

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 19, 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
Robert LaCroix, Fire Chief
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:06 a.m. The meeting was held May 19, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, Manager Warnke, Fire Chief LaCroix, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the May 19, 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—March 10, 2021

Motion by Director Fulgham to approve the minutes of March 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. Preliminary review for Rivers Edge Subdivision—Rick Brooks, Andy Hubbard, Skyler Chambers and Michael Jewell

Mr. Chambers said Phase 1 was annexed by Lyle Holmgren and this will finish off his remainder. Manager Warnke said we still want the eight feet. The existing homeowners have not done any improvements on the curb and park strip so we will work through that with you guys doing the drive approach. Engineer Breinholt said it is not complete as a preliminary plat—you are still missing a lot of stuff. I need slope information and details on the gravity lines. You are missing secondary water, which will be put in every street. We also need to know how you will provide us access to the river bottoms. You have an easement, but it is the edge of the hill and not down our roadway. You will have to construct something to tie that in and make it usable. We have looked at the general layout a lot and I am fine with that. If farming will continue to the east, you will have to address the tail water back to the river. Make sure the farming activity is

handled. Manager Warnke said we want to make sure we know where that point of access is and how it falls within the conservation easement. How the access below hits the other access rights. Engineer Breinholt said you as developers will either have to have an easement continue across 144 or the rear of that, or this will have to line up with the existing easement we have on the Holmgren piece. Manager Warnke said we have to have the ability to drive equipment down there.

Engineer Breinholt said he wants to see the storm water, which they will provide. Mr. Hubbard said none of the storm water on Phase 1 goes into the pond—that will all start with Phase 2. Engineer Breinholt said the new standards adjusted at Main Street used to be eight additional feet for right-of-way, but now it is only five feet. The pump station is all happening as part of Phase 1, right? Mr. Chambers said that is Phase 2. Engineer Breinholt said I do not know that we can take on this many lots without secondary water in place. We need to make it work. I cannot recommend we do any new subdivisions of this size (72 lots) without secondary water. We know we are already a little over spent on our water allocations. Mr. Chambers said we plan on doing the pump station in the spring. Engineer Breinholt said that would be fine, but it has to be a part of Phase 1's approval. Phase 2 is not a guarantee—you could build Phase 1 and walk away and we cannot be left with Phase 1 without secondary water. I do not care if Phase 2 and the pump station are built together, but ultimately we cannot take on this many homes without secondary water. You would not have any homes in there until next summer and then yards the following year. It has to be part of the Phase 1 approval, but construction can happen later on. Mr. Hubbard said we have the property and dimensions for the pump station, but we have not seen the design. Can we get that along with the cost estimate of the upsize? Chairman Bench reminded them to come up with names for the streets.

Motion by Director Fulgham to send the preliminary to the Planning Commission.

Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

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

Mr. Johnston said I do not have Plat M back from the County, but I do have this one with the comments and easements. I added all the bearings on the bottom of the buildings and have modified that. This one should be good to go. I am platting them separate and showing where they stop and start. Mr. Harrop asked about releases and warranties for sidewalks and other things. Engineer Breinholt said you can wait on that and do the sidewalks during the warranty period—they just have to be completed before the final release is done. You sent an email about Phase J that you are ready for final. Let us wait to get that done before we go out there then I will do a final. If there are any

punch list items, I will send that to you. Mr. Johnston said he would address the dedication changes.

Manager Warnke said we are starting to see more private streets and we discussed having some language on the plat that says there is an emergency response easement that allows for fire apparatus and such. City Attorney Dustin Ericson said he thought that was something we should do. The plat could specifically state that the utilities within the private street are dedicated to the City. They were asked to provide the CC&Rs for Plat L. Manager Warnke said why did you not show the parking on the plat for the streets where there is parking? Mr. Johnston said they should be shown on there. It is part of this lot dimension and I can show that on the plat.

Manager Warnke asked about garbage. Mr. Harrop said it was initially planned for individual cans and Econo Waste is good with that. For us to redesign the newer phases with dumpsters would be different when the older sections have cans. Chairman Bench said it needs to be known in the CC&Rs that they store their cans appropriately so they are not just in the street. Mr. Harrop said I have not talked to Val yet, but I have discussed it with others employed there. Manager Warnke said you need to talk to him because the conversation I had was that it was not going to work. This project started a larger conversation so I will reach out to him again. Mr. Johnston said this is an issue we want to work out because we need to get the concrete enclosure in there with enough room for a truck and this is a little late in the game.

Mr. Harrop said we have some dollar amounts that need to be filled in for streetlights and water shares have all been covered. Chairman Bench said I have Plat L pretty much wrapped up, but have not started one for Plat M. Mr. Harrop said we will get mylars printed so we can get the signatures for Plat K. Mr. Johnston said I have sent the modified one to the County. We already did the final approval on Plat L in the last meeting. I will send you Plat M when that is ready. Engineer Breinholt said I have not approved the construction drawings yet, but will do that. We have talked about this. Mr. Johnston said the land for the secondary irrigation lift station is already called out. Plat M will dedicate it.

