

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
APRIL 21, 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—excused

Chairman Bench called the Development Review Committee Meeting to order at 9:05 a.m. The meeting was held April 21, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, and Manager Warnke were in attendance. Director Christensen and Deputy Recorder Nelson were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the April 21, 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 17, 2021

Motion by Director Fulgham to approve the minutes of February 17, 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. Final approval for Magnolia Lane Subdivision – Jake Peterson

The Committee confirmed the City would create the address markers for the flag lots for a fee. They also discussed the building envelopes and orientation. Mr. Peterson explained the setbacks and footprint of the homes and garages off the hammerhead. The pavement will be 12 feet. It has been turned so we have frontage here and the house squared up better with a shared driveway. Manager Warnke said we need to clear up what the shared access is for lots 2 and 3, and that lots 1 and 4 must access 600 North. Mr. Peterson said those lots can access it they just cannot parking on it.

Chairman Bench said we will not record until we have the required water share. Manager Warnke confirmed 25 feet would be dedicated to the City for the roadway on the front. All that is left is the development agreement, which Chairman Bench has.

Motion by Director Fulgham to approve the final with the changes that were discussed to the plat. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- b. Concept discussion for River Valley Subdivision Phase 8 at 320 North 2650 West – Garth Day

Mr. Day said this is Phase 8 and is next to Phase 6 on the stub coming down. I had two six-plexes that did not meet the setbacks so we mirrored the other side with four-plexes. Chairman Bench said you need to figure out where the dumpster will be, as well as the extra parking. Manager Warnke said show the radiuses on BR Mountain Road and dedicate that portion. We are working with the County Commission with Corridor Preservation Funds to help the City purchase that right-of-way. We hope to become the owner of the property and participate in the upsize. Mr. Day said they front the parking lots, but we talked about flipping those. Manager Warnke said I would love to see these face the street. Chairman Bench reviewed the building setbacks and told them they are required to have 2.25 stalls per unit. Mr. Day said this might not all fit so we will go back to work on this.

- c. Concept discussion for River Valley Subdivision Phase 9 at 2800 West 450 North – Garth Day

Mr. Day said this one is River Valley Phase 9. Director Fulgham said the fire chief had questions on this and Harvest Acres. Chairman Bench said he discussed a 30-foot alley and having buildings right on it while still meeting the fire code. Mr. Day said I need to get his comments back to our engineer. We need all of your comments. Engineer Breinholt said we want to avoid people using this as a thoroughfare. We could have it offset and limit it to one access on that road. Director Fulgham said it would benefit the area to have an access off there since there are a lot of units. The ones living there would use it as a shortcut while others would not. It would help get people out.

- d. Discussion of Harvest Village Subdivision at 1200 South 100 West – Garth Day

Mr. Day said we discussed doing four bedroom units, which changed the parking scheme. We have decided not to do that and are back to the original design with two car garages. We broke that into phases, which has been submitted with the annexation. Our engineer is still working on this road dedication and widening that for Rocky Mountain Power. We have talked to Mr. Christensen and worked out a ditch issue. He has a big diversion box, which is on our property. That is a problem so we are going to throw that onto an easement and pipe that section. That way he can access his water. This dedication is done, but not in front of the Christensen's property. I can send you construction drawings. We are giving the canal company property for an access on the

west side instead of the east so it does not conflict with the trail. We will build a road and add fencing.

Since Manager Warnke had left the room for a bit, he wanted to discuss item 3. c. When asked about the frontage and fencing, Engineer Breinholt said having it fronted looks better. Manager Warnke said the issue is on-street parking, which we are trying to discourage. Mr. Day said if you put a fence there, you will not get on-street parking. If you front it, then people would park there. Manager Warnke said unless we striped it. You have plenty of parking. I also wondered about this funny intersection. What is the best way to accommodate it so people are not coming in on an angle where they cannot see? Engineer Breinholt said it is more like a T-intersection and is fine. Chairman Bench said there would be a stop sign. Engineer Breinholt said that is the temporary detention pond for Sorensen's subdivision and will have to be moved. It is not part of River Valley and is not in my calculation. Chairman Bench said if you are going to record per phase we need to break this out so we have more detail. We can preliminary the whole thing, but would then go by phases.

