TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 24, 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 February 24, 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 24, 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 and consideration of approving the USDA Office Building Site Plan, located at approximately Main Street and 2000 West—Jim Flint

      Manager Warnke reminded Mr. Flint that the landscape plan has to be completed by a landscape architect. If we follow the same planting pattern as this one it is okay, but we have two different plans. Something needs to be on the landscape plan to make it clear that this is the plan. It looks like you tried to replicate it, but it is not exactly the same. You need to make sense of it and figure out how to implement it completely.

      Mr. Flint said the dumpster has been relocated and we will have fee in lieu of the curb, gutter, and sidewalk. We also did a cost estimate that I will send to you. We are doing a lot line adjustment, the right-of-way dedication, a sewer easement, and cross access. We have already recorded the lot line adjustment and sewer, but they need to be put on one plat. We will combine the two maps. Manager Warnke asked about UDOT's proof of access permit. Mr. Flint said the fee has been paid and we should have that soon. A blanket PUE and MUE will be dedicated on the plat.

      When asked about the geo tech report, Mr. Flint said the groundwater is very shallow, which is why we built the site up and are only going a foot deep on the pond. The other

thing is that the structural sections seem to be thin. Engineer Breinholt suggested going thicker because a 3 on 6 would not hold up. They do not plan on truck traffic at all. I would put pavement under that. Our street sections are 3 on 8 on 8. I would not do less.

Mr. Flint decided the spill drain for the storm water was not necessary and could become a liability. The Committee also agreed that a fence along the freeway would be encumbered by the storm drain and would not be necessary. Chairman Bench will put a development agreement together and said to get this all tuned up and sent back. Director Fulgham said we talked about having two connections, one for outside irrigation. If not then they get billed sewer for outside irrigating. Have two meters, one for the office and one for outside irrigation.

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

b. Discussion of Envision Estates Subdivision 600 North 700 West – Jim Flint and Jon Harrop

The Committee discussed where a stub would be required and explained that the stub going into Visionary's development no longer exists. Mr. Flint said the County still owns this square piece, which we could look into acquiring. It already has good access from here. Engineer Breinholt said there is no way to do a street in there. I prefer it to have access to 600 North unless they want to sell that portion. There is not enough space to make a street work and still build. Manager Warnke said what is that gap? Mr. Flint said Visionary is working with us on that. It is a 10-foot strip that has been used for irrigation. Manager Warnke said I like the proposal for regular lots rather than a cul-de-sac. When asked about combining the storm drainage into one spot, Engineer Breinholt said there is no outlet where you have them. They will be City owned and need to be combined. I am not sure if it could get to the south end of this project or not. Storm water has to go to 600 North. The Committee also discussed options for sewer.

Mr. Flint said does 500 West need to continue onto 100 or can it just stub there. Manager Warnke said we could not create a parcel that is undevelopable. Chairman Bench said that needs to be worked to where 500 West would line up and could be utilized or you would get a lot line adjustment to shift things over.

c. Discussion and utilities/infrastructure, design of BR Mountain Road, and zoning/land use for a concept development located at 1000 North adjacent to I-84—Tyler Howland and Jared Boyer

Mr. Boyer discussed different plans along BR Mountain Road. He said this would be a mixed development with smaller industrial products, as well as some single-family homes, townhomes, and retail pads. We tried to align the BR Mountain Road with

future development and things that would come through there. We estimate this as a seven year build out. We plan to have a portion of green space through here that would be maintained as private land. Manager Warnke asked about the lots platted around the existing houses. Mr. Howland said those are proposed retail lots. Chairman Bench confirmed that the slope easements would get flattened out and should not be an issue. Engineer Breinholt asked if they have figured out a plan for sewer. Mr. Howland said that is part of our infrastructure to figure out where sewer, power, gas, fiber, and water are in the vicinity. Director Fulgham said the sewer and storm water would be the most important and biggest issue to work out.

Manager Warnke said I generally like the layout, but I do not like cul-de-sacs. Mr. Howland said we could explore more of a loop rather than cul-de-sacs through there. Mr. Boyer said we need to have a fire access or turnaround that is sufficient for big trucks and since we do not know the timeline of the development to the north, we defaulted the end of the property to a cul-de-sac. Manager Warnke said this transition between the existing homes might be better as residential. What type of commercial would be there to support the interstate traffic? Mr. Boyer said once we start seeing rooftops here, the demand will increase for retail pads. That could be residential, but we think it will be retail. It just depends on what the next few years look like. We have proposed townhomes for a more comfortable transition.

Engineer Breinholt said I would like to look at the road in depth and make sure people can see left to right as they come into the corner. I want to make sure we do not create an odd intersection that is hard to see traffic. Mr. Boyer said as far as tenants, they would likely see small to medium warehouses for companies that are looking to utilize these flex spaces. Engineer Breinholt said BR Mountain Road is an 80-foot right-of-way running north and south. When asked about others, Chairman Bench said residential roads have a 60-foot minimum on the interior roads and stubs.

As it relates to water shares, Director Fulgham said for commercial we do them on a case-by-case basis. It is one share for every irrigable acre. Engineer Breinholt said residential lots work out to be about half a share per acre, but are based on lot size. Chairman Bench said this area is zoned Commercial General, but you can continue the agriculture. There would have to be some consideration to put residential and other components for industrial. Manager Warnke said your parcel is large enough there could be a master plan zone. The Planning Commission would rather have typical zoning than specific zones for a development. We will share with them some benefits of why that is better. I like the flexibility built into a master plan zone.

d. Discussion and consideration of Archibald Estates, Plat K – Ben Johnston

Mr. Johnston explained the issues with sewer and how he has laid that out. The Committee also discussed the fee and lieu for chip seal, as well as streetlights and where those would be placed. Chairman Bench said we will work up a development agreement

to reflect that. Mr. Johnston said he would submit the changes and explained some adjustments to the addresses.

