

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 30, 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
Robert LaCroix, Fire Chief

Chairman Bench called the Development Review Committee Meeting to order at 9:06 a.m. The meeting was held June 30, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Also in attendance was Fire Chief Robert LaCroix. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the June 30, 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 31, 2021

Motion by Director Fulgham to approve the minutes of March 31, 2021. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

The following items were discussed out of order.

6

3. New Business:

a. Discussion on the development of Aspen Ridges remaining phases – Ryan Rogers

Mr. Rogers said we are modifying the phases and condensing them from five to four to speed up the process. Engineer Breinholt said I have the drawings for those phases. Chairman Bench said each phase would have a development agreement. They have taken care of all the water shares, but we will split them out by each phase so we know what we need. Other than that, they just need to pay their fees and are ready. Manager Warnke said for secondary water was is getting upsized in Phase 2? Director Fulgham said it would go from a six-inch to an eight-inch all the way through that other development. The next phase will be the property to the north and we will participate. It will be Harvest Acres to the south, but we do not go under railroad tracks so it will only feed their subdivision. They will upsize their interior.

b. Preliminary review for River Valley Phase 8 & 9 – Garth Day and Adam Mackelprang

Mr. Mackelprang said we took out a couple units because we had a hard time getting everything to sit. These two on the east side are now three-plexes instead of four-plexes. We lost two units. Manager Warnke said there are some dimensional issues. The bump outs need to be the full 10 feet and the dumpsters need to not be in the landscape buffers. Mr. Mackelprang said when we calculated the setbacks the building was outside the setback, but the porch was not. We moved it all to outside. Chairman Bench reviewed the different setbacks with them. The Committee reviewed the issues with the dumpster and how that could be fixed to have an easy access for the garbage truck. Chairman Bench said in the middle of the buildings, that could go from 25 to 20 feet. We could leave these at 25 and move them five feet. That would give a lot more appeal and then do the same over here. Mr. Mackelprang said most dump trucks want a 70-foot straight shot to the dumpster. Chairman Bench said if the room is there, you could do the 10-foot bump out and angle it. I think you can make that work. You would have one dumpster on this side and one on that side. Then put them in the center building realm. If the building has to shift five feet to the street you could.

Engineer Breinholt said the BR Mountain Road (arterial road) requires a right turn, left turn, and center. You need a right through for the collector, but since this is a T intersection maybe you do not need the through unless this will be a park. Then we would want that for an entrance. There is detail in the City standard for that intersection. It needs to be widened a bit. Manager Warnke said we did get the Corridor Preservation Funds for that under the assumption that the City would partner as an adjoining property owner or we are upsizing it. That is something we want to figure out with both of these projects. I sent over an acquisition agreement relative to a land trade that did not work out with Sierra Homes. Mr. Day said we found this other piece of property by the train tracks and Mr. Jay Stocking is fine doing everything here as long as we can get the same density. We are having a hard time getting a hold of the owners. It is in a trust. Mr. Mackelprang said we will design this road then and the City will pay for it. Manager Warnke said the engineer's estimate includes all the utilities and the upsizing on the storm drain. Engineer Breinholt said the irrigation would be stubbed to the east. The Committee discussed where sewer, manholes and hydrants are located. Manager Warnke said we have the geo tech. We need additional right-of-way on 2650 at the intersection for the park or if it is a development. We need to work on the setbacks with the dedication. It would go from 66 feet to 71 feet for about 120 feet.

Chairman Bench said that for Phase 9 you have the same issue. You still need the 10-foot back up and 10-foot bumper to get the dumpster in there. The Committee discussed the parking stalls, size, and orientation of the buildings. Mr. Mackelprang said they are all rear loaded and parking goes to the back doors. I will add the dumpsters and shift some stuff.

The Committee also discussed utilities. Mr. Mackelprang said the sewer is shallow in BR Mountain Road. I would like it to come through here, but need to check how shallow it is. Further west might need a lift station eventually to pump to. The sewer is shallow heading west. Manager Warnke said everything 1000 North would come this way down BR Mountain. Engineer Breinholt said as we turn north we start to get grade, but I can look into that. As it sweeps north we should be good. We might be upsizing that one if it works because it will serve the whole area out to the west and north. Director Fulgham does not like the manifold on the water meters they need to connect to the main on their own. Those brass tees go bad and rot away. The stainless steel saddle works better and they need to be two feet apart. The sewer and storm drain need to be on the same side of the street of BR Mountain Road and water and secondary water will be on the other side. You need to extend the storm drain all the way to the west hoping the grades pick up. If they do not, we might have to come to the north and extend to run a different direction. You have to pick up that property to the west. It is the same with sewer. If it does not work on BR Mountain Road, we will have to look at another extension that would. All utilities will be private onsite if they are rentals. The property line is the transition. Director Fulgham said you would have a valve that shuts off the main inside here. We own the meter and take care of it, but everything else they own. Engineer Breinholt said if these are ever converted to townhomes though you would want them separate.

