

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JULY 7, 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

Linsey Nessen, City Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:07 a.m. The meeting was held July 7, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and City Recorder Nessen were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the July 7, 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—No minutes to approve at this time.

3. New Business:

a. Discussion of Banham Subdivision – Micah Capener

Mr. Capener said we have the plat and updated construction documents. The only thing we are missing is the landscape design. We could approve this subject to that being approved. Do you want separate sewer lines for each unit or did you mean to say separate water lines? We were going to setup an HOA and have one owner. We would do separate water lines with one common sewer line owned by the HOA. Director Fulgham said that would meet the requirement. Mr. Capener said we have dedicated the seven feet. Does it need to show on the plat? Chairman Bench said yes the dedication is part of the recording. Manager Warnke clarified that their access would also be an access for the existing units. They also need to add the Municipal Utility Easements (MUE) and Public Utility Easement (PUE) and label them.

When asked about frontage improvements, Mr. Capener said we would do that when we improve the pond on our side. We talked about filling it in a bit so it does not have standing water since it was oversized. We are open to whatever. Engineer Breinholt said you could put a foot or so in the bottom to dry it up and then landscape it. Director Fulgham said add rock so it has a good layer to go through. Mr. Capener said the playground would go behind the buildings instead of in there. We do not want it too

close to the road. We want to keep these as four-plexes, but may subdivide them in the future, which is why we want separate water lines and are designing them as townhomes. For now we will keep them as four-plexes.

When asked about details for the required dumpster enclosure, Chairman Bench said he has referenced the dumpster on here with all the details. Mr. Capener said do we need two handicap stalls? Chairman Bench said it is based on the parking. You need one for every 25 stalls and you need to have 26 stalls. Mr. Capener said I thought we were doing nine-foot wide stalls. Engineer Breinholt said we want to maintain the 10 feet width, but allowed the shorter depth to match the others that are there. Manager Warnke said have you worked out anything with the homeowners on using the storm drain? Do you have anything written? Mr. Capener said no we are trying to get this finalized first, but I am not sure why they would not want us to clean up their mess. I think it was designed for all of that originally anyway.

When asked about the parking lot dimensions. Mr. Capener said they are 10x19 with the 24-foot backing. That gives us 26 stalls. Engineer Breinholt said there are still some things that need to be cleaned up, but we do not have to revisit it. Chairman Bench said nothing would be recorded until it is good. Engineer Breinholt suggested they use concrete for the area where the handicap access is. The dumpster will destroy that asphalt. Chairman Bench will work on the development agreement.

Motion by Manager Warnke to approve the Banham Subdivision. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- b. Final review for Rivers Edge Development, Phase 1 – Skyler Chambers, Andy Hubbard, and Michael Jewell

Manager Warnke said what is going on with the annexation portion? Mr. Chambers said I talked to her and told her I have to turn this into the County, but she plans to sign it. Manager Warnke said did you work out the irrigation issues? Mr. Chambers said I do not think there are any, but she is saying there are. She would have the guys who farm it talk and go check it out. That is in the southeast section and has nothing to do with Phase 1. The County has updated part of this. They took part of the ag protection off, but not all of them.

The Committee discussed the fencing, as well as the trail width through the area. This ties into the existing road. Manager Warnke said that area needs to be a bit bigger. The trail width is 10 feet. Mr. Chambers said do you know where the easement is on the other side of this road? There is an easement, so could we push the road that way? We need to look into that. Engineer Breinholt said do you have more contour data off that? Going into that trail access below, you need to be able to maneuver a backhoe or dump truck down there. Director Fulgham needs to look at that access to see if he can get

equipment down there. They were asked to email these drawings to Director Fulgham for his review. Mr. Hubbard said it is not showing up on this plan set, but I will get that. Director Fulgham said you are looking at about 20 feet. That will give you plenty of room on either side.

