

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 20, 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 10:09 a.m. The meeting was held January 20, 2021 in the City Council meeting room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham (left at 11 a.m. and returned at 11:34 a.m.), 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 January 20, 2021 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: No minutes to approve at this time.

3. New Business:

- a. Discussion of preliminary plat for Rivers Edge – Skyler Chambers, Rick Brooks, Braden Moore—RSN Investment, Andy Hubbard—Great Basin Engineering, Michael Jewell

Manager Warnke asked how the annexation was going and for an update on the petition. Mr. Chambers said we are close, but have had a bit of a slow down on our side. We need to get some documents finalized and have all the signatures needed, except from the canal company. Manager Warnke said it is hard to look at each section without seeing a full-blown submittal. There are dimensional standards that affect density, such as parking and buffering, and my first thought was that 25 dwelling units per acre seems tight. Mr. Hubbard said the majority of this is single-family homes (10,000 square feet), then for the townhomes it is about 14 units per acre. It is the apartments where they go vertical and are 25 units per acre. Manager Warnke said I just want to get on the same page to make sure these dimensional standards do not impact the density. I did get a draft of the PID policy and will review that and get comments back to the attorney.

Manager Warnke said I noticed you enlarged the intersections, but I am not sure if you did that on Main Street. Do you have the cross section figured out for the connection to

1300. Mr. Hubbard said yes, to use the 60-foot right-of-way the sidewalk has to be against the curb. Engineer Breinholt said there is enough room to squeeze the right turn lane. We have decided how to handle that without getting more property. Manager Warnke said we need an easement according to our agreement access. Engineer Breinholt said it does not matter where it is, just move it around as development happens. The access needs to be big enough to get maintenance trucks down there. The Committee asked about other accesses. Mr. Hubbard said depending if he picks up this piece or not, we will get it looped around and find a way to work it out. This stops and becomes a dead-end and these all pass through. We could turn this into a dead-end parking lot or bring it into the commercial area for a shared parking area with the apartments. Manager Warnke said I am concerned about how this flows and making sure we have a true corridor for two-way traffic. Mr. Hubbard said we plan to do the two-way traffic, but it may end here if he does not pick this parcel up and that would be landscaping. We have a meeting with UDOT next week to find out what they will require to get those three access points. Manager Warnke said ideally with this collector road the driveways would be off the side streets. Mr. Hubbard said we could restrict them to come off the side streets and handle that throughout the development.

The Committee then talked about the regional basin and how things would flow in the area. Mr. Hubbard said we are working on that design now. We are getting ready to do our storm water study based on your code. Manager Warnke said traditionally attached housing and commercial had their own retention/detention on site. Do you anticipate this regional pond for everything or would the commercial have its own? Mr. Hubbard said if we can size this to handle the commercial we will. If the commercial exceeds that, then they would handle any excess on site.

The Committee was asked if any type of commercial would not be allowed. Chairman Bench said it is a Mixed Use zone, which allows a lot of retail and business office type things. Storage sheds are not allowed. However, Manager Warnke said storage units that are an accessory to the residential areas could work. Mr. Hubbard said we have an easement to cross the canal with vehicle traffic, but not utilities. If we want this water line connection to tie in, we need to work with the canal company and would need support from the City. We have an easement across the canal, but they own a 60-foot strip. It would be a 6 to 12 foot purchase from the canal company. Our pavement widths will be right in that intersection without the park strip and sidewalk. Manager Warnke said while you are having those conversations with the canal company, it would be better to get the full right-of-way width and shift it south so we line up with this owner's boundary. We want to make it function properly. Anything less than would not realize what we are trying to accomplish, which is a good corridor that extends through. Mr. Chambers suggested they have a meeting with the canal board. When asked about the pump house design, Engineer Breinholt said I would do the design on the pump station and confirmed he would have a piece of property to work with.

Mr. Hubbard said the lots would be 10,000 square feet with an 80-foot frontage as their minimum. We have a phasing plan put together and will let you start seeing that. Mr. Jewell said that as a development team we have considered starting Phase 1 before we have the PID in place to have more investment dollars. When asked about the opportunity zone, Mr. Moore said we are figuring out the best way to maximize all that and the opportunity zone is intriguing. Currently we have eight phases and because of improvement costs, they want to do a mass grading and utility plan. Engineer Breinholt said we would like to see the whole plan—an overall design with detailed submittals.

