

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 11, 2021**

Members Present:

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

Chairman Bench called the Development Review Committee Meeting to order at 9:03 a.m. The meeting was held August 11, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Directors Fulgham and Christensen were excused.

1. Approval of agenda:

Motion by Chairman Bench to approve the August 11, 2021 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—May 5, 2021

Motion by Engineer Breinholt to approve the minutes of May 5, 2021. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

The following items were discussed out of order.

3. New Business:

- a. Discussion and consideration of approving a landscape plan for the Jeanie Stevens Park park strip

Manager Warnke said the parks department is working on some details with the types of trees and we have a landscape architect laying out the park. They extended where the park office is and we contemplated that alignment. Chairman Bench said we would work with the County to align this and each have an entry. We need to remove a power pole, move the filter to the other side, as well as some frontage improvements. Engineer Breinholt said Director Fulgham has started a draft for the Jeanie Stevens portion. We will design the curb and gutter, and determine the right-of-way lanes.

- b. Discussion and consideration of approving the 1200 South dedication plat

The Committee pushed discussion of this item to a future meeting.

- c. Discussion and consideration of approving a 400 West dedication plat

Engineer Breinholt said the radius on this one is not necessary and same with this corner. We do it to make room for the curb radius, but the existing improvements are not anywhere near that. It is not necessary here—it does not need to be expanded any wider.

Motion by Manager Warnke to approve the 400 West roadway dedication. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

- d. Discussion of property at approximately 3400 West 1000 North – Robert Lindsey and Brandon Lindsey

Mr. Robert Lindsey said my client purchased 95 acres in this area and we want to figure out how we develop it. For the upper area off 1000 North we have about 18 acres and have a concept plan for commercial. That could include a gas station, convenient store, and hotel. It does have a steep drop off. Is there capacity for utilities close by? Chairman Bench said water is not an issue, other than capacity. It is in the street and they would have to extend it into the property. There is a hydrant close by. Sewer is an issue and is back further (quarter to a half mile away). Sewer would need to be pumped if you go to 1000 North. Engineer Breinholt said I do not know we want to go that way. There are some capacity issues long-term. Mr. Robert Lindsey said we cannot get across the Pederson property. I have not been able to contact them. We can develop the upper portion sooner than the rest of the development. Engineer Breinholt said I would have to look into it since there are capacity challenges. That whole area will eventually go to the south.

Mr. Robert Lindsey said we are thinking of combining the two plans—one for the top portion (commercial) and the other for that lower section with the industrial buildings and residential. We have thought about doing some townhomes in that area. Chairman Bench said I think people would rather see a business than a townhome. There is still open ground up there for cattle. The commercial would have to be more of a 9 to 5 type business. The gas station and motel that are quieter would be okay. The motel would be a good buffer between. The residential does not fit the zoning so that is something we would have to look at. The existing zone is Commercial General, which allows for a lot of commercial and highway type stuff. There are a couple things that are not permitted.

Mr. Robert Lindsey said we like this plan because it puts commercial along the freeway and that road through there. The property is just too deep to do all commercial. This lower portion will be a few years down the road. Manager Warnke said we discussed making a nice transition in between those homes. You will also have to plan for storm drain. Engineer Breinholt said the outfall for the storm drain has not been developed. There is a culvert UDOT put under the freeway, but it is undersized. You would need to get it to Salt Creek. You would need to upsize that or add a big basin with a slow release. The Capital Facilities Plan includes most of this development and calls for another regional basin for the hillside. They could potentially be combined if it made sense. There could be storage between the two basins and then they could be combined

into one or a separate on the hillside. One larger one down there would be better, but you have to oversize the pipe coming down to it. Our easement down to the mill ditch is already at capacity. Manager Warnke said there are lots of ways we can make a quality development work. Maybe you do a park there and it is a regional basin. In addition, we want you to be aware of the Bear River Project, which is a proposed pipeline project running between the two canals. It would take water out of the Bear River and pump it to Whites Valley. Maybe that is where the storm drain basin might go. Then if that project comes through it would not interrupt the cost of development.

Manager Warnke said that right now 1000 North is not developed for truck traffic. There is a conflict with having an auto-oriented development up top. It is important that truck traffic does not go further east on that road. We have discussed different ways to divert truck traffic from going the wrong direction. The road is not big enough or strong enough to handle that. Having that alternate road was one of the ideas to get people turned around and to make sure they had that ability. That is something to keep in mind as you layout this project. Chairman Bench said from the interstate to the UDOT shed the road is good. It is just making sure the trucks get back on the freeway. Engineer Breinholt said depending on where you connect you might have to do some improvements on 1000 North. Mr. Robert Lindsey said we do not think this is a good spot for the truck stop. We might do a small gas station or convenient store. Manager Warnke said the alignment for the BR Mountain Road is fixed as far as 1000 North and is a road that would continue. It can wander a bit, but not much.

e. Preliminary approval for River Valley Subdivision Phase 8 & 9 – Garth Day

The Committee asked about the building orientation and which direction they face. Mr. Day said they are rear-loaded except for a few. The porch is away from the parking lot on most. Manager Warnke said I visited with Blake Christensen, who wanted to discuss the irrigation. I felt things are still unclear on the proposal and he had an alternative. Mr. Day explained his understanding of the agreement. Manager Warnke said I have talked to him about the road and there were questions on that, too. I told him I would get the road dedication plat to see how much we need. He was receptive, but has concerns. Mr. Day said he would get that cleaned up and get a copy of all those issues to you. We are dedicating this corridor to the City, too. He would chat with Mr. Christensen and get that figured out, but he has to have the head gate to get and protect his water. The Committee wants to see more of this and work on additional details before a motion is made.

f. Preliminary approval for Harvest Village – Garth Day

Mr. Day said we are having a hard time on the dumpster issue. Our idea was to tilt it a bit so they would have a straight shot and they did not like that. For Harvest Village, we are done and ready to move forward and get our construction drawings. Manager Warnke said there are still some things to do on it. The dumpster detail is evolving and we can get that to you. Engineer Breinholt said this does not show any construction or detention for that area. Everything drains down to the park area. Are they supposed to build the detention pond for these developments? The way they show it is being stubbed

in with no detention. You need to show more. We need to design the park (5.5 acre) and the storm drainage (3 acres). Manager Warnke said I would look at the pre-annexation agreement to see if the developer does any upsizing and if they do the basin itself. I am not sure, but they might build and get reimbursed.

Chairman Bench said this one could be sent on to the Planning Commission, but you need to submit the first phase plat (30 units). Manager Warnke said most of the comments are minor.

Motion by Engineer Breinholt to approve Harvest Village Phase 1 Preliminary. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

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

4. Comments/Reports:

Chairman Bench said that in talking with Mrs. Freeman for her property by River's Edge, she has no plans to sell. It will just be farmed. They discussed the ditch flows to make sure it releases properly and is piped properly. She is really concerned about losing the ditch and getting access to the property. They should fence out the farm and put barricades at the end of the stubbed roads. Manager Warnke said it needs to be a turnaround. I think she and Skyler Chambers have worked out the issues. Chairman Bench said she keeps calling so I wanted to pass that information along.

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 11:10 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 1st day of December, 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.