

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
OCTOBER 14, 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 9:07 a.m. The meeting was held October 14, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the October 14, 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—August 26, 2020

Motion by Chairman Bench to approve the minutes of August 26, 2020. Motion seconded by Engineer Breinholt. 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. Discussion and consideration of four-lot subdivision at 600 North Tremont Street – Jake Peterson

Mr. Peterson said we talked about this a year and a half ago. We want to take the house out and replace it with a new one since it does not meet the setback, but we plan to save the shop in the back. Manager Warnke asked if they would provide a building footprint showing what could reasonably fit on the lot, which is zoned R1-8. Do we need additional right-of-way? It looks like you are dedicating 600 North where it jogs out. Engineer Breinholt said I would like to see the width of the existing right-of-way. I am not sure why it jogs further back. I need the surveyor to show me how wide that right-of-way is. Mr. Peterson confirmed he is creating a separate parcel for the road right-of-way going back to lots 2 and 3. The surveyor is more concerned about the hammerhead driveway and has not done much with that middle street. We need to set something for that to be maintained and accessed. When asked about improvements, Engineer Breinholt said this would be an extension of the existing curb, gutter, and sidewalk.

Mr. Peterson said they would get the water shares (about .52). The Committee also discussed the fire hydrant location and those distances. Mr. Peterson said it would be extended from the south and bring it across the street in the corner where all the meters are. We will put a new one in front of lot 4. Engineer Breinholt said you have to extend the existing sewer into the street. By State code, you cannot have a shared lateral for each lot, they have to have their own connection. Director Fulgham said they have to run all their sewer and water (culinary and secondary) laterals to the front where the meters will be. We will work with them on where the laterals for the secondary will need to go. When asked about storm water, Engineer Breinholt said it looks like it dumps off the end and continues down the road. The grid shows it sloping to the west. Chairman Bench said to forward this information to your engineer and we will get you back on the agenda.

- b. Discussion and consideration of 6-plex subdivision at 2626 West 450 North – Bryce Sadler

Chairman Bench said both of these are existing lots he just wants to split them for financial purposes. We are drawing a property line and it will stay one ownership. Mr. Sadler said it is similar to what Sierra Homes has done in the area. There will be the fourplex and two units on the side to make it six. Engineer Breinholt said that now that you are splitting the lot they both have to have their own services. There is a note here that says the culinary water connection to both lots is shared with a meter and if it is ever sold it will be split, but that has to happen now. There has to be two meters. Mr. Sadler said there is only one meter on the property. The others in the area are the same way. Engineer Breinholt said anything that is owned by one person on one lot is, but each has to have its own meter. They are two different lots that could be sold anytime. It also says the secondary is there, but not being used. Director Fulgham said this area would be live next May. Chairman Bench said the plat would be amended to change it from 158 to 158 A and 158 B.

- c. Discussion of Rivers Edge Concept Plan – Skyler Chambers with Sky Development Andy Hubbard with Great Basin, and Braden Moore with Big D Construction

The Committee talked about the road connection that is planned for the area. Mr. Hubbard said you want a 66-foot road, but the right-of-way through here is only 60 feet because of an easement across the canal. Instead of getting more property, could we keep the asphalt width, as well as the curb and gutter width the same, but narrow up the park strip and sidewalk. Engineer Breinholt said that intersection is for a collector road, which is 72 feet so we can get all the necessary lanes. Mr. Hubbard explained that they own a strip through the area and have been in contact with the Bear River Canal Company about their options. We were told the canal has a 70-100 foot easement width and that they could not make this work unless they are willing to move it to the north. Manager Warnke said they gave me a few additional options that I would have to review. Mr. Chambers said they want us to buy this entire piece including their building, but we do not want to do that because we cannot build anything there and if

