

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 15, 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 9:05 a.m. The meeting was held September 15, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Fulgham and Director Christensen were excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the September 15, 2021 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—May 19, 2021

Motion by Engineer Breinholt to approve the minutes of May 19, 2021. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of car wash site plan – Dan Hart, Brad Hart and Matt Hales

This concept plan includes four wash bays, one automatic bay, as well as an office and equipment area. Six vacuum stalls would be in the back of the property. This will include an RV clean out site on the north side of the property. (See attached drawings for more details).

Manager Warnke went over his comments with the group (see attachment). The developers are working on a landscape plan. They will clean up the dedication language and add the easement requirement. The Committee discussed the location of a fire hydrant, as well as the dumpster and its block enclosure. Although it is a bit larger, the Committee is okay with the 50-foot driveway to accommodate this type of traffic. There are two power poles in the location of a future sidewalk. They discussed options of stopping before that or working around those poles and possible ways to design that going under the bridge.

The developers were asked to get an engineer's estimate and the plat for the dedication. They plan to have a six-foot tall monument sign. They reviewed potential signage and striping to direct people through the site. After this is completed, there will be half an acre that will remain undeveloped. The developers plan to do something later on. The retention pond will need to be calculated to cover both sites. They would also need another driveway access and landscaping to maintain the entire park strip. Lighting on the building and throughout the site would also need to be thought out. The vacuums will each have their own lights on them.

They then talked about a geo tech, and water shares that would need to be dedicate to the City. That is one share per irrigable acre and would be determined by the landscape plan. Chairman Bench said it looks like you are in good shape. We cannot do the formal final approval yet without seeing it all, but you have given us some good information. Get us more photographs and the elevations.

b. Discussion of property on 100 East – James Ashby

Mr. Ashby wondered what he could do with his property at 100 East 200 South just south of Ridley's. Chairman Bench said it is zoned RM-8, but you only have .38 of an acre with an existing duplex. Mr. Ashby said I have a shop that I have been doing work out of, but because of its age, it is no longer worth doing anything with. This fall I hope to tear it down and put a fourplex in its place. The frontage will not meet the requirements, but I wondered if you are open to ideas. I would like apartments there as an investment and to provide more housing. The City bought property north of me, that open area, and put a fence up. It is not where I think the original fence line is, but if that is where it is supposed to be then I have a little more room. I would be interested in buying the vacant lot from the City. The ground drops so the two units would be up high and then have a split and two would be down, but they would still be joined together. It is zoned for multi-family, but the property is a bit small. I want to add a four-plex or a three-plex. Chairman Bench said maybe you could build one more and have three units there unless you acquire more property. Engineer Breinholt said three units total would be allowed. Mr. Ashby said what about a duplex? Chairman Bench said it is determined on a hardship, which you do not have. Mr. Ashby asked if he could add one apartment with a wide access to it and parking up top along with storage units. Manager Warnke said that is not permitted in the zone. Chairman Bench said it sounds like you could do a single unit to go along with the duplex that is there and have three units on the parcel. Mr. Ashby said he would go to the drawing board and see how they could proceed.

c. Discussion of Bear River Meadows Development – Chris Cave

This concept plan 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. 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. Without a second access they are limited to 30 units. (See attached drawing and comments for more information).

Mr. Cave said they would like to stay with the original layout. We added a couple of stop signs so traffic is controlled. We do not want one big straightaway going through. Manager Warnke said in my opinion we want to move traffic. The road is already narrow so it has a calming effect. There is a lot of density there and we need to accommodate the movement of traffic for that density. Engineer Breinholt said both ends are private so I do not have a problem with this layout. You want to push traffic to 1200 South? Manager Warnke said that is the only minor arterial road and this is the densest portion of our City. Engineer Breinholt said the developer to the south does not want the connection made because he does not want traffic passing through his development. Have you talked to him about that connection? Mr. Cave said yes, but he is not happy about it and mentioned delaying for a few years before he improves his last phase. Can he say we cannot access his property? Manager Warnke said he can because it is his private road, but it is not his decision ultimately because these are going to be neighborhoods and an HOA. However, we are not in the best position to force the connection. You guys will need to work it out with them.

