

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 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 9:12 a.m. The meeting was held March 10, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham (left at 9:52 a.m.), Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the March 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—January 20, 2021

Motion by Director Fulgham to approve the minutes of January 20, 2021. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

The following items were discussed out of order.

3. New Business:

a. Preliminary review for Harvest Acres – Garth Day & Jay Stocking

Mr. Day asked about the turnaround in Phase 1. Why does this configuration not work as a hammerhead? Engineer Breinholt said the issue with the fire turn around is that lot 7 faces the street. Garbage trucks and snowplows have to be able to turn around without backing up in the street. Director Fulgham said with a hammerhead on the side we pull in and back up this way, not in the street. It depends on how the houses face. The goal is to keep us from backing up in the street. Chairman Bench suggested looking at a lot with a knuckle. Mr. Stocking said we could get rid of the stub street and put a knuckle in. That solves the problem if you do not leave the connectivity there. Mr. Day said I would have our engineer add a knuckle and split the lot. Those two will be a bit bigger, but not much.

Mr. Day discussed potential phase lines based on where sewer needs to be routed. We have to be able to get the sewer up and over. We could do 10 lots this way and then go this way. It is shallow enough to get up and over. Our engineer will calculate where the line will be for the first phase, which is fairly small. Over here is deep enough, but up here he has to get back to Rocket Road. We will pump there while everything else goes this way. Our engineer needs to calculate where this crossing works. That is where the pedestrian crossing will be for sewer and pedestrians. Engineer Breinholt said has the canal company seen this? They will want their prescriptive easement. I do not think they need 75 feet on each side, but they do need enough access for a vehicle. Mr. Stocking said we have had discussion with them and they want the 150 feet. We are not going to give them that much because they do not need it. The group discussed the process of gaining permission to cross the canal and potential options and locations for a culvert box. Mr. Stocking wondered if it would be best to put one near the freeway. Would it work to do it down there and then pedestrians would be directed to the park. Manager Warnke said it could work in either location. It just has to be bigger. Mr. Stocking said I would have him design that direction. We will be encouraging the walking trail so people might park there to get to it. Having driveways there could discourage people from doing that. Director Fulgham said if it becomes an issue, we could sign it and give the police the right to do something.

When asked about drainage, Mr. Stocking said that would be designed for us to take care of. Manager Warnke asked how their discussions with Rocky Mountain Power are going for the dedication on Rocket Road. Mr. Day said he would follow up on that. We have done all the test holes for the geo tech and should have that report soon. Mr. Stocking said do you want us to fence right up to this. Who is responsible to maintain the landscaped sidewalk to the fence? Manager Warnke said it would be City since there is no HOA. Mr. Stocking said they would add decorative rock in that area for access to the trail so it can be sprayed and easily maintained. Manager Warnke asked Mr. Stocking if he would dedicate a development easement across this corner piece, especially with the power poles being shifted. Mr. Stocking said we already gave you that other piece so I figured we could just deed all that to the City.

Manager Warnke said do we need to upsize the utilities on 100 West and 300 West? Director Fulgham said what is there for water and sewer would be enough for the future. Engineer Breinholt said we might want to look at upsizing water, but the sewer will not matter because that would be pumped eventually. The group discussed an area that could be paved or graveled and where the best location for sidewalk would be. Engineer Breinholt said it would look better with a standard park strip and landscape to it. It will still be right-of-way in case it ever is widened out. Chairman Bench said that would give these people more room to back out. Manager Warnke said put a note on the plat that requires the driveways to be on the north side of those property lines. Engineer Breinholt said the corner lot does not matter, but the southern two lots could have a driveway on the other side.

Manager Warnke asked about a site plan for the townhomes. I would recommend offsetting them slightly so windows do not line up directly with one another. Mr. Stocking said there is 44 feet between them and with that much distance a few feet does not change much. Some of them will line up and some of them do not. These will be three-bedroom townhomes with two car garages, but we might do a four-bedroom option with a single garage. Manager Warnke asked about garbage collection. Right now we are thinking cans since the garages are big enough to store them. If you go to a one-car garage, how would that play out? Chairman Bench said the change to the townhomes with bedrooms and garage sizes really messes with your parking because you are required to have 2.25 stalls per unit. Mr. Day said I am not sure if we will do any of those in the first phase. Manager Warnke said garbage cans could really spoil a neighborhood especially with density. I would like to see dumpsters unless there is a practical way to store them. He confirmed the streets would be private, but utilities would be public.

