

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 31, 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 9:01 a.m. The meeting was held March 31, 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 31, 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—February 10, 2021

Motion by Director Fulgham to approve the minutes of February 10, 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. Lot layout review for Envision Estates Subdivision 600 N 700 W – Jim Flint, Jon Roberts, Jason Adam, & Jeremy Scheer

The Committee asked about a 10-foot irrigation strip that borders Visionary Homes development. Mr. Flint asked Mr. Jon Harrop, who was in attendance if there were any reservations about signing that over. Mr. Harrop said yes they would have to have further discussions. Manager Warnke asked about the layout and dimension of 500 West. Mr. Flint said about 90 feet. We have some odd shaped ones and it seems like the uniformity of the homes is more important than that. Engineer Breinholt said you need to accommodate for turnarounds at the end of stubbed roads. They reviewed the different setbacks and discussed the dimensions of the lots and layout.

The Committee confirmed the developers would do the frontage improvements at 760 North. Chairman Bench said a hammerhead would be required on the end to accommodate snowplows, as well as fire and garbage trucks. Director Fulgham said

they cannot backup in the street. That is when something gets run over. With the hammerhead, they are backing up, but not into the street. Chairman Bench said you would asphalt it to there and once the road goes through that disappears and could become their property. Engineer Breinholt said if the home faces 900 North you do not have to have one on the north stub, but you would on the other stub. They further discussed how those homes would face and where the turnaround would go.

When asked about storm drain, Director Fulgham said it is marked in the sidewalk by the entrance of the old hospital. It flows east out to the Tremonton Garland Drainage District Line. Mr. Flint said that in conjunction with the sewer we were thinking we would run an 18-inch line for storm drain. That allows us to be about eight feet deep. The sewer and storm drain would cross here with an 18-inch clearance. Engineer Breinholt said that works for me as long as you can make the sewer work. Manager Warnke said last time we talked about storm drain you were going to upsize it for the land to the north. Mr. Flint said we could do that, but it does not seem fair to take in all their property in these ponds. Director Fulgham said they will still have to build another pond on top and the City will pay for any upsizing in the piping. Engineer Breinholt said they would have impact fees for that with upsizing paid for by the City. We will not handle the upsizing just because you are trying to lay it flatter. We will require you to run it to the end of your property so you will probably just be upsizing the basin. Mr. Flint said that is the part I have heartburn over. If we upsize these basins to accommodate them then we lose a lot. Engineer Breinholt said if you do lose a lot the City is paying for the extra property. Mr. Adams said how much more space would you need for our 37 acres. Engineer Breinholt said based on acreage yours would be two thirds and there's would be one third of it. Director Fulgham said they could build another one up top when the next development comes it and have another green space. We sprinkle it, but hire someone to mow it. Manager Warnke said in some ways I would rather see it consolidated. There will come a time when the City is mowing it instead of a contractor. Did you guys talk to the property owners to the south? There needs to be frontage improvements here, too. Mr. Adams said we plan to do curb, gutter, and sidewalk all the way through.

Mr. Flint reviewed the groundwater measurements from the study and said it is five to 11 feet deep. I will keep the pond at 4.5 feet. Engineer Breinholt said that is too deep, it cannot be more than three feet or a four-foot max on the total depth. Director Fulgham said if it was that deep, you would have to fence it and that is harder to maintain. Engineer Breinholt said stick with the three-foot depth. The Commission asked about the two-acre piece by their property stating they cannot leave an undevelopable piece. They said it is something they will look into.

When asked about water shares, Director Fulgham said it is roughly half a share for a developed acre (about 19 shares). Engineer Breinholt said you have to have an actual geo tech done. Mr. Adams confirmed they would pay the fee in lieu for streetlights and chip seal. Mr. Adams said we have taken care of the roll back taxes on the piece we

have closed on. We would rather just knock this all out at once, which would be about 90 lots. Mr. Scheer said we are talking to Rupp's Trucking and he thinks it is a two-month project. Chairman Bench said get the preliminary to me and give us 10 days to review it before putting it back on this meeting for preliminary approval. It will then go to the Planning Commission. Engineer Breinholt said look into some sort of berm on your property—something to stop the water when he irrigates to the north.

b. Review and discussion of Archibald Estates, Plat L – Ben Johnston & Jon Harrop

Mr. Harrop said this is all townhomes. We want to record the plat and start building. Engineer Breinholt said that pipe is still there. If you want to rip it out, you could get rid of that side lot easement. You could move that one up to there if you put a box in. Mr. Johnston said we would want to get something in writing and then take that off and record it. Director Fulgham said if they want to get going, they would have to reroute that ditch now.

