad, but that is hard to do when we go down to 95 feet. Right now we have secondary to here. We are on the end of the water line and have some issues with mussels. Director Fulgham said we have not put a flush drain in at the top. As Mr. Johnston designs this, we will have him put a flush station that ties into our storm drain. The Commission also discussed pressure in this area, which should be good.

4. Comments/Reports:

Director Fulgham said do we have any money for the T&M Manufacturing project on the sidewalk and improvements they were suppose to do? That sidewalk is not getting done and I would like to get our temporary signs moved so we can put our real signs up and finish that project. I could call again to see where he is at on that.

Manager Warnke brought up another walk-in item. I need to check the buffering, but that building is odd. This plan is all about density and that does not make any sense to me. They will have one-car garages with off-street parking and are 1,200 square feet. Chairman Bench said this is just over half an acre and is in the Commercial District. Manager Warnke said I think he is close on the parking. Engineer Breinholt said he has 14 stalls in addition to the garages. Does it fit the setbacks? Chairman Bench said the site plan review could go down to zero. The buffer on the side is 7.5 or 15—it depends on the uses. It would be 10 feet around three sides and 15 in the front for a typical setback. The front is five feet shy, but if they eliminate that building in the back then they could.

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 11:41 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.