Manager Warnke brought up the Harvest Acres dedication plat. We started the conversation in the pre-annexation agreement and it does talk about the location of water, sewer, and all utilities in 100 East. That needs to be shown. Mr. Mackelprang said the last one to discuss is Harvest Village. We already did the single-family side and will now do the multi-family side. I will submit a plat and check those notes. Manager Warnke said we want to make sure other people can connect to those utilities at 100 East. Director Fulgham said there is not a lot of development that is going to take place here. We have them stub the sewer and manhole right out to 100 East. This is not public because they have all these clusters going on and I will not allow that if I am going to take care of it. That is private and will not serve anyone but them. The other ones we have allowed because they serve other subdivisions like Aspen Ridge and that piece north of it. Engineer Breinholt said with this many units the State wants us to own the sewer. Mr. Day said we could come all the way through the single-family to get to this. We would go under the canal and all the way through. Director Fulgham said move the 10-inch main to 100 East and run a lateral off that main to each row of the buildings then we will call that a lateral and not have it be public. The manholes would be in the street and internally it does not matter. Connect all the way to 100 East and manholes need to be within 400 feet apart. They further discussed dumpster locations and how that would work with parking and landscaping. Manager Warnke said once you have it figured up then you need to have Econowaste approve it.

- c. Concept plan for 10-unit townhome project on 400 W 200 N – Danny Macfarlane
- d. Discussion of 11 acres at 300 W 600 S (north of Aspen Ridges) – Matthew Meyer, Nick

Manager Warnke asked about the access into that 11 acres and how Aspen Ridges affect the property to the north. Mr. Meyer said how do you want us to come in and out of there? This is an extension of that road through and then once it is out of our property we have to cross the canal. There is about 30 feet of property after the canal and before the road. Manager Warnke said we talked about density on this piece and at the time, I thought 600 South was a lot wider than it is. Half-acre lots might be the best zoning unless you can work with Ryan Rogers and get the traffic to go to 1200 South. Director Fulgham said the traffic pattern would push people to Tremont Street. You do not have a problem until you get on the west side of the tracks. Manager Warnke said there is just so much density right there. Tremont Street is a good choice, but it depends how Tremont develops west and what generates traffic to go that way. Director Fulgham said as it develops, people will already have a pattern in their mind on which way to go. The road that goes in there needs to be private. All the roads through Aspen Ridge are. We thought that would just be a continuation of what got started at the south end. Manager Warnke said we did, but I did not realize the constraints. What amenities and improvements would you do to offset the density? Mr. Meyer said we want to do a big entrance on that spot out front by the canal, but that is not our property. Chairman Bench said that strip of property is the City's property. Mr. Meyer said we would make a nice entrance, pickleball courts, a clubhouse, and pool. Manager Warnke said how would you connect since it is a private road? The utilities would be public. They discussed continuing a road over the canal and its potential width, as well as sidewalk and trail requirements. Chairman Bench said this is something we will have to talk to the canal company about. Manager Warnke said we want traffic to go both ways (to 600 South and 1200 South), but that will have to be worked out with Mr. Rogers. Director Fulgham said it would go both ways because each of these subdivisions will be using each other's roads. That is why we did the utilities that way. They are separate, but connected.

Mr. Meyer said next time we will have a preliminary set of drawings with it scaled and surveyed. Chairman Bench said get the elevation for your building picked out and a landscape plan by an architect. There will also be fencing requirements and dumpsters. Manager Warnke said we need to get the 10-foot asphalt trail and if you have your segment, we could finish it out. That would be a nice amenity. I would also like to see you submit a traffic study that shows the distribution.

e. Walk-ins:*

Craig Christensen said I have the same problem with Chris Sorensen and Jay Stocking. They are no longer taking my calls to discuss anything further. My realtor called me a couple weeks ago and said there is a family and their parents who want to buy 10 acres and each put up a home on five acres. Is there anyway we can get Mr. Sorensen to let us come in with utilities? Chairman Bench said I would have to talk to him to see if he would grant an easement. However, that puts five homes back there and where it is

private the limit is four without improvements. Director Fulgham said the existing utility easement is only for the existing people. You would have to have a new utility easement for all that. Mr. Christensen said I had another thought on the south end where the cul-de-sac is. There is one person who could give us an easement to put the utilities in there and these people could build their houses and do away with the easement. Then when the subdivision goes in here, the gravel goes away. These people do not want to do any earnest money until I talk to you guys. Chairman Bench said you could subdivide and sell, but they would only be able to build one now while things are being worked out. We can bring Mr. Sorensen in to see what direction he needs to go. Engineer Breinholt said that that is a large stretch and it would be hard to convince someone to give up their property to put up a drive even if it is temporary. Chairman Bench said talk to the buyers and if that does not work to build one now, then we will get Mr. Sorensen in here and see what can happen. The only change he would have to make is to allow one home to go in.

4. Comments/Reports:

Director Fulgham said I have an issue with the Smiths who want a water and sewer connection to their property that is within the City and right behind the treatment plant. They want to put a travel trailer and connection on it. It is just a sliver of property. I do not think he knows the impact fees for water and sewer, plus how is he going to connect into City utilities clear on Rocket Road? There is no frontage, just access through their property. They want water and sewer. For the water, I would make them run it all the way to Rocket Road so it does not encumber my property. They would have to get an easement from us. Should we have him come in and talk to us? Chairman Bench said it is permitted, but maybe work up a price on what it will cost and we can let him know. They agreed to get him on a future agenda.

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 11:15 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 10th day of November, 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.