

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 16, 2022**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Assistant City Manager—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 9:04 a.m. The meeting was held February 16, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, Manager Warnke, and Deputy Recorder Nelson were in attendance. Assistant Manager Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the February 16, 2022 agenda, minus item 3. e. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—December 1, 2021

Motion by Director Fulgham to approve the minutes of December 1, 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 three lot subdivision at 25 East 600 North – Roger Hulce and Jennifer Hulce

Mr. Hulce said we would like to break our acre and a half lot into three lots. Is this sewer line active? Director Fulgham said ours does not cross there so I am not sure what that manhole is for. This line goes through here and diagonals across. These homes all get sewer from this alley. I do not know what that one is. If it is a four-inch then it is a lateral not a main, those have to be eight-inch. Laterals can be four-inch. You cannot have common laterals anymore unless it is owned by an HOA. Mr. Hulce said can we thump a line under the road for culinary? Director Fulgham said yes, the homes will face 600 North and have to have their own services. You will also have to have secondary. Mr. Hulce said what if we wanted to do what our neighbor did with the private lane and four lots? We want to know our options. Engineer Breinholt said this one works best, but you could do either. Chairman Bench said it would be a private drive so you would have to plow the snow. Director Fulgham said you would have to

run four separate laterals with meters set at the street. The private lane would have to be paved to 24 feet, plus a turn around. Manager Warnke said they could review the deep lot subdivision code section for the criteria on that.

When asked about the next step, Chairman Bench said have an engineer plat it out. Director Fulgham said you would have to get an easement for your driveways and utilities. Manager Warnke said you would need to dedicate some land to match the right-of-way in the road. You would also install the curb, gutter, and sidewalk along the frontage. Water shares would also have to be dedicate to the City if this is developed. The amount will be determined on the irrigable acreage. There are other impact fees that the Committee would send to them for their review. Director Fulgham said it is about \$13,000 for a new home. That is paid at the building permit.

b. Discussion of Harvest Village Phase 1 – Garth Day

Mr. Day was not in attendance. This item will be discussed at a future meeting.

c. Discussion of three lot subdivision at 2495 West 1000 North – Jesus Pena

Mr. Pena would like to rezone his lot to R1-10. Mr. Pena said at the beginning we wanted four lots then we decided to do three. Manager Warnke said the Planning Commission reviewed it and made a recommendation to the City Council. I was concerned about the topography and appropriateness of this being rezoned. It does not make sense to rezone property that is not going to be able to be developed according to the rezone. There is the road issue and how that affects the property. There is also a concern with drainage. Engineer Breinholt said the first lot by the road drops about 16% then flattens out to about 5%. My major concern is there is no way you can build a driveway down these lots in this space that would be vehicle accessible. You would have to do a major amount of grading. It is pretty steep. You have to build a driveway that is accessibly for emergency vehicles.

When asked about sewer, Director Fulgham said we talked before about one of these property owners giving them an easement for that. If not then it has to be pumped, but that is doable. The sewer and water can be done here. You do have the issue of a basin next to the canal, but that is where the water has gone before. The biggest thing is getting people in and out of there. Engineer Breinholt said our slope setback is set and kills lot one. There is not enough room to build there so that would have to be adjusted. Chairman Bench said once you get the driveway to function property you could probably get two lots to work, but three will be tough. Two lots would not need a zone change either. Engineer Breinholt said Fire Chief Robert LaCroix should have some input on the driveway. We need to see what is feasible.

Manager Warnke asked about clear vision. Director Fulgham said if they can get the flattening that is needed, they would have a chance to stop. I think that is fine because

he has distance to work with. They would get up and have a place to stop before they pull onto the road. Manager Warnke said I am concerned with having a home in a hole. It does not seem like the best location.

- d. Discussion of several parcels of property for potential development – Reed Scow with Visionary Homes, Alex Norr, and Chandler Obray

Manager Warnke said there is some confusion on the existing development when it comes to landscaping. We hoped you can clear that up with the homeowners. Mr. Norr said there were lots of miscommunications. Some homeowners want it and others want to design their own. We are happy to do whatever we need to do. We always intended on doing the older community, it is the single-family homes that was not communicated well to the sales team. We are open to whatever to fix that. We could do the front and sides and do a credit for them to do the backyard. We would love to do the front because it presents the community well.

They then discussed their development plans on the overlook. When asked about water tankers, Director Fulgham said one would be by the State property with a pump line to push water to it and gravity back out. Mr. Norr asked about a PID and using property taxes to service this area. Manager Warnke said that tool is best used when the resident is getting some extraordinary benefit. Public infrastructure improvements do not seem to make sense. In the past we have negotiated with the developer to do those improvements and get reimbursed with impact fees over time. It is not equitable to residents to pay a property tax for basic infrastructure. You would need a secondary access before you develop any additional property coming to 1000 North. There are some fill slopes, too. Director Fulgham said on the hillside it is easy to get sewer, but once you get lower that is harder because you cannot get the depth you need. At one point it will have to be lifted. Norman Fukui's property is constrained until we get sewer up there.

Mr. Norr said the other property we are looking into is a flat field that is not inside City limits. It borders Elwood and they do not want it. This area is just shy of 80 acres. Manager Warnke said the biggest issue is sewer. Engineer Breinholt said we would have to lift it. Director Fulgham said you could possibly gravity it to the treatment facility. It would have to be annexed in, because if it is not in the City then you cannot have sewer and water. It would be more burden on the City to provide those services outside of our limits. The Committee went over the annexation area. Manager Warnke said storm drain will be a similar issue. We would have to determine if any upsizing is needed. Engineer Breinholt said you would have to go all the way up to Main Street because there is no way to loop it. That line in Main Street is where all the water comes from. We would want to expand that if Elwood does not expand and we could go to Rocket Road. We will want a distribution line coming off of that to the south. Maybe a 12-inch line if we are looking at the whole area. You could run sewer down Rocket Road and water from Main Street.

When asked about a mixed-use project, Director Fulgham said the frontage should be commercial. The State will want to limit your accesses on and off of that. Manager Warnke said we have a future Land Use Plan to review. There is supposed to be less density as you go outside the main corridors. You could figure out your piece and see if it makes sense for the City to provide services for a greater area. Determine what that looks like and how that is accomplished? Mr. Norr said the other option is half-acre lots on septic tanks, which the County is fine with. Elwood does not have the water or sewer capacity. Manager Warnke said we have to coordinate with Elwood. When we annex it is based on who can easily provide services. We could see what works for both cities and discuss our plans for transportation on Rocket Road. We would also need secondary water here and an equalization basin.

- e. Discussion of conceptual design for The Junction between I-15 & I-84 – Amy Evans with D.R. Horton and David Lewis

This item was taken off the agenda and will be discussed in a future meeting.

- f. 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 10:58 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 6th day of April, 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.