

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 23, 2022**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Assistant City Manager—excused
Paul Fulgham, Public Works Director—excused
Shawn Warnke, City Manager
Linsey Nessen, City Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:17 a.m. The meeting was held March 23, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Manager Warnke, and Recorder Nessen were in attendance. Director Fulgham and Assistant City Manager Christensen were excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the March 23, 2022 agenda, with the addition of walk-ins. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—January 12, 2022, January 19, 2022, & January 26, 2022

Motion by Engineer Breinholt to approve the minutes stated above. 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 review of Envision Estates – Jayson Adams and Jim Flint

The Committee reminded the developers to work with Visionary Homes on creating access for a future road and connection through their developments. Manager Warnke explained that in exchange for rezoning to a higher density, many developers are either elevating their development with amenities or making contributions to the City to improve their existing parks. The Planning Commission has had lots of discussion and would like to see a mix of housing products because they feel like what is coming in is not a good mix. We would like to do pickleball courts and are trying to find a big parcel for that (eight courts with parking on three acres). Our trail corridor goes along here, which would be a good location. This would help compliment the North Park.

When asked about the desired density for this area, Mr. Adams said about eight units per acre. There would be some single-family and townhomes with amenities in the middle. We have 40 total acres. We are proposing a good mix of neighborhood and social economic diversity. The Committee discussed possible layouts, phases, and connections. Manager Warnke had a few concerns about the current layout. Chairman Bench suggested they put the road in and make those networks right from the get-go to ease public concern. Manager Warnke said this would require a rezone and overlay. The development agreement would formalize everything. Developers were asked to create a proposal and come back to this body for further discussion. Chairman Bench said get a good layout with rendering of what the homes and buildings would look like with park space, too.

b. Walk-ins:

Jim Flint was in attendance to discuss the Menlove Harris Townhome project. Chairman Bench said if these are garages for the tenants then great, but if they are rental units for the outside public then no. Engineer Breinholt said that is a lot of storage for just the tenants. The proposal is for 30 new units, plus the 20 studio units within the old hospital. Manager Warnke said this could be approved for onsite storage and would have to be an accessory. They need to be for residents only. Chairman Bench said the back rectangle piece is zoned R1-10 and is owned by the County. You would have to rezone the back piece, but the rest is already zoned for this. Mr. Flint said there would be townhomes with a possibility for individual ownership. The zoning out front is Commercial District.

Manager Warnke suggested orienting the buildings so they face inward toward the greenspace and sports complex rather than a side yard or into backyards. They could have the driveway access on the outside. This would make it more like a courtyard so they face inward to the project rather than out and have the driveways on the road. When we do a rezone, developers have been paying a contribution or doing onsite amenities in exchange for more density.

Chairman Bench asked them to invite Kelly Harris and his daughter to the next meeting to update the plan. We need to have a discussion before they apply for the rezone to make sure we are all on the same page. The Planning Commission is looking for a better look and open space. Traffic is a big issue, too. There are a lot of things they are looking into that will be in the future Land Use Plan. The Harris' need to have an understanding of what the Planning Commission will want to look at as they go for the rezone.

Manager Warnke asked about dumpster locations. The City is going to dumpsters because even with garages the cans get pushed out front to an accessible location. The Committee discussed the width of the roads and said the Fire Chief would need to provide his comments as well.

4. Comments/Reports:

Engineer Breinholt is working on the lift station detail, as well as a trail fence detail. For the lift station we are looking into options. I have the sewer lift station drawn up and would like to talk to Director Fulgham to make sure it is what he wants and we are good.

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 10:39 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 27th 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.