

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 26, 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 9:04 a.m. The meeting was held May 26, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham (arrived at 9:10 a.m.), Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the May 26, 2021 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—No minutes to approve at this time.

3. New Business:

a. Final plat review for Harvest Acres, Phase 1 – Garth Day & Adam Mackelprang

Mr. Day said I have talked to Blake Christensen about this ditch. It runs all the way around his property. The head gate is on our property and he wants us to keep that there, which we are happy to do and will pipe to this line. Mr. Mackelprang said we will have to put an easement on the plat. How much flow is in this ditch? If the owner is okay with it there, we will setup a 12-inch line. Engineer Breinholt said I need the slope information for these plans. Mr. Mackelprang asked if he could get a copy of the secondary water plans in the area. Engineer Breinholt said he would send what he has. The Committee discussed water by Aspen Ridge and how they could connect. Mr. Day said there is so much utility traffic on that south side that we might have to put them in the center of the road. Engineer Breinholt said you could go outside the storm drain on the north side. Mr. Mackelprang said that might be easier since they have not put the road in yet on Phase 2.

Mr. Mackelprang said that for the water at the end of the property, I will put a berm across there (300 West and 240 West) to catch anything that runs off. Mr. Day said does the temporary turnaround have to be asphalted? We will be coming in with Phase 2 soon. Engineer Breinholt said if you start Phase 2 before this is all done and ready for

final, then we would just move on. Director Fulgham said the center could be road grade, all you have to do is cut for curb and gutter and continue on the next phase. The outside is asphalt. Engineer Breinholt said that goes along with drains on the secondary water system. For a stand-alone phase you have to, but not if it continues on. Director Fulgham said the fire hydrant could be pushed further down.

Mr. Mackelprang said do you want me to even up the slope on the sewer? In Idaho they run flat and then on the last line, because there are not as many laterals, they make it steeper. Engineer Breinholt said that is fine. Make it so I can review the cross slopes and elevation. The geo tech does not allow a section smaller than the City pavement standards (3, 8, 8). Manager Warnke said have you talked to Mr. Christensen about the road dedication? Mr. Day said he is fine with it, but I have not got back to him with the actual dedication. I can work on that. Manager Warnke said in talking to Rocky Mountain Power they would redo the poles, they just had to complete the project.

The Committee then discussed upsizing pipe for different utilities. Manager Warnke said one of the conditions in the pre-annexation agreement was they put the pipes in 300 West and 100 East for future development. Would we not upsize through that corridor? Director Fulgham said all it does is pick up that whole subdivision; it does not pick up anything south of the freeway. It will not flow uphill. That is why it is upsized to that point. There will be another zone as it goes further south with a pump station for secondary. The line continues to the end of their development. There is an eight-inch pipe to here and six-inch the rest of the way. The storm water is very minimal and would only be by Mr. Christensen. There is no upsizing, because it is just for that subdivision. There will be upsizing as we go further south. It is not something we participate in just for this subdivision. Manager Warnke said that makes sense, but since it is a regional pond we wrote an agreement to participate in the upsize and plan to collect impact fees. Engineer Breinholt said that upsize would happen on the other side. It is for future phases.

Engineer Breinholt said the irrigation tail water is always an issue. Mr. Mackelprang explained how that water runs through there. It just kind of disappears. Engineer Breinholt said do some berming so if he over irrigates it does not end up in yards. Make accommodations for that tail water. Mr. Day said our agreement with the canal company is we will fence it out and build them an eight-inch road. Engineer Breinholt said going into Phase 3, we ought to have an outfall line and build in this regional pond. I am fine with smaller detention areas, but once you get to Phase 3 we have to complete that. Manager Warnke said the City is building the pond. Mr. Day said we would be in here with Phase 2 in the next six weeks. Phase 3 could be by the end of the year. We are thinking about building this next spring. Phase 1 is small and Phase 2 is bigger.

Motion by Director Fulgham to approve Harvest Acres Phase 1 for final. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

b. Preliminary plat review for Harvest Village – Garth Day

Mr. Day said could we preliminary the whole thing and if we run out of time then we could come back and do the preliminary? Chairman Bench said it only lasts for so long before it expires, but that is easy enough to do. Mr. Mackelprang said I submitted parking on the north end. They have two car garages on each unit, but we are short the .25 stalls per unit. Mr. Day said our goal was to push the parking south because of the park. Engineer Breinholt said you have 30 units in Phase 1 so you would need eight visitor stalls. Manager Warnke said the mailbox is in a poor spot for circulation. He then reviewed the setbacks and buffering requirements. The dumpster seems pretty tight in a few locations. There will be some fencing and I think you should create some breaks every once in awhile. There will be a fence here and that seems too tight to have the road right on the fence. From a practical standpoint, I would like to figure out how we can fix that. My overall hope is to create some space here. Make a note of the internal roads and label them private, owned, and maintained by the HOA. The biggest thing we need is the site plan application, which includes all the landscaping requirements.