Mr. Hubbard said we want to talk about the lot for the clubhouse. We have thought about adding it to the northwest corner of the park. That would be Phase 2. Manager Warnke said I thought you did not want it that close to the park. Mr. Hubbard said we have not nailed down a position for it yet and it seems liked after the hydrology study the gazebos and other amenities of the park could work there. We are looking at a 10,000 square foot print for the parking and clubhouse. It seemed like a good corner, but is subject to discussion. Manager Warnke said I like the concept of it being separated so there is no confusion on public versus private. Maybe some synergy between parking lots? Mr. Chambers said that right now we have parallel, parameter parking around the park. Mr. Hubbard said we have roughly 25 stalls per side with parking on all four sides (100 stalls). Mr. Chambers said we were hoping to avoid a parking lot just for the sake of having one. Two little parking is bad, but way too much is just as bad. If we have to put a parking lot in, we will lose a gazebo. Manager Warnke said this is the first time I saw the road through and it really starts to diminish the size of the park to where it looks more like a storm drain pond. The clubhouse does more of the same. Could we get rid of the road and have more park space? Engineer Breinholt said that road is the one we added in order to be able to go clockwise and park on the street instead of having to go all the way around and U-turn into those stalls. I think you need the road. Mr. Chambers said the park would still be eight acres. Engineer Breinholt said the scope of your subdivision is so big it makes the park look smaller than it is. The 100 stalls seem adequate. Manager Warnke said that for the clubhouse location, I think it should be on the other side of the road, on the north side so it separates it. They can still have access to the amenities, but there is a clear delineation to the public so they know it is a public park, but private clubhouse. They confirmed the clubhouse is for all homes in the development (PID area). Chairman Bench said that is a lot of people for that clubhouse. Mr. Chambers said we have talked about putting another one in a later phase.

Mr. Hubbard said we sent the plans for 950 East to UDOT for approval. They are looking to see if it is acceptable to start their review. Manager Warnke said is there a water line on the south side of Main Street or do they have to bore. Director Fulgham said they have to bore under anyway and this phase is based on us having the pump station north. So we might as well put it under rather than digging up the road later on. Three or four years ago, we combined some of those zones. Engineer Breinholt said it would feed through to pick up those homes on the south side of Main Street. We are upsizing it so we can combine service areas 9, 12, and some of 10. It is the whole area north of Main Street. We will eventually do one south of Main Street, too. When asked about the size of the pump station parcel, Engineer Breinholt said that needs to be bigger. I will get that information to you. The depth is the depth of the lot and has to

accommodate the pumps, which are underground. The width I need would be for a vault and room for the filter assembly and meter. We will do three vaults so it will be six eventually. I am not sure if you are responsible for two or three pumps. I need to run it again. I have done a master plan only so I will tweak to see what it is for you guys.

Mr. Hubbard said the improvements on 950 East, parcel 1 and 2 that the City acquired, we are good there. Manager Warnke said there needs to be a curb cut on this parcel. Sidewalk, curb, and gutter will all go along that side. Mr. Chambers said for the Bear River Canal share dedication we are still going back and forth. Is that essential for Phase 1? Manager Warnke said these are more notes to be included in the development agreement. Each subdivision has its own agreement that formalizes each phase.

The Committee discussed them contacting UTOPIA when they have an open trench to have that installed. When asked about storm drain, Engineer Breinholt said you are just upsizing the one 30-inch line. I am only looking at Phase 1 and that one is already a 30 inch. Manager Warnke asked if that would collect water off Main Street and pump into that basin, too? Director Fulgham said some. You have the UDOT drain system, just have that tip toward Main Street and it will go into their system. Mr. Chambers said we will put curb and gutter there and will have everything north of Main Street. Mr. Hubbard said I will make sure it makes it there and flows. Engineer Breinholt said that area all the way north was never meant to go through the pond that is there. You were supposed to build another one. Run your numbers and make sure we are all right on the 30-inch. Mr. Hubbard said the piping is okay according to the study. Our un-detained area might need to be bigger to accommodate it. The pond is oversized right now. I have 300,000 cubic feet and need 297,000 cubic feet. Engineer Breinholt said that area would go through the existing pond. That was not sized to accommodate that, but I am fine if it works. The pond will be fine as long as the pipe is okay.

