

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
NOVEMBER 4, 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 9:06 a.m. The meeting was held November 4, 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 November 4, 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: September 23, 2020

**Motion by Director Fulgham to approve the minutes of September 23, 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. Subdivision concept review 650 West 600 North – Jim Flint and Jonathan Roberts (left at 9:51 a.m.)

When asked what stage this project is in currently, the Committee explained that it is under construction and has curbs and gutters, but is waiting for asphalt. Mr. Flint asked do you have a preference whether we start here and come into here? Engineer Breinholt said there would be drainage and sewer issues if you start there. Chairman Bench said the Master Road Plan shows it connecting and lining up here. Engineer Breinholt said I want to see that go straight all the way through. It makes more sense to shift it up here. Mr. Roberts said since we cannot build anything on 75 feet, it will be an access. Two stubs have to go north. Director Fulgham said the parcel of property that touches 1000 North is owned by Jean Standard. Mr. Roberts said only this property is under contract. This one has not been accepted yet. Manager Warnke said the old ditch line goes all the way and blocks access. It is an odd parcel so work with Visionary Homes on that.

Mr. Flint asked about storm drainage. Director Fulgham said it all drains out through Archibald Estates to 600 North. Engineer Breinholt said we need to modify the Capital Facility Plan in this area. It shows pipe all the way to the Malad River. Director Fulgham said that trail line would help bring some of the water out. Engineer Breinholt said we should have a regional basin there. There is no piping for it so these guys are going to have to detain for now. Director Fulgham said the groundwater is deeper than two feet. Chairman Bench said it is still farmed so be cautious about groundwater. Mr. Flint confirmed they would outlet at 600 North to a 15 inch. Engineer Breinholt said this is so flat, to get anything to flow into it is tough unless it is right there. Director Fulgham said you still have to have something lower, especially without replacing a line all the way down to the river. You have to control it and release it slow. Engineer Breinholt said it is so flat that anything you do here has the possibility of affecting this up here so you have to keep it low enough that it is not backing up into the streets. You need to do some survey work. Director Fulgham said your best bet is to have sewer and drainage all come from the south.

Mr. Flint said asked about the zoning, which is R1-10, as well as the required setbacks. What size of a water line is needed through there? Director Fulgham said an 8-inch. Eventually you will tie into 1000 North and into those stubs in Archibald Estates so it will loop. Secondary water is all there with 6-inch lines. Engineer Breinholt said one would have to be upsized along 600 North for secondary water. When asked about water share calculation, Engineer Breinholt said it is determined by the irrigable land and is about one share per two acres.

Mr. Flint said we show the existing right-of-way at 50 feet, but this says 113 feet. Engineer Breinholt said 50 is the half width; you have a 100-foot right-of-way on Main Street. We would need another 6.5 feet for the right-of-way. Manager Warnke said we could reduce buffer widths if you dedicate the right-of-way. I think there is some dedicated needed on 950 for turn pockets. Engineer Breinholt said there would be an 8-foot sidewalk on one side and 5-foot on the other. Mr. Flint asked if there is any leeway on the 113 feet? Engineer Breinholt said not without changing the plan for that whole end of town. Chairman Bench said there is a 10-foot setback for the building plus a 10-foot buffer with a fence. It is not necessarily a drive isle, but if you wanted to take it to 15 feet so someone could drive back there you could.

Manager Warnke said your detail included an anticipated light. Engineer Breinholt said we would call out an easement for a light. That is 56.5 feet, but you still need an additional 4.5 feet. When asked about the buffer, Chairman Bench said where you are moving that there is probably some negotiation we could do, but it needs a buffer. The code requires a buffer of at least 7.5 feet. Manager Warnke said commercial versus single-family is suppose to have a 10-foot width with a fence, trees, or shrubs. There could be some reduction based on dedication. Chairman Bench said the parking from public streets is 15 feet. If we negotiate the dedications in the front then you are full back here. If the buffer back here is negotiated, then it would be the 15 feet here behind

the right-of-way to the parking. Mr. Roberts said we want to keep it open so we could do a drive thru if needed. I will see if he can give me 10 more feet. Manager Warnke said there are two different plats so we would have to amend it to do the lot line adjustment. I would like to see it amended because I think there is better value and use in having a deeper lot.

The Committee asked Mr. Flint about a couple other projects he is working on. Mr. Flint said the owner for Abigail Apartments does not have water shares. He is using culinary to water his landscape, but is willing to tap in. Do you know where the secondary water is in this subdivision? Director Fulgham said not off the top of my head, but it is there. I will check it out.

When asked about Travis Scott with T&M Manufacturing, Director Fulgham said he has the sidewalk done. Manager Warnke said he would chat with him about the landscaping.

b. Preliminary review for Spring Acres, Phase 7 – Marc Allred & Ben Johnston

Mr. Allred said we got the hydrant moved. We will go onto the office next. I have contacted Clayton Grover to see if they will bore underneath there so we can move forward. Manager Warnke confirmed that the storm water ties into this master plan for all this area to the lower pond and that there is no drainage off the hillside. Mr. Johnston said the only thing buffering that is the City's water tank. Director Fulgham said the water perks in the ground and pops back up, but that is it and only does that on a really wet year. All they can do is install French drains and sub pumps. Mr. Allred said landscaping and development has helped with surface flooding.

Mr. Johnston discussed the different spacing and setbacks. If you want, we could slide this five more feet to give a bit more radius. Chairman Bench you can find a house that will fit there. You could even flip it so the depth is on the garage side. When asked about easements the Committee said there is a 10-foot easement in the front. Mr. Allred said the fence is 20 feet over the property line and angles. We will talk to them about that. Chairman Bench said to provide the title report so they can determine if there are any underlying issues. Mr. Allred asked about secondary calculations and Engineer Breinholt said it depends on the irrigable acreage, but it is about half of the area and in this case would be 1.39 shares. Chairman Bench said this would not be recorded until we have the watershares. Engineer Breinholt said this takes care of phases 5 and 6. The office building is on his list and all the other projects are completed.

**Motion by Engineer Breinholt to approve the preliminary plat and send it to the Planning Commission.** Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

Mr. Allred asked about another area that he could either leave in the County or annex into the City. A street with City water going through would help with future development. We would build to the County's standard, but the reason for annexing would be to get the improvements down there. Chairman Bench said we have the road, but it goes back to drainage. Our roads require asphalt, a concrete edge, and burrow pit or some type of drainage for larger lot sizes. Mr. Allred said it would be nice to get sewer there and do smaller lots.

c. 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 10:33 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

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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.