e. Discussion of Rivers Edge – Braden Moore, Andy Hubbard, Michael Jewell

Mr. Hubbard said Phase 1 has lots that are already in the City. Some of the roadway in this section is outside the City boundary, but as we talked last time that would be okay to be approved. We would like to get approval for Phase 1 to start moving toward the final. Mr. Moore said I will have the pre-annexation back to you this week. The group discussed the setbacks and zoning (R1-10). Chairman Bench said they will have to be a little creative on where they layout a couple of these lots, but as long as they can get the 30 feet here, as well as an 8 and 10 here they are good. Manager Warnke asked them to show the conservation easement boundary as it goes around the Malad River. That is something we want to continue from Holmgren's development. The Committee asked them to contact the County and let them know the details. Chairman Bench said send this to the recorder for a pre-review prior to recording.

When asked about UDOT, Mr. Jewell said we will put in all the improvements. We got the traffic study back and that looks good. This power goes right down the middle of the road so we have been in touch with Rocky Mountain Power. Manager Warnke said when would you start construction? Mr. Hubbard said as soon as I get approval. We are hoping to have this phase designed in the next two weeks. Chairman Bench said come up with some names for streets and I will get you a list of lot addresses so that can be on the final plat. The Council will have the final say.

Mr. Hubbard said we have a meeting with the canal company to go over the shift. I have it calculated and the majority of the design is done. We are moving ahead with that. This is in the City so I might be able to include it with this package, but it might be separate. The group discussed the dedication and pump house. Manager Warnke said in order to continue to issue building permits, we need to stay ahead of culinary water by

providing secondary. The hope is to get this dedicated and the roadways in. Mr. Hubbard said I would rather do the roads as part of the phases, but we can dedicate that too. He took the Committee through the different phasing and said townhomes would come in between phases 3 and 4. Engineer Breinholt said get the survey for the property and canal next to it so I can do the pump station engineering. Mr. Hubbard said that as long as the canal company approves the move, that is where it will stand.

The Committee discussed the City's impact fees, as well as what would be needed for a preliminary approval. Mr. Jewell said the agreement states the City might want to upgrade or increase some of those. At what time would you do that? Engineer Breinholt said secondary water and storm drain would be the ones. There would be six inches in the streets and eight in cul-de-sacs. Nothing would be oversized except the main. Manager Warnke said we are working on a sewer line upsize; does that make sense to see if we can coordinate that? Engineer Breinholt said they would be done before we get there, we will just connect when it goes through.

Manager Warnke said it would be helpful for us to understand the service areas for some of the capital facilities so we know if it is a capital improvement for impact fee purposes and how much capacity they are building in the lines. Engineer Breinholt said all the upsizing in this area was done to achieve a flatter slope. There is nothing for sewer. They have plenty of capacity. Director Fulgham said it will just be upsizing some storm drain and secondary. The group further discussed details of the PID and that process. Manager Warnke said Zions Bank is doing an analysis for impact fees, a study that would put some validity to the numbers relative to service area impact fee credits. Assuming the PID is created, the impact fees we collected from this area for capital facilities would include a portion that goes to the PID board to help pay down the bonds. That needs to be clearer. A portion of those impact fees should remain with the City for all the other system improvements. We need to figure out how that works.

f. Walk-ins:*

Mr. Jewell asked about property that was annexed in 10 to 12 years ago. To annex property it has to be serviced by the City, but the sewer only goes up to 600. Does the City have plans for this and what was happening when it was annexed? That is 6,000 feet of sewer to get a pipe from there to here. Chairman Bench said water is here, but at one time, the code allowed septic tanks on half an acre or bigger. When dealing with a septic system it is so many lots per original property. Director Fulgham said the property he wants to annex in is already annexed in. Mr. Jewell said yes, but no sewer. Is there any intention to take sewer up there? Engineer Breinholt someday it will be as development occurs. Mr. Jewell said if it stays in the City, septic tanks would not happen so our options are to de-annex? Chairman Bench read through the code. Director Fulgham asked if they de-annex, where will they get water?

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 10:58 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 4th day of August, 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.