

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 10, 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 9:06 a.m. The meeting was held February 10, 2021 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 February 10, 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—December 16, 2020

Motion by Director Fulgham to approve the minutes of December 16, 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. Project discussion for the area of 800 North 2300 West – Jim Flint, Ben Moa, and Cody Burton

Mr. Burton said we are buying the whole property. Originally it was a smaller portion, but now he wants to get rid of all this. Manager Warnke said 66-feet will be required for this collector road and I do not think you have the depth with that house there. Maybe you could do some trading by taking property in the front and giving them property on the rear or side. The Committee discussed where those accesses would occur.

When asked how many houses they plan to build, Mr. Burton said it depends on the layout. How many can we put in with only one road going in? Chairman Bench said 30. Mr. Burton said with quarter acre lots we will have 33 for 10,000 square feet and if we go to 8,000 it would be more. Mr. Flint asked if 60 feet would be adequate since many of the accesses in the area are. Could we widen out the road six feet and get rid of the planter strip? Manager Warnke said where is the bottleneck? Engineer Breinholt

showed where the two homes are located. Manager Warnke said there is no frontage. The 66 feet allows for parking on the road on each side with two-way travel. Engineer Breinholt said we could construct the asphalt section for a collector road in that right-of-way we just have to restrict on-street parking. You will need a survey to see where everything goes and how it lines up. Mr. Flint confirmed the collector road would be 66 feet and tie into 2650 West, while the interior roads would be 60 feet wide.

When asked about sewer and secondary water, Director Fulgham said they are both there and you can tap into them at the street. Manager Warnke said you would also need water shares, which they are working on acquiring. Mr. Flint asked about storm drain and Director Fulgham said you have to calculate that and see how to get it out of there. It will be a tougher one, but you should be able to get it down to the lower River Valley. You might have to have a small detention basin as part of the development to control the flow out of there if that cannot handle it all at one time. Water would come off 2300 West.

The Committee said they would send several drawings of the area to assist them. When asked about groundwater, Director Fulgham said you are below a canal and a ditch. I am not sure it is terribly high, but you will have to do a soil study. Chairman Bench said these homes are slab on grade. Most of these people do not have a typical basement.

Mr. Burton said this road would connect up here at 2650 West and push through to connect to 1000 North. Could we just stub to the canal or do we need to go over it now? Chairman Bench said if you have two roads into the development you are good, but you could connect to that, too. Manager Warnke said according to City code you are required to fence lots adjacent to the canal prior to occupancy. The Committee also discussed frontage and footage of the lots.

- b. Discussion and consideration of site plan and plat review for Abigail Townhomes – Hansen and Associates

Chairman Bench said they would put this item on a future agenda for discussion.

- c. Proposed development discussion for Terry and Shane Johnson – Jim Flint

Mr. Flint said Terry Johnson and his son want to build a building on lot 4. This is a sketch of the frontage. It is going to be an 83x148 building and 17 feet high. Chairman Bench confirmed that different segments of the building would be leased out to tenants. Mr. Flint asked about requirements for the Commercial Highway zone. Chairman Bench said you would have to follow the landscape and parking plans. Would the uses include retail, small manufacturing, or restaurants? Mr. Flint said he would find out their intended purposes.

The Committee reminded Mr. Flint that they would need secondary water shares for this area as well even though it is not stubbed there yet. Engineer Breinholt said the amount of shares would be determined based on the site plan, but is a one for one calculation on actual landscaped areas. The hard surfaces are not included. Chairman Bench said the code has minimum landscaping requirements. The buffers for parking are 15-feet in the front and 10-feet across the sides and back. For that size of building (12,000 square feet), about 40 parking stalls (10x20) would be needed. The buffer from the front property line would be 25 feet, while the back would be 20 feet and 10 feet for the sides. Manager Warnke said landscaping will be determined by the buffer widths and parking islands. Every 20 stalls you would need an island.

Mr. Flint asked if there are any water or sewer issues? Director Fulgham said water and sewer are stubbed there, which I will make you utilize before you cut the road. There are three different four-inch stubs on those lots. He wanted to utilize one approach for two lots and the common access is recorded. Manager Warnke said we wanted to reduce access on the road since it is an arterial. Director Fulgham said I could send you the drawings of the road and where they go. If they are going to do individual meters per unit they will have to build manifolds across there and tap off that four-inch. They will have to retain the storm drain onsite. That has high groundwater so you will want to do slab on grade and build the facility up.

d. 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 10:17 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 31st 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.