

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 16, 2021**

Members Present:

Steve Bench, Chairman/Zoning Administrator—excused
Chris Breinholt, City Engineer
Marc Christensen, Community Services Director—excused
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Linsey Nessen, City Recorder

Manager Warnke called the Development Review Committee Meeting to order at 9:07 a.m. The meeting was held June 16, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Engineer Breinholt, Director Fulgham, Manager Warnke, and Recorder Nessen were in attendance. Chairman Bench and Director Christensen were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the June 16, 2021 agenda. Motion seconded by Engineer Breinholt. Vote: Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—March 24, 2021

Motion by Director Fulgham to approve the minutes of March 24, 2021. Motion seconded by Manager Warnke. Vote: Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Final review for Envision Estates – Bret Cummings & Matt Hales from Hansen Engineering

Engineer Breinholt said I did not get this until Friday so I have not taken a look, but we are on the final stages. We discussed upsizing this detention pond. I have not seen comments on water and do not have any calculations. Manager Warnke said the ownership shows on the County as Envision so you need to figure out who is the owner and acknowledge it on the owner's dedication language. The temporary turnaround needs to be shown. I am a little disappointed in this scenario because they subdivide the property and deed it legally, but now it created a funky lot, which makes development hard for that property. I think it should have gone to that piece. I hope this strip got resolved, but have never heard. That needs to be resolved. I still have a hard time with this offset. Engineer Breinholt said we have talked about it and Director Fulgham and I are both fine with it. There is such a low impact coming out of that cul-de-sac. Manager Warnke said could we do another design to make it meet the code? This is a collector

road so I think there will be a lot of traffic on it. Director Fulgham said they would not want to lose a lot. I do not think there is any other configuration and it is such a low impact. He explained the road configuration and how people would travel through. Engineer Breinholt said I do not have a concern because there are so few homes on such a small cul-de-sac. Movement will be minimal. The Committee also discussed the upsizing of the detention pond and how it would include the area north and outside of this boundary. The City will participate in that part. The engineer will determine the calculations for the pond and pipe size and then send those to the Committee for review, as well as the geo tech report.

The Committee then discussed a proposed project at 1650 West on Main Street for a car wash. Manager Warnke said that after a quick review, the things that stood out to me were the missing buffer requirements. From the back of the sidewalk it is 15 feet and you need landscaping. It looks like he is selling and subdividing it. If so, it should be a common shared access. Engineer Breinholt said that is a major entrance to Main Street so I think it is a good location for a shared access between the two. I assume it will be two since they are only building on half of it. Manager Warnke said this would also require some buffering and the fire hydrant will have to be installed. When asked about the sidewalk, Engineer Breinholt said for USDA there was an additional right-of-way requirement (five feet).

Manager Warnke asked about circulation. This has a lot of room in the back, but I am not sure where the stacking will be and how people will enter. Matt Hales said they are still figuring that out. The building will be moved a bit. Cars should come into the back and there is a lot of room. Manager Warnke said we want Main Street to remain as attractive as possible so I would prefer the vacuums are not along there. Mr. Hales said I would suggest we put them on the west side and not on Main Street. Director Fulgham said for the buffer out front, maybe you could L shape that basin and push it back to utilize that as a landscaped area. As you are working with them, recommend they put in a second meter for landscaping. If not, they will be billed sewer for the water that goes through that meter. If it is going on the landscaping, they do not want to be billed for that when they will already pay enough sewer. When looking at numbers for my existing car washes, impact fees will be a big issue for both water and sewer.

Engineer Breinholt asked about widening the road at 1650 for a turn lane. That has to be redone and will be part of the City's cost. Manager Warnke said we are moving the curb and gutter back, which we would pay for and the developer would add the eight foot and four foot sidewalks. Mr. Hales said in the way of this sidewalk are power poles, utility boxes, and a storm drain manhole. Does the city have standards as far as moving that around? Engineer Breinholt said that leads into the bridge so it might make sense to swing it. We could line it up with what is going under the bridge. The road section will have to narrow through there. I would like to see how it lines up with the new main street section.

Mr. Hales brought up another project they are looking into. It is between 600 South and 1200 South at 150 West and is just north of Aspen. Director Fulgham asked how they would deal with the private roads that lead through there? Even if it were private, we would maintain and own the utilities (water, sewer, storm drain, and secondary). They would have to cross the canal for another outlet on the north end. They would have to bridge that canal and get the water and secondary up there. Sewer would all go south. Manager Warnke said that right now the zoning is R-1. I used to think it would work well for higher density, but now I do not think so. My mind changed because 600 South is not a collector road. It is shown as such, but it does not meet any of the City standards for that. It is really undersized and there is already a lot of density in that area. I am concerned this is not a good place to continue that. The Committee further discussed the width of that road and where it widens and narrows. Manager Warnke said I would love to continue that road across Iowa String and tie it into 1650 East. We could show that for the Corridor Preservation Fund projects.

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

4. Comments/Reports:

Director Fulgham brought up his concern with an invoice. I have already paid an invoice to Edge for the upsize of the secondary line. Now Sadler is billing us. Edge should not have even billed Sadler. Edge asked for \$7,900 and Sadler is saying it is \$13,000. I paid another one for Tremont Place to extend the sewer lines to Tremont Street; that way we are closer if we even want to take it across the road and turn it into a pressure main. We need to talk to the Sadlers. Manager Warnke said that maybe they forgot that Edge billed you directly. It would be interesting to compare the invoices and see if the quantities were the same and had the same description of work. Engineer Breinholt said my estimate was \$9,192 for the City's portion of the upsize. We should have them come in and explain what they did. Manager Warnke said it would be nice to have it itemized so I can document the upsizes and when we do the next impact fee all the paperwork is there.

Engineer Breinholt said Harvest Village is wondering where I am with my review and I am wondering where he is at with his plans. I feel it is just sitting here. Manager Warnke said I feel that way with the other one we had a final for. There are things they need to address and resubmit. It was approved and as it relates to Harvest Village, they submitted the plan that was problematic from my perspective with parking and circulation at Rocket Road, the dumpsters, and a whole host of things. They have not submitted any of the site plan requirements. Engineer Breinholt said I do not have any new Harvest Village plans so I will tell Garth Day they have the comments they need to address. The Committee agreed that several projects have things that need to be resolved before they are put back on the agenda.

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 10:30 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.