Manager Warnke said the current zoning is for half-acre lots. I feel like having 150 units here with only one access is too much. Mr. Cave said could we come out on this other side so there are two exits? Engineer Breinholt said that is what the developer to the south did. Manager Warnke said yes, but I want to see traffic going south. Engineer Breinholt said I have heartburn with that going south. There is a lot of density on both ends. I almost hate to see all that passing down through that single road. I know 600 South is undersized going west, but going to the east it is okay. I almost prefer this traffic going to Tremont Street. Would they go east instead of west though? I am not sure we want to force everyone south. Mr. Cave said if the City wants to see this road connect, which you do, maybe you could help with that. Manager Warnke said we have tried, but you guys need to close the gap. Mr. Cave said we could do a dead end and add another bridge. I do not think you want half-acre lots next to a bunch of townhomes. This fits with that development south, but he does not want to work with us.

Mr. Cave said there would be open space just no clubhouse. Chairman Bench said every one we have done has some kind of amenity, such as a pickleball court. Mr. Cave said there is the walking trail and green space. This would keep their HOA fee lower. Manager Warnke suggested fee in lieu so they could do some improvements. This would double their impact fees. Mr. Cave said they would maintain the area owned by the City to make the entrance look better and take away that eye sore.

Manager Warnke said the City acquired a protection strip to open up that property since the trail is important to the City. We want the trail to have consideration in the design and be kept separated from traffic. The multi-family projects can be enhanced by the streetscape. Trees can help break up the elevations. The Committee further discussed

the layout and how best to do that and have two accesses. They would want to maximize the greenspace by the trail, but would have to keep that second access in mind. They cannot have more than 30 units on a single access. This area would not be approved without an agreement from the developer to the south. Manager Warnke said we still have to rezone the property. From the City's perspective, we need to make sure things work. You have to rezone it before any approval can be made. Chairman Bench said the next step would be to go to the Planning Commission. The rezone and accesses are key. We would do a site plan and landscape plan for the entire area. Engineer Breinholt said there still needs to be an agreement whether we make them stub a street or not. Chairman Bench said keep working with that developer and we could do a public hearing. Once it is worked out, you would apply for the rezone.

They also discussed fencing and garbage cans versus dumpsters. Mr. Cave said we have doublewide garages throughout and could designate a place inside the garages for the cans. Manager Warnke said I am sick of looking at multi-family and seeing cans next to the doors. I would perfect dumpsters. Engineer Breinholt said I like having a specific space in the garage for them. That is a big benefit.

The following items were discussed out of order

- d. Annexation petition for Rivers Edge – Skyler Chambers

Manager Warnke said here is the annexation. We just need a recommendation. We have been talking about all the issues noted for the 135 acres.

Motion by Manager Warnke to recommend this to the City Council and accept the annexation. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

- e. Discussion of River Valley, Phases 8 & 9 – Garth Day

Mr. Day said they have addressed all their comments and made the necessary updates. These are small six to eight units and the landscaping plan is in the works. These are all for sale.

- f. Discussion of Harvest Village, Phase 1 – Garth Day

The elevations have not been drawn up yet, but will be the same as they have done in River Valley. They are all for sale units. Chairman Bench said send over the new drawings that have been adjusted for these comments, and then we will do a preliminary during the next meeting. If all goes well, we can go to the Planning Commission.

Manager Warnke went through some of his comments. Mr. Day said the thing about the turnaround is we are going to start Phase 2 right away. Engineer Breinholt said it is just temporary so we can float that if it needs to be built or not. It depends on the progress.

g. Discussion of 1200 South Road dedication – Garth Day

Mr. Day said for the Rocket Road dedication I can submit it to you, but I am not sure what action that requires. We have gone through all your comments. We will wait to do the dedication for the little triangular piece out on the Village side when we are done with the full design. Everything else should be complete.

h. Concept discussion of River Valley, Phase 7 – Gath Day

The developer has ordered the geo tech. This is Chris Sorensen's property with single-family housing. The concept has not changed and it will stub into Craig Christensen's property.

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

4. Comments/Reports: None.

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 11:54 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 19th day of January, 2022

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.

