

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 12, 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 9:03 a.m. The meeting was held May 12, 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 May 12, 2021 agenda with item 3. b. being moved to next week's 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—No minutes to approve at this time.

3. New Business:

a. Concept review for car wash at 1680 West Main – Dan Hart & Cody Hart

Chairman Bench asked for a rundown of what they have planned. Is this a typical carwash? Mr. Cody Hart said yes, there are not enough cars in Tremonton to support a tunnel yet. Mr. Dan Hart said it would be big enough for flat bed, dually pickups. Director Fulgham asked about having an RV dump as part of their facility. Mr. Cody Hart said if the City is not opposed to it we could. That would not be a big deal depending on where the sewer is. Director Fulgham said we would love to have it. Sewer is in the road on 1650 West with water on both sides.

Manager Warnke said this is far from meeting the City's standards. We need to look at the code. Chairman Bench said we could give you a copy of what is needed for a site plan and references to landscaping. Contact UDOT and see what they will allow you to do across here. There will need to be a 10-foot buffer of hard surface that is not for parking. It would be more for driving through. The perimeter would have some landscaping. Manager Warnke said I am not sure the right-of-way is correct. This is a collector road. We worked with Randy Molding to get additional road through here.

The City will do curb and gutter, but you as a developer would add the sidewalk. Engineer Breinholt said there is also an additional five-foot right-of-way dedication required on Main Street. Manager Warnke said this would be a collector coming into an arterial road; does it meet the standards in our City ordinance? Engineer Breinholt said the right turn has to be widened out a bit more. Chairman Bench said to have the Hansens put together your site plan and then we will go from there.

Mr. Dan Hart said I think the orientation needs to change and go the other direction. Manager Warnke said I would encourage you to push back the access as far away as possible so there are no conflicts as traffic increases. I think being able to get into your site easily and pushing it back further would help. Chairman Bench said UDOT is closing the gap on all accesses. They might allow one, but as far west as possible. Check with them. We need confirmation if they do allow one. We would take a fee in lieu for that Main Street sidewalk and you would put this portion in here and curb and gutter across the front.

Manager Warnke said impact fees are something to be aware of. Director Fulgham said that is calculated based on bays and historical use of carwashes for water and sewer. You will have to do a 36-inch meter box for a two-inch meter and a meter setter that has a bypass on it so when we have to change it we do not have to shut the business down. The impact fee is based on your daily usage so we will calculate that using historical data and get as close as we can. Manager Warnke said how many gallons of water would you use in a day? Mr. Cody Hart said it depends on how much recycled water we put in. Director Fulgham said water impact fees are based on a typical home and usage in a day. Sewage is based on indoor use. None of our current car washes recycle their water—it all passes through. Manager Warnke said I wonder how many homes it is equivalent to? Mr. Cody Hart said he would get that information. Director Fulgham said we would look at your equipment, but typically car washes use between 15,000 and 85,000 gallons per vehicle. It depends on conservation. Some inject air with it. Mr. Dan Hart said there would be two automatic bays, maybe three. The site is an acre and a half. Manager Warnke said you would have storm drain requirements that could be built into some of your landscaped areas. Chairman Bench said the buffers are 15 feet from any road. It is 15 around the perimeter and 10 across the top.

After Dan and Cody Hart left, the committee continued their discussion. They talked about the approach and intersection width. Director Fulgham said the road itself is 71 feet and then tapers down to 66 feet down the road. Our current car wash businesses use about 4 ERUs of water and more than 16 ERUs for the sewer. They might use more or put equipment in that does less.

Director Fulgham said where are we at on Spring Hollow? We never got approval for Phase 2 or 3. Chairman Bench said Phase 2 has been approved, but we are waiting on water shares so nothing has been recorded. Director Fulgham said we have not had a pre-construction meeting. They cannot record until we have a paper for those shares. I will not take their word for it; we

need something from the canal company. They also discussed future water shares and the equalization basin. Manager Warnke said could we put those details about water shares in the development agreement? We need to document them. After the fact it is harder to keep track of where things went. Director Fulgham said I do my best with a spreadsheet and keep a running list of what people owe us. Chairman Bench said he would talk to Blake Christensen to see what they want to do and get a pre-construction meeting set up.

b. Preliminary review for Rivers Edge Subdivision

This item was reschedule for next week's meeting.

c. 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 10:01 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 1st day of September, 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.