

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
DECEMBER 16, 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 9:13 a.m. The meeting was held December 16, 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 December 16, 2020 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—November 4, 2020

Motion by Chairman Bench to approve the minutes of November 4, 2020. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

a. Review and discussion of USDA site plan—Bret Cummings, Hansen & Associates

Engineer Breinholt said this is a good design overall. Is the other access being abandoned? Mr. Cummings said I would imagine. They have an access on the west side from this street. Engineer Breinholt questioned if the portable storage units were allowed and said other than that it looked good to me. It is unfortunate that site is so low you cannot get into the storm drain. Manager Warnke said some parking islands would need to be added. One could be put next to the dumpster to break it up. The Committee discussed possible locations for the dumpster and what the code would allow. Mr. Cummings said they have added a monument sign out front next to the driveway. There will also be a flagpole in the middle of a green area.

Manager Warnke questioned the elevated berm relative to the storm drain and incorporating landscape. Mr. Cummings said they plan to landscape over it with shrubs. For the access easement, Director Fulgham said we have that on both sides and it can be accessed from the front. When asked about storm drain, Engineer Breinholt said they

are too low; they would have to build it up to drain out so they are putting it in a retention pond. There is no outflow. Chairman Bench asked about the building plan and elevations, which Mr. Cummings would provide. Manager Warnke clarified that the access would serve both properties and that they need to obtain a permit from UDOT. Fringe improvements like curb, gutter, and sidewalk on Main Street also have to be listed. If you cannot do those, then you will pay the fee in lieu.

Director Fulgham said since it is a commercial facility it would be best if they had two meters—one for their landscape and another for their internal use. If not, they get charged sewage on their landscape water. That meter would only be billed seasonally. Engineer Breinholt said you will have retention, but it looks like you could put a spillway or some sort of connection up higher so it would not fill up the parking lot. You could connect to it at the top to provide a safety outlet. Manager Warnke said they typically require trees along I-15. Director Fulgham said it would not damage the storm drainpipes, but they do not want to obscure the view of the billboard. The Committee also discussed parking and fencing, as well as a lot line adjustment. Mr. Cummings showed what is being proposed as a future property line.

b. Review and discussion of Island Park (Madsen property) site plan—Trevor Williams

Mr. Williams said we would bring the lift station in from Rocket Road. Our engineers are planning on needing one. We have the checklist for final approval and are working on the documentation. Let me know your concerns so we can start the final documents and make sure the layout works for you. Engineer Breinholt said I do not like the 90-degree turns at the entry. That does not function well as a main inlet and outlet for all those homes. It needs to be a 250-foot radius turn. The 50-foot right-of-ways are private roads. If you want them to be City roads, they will need to be 66 feet. The City has to own utilities in here.

When asked about the layout, Mr. Williams said there would be patio homes and duplexes. There will be a community park in the middle with open space or overflow parking. There will also be a community playground and dog park. There is a clubhouse with a pool and other amenities. The storage units have their own entrance off this road. Manager Warnke said I do not think that will work. The site distance makes that unreasonable for access. Mr. Williams said there is an existing house that will stay there and that road serves as a driveway. The plan was for this to be the entrance so it has that same entrance and exit. It is a fire access that would be gated. Engineer Breinholt said this entrance from here out needs to be a collector size of 66 feet wide. That would allow for parking in front of the homes and enough room for two-way travel. Director Fulgham said if they are going to be City streets, we have to be able to turn our plows around to get in and around. Mr. Williams said would you prefer a couple dumpster locations instead of the cans? Manager Warnke said yes. This is mostly attached housing with smaller frontages. Do you have a dimension site plan? Mr. Williams said those lots will be 75 feet deep by 48 feet wide on average. For the quantity of people, we would need two dumpster locations. In total, there will be 99 duplexes and 75 small cottage lots. Chairman Bench said this is zoned Mixed Use so all the lot size is based on

site plan approval. The only thing that is not would be the storage, but that is something we can discuss.

Engineer Breinholt said this road is too long for a dead end and single road access. You could turn and add a cul-de-sac or tie it into the other road. Manager Warnke said we have talked about one access, but our code anticipates two and I do not count this one. We have discussed doing a larger section and I can try to find those plans to show you. It would be a landscaped entry road with more visibility. If you only have one access, we need to increase the size to make it more functional. Engineer Breinholt told Mr. Williams to review the Public Works standards. That road needs to be widened out because we need a receiving lane, as well as a left and right turn lane.

When asked about the storage units, Chairman Bench said that would require a zone change or some type of development agreement. Manager Warnke said I do not think storage units are allowed. We have changed some zoning to accommodate those, but I would not recommend that here. You could rezone a portion of the property. My concern about the project is the visibility to the interstate and making the view for this project attractive. It has high visibility and storage units are not the most attractive. Mr. Williams explained the different storage units and covered parking areas, as well as all the open space that would be maintained by an HOA. The duplexes would have small, but private fenced backyards. The patio homes would be 1,200 to 1,400 square feet and have a one-car garage. They cost about \$150,000 and would be a starter or retirement home. Manager Warnke suggested using some of their space for Frisbee golf. Mr. Williams said we could play around with that. This is a product that needs a wide range of community. If we can fit it, we will do it. We will get this all corrected and send the traffic study and geo-tech.

c. Discussion and consideration of Tremont Place, Phase 3—Ryan Rogers

Engineer Breinholt said most of my comments are engineering notes and little corrections. I have asked for information on the head gate for the irrigation ditch north of the property to make sure we are sized okay through there. There is a certain amount of flow assigned to that head gate and I would like to know what it is. The Committee discussed other things that need to be wrap up in their other developments. Manager Warnke said there has been a change in policy for the City with garbage collection for any attached housing. That needs to be contracted directly with the contractor or a hauler, not the City. You decide whom and the City sends out letters to make those residents aware. Those smaller dwellings have less storage opportunities so it is a bit of a disservice to have those garbage cans cluttering up the frontage of their homes. Having more dumpsters in multi-family areas eliminates that issue.

Manager Warnke said we still need to do the development agreement and some miscellaneous things. Mr. Rogers said we are going to get services in first and then hit you up for the cash bond and go that route. We can get a lot of it done before we record the mylar.

- d. Review and consideration of Lot 150 subdivision 2626 West 450 North—Jesus Pena

Chairman Bench asked if once you adopt the HOA are you ready to record? Mr. Pena said yes, pending any issues. Director Fulgham said all I care is that the HOA covers the sewer line. Mr. Pena said I stressed that as the big issue. Now that we are doing the HOA, we would like to go back to the original plans. Each building would be a lot with landscaping in the common area. It would all be owned and maintained by the HOA even though they will be two separate plats (lot 157 and lot 158). The Committee said they would get him back on the agenda at the first of the year. Engineer Breinholt clarified that this lot has existing structures on it—these are not new connections. Chairman Bench said the County has already looked at it and made their corrections.

Motion by Director Fulgham to approve the lot. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- e. 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 10:52 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 10th day of February, 2021

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.