Manager Warnke asked about their garbage service. Mr. Johnston said we are working with the vendor, but the cans will go down the alley and then be placed in their garages. Manager Warnke said we are moving to consolidate dumpsters. I will talk to Econo Waste if you will talk to your people. My concern is that the garages are not big enough to accommodate the cans and then where do they go? Econo Waste is worried about serving off the alley for potential damages and liability issues.

Manager Warnke said did you take a look at the secondary water pump station site? I think it worked from our perspective. We will add that as part of the development agreement. Mr. Harrop said there are a few things we would like from you. We want the City to match the vinyl fencing that will be on the west, at least on the two boundaries that front our townhomes. We also want you to do the street improvements on 1000 North (about 30 feet) and allow us to maintain the grade. It would be best if we graded it and put in a fence and street improvements at the same time we are doing everything else and you just reimburse us. Engineer Breinholt said are you raising that up, it is pretty low. Mr. Johnston said the finished grade is a foot higher, but I am adjusting all those and bringing this up. Manager Warnke suggested rod iron instead and having that area maintained by the HOA. The fence would be attractive and for screening purposes, we could add plants. Director Fulgham said I would do the fence because the plants will not be maintained. Mr. Harrop said plants come and go. The HOA would maintain it, but it would cost less to do a vinyl fence. There is also uniformity with that. Director Fulgham said that as long as I can put rod iron on the other side I am fine with that. I do not want vinyl all the way around because it does not hold up when we do maintenance. Construction will not start until next November for that pump station when the water is out of the canal. Manager Warnke said the City eliminated 100 feet of curb, gutter, and sidewalk when we eliminated that street. I am surprised you want the City to pay for the frontage improvements there. We also forgave those improvements. It is for a good reason, but it seems like if we are going equal for equal we should not do that, but I can

understand the logic behind it. When discussing which plat to record this agreement with, Mr. Johnston said I would suggest putting it on Plat L that would tie into this and be easy to see and chase down with the County recordings. Chairman Bench said we could still have the language in Plat K and have it on Plat L, too. Send this back for the preliminary and we will get you on the next agenda.

c. Walk-ins:*

Mr. Johnston said I am doing a site design for Terry on this lot. I need to know about the drainage and shared access. Can you send me the construction drawings? Chairman Bench said it is on lot 4 with a spec building. Someone called about the renderings. The front in particular has to be decorative and then there is the typical layout. There is a 10-foot buffer all the way around and 15-feet on the front. The zoning is Commercial Highway and he will do buildings that could finish to suit. There needs to be landscaping around the parameter. It is 15-feet across the front before the parking lot starts. The landscaping is based on square footage. Parking is based off the size of the building (one stall per 300 square feet). Director Fulgham said he would send the drawings for storm drain. They will also need to determine the required water shares.

The Committee talked about the alley for Angel Garza, who was no longer in attendance. Chairman Bench said we gave this piece of the alley away years ago, but he thought he owned it. He is inquiring to see if it was something the City could look at. Director Fulgham said the sewer ends and goes south, but I will look and make sure it does not go east and west. Chairman Bench said if it does, it will be a three-way or four-way split. Director Fulgham said he cannot vacate the east west portion if that is where our sewers are. Chairman Bench said keep this in mind for a future discussion. As long as there are no utilities in it, there should not be a problem. Director Fulgham said I will do some investigating. They might have to do a blanket easement through there in case someone has sewer problems in the future.

Manager Warnke said we have discussed the 400 West cross-section relative to the trail and the final width there. I know we are trying to push people to 600 West and we have not really seen what that looks like, but I wondered if we should be thinking about getting some extra right-of-way on 400 West to accommodate that trail and more specifically the amount of density that could be making its way through there. There is a sidewalk for pedestrians, but I wondered about bike lanes, too. The Committee discussed the different developments in that area. Engineer Breinholt said that is a 66-foot minor that includes two-travel lanes, a center lane, and a trail. There is enough room for a bike lane, but no on-street parking. The four foot paved shoulder is enough for a bike lane. That does put the sidewalk right on the property line though. The County is showing that as only 60 feet. Manager Warnke said what if we get rid of the sidewalk there and have an expanded one on that side? Engineer Breinholt said it would save you eight feet, but you do need some space behind the gutter for meters and things. We have the 30-foot half width and that would help us get the 33-foot half width. The

most realistic scenario is the minor arterial with the trail with a 66-foot right-of-way. If you wanted more than that we would have to go back to everyone and take extra space unless you are doing it all on one side. Manager Warnke asked Mr. Johnston if they have already started laying out Mr. Roberts' development of the townhomes to the east. Mr. Johnston said yes and it is tight with the 60-foot right-of-way.

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 11:08 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 30th 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.