

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 17, 2021**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Community Services Director
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee meeting to order at 9:05 a.m. The meeting was held March 17, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Christensen (left at 11:14 a.m.), Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance.

1. Approval of agenda:

Motion by Director Fulgham to approve the March 17, 2021 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye, Director Christensen – aye. Motion approved.

2. Approval of minutes—January 27, 2021

Motion by Director Fulgham to approve the minutes of January 27, 2021. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye, Director Christensen – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of preliminary plat for Holmgren East, Phase 9 (Rivers Edge, Phase 1) Skyler Chambers, Michael Jewell, & Braden Moore

Mr. Chambers said we want to move forward on Phase 1 with the parts that are annexed into the City. We are trying to figure out who owns the piece of ground underneath the canal. As far as we know, the County does. We have discussed putting this road in all the way. This is the phase line at the City boundary. Chairman Bench clarified they would put the road in all together, but not those lots. Mr. Chambers said yes and include the park in Phase 1. Chairman Bench said they would need to include the County in this process. Talk to them and make sure they are good. I do not think they will be too concerned because annexation is underway. Mr. Chambers said the only thing the canal company has is an easement along here to run the canal. Chairman Bench asked them to submit the plat for this side of the development. Mr. Chambers said he would and noted that utilities have been stubbed.

Engineer Breinholt asked about the secondary pump station. Mr. Chambers said we would build the pump station in the park during Phase 1. Director Christensen said I sent an email with ideas for the park. Mr. Chambers said we already have horizontal

parking around the park on three sides. When asked about widening the street, Engineer Breinholt said the collector is already wide enough for this to happen. There is plenty of space. Mr. Moore said the pond would maximize the park area, but ensure we have enough for that 100-year storm with a two-foot depth. Director Christensen confirmed that all the amenities were up and out of the bowl. Engineer Breinholt asked them to send the design calculation and a drainage plan. The Committee said it looks like most people would park on the collector road as a convenience. They suggested putting amenities on the opposite side to draw people there. Engineer Breinholt said it might be a good idea to have this be a full street so they can get around to these stalls without making a U-turn. I do not think they will drive all the way up and around to get into these sides. They will cut through. I am more concerned about how people will access the other side. They will need to reverse direction to park there. Director Christensen said it would be nice to have the condensed parking if you do have a bowery or playground. You do not need two full sized soccer fields. It would be nice to have this park be more for leisure and playground with a pavilion, not necessarily programming. The idea is to have something worth driving across town for. I do like the walking path around it. Mr. Moore said this will connect to the trailhead and we can put signage there. Director Christensen wondered if pickleball courts would be good in a neighborhood with so many townhomes around it since it is a loud sport. Mr. Moore said we could limit the hours or have a timer on the lights.

Manager Warnke asked them to submit a preliminary plat showing the phases. Mr. Chambers said we discussed the additional lots for the clubhouse and pool. That determines what we can get in the PID. The clubhouse would have parking but we would not want people who are going to the park to park in the private community section. Manager Warnke said the canal encumbers these lots so you need to work that out. The multi-family section is still a bit rough. Some of the buffering requirements are less than the City standards and the same goes for parking. Mr. Chambers said these are not the finals just a place setter until we get to these phases.

Manager Warnke said this area seems more undevelopable. We could have a delineated access through that is unobstructed with a parking lot. There could be a right in and right out to de-emphasize it while still providing good access. Mr. Chambers said that is part of our UDOT study. We will find out more as we work with them. Manager Warnke suggest pulling the trail back a bit and allowing for trees and good connectivity with ADA and the concrete to the trail. Director Fulgham said I think concrete works best to make the transition and holds up well. When asked about collector roads, Mr. Chambers said we have it flared out at the intersection for that transition. Engineer Breinholt said this does not need to be a collector road all the way over. You could widen the turn lanes to meet the collector width at the intersection and then take the collector to the highway. It will just be local traffic. There is not enough there to justify a collector.

Mr. Chambers said we are on the canal company's agenda to discuss this major thoroughfare and moving it south so it aligns with what the City has. In the last meeting, they said they were okay with that, but they have not said anything about widening it 11 feet.

Mr. Jewell said so we obtain the water and dedicate it to the City? Manager Warnke said correct, I put together a pre-annexation agreement and there are three categories of improvements. One is project improvements, which are typical exactions. The other is system improvements or upsizing with City participating. Then there is another one for density and zoning improvements. That goes in that last category. In the agreement, we ask that you guys dedicate all the water shares at once and then we would reconcile it. Chairman Bench said show what amount goes to each phase so that is on record. Get these changes to us and give us a few weeks to review them and then it will be sent to the Planning Commission. Mr. Moore said that first they would get the homes in and then do the townhomes and apartments once that is approved.

