

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 26, 2020**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Community Services Director—excused
Paul Fulgham, Public Works Director—excused
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 August 26, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Directors Fulgham and Christensen were excused.

1. Approval of agenda:

Motion by Chairman Bench to approve the August 26, 2020 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—June 24, 2020 & July 8, 2020

Motion by Engineer Breinholt to approve the minutes of June 24, 2020 & July 8, 2020. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

3. New Business:

a. Discussion of amending Lots 157 & 158 of River Valley Phase 6 – Jesus Pena

Mr. Pena said we are taking the existing four-plexes and maximizing the land. In this property, we want to add two units all within the setbacks. We would have a four-plex and a duplex. For the other property, we would add a unit on each side of the four-plex. To get the loans for those other projects each lot has to have their own parcel number. The only way to do that is by subdividing those. After splitting, we would request an investment loan per property, which we can get as long as each of these have their own parcel number. I will still own them all. Engineer Breinholt said he is showing a zero setback. Is that allowed in this zone? Chairman Bench said between buildings - yes. Engineer Breinholt said they are attached to each other crossing a lot line. This is the existing building so you only have about 25 feet of street frontage here to work with. Mr. Pena said I will check, but the width is about 20 feet.

The Committee then discussed existing and future parking, as well as accesses and easements for this RM-16 zone. Chairman Bench said we have the six-plex across the street. We do not consider the lot size for each unit when we do townhomes—it is done as a whole site. Manager Warnke said my biggest problem is the annexation we are

working on. We are trying to come up with standards architecturally and land use to make it a better development. There is a lot of density and this area is over developed with no landscaping. I have a hard time wanting to do more of that. What the code allows is unclear to me. We need to address some of those issues and standards for apartments. We are doing a Land Use Plan right now and part of that includes public comments, which were relative to that area. Chairman Bench said I think you need to do something similar to the one across the street with some common area. You would still be amending the subdivision lots and would need to show where the buildings would be. It needs to be drawn a little differently.

Chairman Bench said that since you have one water meter connection, you would need documentation recording that. If it is not paid and is shutoff, the City is coming after you. Mr. Pena said they know I am responsible for that. We have not done the HOA because I am the only owner. I can look into the HOA if it is necessary. Chairman Bench said they are just rental units now and will be for a while, but we have to look at it as if you could potentially turn around and sell it. Why not do all six on one site plan and the same here so it is done? Mr. Pena said the bank sees those as separate loans—one loan per property tax ID. Engineer Breinholt said we need to see more of a site plan of what you intend to put on there and how it will fit on the lot overall. You could have the three lots with the common area so four separate tax IDs. I would like to see some elevation views of how those buildings would fit together and what they would look like.

The Committee discussed a few options. Chairman Bench said it needs to meet all the setbacks, but we need a site plan drawn up and submitted for review. Manager Warnke said Engineer Breinholt is right, it does not necessarily meet the code as it relates to the lot standards, but in practice, we have always approved townhomes with individual lots that are a building footprint. It is something we should clarify in the code. Chairman Bench said talk to your lender about combining them into a townhome style on one lot with the common area. Manager Warnke asked if it meets the density and the dwelling units per acre. Engineer Breinholt said each lot is less than 16 so it would work.

b. Walk-ins:*

Ben Johnston and Ricky Christensen were walk-ins to discuss Christensen Estates. Mr. Johnston said we want to amend a lot in this subdivision and create a new one here at 78. Mr. Christensen said the CC&Rs had lot numbers tied in the addresses so we went with the original numbers. We are missing lot 30, which should not be a problem it is just paperwork. Engineer Breinholt said the entrance to that common area back there was bigger. Mr. Johnston said it is just green space. Now this is open with an access and one additional lot. We will put the turnaround here. The T-turnaround will have a utility easement here for the sewer and water stubs. Do we have to stick another one here? Engineer Breinholt said if you do not do the turnaround here, it would not be plowed unless these front the street. You will have to discuss that with Director Fulgham. Mr. Johnston said we end here now with existing curb and gutter. All the utilities are in and I staked curb and gutter. Do we need to put one in here? It is not yet dedicated easement. They will be MUEs. Engineer Breinholt said turnarounds are required to be

paved, but it does not make a lot of sense to pave that road. It does need to be improved a bit though. Mr. Christensen said that would happen when we put curb in. Chairman Bench said that lot is contingent on a turnaround. If you do not want to build the turnaround, just remove lot 38. You could come off that side and build the road and turnaround with the lot.

Manager Warnke asked about the timeline on amenities and improvements. Mr. Christensen said we have dug for the clubhouse and the plans are being worked on. Our goal is to get the footings and foundation up. The walking path comes through here and is walk-able. We will pour a pickleball court next month. We hope to have the clubhouse built and finished by early spring.

Mr. Christensen said they want to do a grass parking lot that is not open to the public. We would put the approach in and do the sprinkler system. Paved parking lots invite people to park and then go on the walking trail. Engineer Breinholt said there are grids that go under the grass for parking. Manager Warnke said the code does say a parking lot needs to be hard surface, but I think if you do the grid thing that would work. Chairman Bench asked about decorative signage explaining that this is an association. Mr. Christensen said it would say private property. Manager Warnke asked about the fire pit. Mr. Christensen explained how the walking trail goes down into an area with big rock. The propane fire pit will be put there and people will bring their own tank. We do not want to burn wood. It will be a lot cleaner. Mr. Johnston said he would talk to Director Fulgham and then submit the updated information.

4. Comments/Reports: None.
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 10:21 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.