The Committee explained where the water line was and it's sizing. They discussed how it would lay out, as well as the storm and sewer. Manager Warnke said in order to do the preliminary for Phase 1 and 2 there needs to be some rework with all the dimensional issues and we still need a site plan. Mr. Mackelprang said I need to add storm drain down there and run it into the pond. Engineer Breinholt said storm drain on this whole thing. Anything beyond that we will make you build the pipes down to it. Culinary water is the only thing I would upsize here, but if we are not going to service that area, then we would not have to. Mr. Mackelprang said we would come back with a preliminary on Phase 1 and 2.

c. Walk-ins:

Mr. Ben Johnston said do you require curbing all the way around or could he do a 10-inch wide curb or something cheap around the back? The code just says a curb or approved barrier by the engineer. Director Fulgham said I do not care if he gets away from a tradition high back curb. I think we just talked about having something that separates the asphalt from the planter. The water will sheet flow down anyway. He has a berm there and I am going to build this up. We have to take the water out for these guys from this well. Mr. Johnston said the road stopped their drainage and it all comes down to here and is a big wet, soggy pit. This is fenced all the way around. I am going to build this up, but Director Fulgham is going to have to run into this box whereas if he taps into this one and puts a catch basin over here that would collect this and also get that over here.

Mr. Johnston said there is a garage door here so I cannot put an island in. The door is two feet off the edge of the building. That is the reason he slid it over to get the clearance. We are over as far west as we can be to get the corner over here. Manager Warnke said I think that can be alleviated with a lot line adjustment. Mr. Johnston said this lot is narrower than this lot and he is trying to do the same buildings over here. That is why I put the extended shared access to here. They are all the same width and he is trying to mirror it all the way down. Manager Warnke said 300 square foot is the parking standard? I think it needs to be developed as parking unless the standard is way off. Chairman Bench said not necessarily it depends on what goes in there—the use of the building. Mr. Johnston said I have more than the required shown on here. I have 42 and 40 is required. In discussing what needs to be paved now, Engineer Breinholt said he has to put everything in. I do not think he is paving that much more. We almost need to have a standard for unfinished space. This is always an issue when they build these because you do not know what is going in. Mr. Johnston said he is meeting all the requirements it is just a matter of what is going to be built. Manager Warnke said I think we need the parking or we can come up with a different standard from the 300 feet that fits this space. Chairman Bench read the code on different parking standards depending on the uses. Engineer Breinholt said with these undefined spaces, I generally use the 300 standard. Manager Warnke said I am concerned with this corner with the fence and having the snow plowed into it. Could we shift and gain a bit? Mr. Johnston said with all the common stalls I want to hold the 26 there I do not want to go to 24, but if we want to reduce the 15-foot buffer to 12 I am happy with that. Engineer Breinholt said I do not mind that curb on the fence. It is no mans land with a couple feet. Mr. Johnston said if I could lose three feet in the front and add three back here that would be better. Manager Warnke said I feel like the site is over built and we are making concessions to make the building fit. Instead of 15 upfront, what is reasonable to make it function? Director Fulgham said do 12 feet out front and give three feet in the parking area. Manager Warnke said these do need to be landscaped. Mr. Johnston said there is a door there that will not be used all the time and that creates a stall. I do not want to put these landscape islands in here with trucks. Those are all roll up doors in the back and that will be a mess. If they were not there, I would have parking on the back.

Director Fulgham said if he wants to bring sewer off the main line he can. He will stub it straight to his anyway. Mr. Johnston said I will stick a dumpster here; it is easier access. I would put an island here and slide it down. There will be two dumpsters, one for each building. Chairman Bench said his concrete people will have a short window to do the footing and foundation then they are off to Preston. He could do the footings and then stop until we have it approved. Engineer Breinholt said that once you work out all the buffers you are probably good. The Committee plans to re-read the agreement to see what is being required.

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 11:11 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 6th day of October, 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.