Chairman Bench said he has addresses to put on there and they will continue working on the PID.

c. Discussion of car wash on East Main –Matt Hart

Mr. Hart said Wizard Wash is the official name. We moved the driveway north a bit and they are not going to develop this for a while, nothing with the northern property. They want to do an RV dump station and tie into the sewer on the other side. Director Fulgham said the sewer from your office would need to be separated. Mr. Hart said is there anything we need to be aware of with that? Chairman Bench said it could be a maintenance nightmare. Director Fulgham said I would suggest a six-inch line through there. You could tie in with a three-foot manhole to make cleaning it easier on your side.

Engineer Breinholt said would you have enough room to maneuver a trailer? Mr. Hart said we would tweak the entrance. With the sidewalk, I was basing this off your

collector intersection detail to Main Street. Engineer Breinholt said Main Street has a 10.5-foot sidewalk butted up against the curb on both sides. There is a five-foot additional right-of-way. Mr. Hart asked about the power poles. It will be right in the middle of the sidewalk. We already had this widened along 1650 West, we did that with the radius. With that additional five-foot widening it throws the radius off a bit. Chairman Bench said we would make it work.

Manager Warnke said we need to install the fire hydrant in the back of the sidewalk. Director Fulgham said it got removed with the storm drain. The street sign could be mounted in the sidewalk. Mr. Hart said should the fire hydrant go in the back of 1650 West or along Main Street? Director Fulgham said there are some depth issues there with water lines. I am wondering about putting it on the east side with the same cut and bringing it across and then put an extra valve on the hydrant and tap your service lines off the six-inch line. Then you could put another valve on the hydrant so if we have to shut the hydrant down we do not shut yours off. You would just tap the line and valve on the hydrant that sets back of the sidewalk then can tap off six-inch line for the two services. Usually a two-inch for washing equipment is enough. You will need a back flow preventer on the secondary for now until we get secondary water into the area.

The Committee told Mr. Hart he would have to work with UDOT on the access and changing the manhole and putting in a new box. Director Fulgham said they would tie into the storm drain on Main Street. It is UDOT's, but the City built it and our storm water goes through that. Chairman Bench asked about a landscape plan. Mr. Hart said they would work on that. We plan to move the vacuum stalls to the back and will work out things with our spacing and dimensions for the bays. When asked about the power poles in the sidewalk, Director Fulgham said you probably do not need to move them. If we have to move the sidewalk, we could get an easement and move it around them. We will not be able to get a sidewalk under the freeway anyway. When it gets into construction, we could look into what we can do. Engineer Breinholt said if that cannot continue, then you could end just short of the poles. It would narrow up the road under the freeway and we hope there would be enough room to put a sidewalk in.

d. Preliminary review for River Valley Subdivision, Phase 8 – Garth Day

Chairman Bench said we have not had enough time to review it. Mr. Day said our engineer has addressed the issues you had. The big thing was the dumpsters. We had those on an angle so the truck can come in and have a straight shot to it. We adjusted the traffic flare at the end of the road and have the 20-foot and 10-foot turnarounds. We took out two overall to make room for that. There are fours on the one side and threes on the other. Everything has been done on all three of the projects and sent. I think we have found a landscape architect who is working on a master plan. These are all for sale, individual units. River Valley 8 and 9 will each be their own phase and Harvest Village has several phases. On the detention basin to the south of River Valley 9, I think our dealings with the Standers has come to terms. That will take the pressure off so we

can get that done. If we can replace this with that, then Jay Stocking does not have a problem selling it, but we are working that out. The Committee said they would do their review and meet back in a couple weeks.

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

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 11:13 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 ____ day of _____, 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.