

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 1, 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

Chairman Bench called the Development Review Committee Meeting to order at 9:05 a.m. The meeting was held September 1, 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. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the September 1, 2021 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—May 12, 2021

Motion by Director Fulgham to approve the minutes of May 12, 2021. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion of Bear River Meadows 300 W 600 S – Chris Cave, Dave Chugg, and Kurt Larsen

The Committee discussed a concept plan, which includes 122 townhome units. The developers are proposing 22 buildings ranging from three to six units per building. There will be some open space and detention areas. The developers said they have met with the canal company and are working on lining up the trail easement, which is owned by the City, and looking into private roads to the south. Chairman Bench asked if they had made any headway in getting a second access. Without it they are limited to 30 units. Manager Warnke said we want to distribute the traffic evenly and the current layout does not facilitate that. We want a direct connection that takes them south to Rocket Road, which is wider. The access on the north has limitations. I suggest you reach out to the developers of Aspen Ridge and see what you can work out for an access agreement to tie into their private roads.

These townhomes would be for sale and could include amenities such as pickleball and basketball courts, as well as green-space for pets and a walking path. Manager Warnke suggested they look at joining the HOA of the development to the south and their amenity package. They could also pay a fee in lieu for the City to do a park. With the trail right there, that is something we need to work toward and complete the connection.

These buildings would have front loaded, two car garages with 20-foot driveways. They reviewed the garbage collection requirements and dumpster enclosure standards. The Committee asked about the parcel in between the street and canal and how that land could best be utilized. More work needs to be done before the Committee would consider a rezone. Chairman Bench said the Planning Commission may allow RM-16 knowing there will only be enough room for 11 units per acre, unless the amenities work out, then there could be an overlay. Redraw this based on our discussion and we will put you on a future agenda.

- b. Concept discussion of Island Park Subdivision at approximately 1000 S 1000 W – Ryan Kent, Amy Evans with D.R. Horton, and David Lewis

This site, which is positioned along Iowa String and in between I-84 and I-15, has had several ideas from different developers this year. This is the first concept plan from this group. They are currently proposing 41 single-family home lots, 12 duplexes, and eight, three story, 20-plex units. There is also a storage parcel, clubhouse, existing house and barn. Some of the amenities include open space and detention areas.

The developers asked questions to gauge what the Committee would allow and how best to move forward before putting the land under contract. They plan to redo the drainage to help avoid future flooding. There will be walking trails, work out stations, and a dog park. There will also be four pickleball courts and plenty of parking. Every driveway is 20-feet deep and there are two car garages, providing four spots for each unit. We would like to have an open area with power for food trucks. That area has Frisbee golf and permanent picnic tables. This type of density allows us to do fun things. There will also be a pool and clubhouse with a beach entrance making it safer for small children. We plan to target first time homebuyers.

Manager Warnke said there are access and site distance issues, with some infrastructure problems. Engineer Breinholt said this is a different level of density and there is only one access with the other one being limited to emergency situations only. We need to see a traffic study on how that area is impacted. It should focus on that one access and not consider the other for every day use. Manager Warnke said our City standard is 30 lots on a single access and you are proposing more than 555 units. That is a lot of density to be stuck in there with only one-way out. I would like to see what the traffic study says.

Director Fulgham said you would have to do a lift station for the sewer and run secondary and culinary from Rocket Road under the freeway. There is a four-inch line that would have to be upsized to eight inches. There are also storm drain issues. Manager Warnke said I am a little concerned about it. This is a lot of units and that will dump a lot of people onto Iowa String. It does not seem like the product is nice or the amenities overwhelming.

The group also discussed landscaping and fencing requirements to keep children safe and off the freeways. The developers would be required to provide one water share for each irrigable acre. They would also extend secondary water into this development. A regional lift station located further down could be an option to get more people hooked onto the sewer in the future.

c. Discussion of project on 1600 E (parcel 05-188-0100) – Jim Flint and Travis Smith

Mr. Smith owns property (nearly 4.5 acres) in the County and is wondering if he can get fire protection from the City without being annexed in. He hopes to add storage units. Engineer Breinholt said that eight-inch line is undersized for that much distance. Director Fulgham said you have about 2,000 feet to get to Main Street. Mr. Flint said could we get fire protection without annexing? Director Fulgham said I have allowed people on our line who have installed hydrants that were not in City limits because it is only for emergency situations and that has allowed us to flush our main. I do not see a reason I would not allow it, but you could not have a meter to feed your facilities. It would only be for fire protection. Manager Warnke said this is the entryway to our City and there are storage units across there, but this is not a desirable land use as far as the entry into our City. I do not support it in that location. When talking about sewer, Director Fulgham said that is a big issue, you would have to pump it back to Main Street or take it down and across the river and tie into the treatment plant.

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

4. Comments/Reports:

Director Fulgham said on the Bear River Meadows property, the frontage that is owned by the City along 600 South could be used for a postal box. The improvements there could benefit them and the City. We own 17 feet that is undeveloped and then it heads back to the canal another 30 to 40 feet. Manager Warnke said we should work toward that, but the box should be internal. We also have to work with the canal company.

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 10:54 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 15th 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.