b. Walk-ins:*

Ned Darling was in attendance looking for information on property at 1411 West Main Street. I am interested in purchasing that as an investment property and wondered what it can be used for. Chairman Bench said it is commercial highway, which has a lot of uses. Mr. Darling said they are considering an independent business where they make dumpsters commercially and lease or sell them. We might also have some small retail. The building has three bays. One would store the material on site and the other two would be used to manufacture the dumpsters. Chairman Bench said light manufacturing would make it a conditional use. You would have to go through that application process and have it reviewed with this committee. You would also go through the site plan process to discuss beautifying and fencing. Manager Warnke said we cannot give you an answer now you would need to submit the site plan to address the concerns we might have. Chairman Bench said I will send the conditional use along with a site plan portion of the code for your review. Manager Warnke said one issue is outdoor storage of materials and how that would be addressed. Mr. Darling said the material would be stored inside. They would then be sold or leased. Once people are done with them, the dumpsters would come back into our yard. Manager Warnke said the concern I have is a sea of dumpsters on Main Street. Dumpsters on a commercial site are required to be behind block walls with fencing. Director Fulgham said the kind of metal finishing that would take place and what goes down the drains is a concern for our treatment facility. He would contact the current business in Logan to see what their concerns have been. Manager Warnke said it sounds more like a manufacturing business, which we do allow under certain conditions, but I wonder if there is a better spot for it. That is why we go through the process to know what is being proposed and how to mitigate the issues.

Jim Flint was also in attendance to talk about several things. Through the design process, we found that all three gravity lines for irrigation, sewer, and storm were a huge challenge so I want to pick your brain on a few things. He discussed sewer and potential ways it could be routed. There is need to perpetuate the irrigation. Director Fulgham suggested routing it up to the top and around. Mr. Flint said what if we were to put that in the road with sewer and water on both sides or is it better to have it in a strip behind the sidewalk on the homeowner's side? Engineer Breinholt said you could do another easement behind it. Director Fulgham said is there any way to take it up and reroute it? That would take it all out of that subdivision. You could also have them buy

that property since that is the only piece being irrigated. If you have to fight all the other utilities, it might be better to re-route it. Engineer Breinholt said my number one option would be to pipe it around. Mr. Flint asked if that would be an easement or a separated dedicated parcel with access for the irrigation line. Engineer Breinholt said the City does not want to own it. Manager Warnke said Visionary just had a 15-foot easement back there, but they had manholes for cleanouts. Chairman Bench said if irrigation would work up here we could straighten the road back out.

Mr. Flint said I propose making this the high point to surface flow and have these be 20-foot drainage areas with grass. Director Fulgham said we would have to handle storm water on site because there is no place to take it. We do not want small ditches to take care of. Chairman Bench said learn from Visionary's study that they are not doing basements, it is all slab on grade. The Committee discussed different pipe sizing in the area. Director Fulgham said meet me over there and we could take a look. It could likely have a controlled release to get water out, but I do not like little ponds.

Mr. Flint also discussed sewer. What if we had these lots pressure into this and be the means of flushing it. Director Fulgham said how deep are you going to be? Engineer Breinholt said three feet from surface to flow line, but we want a foot of cover. They could raise the area up. You could also pressure sewer mains. They would pump in a pressure main in the street and gravity somewhere. Since they all tie into it, the City would own that. Director Fulgham said I do not want to do that. I do not have experience with a pressure main to know what kind of problems they have and we would inherit the problem. I would rather have a lift station. That way we are dealing with one central location. Engineer Breinholt said the problem with a lift station here is the ground water is so high. Director Fulgham said I would rather have it shallower, than deal with a pressurized main. Mr. Flint said we will do everything we can to stick with sewer mains.

Manager Warnke said where do you see this one flowing eventually. Director Fulgham said it would flow down to 600 North. In the future we would upsize and re-route it. It will get upsized at the railroad tracks then go down that corridor. We do not need to upsize through these developments. That is why we have the detention basins. Engineer Breinholt said this will work well if we have one for this area and oversize it a bit to include the property next to it. Mr. Flint said we would take everything down here. Just show me where we can discharge and pipe away. We will go back to the drawing board.

Manager Warnke asked Mr. Flint about island curbing at the USDA building site. Mr. Flint said we had it working until we had the landscape islands. Then we could not get it to flow the way we wanted it to around the islands. With the islands, it was harder to get around it so we took the curbing out to flow into that. There was a grading challenge. Manager Warnke said that would affect the long-term maintenance. Engineer Breinholt said the storm drain calculations are not right. You have to use the three-hour retention. Those ponds will have to be adjusted a bit and I want to see the calculations separated to see the two ponds. Manager Warnke asked about the water shares and they confirmed .59 shares would be required.

Manager Warnke said Engineer Breinholt will verify frontage improvements and we talked about the right-of-way dedication and fee in lieu amounts. Engineer Breinholt said we are taking eight feet from one side of the street for that eight-foot sidewalk and 4.5 feet from the other. Park strips really do not work in the main street area so we could put a 10-foot sidewalk up against the curb. You would have four-foot tree grades every so often. If that is not enough we could go another foot or two. I narrowed up that bike and shoulder lane from 12 feet to 11 feet. That is recommended by federal highway with a shared parking bicycle lane. Director Fulgham said how does that match up with the bridge? If that will never widen, why are we making everything else widen? Engineer Breinholt said the Transportation Master Plan says we need four lanes through the bridge and it will happen someday. Director Fulgham said if they do not put a second meter in, they are paying sewer on anything they sprinkle. Mr. Flint would remind them of that.

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 11:47 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 2nd day of June, 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.