The group discussed the location of secondary water lines and how those would flow throughout each phase. Manager Warnke reminded them that fencing is required along the canal as a subdivision improvement. Do you know where the right-of-way ends for the canal and how it lines up with what you are showing? Mr. Hubbard said I have that placed in prior descriptions. I will find out what they have recorded. Manager Warnke asked them to review the title report and come up with a calendar so they have a realistic timeline and know what their resources are. Mr. Jewell said they have put together a preliminary schedule, which they would share with the Committee.

- b. Discussion of Final approval for Spring Hollow Phase 2—Blake Christensen, Ricky Christensen & Ben Johnston

Chairman Bench said I think subdivision wise it is in good shape. We just need to get a development agreement put together, issue a bond, and go over secondary water. Manager Warnke confirmed they had the HOA documents and would record the CC&Rs. Mr. Ricky Christensen said we would like to start constructing the clubhouse this summer. Manager Warnke said the project has changed so I would like to clarify our code and have the actual amenities called out. Mr. Blake Christensen said they are no longer doing the tennis courts. They would have a pickleball court with the half basketball court combination and clubhouse. When asked about parking, Mr. Blake Christensen said we plan to lay sod and the mesh here. Mr. Ricky Christensen said residents were against the parking because they want to be the only ones to use it. Chairman Bench said you will need that parking when extended family comes in. It needs to be big enough so they can back up in the parking lot and not into the public street. They also discussed having 7 to 10 parking stalls available depending on how big the clubhouse is. Although they were not sure on the actual size, Mr. Ricky Christensen said it would be a two terrace with an indoor pickleball court. The Christensens confirmed they are installing lines for secondary water and would be required to give 1.97 water shares. If they had two to give, the City would reimburse them for the excess or they could bank it for the next phase.

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

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

Chairman Bench said this is the same thing for this lot as we did on lot 158. Mr. Pena said now that we have the HOA we could subdivide it as we talked about months ago. Chairman Bench said these are under construction and well beyond the phase to tie into the sewer so they are using the sewer from that one building and the HOA will maintain that. Engineer Breinholt said we need a site plan to go with it showing all the existing connections and site improvements. Chairman Bench said once you have that submitted we could get you back on the agenda.

- d. Discussion and consideration of converting 4 plexes to 7 plexes at 2455 W & 2475 W – Blake Parkinson

Mr. Parkinson said these are apartments, but what do I have to do to turn them into townhomes? Chairman Bench said that is a subdivision plat and creating an HOA because of the water and sewer having only one meter per building. Mr. Parkinson said there is one meter per building, but there are four separate lines going to those. We could put in their own water meter. Chairman Bench said that is a possibility, but the sewer is all tied into one so that is where the HOA comes into play.

The group discussed the dimensions of the half-acre lots and the calculation for density. Mr. Parkinson said the distance between the ends of each building to the property line is 73 feet on the one and 84 feet on the other. With it being zoned RM-16 (16 units per acre). The Committee agreed he did meet the density for seven units. Chairman Bench suggested he get a site plan professionally drawn up and engineered to show the parking and landscaping, as well as water and sewer. Mr. Parkinson said this is the existing and there are two parking lots with 24 stalls. Chairman Bench said the code requires 2.25 parking stalls per unit. With the 11 units, 25 stalls would be needed. The Committee also addressed the need for a dumpster enclosure made of masonry. Mr. Parkinson said that would be located on the back of the property next to a storm box. Manager Warnke reminded him of the 10-foot buffer on the back that would be required.

- e. Walk-ins:*

Engineer Ben Johnston had questions on a few developments he is working on. He asked about the type of structure for flow in Archibald's and details for the boxes. Engineer Breinholt said six inches would flow more water than we want. Director Fulgham said a plate and diagonal would be good. Mr. Johnston said I cannot do a diagonal on some of these and confirmed he was okay to drill or tap straight into those. Chairman Bench said they needed an update to match what is being constructed in Spring Hollow.

4. Comments/Reports:

Director Fulgham brought up discussion on a new construction application that would give the City more teeth in enforcing and ensuring developers are doing what is agreed upon. This is a construction permit to check off these steps and make sure they have these things done before we allow them to break ground. We do not have the language currently that requires a construction permit. We do not want things going on that we do not know about. This would not preclude them from moving dirt, but it would preclude them from putting pipe in the ground. No matter which phase they are doing they need to come in. This would make them adhere to what they should already be doing.

Engineer Breinholt said that as I drove through Spring Hollow, I realized we need to have regulations on this hillside development. I want to dig into it and make sure we are covering those. I want to ensure the hillside development code is strong enough that we are not getting into trouble with grading issues. We need another final checkpoint for some of this stuff. I will read it and sit down with a couple people in the office who have worked on hillside development to see what they would suggest.

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 12:34 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 24th 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.