Motion by Engineer Breinholt to approve the final for Plat M. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

c. Review and discussion of Spring Hollow Legends, Phase 3 – Ben Johnston

Mr. Johnston said the utilities are already in. I just need to send that plat. I will break out what is remaining for the engineer's estimate. Josh Canfield will do the curb and gutter. Director Fulgham said we need to have a pre-construction meeting. We are waiting on water shares. We need to meet and talk about stamping the curb. I will talk to Clayton Grover. Chairman Bench said we are still waiting on the County to provide

comments. We will wait until Engineer Breinholt gives us the go ahead on that one before we do the final on Phase 2.

- d. Review and discussion of concept for TL Johnson Site Plan on BR Mountain Road – Ben Johnston

Mr. Johnston said this is lot 4, the first lot on the north side. The code on this 12,000 square feet says 1 per 300, which is 40 parking stalls. I am at 36 right now. If we get 40 in there then we are crunched. For the setbacks I have 15 feet in the front, 7.5 feet on this side and only 5.5 feet on this side because I cannot get this travel lane to turn back in here. I had to leave this one and cannot slide the building with the sewer line here. Manager Warnke said I think you need 10 feet on both sides for the buffer widths. They discussed different ways to make that layout flow.

Mr. Johnston said that for the drainage there is storm drain in the middle of the road. I have a box here and here. Is it okay if I tap into that box rather than surface it onto the street? It will be cleaner and you will never see it. Director Fulgham said we had a drainage issue there. It was a joint venture and I need to put a detention in there because in a really wet year it flows and floods. I am going to add compression in that area that belongs to the City and tie it into the storm drain. You might have to cut it that way and could possibly work with them and get some more property to solve the drainage problem for them.

Chairman Bench said he is over 12,000 square feet and that is the magic number to sprinkle a building. If he has no intention of sprinkling the building, he will have to reduce the size, but I know he has already bought the building. It depends what gets put in there in the end. Mr. Johnston said the laterals for sewer and water are stubbed in by the power box—can they tap into that in the future? We also have this sewer line over here. Director Fulgham said some of those are being used for both pieces of property. I tried to get him to wait, but he was insistent to have those stubbed in (four-inch water and sewer). There is a valve in the street. It will have to be teed off and metered because it also serves the other property to the west. Manager Warnke said will he develop the other parcel similar to this one? Mr. Johnston said yes, he wants to continue that. Manager Warnke said these buffers need to be here and this needs to be rethought. Maybe you could extend the common access easement all the way through up to here and move some of it over. Make that more of a common access area between both lots since it is the same development. Chairman Bench said if he mirrors this building then that goes away. You would not have to do this buffer at this point, just make this access and shift this building over a little. Mr. Johnston said what if we did a 10-foot buffer to here and no buffer back here since it is commercial. Manager Warnke said there is 10 feet around all parking areas and property line. I agree it needs to function, but buffers are there so we do not over build the site. What about having the common access extended further in and laying out both site plans at the same time. Chairman Bench said the number of stalls vary depending on what is in there and read the code. The

average is 300 stalls with the islands. It is determined on a case-by-case, but it would be nice to know what is going in there.

Director Fulgham said the sewer line is dedicated to that property. We put three stubs in and he has four pieces of property. Somewhere down the road, we will have to share—probably on the next two. The group discussed water shares and what would be irrigated. Chairman Bench said you would provide the square footage of what will be irrigated. Director Fulgham explained that anything that can be irrigated would be while the rest has to be hard surface. Chairman Bench reminded Mr. Johnston about getting a landscape plan.

e. Walk-ins:*

The group then discussed Phase 4 of Spring Hollow. Director Fulgham said those have been put in to help drain our tanks. That was rerouted with corrugated pipe. The Christensen's could utilize our easement and rely on our pipe. We could lay our storm drain into that and take it all the way down so they have a place for storm water and all future phases. It could be piped to handle the flow. Several people participated in the upsize of that basin. We cannot put all that through the curb. If it cannot be taken back to the west, there is nowhere to tie it into. If they could route that line they could use our easement to get the water behind that property and size the line to handle the upper hillside. We have talked about having another basin to control the water flow, but there is still capacity at the bottom. It is just a matter of getting the water out of there. There are three options: they have to build the road up, cut the road and take it down to the boxes below or reroute it by utilizing our existing easement. There will be a lot of water going up and down that curb in the future and into people's driveways. The curb cannot carry that much water coming down that hillside.

4. Comments/Reports:

Director Fulgham said Tremonton Place 3 is not recorded yet. They are trying to work out irrigation problems because we have required them to pipe the ditch. They said they made an agreement that the ditch was going away now it has come back. They are still in negotiation. I told them they are required to pipe that and close the ditch since it goes into their property. An 18-inch pipe would be able to irrigate everything on the east side of the canal. The other problem is they cannot finish the curb and gutter to the pipe because the road is built on top of that pipe. They are meeting to discuss it further, but that ditch has to go away. The problem will be connecting the old with the new since that road was built on top of the pipe.

Chief LaCroix asked about mapping. I would like to get a City map with addresses, streets, and hydrant locations. Chairman Bench said we have the capability to do it; it is just a matter of time. Manager Warnke said we could make a street index book.

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 11:09 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 15th 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.