we could, we would not want to. Manager Warnke said the biggest issue is having an intersection that functions well and I am not sure it would with only 66 feet. Engineer Breinholt said we could get three lanes, but not everything we want on this type of intersection. Mr. Chambers stated the canal company said if we do not move the road, they are not willing to work with us on anything above and beyond where we are. Manager Warnke said they talked about buying property for a pump station, which we were looking to you as part of the annexation. Mr. Moore said we are happy to do that—it is a tiny piece of property and not an issue. Engineer Breinholt said that fits. The curb and gutter is five feet right on the property line with no buffer, a 16 foot receiving lane, 12 foot turning lane, 12 foot through or 9 foot right turn with gutter, and a 6 foot sidewalk with curb and gutter on the property line. That is the movements we want and the lanes would fit our standard. It does not matter which side the sidewalk goes on. Mr. Hubbard said that works there will just be no transition space, but once we got back the depth we could transition. The Committee continued to discuss the canal company's easement and what they would allow in the area. Those are issues they will work through with more discussion.

Manager Warnke said the road alignment is offset from where we would like it to be. We wanted to shift that to the south so the edge of this existing right-of-way would line up with the edge of Shawn Lish's property and not affect his improvements. Mr. Hubbard said I need to do the fieldwork to see where it is at exactly, but I am not sure if I have much play on where it sits. They discussed where the Committee would like to see connections for future access to the highway. Manager Warnke said they would like to line up connections to Main Street based on the Master Plan and according to UDOT standards. Mr. Moore said they would have a connection into the commercial that does not go all the way through to the residential. This is a concept and we have some flexibility. Manager Warnke suggested having it go through to keep connectivity and allow circulation, but deemphasize it so it does not become the main connection. They agreed to work on that more and then discussed which road would be 60 feet wide and which would be upgraded to 66 feet. Engineer Breinholt said rework these roads, the idea is to have the east and west routes flow rather than having to jot around to get out to the highway. Mr. Hubbard explained some of the anticipated layout and said the minimum width for our lots will be 80 feet. The majority will be 90-120 feet wide.

Mr. Hubbard asked about storm drain and for 40 acres he is planning on about eight acre-feet of water. There would be no detention and everything here would be park. When we design it, we could make it two to three feet deep and minimize the footprint of the pond or maximize the footprint and make it shallow. It will depend on the amenities in the park on how we handle that. Manager Warnke said I like long and shallow, that makes it more usable. Mr. Hubbard said we are hoping to get the topography done. The sewer is all going through Holmgren Estates. On the pond nuisance, it will flow through pipes not across the bottom. We will do as much grass as possible with a 1% slope. Engineer Breinholt said I probably do not even need that much but let us see what the geotech says. Mr. Hubbard said we would call out your standards in our design plan. When asked about streetlights. Chairman Bench said there are enough intersections it should cover everything, but if there are lengthy areas there

could be a few more.

Manager Warnke said the City does participate on upsizing of infrastructure. In the past we have asked the developer to upsize and then have given them an impact fee credit. You guys are building some regional improvements. For secondary water, ideally it would be great if you would construct the pump station and we would give you impact fee credits. They agreed they could do that. Engineer Breinholt said the cost is about \$300,000 for a pump station on the design we have. Manager Warnke said the pre-annexation agreement will identify the bigger issues so everyone knows them going in. The subdivision development agreements are for each actual phase and get into the specifics. They discussed the process going forward and were asked to submit some elevations and potential products.

- d. Discussion and consideration of Abigail Townhomes Phase 2 at 475 N 2650 W – Jim Flint

Mr. Flint said we will get that easement for the sewer line. He owns both complexes so that will not be a problem. Engineer Breinholt said you will need an HOA because you have common area. Let the HOA own the sewer later and make sure that is in the documents. Chairman Bench said these are individual units with a site plan and landscape plan that will have to be stamped. The initial sewer and water are there, but they have to be altered. Director Fulgham said they have been removing those and putting in individual services. Secondary should already be stubbed—it was put in years ago. The lines in the street are live and come off 2650 West. Mr. Flint confirmed that the two-inch could serve both lots with secondary. Director Fulgham said it is probably a one-inch there, but that is enough since there is not as much green space as a regular home.