Manager Warnke said the stub road is going away because you are dedicating property to the City for a secondary water pump station. We need some type of legal description for that. Engineer Breinholt asked Mr. Johnston to share his survey to see how it fits. Manager Warnke said I worry about the 24-inch irrigation line in that 10-foot wide easement. That seems tight if they have to get in there. Mr. Johnston said that is a sub surface line that continues to that ditch. Engineer Breinholt said they may have to get in there for maintenance and 10 feet is not enough. Mr. Johnston said there is a 20-foot setback on the rear. Chairman Bench asked about the covenants and if they are allowing sheds in the backyards. If so, they could not be permanent so they can maintain access. You might have to verify that it has to be less than a 200 square feet. Manager Warnke explained the new dedication language that is forthcoming and asked Mr. Johnston to make it broader by say utility lines instead of public service utilities. A landscape plan is required and that does not include fencing except by the canal. Mr. Johnston said we plan to do all the landscaping. Chairman Bench read the code on what would be required.

Motion by Director Fulgham to approve the final for Archibald Plat K based on the development agreement and construction drawings. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

e. Discussion and consideration of Spring Acres, Phase 7 – Ben Johnston & Marc Allred

Director Fulgham said we are still waiting on water shares. We need 1.39 for Spring Acres. Chairman Bench said for the commercial office building we are down to the landscape plan. Just get that done. We could approve this, but it will not be recorded until we get the landscape plan. That way we can get you off the agenda. Engineer Breinholt asked for the updated construction drawings. Chairman Bench asked them to get proof of the engineer's estimate, water shares, as well as fee in lieu for streetlights and chip seal.

Motion by Director Fulgham to give final approval for Spring Acres 7 pending submission of water shares, construction drawings, and the landscape plan being completed for the commercial development. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

f. Walk-ins:

In attendance to discuss their future development were Michael Jewell (left at 11:48 p.m.), Braden Moore, Andy Hubbard, and Skyler Chambers. Also in attendance was the

Bear River Canal Company General Manager, Trevor Nielson.

Mr. Moore said we have the whole project funded outside the PID, but we have some momentum and all the entities are in place so we are ready to move. We will do reimbursement through the PID, but would like to get what is in the City approved. Manager Warnke said they have worked on the PID policy. Mr. Chambers said I could get the petition ready. We are working through all that. Mr. Hubbard discussed the different phasing. Manager Warnke said we need to ensure construction debris does not get pushed over the hill. Mr. Chambers said we could put up a fence to begin with. That would help. Mr. Moore said we want to design the whole project, but focus on Phase 1 first. The whole PID will be approved, but it will be funded in two phases.

Mr. Hubbard said we have that parcel configured to meet your standards for the intersection. We are showing the secondary access as a drive approach rather than a street. We have it aligned to come straight through and with a second access. There is no access here. The road would just turn. This would be landscaping and sidewalk. These 18-foot stalls overhang. There is landscaping and a six-foot sidewalk with a 26-foot drive isle. On the commercial it would be more for an access drive. We are working with UDOT's traffic engineer for an impact study to figure out what is required.

Mr. Moore said we had a meeting about the bridge over the canal and redoing that easement so we can bring utilities across. We want to know the best timeline for that process. Mr. Nielson said he would be the one to prepare the documents, but the board approves any canal crossing and head gate. We have to make sure it meets our requirements. They have indicated you are looking to approve using the existing property, which is a different conversation than what we had where they needed to do an expansion. Manager Warnke said only because the canal company would not consider that. Ideally, we would like to re-align it so it adjusts with our long-term transportation plan and expansion. Mr. Nielson asked how much adjustment would be needed. Manager Warnke said five feet and then the intersection would be tweaked a bit. It would move toward your building and require a lot line adjustment. Mr. Nielson said I think I could convince the board to do that if it works. We need the developer to draw up those documents so we are given the ground on the other side. Manager Warnke asked if they would require an expanded for a collector lane and receiving land in that intersection. Mr. Nielson said they have a right to cross our canal if they are able to do it in the space they already own. An expansion is a different discussion. This splits up what the canal company has and we would need that area when we move our building. If you want to go bigger than what they already own, that is a discussion to have with the board. Mr. Moore explained that they have a 60-foot right-of-way currently, but the City standard is 71 feet for this type of intersection. We would need to move it south about 20 feet and get another 11 feet. Mr. Nielson said provide us with a description for the 50 feet from centerline. I will take this to the board for consideration to be recorded as a prescriptive easement. Manager Warnke said they would need to

write these issues in the pre-annexation agreement so everyone knows what is required.

Mr. Nielson said does it simplify City planning for the canal company to be in the annexation and what are the advantages of that? Our concern was with taxation. Manager Warnke said it does and those taxes are marginal. Mr. Nielson said I did not realize it was split. We would only want to deal with one land use authority and since it is a small taxation increase we could, but the board will still have to make that decision. The Committee further discussed the processes for annexation and petition with property owners. Mr. Hubbard asked about park amenities besides grass and storm water. Manager Warnke said he would get input from their Parks Director. Mr. Hubbard said what is the next step to get Phase 1A and B going? Chairman Bench said we need a preliminary plat, construction drawings, and time to review those. The group discussed different roads and stubs that would be required, as well as turnarounds.

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 11:56 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 _____, 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.