RIVER VALLEY 8

PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11

NORTH, RANGE 3 WEST,
SALT LAKE BASELINE AND MERIDIAN
BOX ELDER COUNTY

PRELIMINARY PLAT



LEGEND	
	BOUNDARY LINE
	STREET CENTERLINE
	EXISTING POWER
	PROPOSED POWER
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING FIELD DRAIN
	PROPOSED STORM
	PROPOSED STORM
	EXISTING COMMUNICATIONS
	EXISTING GAS
	PROPOSED GAS
	EXISTING IRRIGATION
	PROPOSED IRRIGATION
	PROPOSED ASPHALT

NOTES:

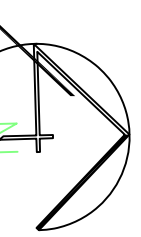
- Total area: 1.87 acres.
- No. of units: 21
- Owner: Chris Sorenson
- Developer: Sierra Homes
- Storm water to be retained in a pond to the South of the project in the remainder parcel.
- There are a number of field drains that cut across the project. While an attempt has been made to show the exact location of these lines the actual field locations may vary. These lines will need to be maintained/repaired if encountered.
- Per FEMA map 4900SC135SD the project is located in an area of minimal flooding 1000 feet of a known fault line per the Box Elder County Hazards Map.

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian monumented with a Railroad Spike thence N00°32'10"E 356.11 feet to the Point of Beginning thence West 1316.25 feet to the POINT OF BEGINNING and running

thence S 00°40'22" W 260.79 feet;
thence continue Southerly along said line, a distance of 11.33 feet;
thence Westerly, a distance of 75.62 feet along a non tangent curve to the left of which the radius point lies S 051°4'55" E, with a radius of 1,658.00 feet, having a central angle of 02°36'48" and a chord that bears S 83°26'41" W 75.61 feet;
thence Westerly, a distance of 216.02 feet along a reverse curve to the right having a radius of 1,567.70 feet and a central angle of 07°53'43" and a chord that bears S 86°05'09" W 215.85 feet;
thence N 85°21'33" W 11.07 feet;
thence N 00°29'08" E 133.07 feet;
thence S 89°47'43" E 10.00 feet;
thence continue Easterly along said line, a distance of 56.02 feet;
thence N 00°10'36" E 26.25 feet;
thence S 89°49'53" E 105.24 feet to the point of beginning, containing 1.87 acres, more or less.



0 20 40 80
SCALE: 1"=40' (24x36 PLAN SET)

NE COR.
SEC. 5
FND RR SPIKE
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E:1449127.671

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PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11 NORTH, RANGE 2 WEST

PRELIMINARY PLAT

Month	Number of People
January	10
February	20
March	30
April	40
May	50
June	60
July	70
August	80
September	90
October	100
November	110
December	120

SCALE: 1"=60' (24x36 PLAN SET)

- NOTES:

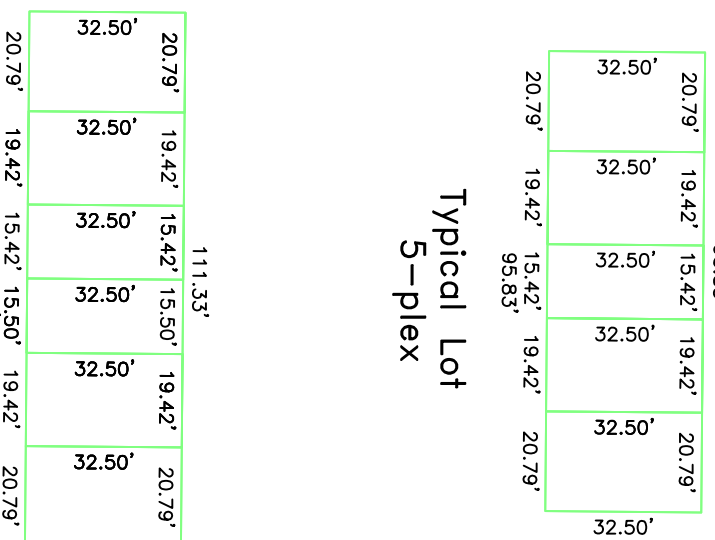
	BOUNDARY LINE
	STREET
	CENTURLINE
	EXISTING POWER
	EXISTING SEWER
	PROPOSED SEWER
	8" P.V.C. ST. C/N
	EXISTING WATER
	EXISTING FIELD DRAIN
	EXISTING IRRIGATION
	PROPOSED IRRIGATION
	EXISTING ASPHALT
	PROPOSED ASPHALT