Chairman Bench said there are two things we are looking at—the subdivision plat and the site plan. Mr. Day said we have all this as one big project, but really, it is going to be built as two (east and west of the canal). We need to get rolling on Phase 1 (the single-family area). Chairman Bench said could you do two subdivision plats? There are just a lot of questions that need to be answered before the Planning Commission sees that. Mr. Day said I could separate these plats out and do this for preliminary so we can get rolling on the final and then I can work on the issues here. This one is ready for preliminary. Chairman Bench said have your engineer break out the phases so the Planning Commission can identify them.

Motion by Chairman Bench to send the west half of the development with the traditional lots to the Planning Commission for preliminary review. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

- b. Concept plan for 450 North just west of apartment complex – Sierra Homes Garth Day & Jay Stocking

The Commission then discussed an area near BR Mountain Road and the Ashfield apartments. Manager Warnke asked about adding a different housing product to this area. Mr. Stocking said we want more affordable apartments with the option for them to be sold as a townhome. They are nice buildings. There are tons of people who cannot afford more, but want to own. I do not think that is wise to take that away from the market. Manager Warnke said it is just nice to have a balance with a little different product. How can we break it up a bit? I understand having this portion the same to finish up this neighborhood, but the other side could be the start of a new housing type. Maybe we could solve some of it by design. Engineer Breinholt said I do not mind this along BR Mountain Road, but going north, I think you should transition to homes.

Manager Warnke confirmed where the dumpster would go and asked about the parking configuration. We need to confirm you have enough stalls that are the right size and potentially a landscape island to break that up. Chairman Bench said you are showing 24 stalls for 12 units, but with the 2.25 stalls per unit requirement, you will need 27 stalls total. Get your preliminary drawing together. Manager Warnke asked about the 20 feet rear setback. I think this is too tight. With patios that will be real close to the property line. Mr. Day asked if there was not enough space. Chairman Bench said not to do a six-plex, but you can do a four-plex.

Manager Warnke said on this one can you swap it so the front faces BR Mountain Road? Mr. Day said yes. Engineer Breinholt said I want to get rid of that and limit the number of access on that road. Otherwise, that becomes a thoroughfare to people outside the development. We need access control and we can do that by limiting accesses to BR Mountain Road. Chairman Bench said provide us with a preliminary showing all the measurements so we can figure out the density. Mr. Day said I would get elevations for these as well as parking.

c. Walk-ins:*

Resident Craig Christensen came in to discuss his land with potential buyers along with hurdles in developing that. The Commission said storm drain seems to be the biggest issue. Chairman Bench said it would eventually go across 2650 West. There would also have to be a pond. Manager Warnke said we could eliminate some of those ponds with a regional detention basin. Chairman Bench said if it is designed right to Chris Sorensen's property they could do a future street, but they would still have to get the easement from Mr. Stocking.

Mr. Christensen asked about a drain ditch in the area. Engineer Breinholt said that would eventually become a City storm drain and the City does not want a storm drain in backyards of homes. That was put in to convey water and allows Mr. Sorensen to farm that. Chairman Bench said we have to do things right so everyone is protected and a storm drain is a big issue. Engineer Breinholt said there might be an opportunity to get an easement through the end of that cul-de-sac where the lines are. We already have sewer and secondary water there so there might not be enough room. I would rather have that storm drain go over to 2650 one day. These lines are not sized to take this water. We could have a temporary pond to help maintain storm drain for that area. This is not my favorite place to put storm water, but it is an option. We could do it on a temporary basis. We would plan it as a future lot when the connection is made. Mr. Christensen said I would talk to my realtor and plan to go that direction.

4. Comments/Reports: None.

5. Public comments: No public comments.

6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:20 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 19th day of May, 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.