

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 2, 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—excused
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:05 a.m. The meeting was held June 2, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, and Deputy Recorder Nelson were in attendance. Manager Warnke and Director Christensen were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the June 2, 2021 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye. Motion approved.

2. Approval of minutes—March 17, 2021

Motion by Chairman Bench to approve the minutes of March 17, 2021. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye. Motion approved.

3. New Business:

a. Discussion of concept plan for Island Park – Joe Darger & Cam Preston (via Zoom)

Mr. Darger said we did the geo tech earlier this year and it was too cost prohibited to bring roads through with the high ground water and soil requirements. There will have to be a lot of import. We have switched engineers and are ready to move forward. We feel this is a great place for storage and what we want to do with mixed units. There is a good place for a park, parking, and open spaces. The park will be used for some detention as well. We put some of the density up front and kept this area for big open lots (12,000 square feet) with some acre stuff. Engineer Breinholt asked is this a City street or private? Mr. Preston said they were all intended to be private streets except for the front entry. Engineer Breinholt said I will not comment on these private streets, but will on those by the Clubhouse and entry since it is a safety issue. When asked about the layout and parking requirements for the Clubhouse, Mr. Preston said I based parking stalls for that on the 2.25 stalls per unit. The Clubhouse does not add anymore it is just based on the apartment use.

Mr. Preston asked about the sewer lift station and retention for storm drain. Engineer Breinholt said the geo tech would provide information. The ground has to be able to take the water. Mr. Preston asked about culinary water. Director Fulgham said there is a four-inch main that will have to be upsized to an eight-inch pipe and go on the other side of the freeway. It is right in front of that property on 1000 West. Sewer will be there, too. That will most likely have to be pumped. Mr. Preston said when we look at the required fire flows I do not think an eight-inch will be enough to serve this. What fire flows are available out here? Engineer Breinholt said it should be all right. We will check it and see what we need. You will pick up the water line on Rocket Road and 1000 West. Director Fulgham said you would be able to loop that and put in two connections on the north side. The frontage road belongs to the City so you could tie in there and help with the flow characteristics. Mr. Preston asked about the lift station standards. Engineer Breinholt said we are working on one now, but it will be a wet well dry well setup. Mr. Preston asked about secondary water service. Director Fulgham said that would be Tremonton City. It is on the north side of there, too. We would have enough capacity to serve this area you just have to bring in a six-inch line. There are some UDOT drains out there you need to find and get the water directed there. Engineer Breinholt said we will figure out the sizing for the retention pond. It should drain slowly.

Engineer Breinholt said is there anything that needs to be worked out with this road access? Director Fulgham said it is a City road that goes to nowhere so it is treated like a private drive although it is not. Mr. Darger said we decided to leave it as an emergency egress. He would send the traffic study and the geo tech for their review. Engineer Breinholt said as a secondary emergency access it would have to be graded and widened to fit fire lane standards. Director Fulgham said this might be one we vacate and turn over to the developer. Mr. Darger said I do not own that house and land where we want to put the clubhouse, but I am working on it. Once we have the preliminary done we will try to get an agreement with that owner. The rest is under contract. I have the water shares to transfer over, too.

The Committee discussed City standards for parking stalls (10x20 with a 25-foot drive isle). Mr. Preston said that right now they are drawn at nine feet. Do you allow 18 feet if I provide a two-foot overhang from the curb? Engineer Breinholt said no that hangs into the sidewalk. It could be 10x18 if there is a 26-foot drive isle. Mr. Preston said yes, but we have provided a six-foot sidewalk. Whether you make them 20 feet or 18 feet people tend to roll up, hit the curb, and hang over anyway. Engineer Breinholt said if you go to 18 feet then you have to go to a 26-foot drive isle. That is an exception to the code that would have to be approved separately. The north cul-de-sac with the street coming in from the east needs to be 150 feet. Mr. Preston said the road and duplexes would have to shift. We will get those to line up. Mr. Darger confirmed they plan to sell the house and barn that are currently there and add big homes around it.

Engineer Breinholt said show some site triangles on the entrance and include those abutments. Director Fulgham said for the buffering between the rentals and those backyards will it be fenced? Mr. Darger said it would likely be solid fence. Chairman Bench said from any type of commercial to single or multi-family there is a 10-foot buffer (landscape, wall, or fence). If you could have the site plan for that at the same time, we could work them all. Mr. Darger said based on comments we would clean up the concept and get it sent back over. Engineer Breinholt said have your engineer look at the off-site parking standards. There will need to be some landscape islands.

b. Walk-ins: There were no walk-ins.

4. Comments/Reports: None

5. Public comments: No public comments.

6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:53 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 20th 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.