

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 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 9:05 a.m. The meeting was held March 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 March 24, 2021 agenda with item 3. b. being canceled and rescheduled for a future meeting. 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 & February 3, 2021

Motion by Director Fulgham to approve the minutes of January 20, 2021 & February 3, 2021. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion of Craig Christensen's property – Tyler Nielson with Gardner Engineering, and Mac Builders, Mike Alvord, Mary Ehrart, & Steve Grange

Mr. Nielsen said there are lots back here being served off a private driveway. We are trying to make those and everything else work together. The hope is we can get a lot here and do a private drive that goes to two lots in the back and then everything else would be traditional and front the street. Can we get these two lots in the back with a private drive? Chairman Bench said the private drive right-of-way has to be 24-foot wide with 12 feet of asphalt if there are not more than two lots. It can be no wider than 30 feet. The private drive shall meet clear vision requirements. Director Fulgham said the depth is 300 feet so a hydrant could go out front, along with the meter and garbage pickup. Mr. Nielsen said so it is allowed. The code also talks about a traditional flag stem. I would rather it was the easement deep lot because it will work better. Manager Warnke asked about a turnaround. Engineer Breinholt said we incorporate that in the

driveway. Chairman Bench said the zoning is R1-8 so there is an 8,000 square foot minimum. Make sure you do a hammerhead for fire trucks or delivery trucks. Mr. Nielsen said what kind of connectivity are you looking for? There is a subdivision here that was stubbed and this one has two stubs going north. Chairman Bench said one would come out to the west. Engineer Breinholt said this one would be a collector road and go all the way through. That is 60 feet right now. There is no collector going east and west, the traffic will go up to 1000 North. Director Fulgham said it would not be bringing a lot of traffic through there. Mr. Nielsen said I think we will end up with two.

Chairman Bench said the problem here is drainage. There is sewer and secondary water though. You will have to run half a mile of pipe for storm water through other parcels. The area could be designed with an onsite retention pond until things are developed out. This would take out a couple lots and be temporary. Engineer Breinholt said it would need to be designed so it could be connected in the future. It would be on the southwest corner so you just have to connect a pipe and carry it over to 2650 West. Chairman Bench said one lot would remain the pond, but any other lot would go back to you to build on. Manager Warnke said the State law is that we would exact it and if within 15 years we know longer need it and dispose of it, it reverts back, but if it is after 15 year it is the city's property.

Mr. Nielsen asked about other utilities, including the culinary main. Director Fulgham said that is on 2300 West. Mr. Nielsen said these three homes are fed off of individual services that come off this drive. We could sever that and reconnect to it. Engineer Breinholt reminded them of the water share requirement. There is a chart in the code based on lot size, but it works out to be one share per irrigable acre. Mr. Alvord said there are seven shares when we purchase the 12.34 acres. Engineer Breinholt said that seven should about cover it. Chairman Bench said then it is a typical subdivision process if you choose to go forward. The preliminary plat would stay here then go to the Planning Commission and then back here for final. City Council will be an advice and consent. Engineer Breinholt said there are sizing standards for the retention pond. You have to plan for the three-hour, hundred-year storm with no infiltration.

- b. Discussion of developing Overlook Property at approximately 3200 W 1000 N – Mike Ahlin with TNT Land Holdings

Canceled and will be discussed in a future meeting.

- c. Discussion of Hidden Village Subdivision – Garth Day, Boyd Cook, & Jay Stocking (via phone)

Mr. Day said there would be 158 units here off the BR Mountain Road. It is about 12 units per acre. Manager Warnke asked about the ground water. Engineer Breinholt said it is about half a foot. Manager Warnke said so two feet would not work; it would have to be much broader. Mr. Day said or we would have to build up. Engineer Breinholt

said it is so flat, but you might get some. You might have to incorporate the grading up to BR Mountain Road and flatten up from there. Manager Warnke said you would have to reroute some of those ditches. Engineer Breinholt said the pond would be limited to a two-foot total depth. It is at three feet right now. We are trying to get an idea of the space we need to take up and can make a quick estimation of what you could do. You could raise it up a bit and get half a foot to one foot higher than the ground surface. Chairman Bench said if that has to be bigger and you lose some units, it would still be 12 units per acre. Mr. Day asked about detention in some of these other areas. Engineer Breinholt said it is so flat it would be hard to do.

Manager Warnke asked if the configuration for the driveways and accesses were okay for the fire code. The Committee read through that code and notes from Fire Chief Robert LaCroix. Chairman Bench said make sure these are wide enough that the fire truck could turn around. The proximity for fire truck parking needs to be no less than 15 feet (setback from the road) and no greater than 30 feet (between the buildings). That portion needs to be approved by the fire code official to ensure proper space for the ladder truck and boom. We need to make sure fire crews can access a building from the street with a ladder. Some of these buildings need to be pushed closer and some need to be pushed back. We will have Chief LaCroix at a future meeting to make sure we are all on the same page. You will need some sort of signage that says this is a driveway, but also a fire lane.

The Committee then asked about parking. Chairman Bench said you have about 150 units with their own two-car garage so you will need to have an additional .25 stalls per unit, which is about 40 more stalls. When asked about the required width on private streets, Chairman Bench said the code states 30 feet as the minimum, which is what they are showing. Manager Warnke said the setback next to the interstate would be determined by the site plan. You will have a minimum landscape buffer of 15 feet. The code does say a 20-foot setback, which I feel more comfortable about at the interstate. They reviewed the different setbacks.

Mr. Day said we will have the preliminary soon, as well as the preliminary for the Harvest Acres multi-family section. Phase 1 will be all three-bedroom units. I am meeting with Blake Christensen to talk about the dedication in front of his property. We will be talking about the canal road, but wanted to bring up the dedication plat. We would like to dedicate the full length between his property. The plat is forthcoming. We want to shift the access road to the west side of the canal and have the trail going down the east. It will be easier for that trail to go in if I can get this resolved with the canal company. During construction, we have to pay fees to cross the canal, but they will waive those if we build and make a nice roadway with our materials.

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 10:07 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 16th 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.