

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 27, 2021**

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 9:03 a.m. The meeting was held January 27, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham (arrived at 9:36 a.m.), Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Manager Warnke to approve the January 27, 2021 agenda with the amendment to strike item 3. a. until another meeting. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes: No minutes to approve at this time.

3. New Business:

- a. Discussion and consideration of amending lot 157 River Valley Phase 6 – Jesus Pena

This item will be discussed at a future meeting.

- b. Site plan and lot line adjustment for USDA Building – Jim Flint

The Committee said they had not seen updated plans. Mr. Flint said they would discuss it and he would resend that information. The future plan for this right-of-way is to have 55 feet favoring the south side and 58 feet on the north side. There would be another eight-foot right-of-way dedication for sidewalk. We have good distances that do not affect the sight plan, but it does pinch into the pond. The pond is pretty large and only one foot deep because the groundwater is about three feet down. The building is elevated about two feet with no basement. We will retain the water on site because it sets in a hole.

Mr. Flint said we have a lot line adjustment, a cross access easement that has already been signed and recorded, the sewer easement that goes across the parcel, and the new

right of dedication. Is that all best handled by a plat? Chairman Bench said in the past they have all been platted. You still need the application for the lot line adjustment, but instead of a title company document, you could just show it on the plat. You can show the other easements in an MUE. The plat will be recorded and show all the stuff you are doing. Mr. Flint said he has a landscape plan signed by a landscape architect that he would send for their review.

- c. Concept plan for Jayson Adams Subdivision 680 W 600 N – Jim Flint & Jonathan Roberts

Chairman Bench clarified that the zoning is R1-10. Mr. Flint said he could call Engineer Ben Johnston today and follow up with Visionary Homes to coordinate their efforts. We could maintain this and build this one. Engineer Breinholt said yes, but I want a road that goes all the way through. Stub that so whoever develops it can complete it. Chairman Bench explained the corner lot standards.

Engineer Breinholt said this is a 66-foot right-of-way and needs to be a collector road. Manager Warnke said you might have property left over so it would be good to figure out how to use that. Mr. Flint said we need to make sure we do not exceed 30 lots until we get this access completed. Mr. Roberts stated the only thing hampering it is this 10-foot strip. Chairman Bench said that is just a strip of property that was likely used for irrigation—it is not a protection strip. I am not sure why you would want the strip between the two and ought to get the property line between both subdivisions so you do not have wasted space as a trash collector.

Mr. Flint said he would email the latest version of the plans, contact Visionary, and drop the concept plan. We plan to do this all as one phase. When asked about streetlights, Chairman Bench said they would be installed at every intersection. They would buy the lights from Rocky Mountain Power to install and then the City will pay the \$12.50 monthly fee per light. Manager Warnke said there is a little interface between commercial and residential. Chairman Bench said there has to be a fence between a residential zone and a commercial zone. Director Fulgham said you would also have an escrow bond for all the public improvements. You will have a year guarantee period where the City is owed 10%. Chairman Bench said there would be no grubbing until we get to a recording stage. Engineer Breinholt will issue a permit after a pre-construction meeting and then you can start grading.

- d. Concept plan for Harvest Acres Subdivision and site plan—Garth Day

Manager Warnke asked about a pump station. Mr. Day said we do not need one, our engineer thinks it will gravity back. He has rethought everything. Manager Warnke asked about upsizing utilities at 100 West and 300 West. Director Fulgham said if it is a small amount south the eight-inch would take care of it. The eight-inch would handle the sewer and would not have to be upsized. Engineer Breinholt would look into that

more. Manager Warnke said we could service some of these areas better than Elwood. I wonder if it makes sense for us to look into that. Director Fulgham said the water upsize would be 10 inches and the hardest part is going under the railroad tracks. With a looped eight-inch system you can carry a lot of water. Manager Warnke then asked about an outfall line from the regional basin. Is there enough information that we can start talking to the owner? Director Fulgham said the best way is to go straight east at the very south end along the freeway. Engineer Breinholt said we would need a survey for this. It is such a mess and does not line up with the river.

Manager Warnke said are they thinking about combining those for the pedestrian crossing/storm drain easement across the canal? We need to get a storm drain easement through that area. Does it make sense to combine them? The pedestrian crossing will allow people to get to each subdivision over the canal to access the park and trail. Director Fulgham said that to me it does not matter where the trail crossing is. The storm drain crossing will have to be at a certain point. The other crossing needs to be where it can be easily maintained and used the most. It could be the same corridor, but does not have to be.

Mr. Day said our townhomes would be slab on grade with no basements. Manager Warnke said my concern with that configuration is that it looks like the garages back right onto those private roads. We need to discuss backup and sight distances so vehicles can pull out of the garages safely. There is a minimum of 25 feet for backup distances. That would include the driveway, but Chairman Bench said the way it is drawn there are no driveways. Manager Warnke said related to the townhomes there are an abundance of parking spaces and some of it is really close to the units. You might want to rethink that. Code requires you to have 2.25 stalls per unit. It looks like you need to come up with 63 stalls in addition to the two-car garage for those townhomes. It is good to have some extra.

Engineer Breinholt suggested a stubbed road for the future. Chairman Bench said that would line up with 150 West. The Committee then discussed temporary turnarounds. Engineer Breinholt said anywhere you have a home facing this street you will need one. Director Fulgham said you could do a paved hammerhead. Manager Warnke said the bigger issue is the road. He is showing something less than the 60-foot dedication. There is also a dedication on Rocket Road. Mr. Day said he can get you the 80-foot dedication. When asked about the next step, Manager Warnke said we need to finish the annexation and submit the preliminary. Mr. Day questioned where phasing should stop. We plan to do 30 lots in this phase. The Committee suggested stopping at the temporary turnaround.

Engineer Breinholt said I am not sure if this is deep enough. Have the engineer take some measurements and calculate to see if you can go under the canal back east and back up. Neither of us wants a pump station. Mr. Day said one of these roads will have to be a public utility easement, right? Director Fulgham said you have to give the City

an easement through there and we will take care of the sewers and other stuff, we just do not plow the roads.

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 10:54 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 17th day of March, 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.