9. All common areas are easements for mutual utilities and emergency response easements

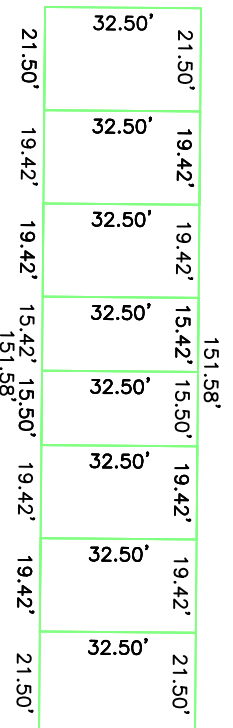
Part of the Southeast Quarter of Section 5, Township 1 North, Range 3 West of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian monumented with a Railroad Spike thence N00°32'10"E 1555.20 feet along the section line thence West 1816.68 feet to the POINT OF BEGINNING and running

there N 90°30'51" W 211.06 feet;
there S 00°29'09" W 51.00 feet;
thence Westwary a distance of 402.23 feet along
no tangent curve to the right of which the radius
point lies N 00°42'21" W, with a radius of 714.69
feet, having a central angle of 32°14'46", and a chord
that bears N 74°35'58" W 396.94 feet;
thence N 58°34'26" W 267.67 feet;
thence N 00°25'07" E 436.17 feet;
thence S 89°35'08" E 824.82 feet;
there S 00°12'35" W 166.99 feet to the point of
beginning, containing 9.15 acres, more or less.



Typical Lot
6-plex



Typical Lo
8-plex



PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11
NORTH, RANGE 3 WEST,
SALT LAKE BASELINE AND MERIDIAN
BOX ELDER COUNTY

DRAWING TITLE

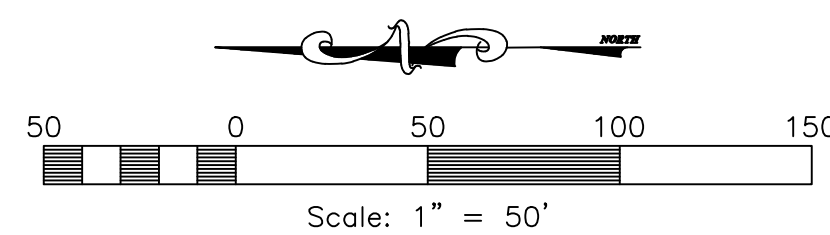
No.	REVISIONS/ SUBMISSIONS	DATE
REVIEWED :	DRAWN :	
CAD FILE :	PROJECT NO. :	

ALLIANCE CONSULTING
ENGINEERS

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancecelogan@yahoo.com



DATE : MAY, 2022
DRAWING No.



Total Area.....10.29 ac.
Open Space.....3.81 ac. (37%)
Units Proposed.....122 units(11.86 units/acre)
Garage Parking.....240
Driveway Parking.....240
Parking Stalls.....47
Total Parking.....527 (4.32/units)

1. CONTOURS ARE SHOWN WITH A ONE FOOT INTERVAL.
2. PROJECT IS IN ZONE X PER FEMA FLOOD MAP 49003C1360D EFFECTIVE 9-29-2010.

Bear River Meadows, LLC
Nick Wilcox/Kurt Larsen
583 E 1525 N
North Ogden City, UT. 84404
(801) 668-6244

Engineer: J. Nate Reeve
Planner: Chris J. Cave
Drafter: E. Roche
Begin Date: 08/02/2021
Name: BEAR RIVER MEAD
Number: 7158-

Bear River Meadows
PART OF THE SW 1/4 OF SECTION 10, T.11N., R.3W., S.L.B. & M., U.S. SURVEY
TREMONTON CITY, BOX ELDER COUNTY, UTAH

REVISIONS	DESCRIPTION



**Reeve
& Associates, Inc.**
5160 SOUTH 1500 WEST, RIVERDALE, UTAH 84405
(801) 824-1000 FAX (801) 824-1001
LAND PLANNING • ENVIRONMENTAL SERVICES
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Part of the Northeast Quarter of Section 15, Township 11 North, Range 3 West of the Salt Lake Base and Meridian described as follows:

Commencing at the Northeast Corner of Section 15, Township 11 North, Range 3 West of the Salt Lake Base and Meridian monumented with a Rail Road Spike, thence S87°25'45W 740.25 feet along the north line of the Northeast Quarter of said Section 15, thence S04°19'10"E 400.2 feet to the POINT OF BEGINNING and running

thence S 04°19'10" E 860.08 feet along the west right of way line of 100 East Street,

thence S 04°15'26" E 717.54 feet;

thence S 87°28'27" W 559.54 feet;

thence N 00°51'32" W 1,393.26 feet;

thence Northwestwly 216.42 feet along a curve to the left having a radius of 212.50 feet, a central angle of 58°11'11" and a chord that bears

N 30°02'07" W 207.19 feet to the south right of way of 1200 South Street being a 40 foot half width.

thence N 87°25'45" E 566.12 feet along solid right of way to the point of beginning, containing 18,678 feet, more or less.

 $1''=80'$ (for $24''\times 36''$)

1. OWNER/DEVELOPER: STENO, JAMES, 4000 DUNDING LUC 470 N. 2450 W. TREMONTION, IN. 46437
2. PER FLOOD MAP: 490301C1360D THE PROJECT IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
3. ELEVATION: 1000 FEET OF A KNOW FAULT LINE PER THE BOX ELDER COUNTY GEOLOGIC HAZARDS MAP.
4. THERE ARE NO EXISTING STRUCTURES LOCATED WITHIN THE PROJECT.
5. THERE ARE NO UNITS WITH BEDROOMS ON THE MAIN FLOOR (NO ADA REQUIRED).
6. ALL UTILITIES WITHIN THE PRIVATE STREETS ARE TO BE DEDICATED TO ERECTION OF UTILITY. THE FINAL PLAN WILL INCLUDE THE SIZE AND LOCATION OF SAND EASEMENTS.
7. HIGH GROUND WATER LEVELS MAY BE PRESENT IN THE AREA. TREMONTION CITY'S INSPECTION OF CONSTRUCTION DOES NOT CONSTITUTE ANY ASSUMPTION OF LIABILITY FOR HIGH WATER TABLE ISSUES. THE BUYER OF EACH INDIVIDUAL LOT IS RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND INSURANCE COVERAGE FOR THESE LOTS.
8. THE TREMONTION CITY CULINARY WATER AUTHORITY DOES NOT RESERVE OR WARRANT WATER CAPACITY FOR RECORDED LOTS OR PROPERTY. CULINARY WATER CAPACITY IS PRESERVED AND GUARANTEED ONCE A BUILDING PERMIT IS ISSUED FOR A LOT.
9. THE TREMONTION CITY SANITARY SEWER AUTHORITY DOES NOT RESERVE OR WARRANT SEWER TREATMENT CAPACITY FOR RECORDED LOTS OR PROPERTY. SEWER TREATMENT CAPACITY IS RESERVED AND GUARANTEED ONCE A BUILDING PERMIT IS ISSUED. ALL COMMON AREAS ARE CONSIDERED TO BE AN EASEMENT FOR ALL UTILITIES (PRIVATE OR PUBLIC), IRRIGATION AND DRAINAGE PURPOSES. THIS INCLUDES THE INGRESS, EGRESS AREA. ANY EASEMENT IS ALSO CONSIDERED TO BE A MUNICIPAL UTILITY EASEMENT.



PROJECT
VICINITY MAP



TREMONTON CITY CORP
102 SOUTH TREMONT STREET
TREMONTON, UT 84337

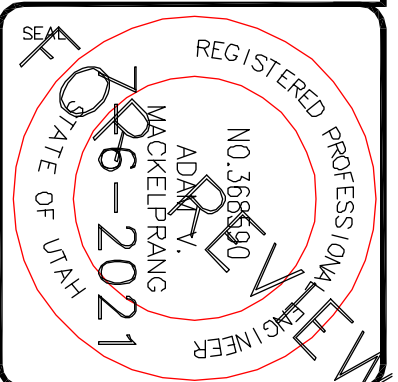
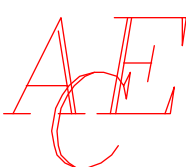
No.	REVISIONS/ SUBMISSIONS	DATE
REVIEWED :	DRAWN :	
CAD FILE :	PROJECT NO. :	

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BIDDING PURPOSES SHALL NOT BE RETURNED AND SHAL
BE DESTROYED WITHIN 30 DAYS AFTER THE BID OPENIN
BY THE PLAN HOLDER.

