

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
OCTOBER 20, 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 October 20, 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 October 20, 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—June 2, 2021 & June 16, 2021

**Motion by Director Fulgham to approve the minutes of June 2, 2021 & June 16, 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 Manor (old nursing home at 460 W 600 N) – Jim Flint, Hansen & Associates, Kelly Harris, & Marisha Menlove

Mr. Harris said you have seen this concept before. Since then we purchased this land back here from the County (about two acres). We would like to come up with some rough preliminary plans of what we can or cannot do and how to move forward. Previously we spoke about developing a commercial lot in front where the grass is with parking. We like the idea of building some townhouse style units on that back parcel. Mr. Flint said those would be for sale as individual unit. Could this be a private road (24 to 26 feet wide) to serve these units? The Committee agreed that a private road would be best.

Mrs. Menlove said they currently have 22 units in the existing building. This portion will be for commercial offices. We have a huge laundry and kitchen area. There could be more units; we are just not sure how this will work. Chairman Bench said you only

have the one access going across someone else's property and the code has a maximum of 30 units on one access. You will have to look at a cross access with the Health Department or something this way. It would be helpful to get a dual access.

Chairman Bench said the acreage behind this is zoned R1-10, which is single-family. Mr. Flint asked if there are any limitations on the type of commercial. Chairman Bench said it is a Commercial District zone, which is the same as Main Street. You cannot do gas stations and garages, but office spaces are good. Manager Warnke said we need to look at the parking and make sure you have greenspace in front. Engineer Breinholt said the requirement is 2.25 stalls per unit for the apartments. Director Fulgham said they are more of a studio apartment so the parking might be less. Chairman Bench reviewed some of the buffer and setback requirements that would be determined at the site plan. Mr. Flint said would there be any problem accessing off 600 North for the commercial lots? Chairman Bench said that if you accessed them from the rear, you could limit the access on 600 North.

Mr. Flint asked about the townhomes. Manager Warnke said we have talked about rezoning that parcel to a higher density, but the access will be an issue. When we have granted a higher density, it comes with improvements or amenities. Director Fulgham said you would have to get water and sewer to the back (eight-inch). The water needs to be redone and the storm drain would have a controlled release. The secondary water would be a lateral. It will depend how you develop and if you have an HOA that takes care of the property for that and sewer. You have to have an eight-inch for fire flow. There are three fire hydrants back there that are yours to maintain.

Chairman Bench said there would have to be a review. On the existing building, you could remodel the interior with a permit to make sure it meets the code. It looks like you have about 30 parking stalls currently. Manager Warnke said that for the commercial and townhomes development you would have to do everything related to a subdivision approval. That would include water shares, which is one share per irrigatable area. Chairman Bench said get a preliminary together and come back for further discussion.

Mrs. Menlove said since this is handicap accessible, we could have elderly people, a 55 plus community of tenants, or those who have a disability. It would not be assisted living, but we could bring in food and laundry services while keeping the cost low. There is money out there for low-income housing. Manager Warnke suggested they talk to BRAG.

- b. Discussion of lot on the west side of USDA building on West Main – Jim Flint, Hansen & Associates, Ahman Alshakargi, & Ashraf A Jasim

Mr. Flint said Ashraf A Jasim owns a trucking company and would like to use this two-acre lot to build his shop for semi-trucks and trailers. This shop would be for maintenance of his trucks. There would also be an office for the company. Manager

Warnke said you would need curb, gutter, and sidewalk and we would have to figure out how they can get in and out of there to the road. Chairman Bench said this is an MDB zone so transport trucking is a permitted use. The lot is about 250 feet deep and 350 feet across and you would need to do the necessary buffers with parking and landscaping. Engineer Breinholt said this is a good location for the truck traffic. You will need to dedicate the water shares for landscaping. That amount depends on the design, but is one share per irrigable acre.

Manager Warnke asked about storm drain and release. Director Fulgham said they would have to have an onsite detention area. They could discharge it into our pipe out front or along 2000 West just west of their property. If not then they have to get an easement. I would say go out front. There is a line that runs from the front to the back on the north side of the property. Connect to an existing line and just make sure this is not higher than that. You might have to build up a bit. Gas and power are all there. There would be a fee in lieu for curb, gutter, and sidewalk.

The approaches could be 40 to 45 feet wide. That can be figured out at the site plan. There would be two entrances with buffers and a landscape plan, as well as some building elevations. This has to be hard surface, not gravel. The building would be one bay for one truck at a time and the rest of the shop would be for storage and the office. They would need to do a geo tech.

- c. Discussion of Sierra 4-plex site plan review for Phase 8 & 9 – Garth Day

Mr. Day was not in attendance so this item was moved to a future meeting.

- d. Review & approval of 2022 Annual Meeting Schedule

**Motion by Director Fulgham to approve the 2022 Annual Meeting Schedule.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

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

#### 4. Comments/Reports:

Director Fulgham said Max Mills owes us some water shares for Lookout Point (about six shares). Engineer Breinholt said we discussed that with him. We got some for the first phase, but this goes on into the other phase. He gave us 1.2 for Phase 1. There is a lot of work remaining on those ponds, too. Chairman Bench said do your inspection and make a list and we can invite him to a meeting to get things finalized.

#### 5. Public comments: None.

6. Adjournment:

**Motion by Director Fulgham to adjourn the meeting.** Motion seconded by consensus of the Committee. The meeting adjourned at 10:59 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 2<sup>nd</sup> day of February, 2022

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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.