Mr. Flint said so we need to button up the cross access for secondary water, get the HOA documents, the 3/4 inch for the water meter, and 1/10 of a water share. The Committee further discussed water shares and what has been required of others in this area. Manager Warnke said for existing homes with no impact we do not require shares, but for new homes or if it creates an impact we do. Director Fulgham said we have never required any water in River Valley because it was existing. The rule came into effect in 2017 and for most of those; we did not require the shares. Chairman Bench said this one is no different from the one across the street. Engineer Breinholt said to be fair, we cannot require it in this area. This was an existing secondary system. We should be charging it, but for fairness, we cannot in River Valley. There are not that many more that can happen in here. It is not fair for us to ding this last one for 1/10 of a share when we have not done it anywhere else.

- e. Subdivision discussion at 7160 W 10400 N – Dante Chaparro

Mr. Chaparro said we want to subdivide that piece along Rocket Road. It does not have City utilities. There is a waiting list for West Corinne water so we might have to put in a well, along with a septic tank. I am here to figure out how many lots we can subdivide

that piece into without extending City utilities or how much would it cost to extend those? Director Fulgham said you have a long ways to run the water. Manager Warnke said if you are doing a small subdivision it is possible to do septic tanks, but typically, they are not done within the City. How big is the parcel? Mr. Chaparro said about 5.5 acres. Engineer Breinholt said it is not big enough for more than one septic tank. Chairman Bench read the code and said there needs to be a density no greater than one dwelling unit per four acres with a maximum of five dwelling units per original parcel. Mr. Chaparro said so we would have to run sewer before we could subdivide. Director Fulgham said you would have to pump it with a lift station to get it back to us, too. Mr. Chaparro said I want to be my own contractor and build privately. The Committee suggested he talk to the County.

- f. Site plan review for Banham Subdivision on East Main – Micah Capener, Max Mills, Michael Taylor (on the phone) with Civil Solutions

Mr. Capener said we moved the setbacks, have the dumpster, and fixed the parking. Chairman Bench said there needs to be an island on the corner. Mr. Capener said we will have our own sewer connection here and will put play equipment behind the dumpster. We will shrink these buildings a bit to give us more room. We talked about moving this parking the other way, which gave us the extra two stalls we needed. Manager Warnke said the parking stalls need to be 10x18 instead of 9 feet wide. Mr. Capener said I thought we agreed to match the other? Engineer Breinholt said they have to be 10 feet wide, but the depth can match what is there. Mr. Capener said we can change those, but that means we have to squeeze three more parking stalls in. Chairman Bench said you would need 27 stalls and you already have that. Mr. Taylor joined the conversation via phone and said here is a 15-foot parking setback, could that be reduced? Chairman Bench said there still has to be that buffer. Manager Warnke said you could match the existing island instead of doing 10 feet. Chairman Bench said there needs to be 10 feet between the buildings. Mr. Taylor said we could do 18-foot units. Mr. Capener said we are putting in the new access so we do not have to have the cross access. We have agreed to give them access and UDOT felt good about that. In talking about the pond, Engineer Breinholt said it needs to be cleaned up and improved, and does not need to be that deep.

- g. Discussion and review of Spring Acres, Phase 7 – Ben Johnston

Mr. Johnston explained why they have the storm drain water where it is. Engineer Breinholt said the sewer, culinary, and secondary are all in a tight combination on one half of the road. Put the water back where it should be—on the same side of the street with storm drain on the opposite side in curb. Keep it consistent so they know where it all is. Mr. Johnston said I wanted to point out the grades on these roads. That is 10% at 75 feet for a sustaining grade. I show this at 11% but could flatten it and redo something different here to get it to a 10%. Engineer Breinholt said it is for snow removal and 12% is a steep grade when you do not have four-wheel drive. The 10% is common for hillside development. Mr. Johnston said that 12% is for 50 feet. Engineer Breinholt said that fits the code, but the sustained grade does not. Mr. Johnston said I could switch that

down up to here and to this intersection and then flatten to 4%. I moved this manhole to the end and put this clean out from the secondary in with the four-inch valve. I will send the updated version and final plat.

- h. 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 12:11 p.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 9th day of December, 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.