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DRAWING TITLE *PRELIMINARY PLAT*

DATE : MARCH, 2022
DRAWING No.

PROJECT DATA

LOCATION:
1650 WEST MAIN STREET
TREMONTON, UT

ZONING: CP-3

PARCEL #05-171-0045
PARCEL ACREAGE: 1.54 ACRES

TOTAL PARCEL AREA: 70,362 S.F.

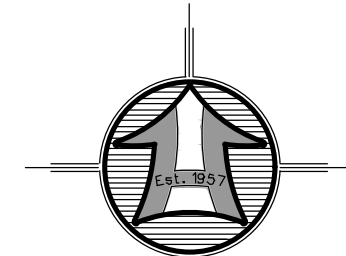
BUILDING FOOTPRINT: 4,448 S.F. (10.1%)
HARDSCAPE (CONCRETE & ASPHALT): 27,494 S.F. (62.3%)
LANDSCAPE AREA: 12,193 S.F. (27.6%)
TOTAL DEVELOPED AREA: 44,135 S.F.
ROW DEDICATION AREA: 1,050 S.F.
REMAINING UNDEVELOPED AREA: 25,177 S.F.

BAR M LAND & LIVESTOCK, LLC
05-171-0010

DETENTION POND
TOP: 4323 - BTM: 4320.5
1' FREEBOARD PROVIDED
VOLUME REQ'D: 4,408 C.F.
(80TH PERCENTILE: 1,174 C.F.)
VOLUME PROVIDED: 4,702 C.F.
(VOLUME RETAINED: 1,299 C.F.)

15" STUB PIPE
FL(SE): 20.50
10 L.F. OF 15" SD RCP
PIPE REQ'D. @ S=0.5%
2"x2' STORM DRAIN CONTROL BOX
REQ'D. (SEE DETAIL THIS SHEET)
TG: 23.00
15" FL(NW,S): 20.45
18 L.F. OF 15" SD RCP
PIPE REQ'D. @ S=0.5%

CONNECT TO EX. SD PIPE
EX. 30" FL(E,W): 17.86
NEW 15" FL(N): 20.36



SCALE: 1" = 20'

Scale in Feet

LEGEND

- Existing 1' Contour Interval
- Existing 5' Contour Interval
- Existing Fence Line
- Existing Sewer Line
- Existing Water Line
- Existing Storm Drain Line
- Existing Buried Gas Line
- Existing Sewer Manhole
- Existing Water Meter
- Existing Water Valve
- Existing Edge of Asphalt
- Existing Curb & Gutter
- Existing Spot Elevation
- SEWER LINE REQ'D.
- WATER LINE REQ'D.
- STORM DRAIN LINE REQ'D.
- SEWER CLEANOUT REQ'D.
- SEWER MANHOLE REQ'D.
- WATER METER REQ'D.
- CURB INLET BOX REQ'D.
- STORM DRAIN CONTROL BOX REQ'D.
- CONCRETE PAVEMENT REQ'D.
- CATCH CURB & GUTTER REQ'D.
- TRANSITIONAL CURB & GUTTER
- SPILL CURB & GUTTER REQ'D.
- ASPHALT PAVEMENT REQ'D.
- NEW LANDSCAPE/(ROCK-SCAPE) AREA REQ'D.
- PROPOSED SPOT ELEVATION
- PROPOSED SLOPE GRADE

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Designed By:
Checked By:
Approved By:
Scale: 1" = 20'
Drawing File: 18-5-39/16cp
JOB NUMBER: 18-5-39

SITE & UTILITY PLAN FOR
WIZARD WASH
1650 WEST MAIN STREET
TREMONTON, UT

Sheet
1
of
2
Sheets

Sheet
2
of
2
Sheets