

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
APRIL 13, 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 9:05 a.m. The meeting was held April 13, 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 City Manager Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the April 13, 2022 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—March 2, 2022

Motion by Engineer Breinholt to approve the minutes of March 2, 2022. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

a. Discussion of storage unit at 1375 North 1000 West – Jeff Clifford

Mr. Clifford said this five-acre parcel would be engineered for a nice storage facility with gates and lighting. There would be storage units and some RV units possibly with covers, depending on the cost. Some would be open, but it would mainly be enclosed. Manager Warnke said the County map shows this as wetlands. Engineer Breinholt said the map is more of a reference and shows where there might be a problem. You would want to get a determination to tell you if it is or not. If it is, get it delineated. Manager Warnke said it is zoned as a no flood plain. Mr. Clifford said my due diligence is in about four weeks so I need to determine if I would proceed with this or not. If you think it can move forward and have the conditional use approved then I will continue with a surveyor. Chairman Bench said this is subject to a site plan permit, which would be reviewed by this body.

Director Fulgham said as you develop, anything that is not hard surface would have to have a water share. Those Bear River Canal shares are turned over to the City as part of

development (one share per irrigable acre). Once you know the footprint of the building and asphalted area then we will know what shares are required.

Chairman Bench said there would be some landscaping requirements and buffers around the parameter, as well as curb, gutter, and sidewalk. Director Fulgham said it might be fee in lieu if you are not able to develop at this time. As far as utilities go, water and sewer are there, but the storm drain is limited and might require onsite detention. The Committee reviewed the buffer requirements.

Manager Warnke said we have so many storage units, how do you determine the market for it? Mr. Clifford said I do not do that, but the ones I have now are completely full. People need storage with all the townhomes that are going up. Chairman Bench said submit a site plan when you are ready and we can work through that. Determine if this is on wetlands and then there will be the subdividing of the property. That can all be concurrent, but get an idea on the wetlands so you know how to proceed.

b. Discussion of Harvest Village – Garth Day

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

c. Walk-ins:

Jim Flint, Maresha Menlove, and Kelly Harris were in attendance to talk about their development. Mr. Flint said I cannot see the units improving much. We have the 15-foot buffer and the road needs to be where it is for functionality. We talked about eliminating these storage units, but the storage is going to be very utilized. We will get rid of these so we can add a playground. The dumpster would be here in the most central area. Manager Warnke said the dumpster in the playground area is not compatible. The Committee suggested a few other locations for that. Mrs. Menlove said these are micro tiny apartments and people living in them usually have a side-by-side and big trucks. We do not have room to accommodate all the toys without the storage and do not want to turn them away. We will fill these and have strict rules on where they have to park their stuff. Engineer Breinholt said we are not opposed to some storage units, there just needs to be some green space. Mr. Flint said we can button the site plan up and bring in as concept for the rezone. Manager Warnke said when you go to Planning Commission you need to know the layout you are proposing and the amenities. Mrs. Menlove said some of that depends who we rent to. Ideally this area would be a 55 plus community or it could attract single people, who are trying to downsize. Chairman Bench said the Planning Commission likes to see the site plan and why the zoning is being changed. You need to show what the units would look like, the amenities, and green space. Manager Warnke said what is the vision of this park area, would it be a gathering spot? Mrs. Menlove said pickleball and basketball courts. The Committee also discussed the accesses and parking lot, as well as the requirements for asphalt.

David Lewis and Cam Preston were a walk-in to discuss their proposed development

between the freeways along Iowa String. Mr. Lewis said I have the study to show where we are at. You asked for the sidewalks on the north side to be moved to the south side. This 90-degree parking would not work on the public streets so that was adjusted to parallel parking. We do have some off-street parking for the pool and park to the south. We also adjusted the road widths to 60 feet, while the main entrance road is 66-feet. The buffer from the freeway to these four buildings by the pickle ball court will have 20 feet from the rear of the home to the property. We would like to do a 10-foot patio with some landscaping. He then summarized the traffic study. On the north entrance there is a site distance issue. Mr. Preston said the bridge itself is not wide enough. The embankment impedes the site triangle. Mr. Lewis said this would be a one-way street. The ingress will be on the south. All the levels of service are great here. We were able to hit everything we talked about before. You can see the changes and what the site plan is. I will send a PDF of the site triangles and diagrams.

Mr. Lewis said Mr. Preston is ready to finish the preliminary plat so we can move forward and bring this to life. Chairman Bench said send it out and give us a chance to study it. Manager Warnke said this area needs some buffering and landscaping. Otherwise, you guys have done a great job of making this work. They discussed the buffers for the area and where the freeway is back to the property. Manager Warnke said this is our most traveled corridor through the City so it needs to have some aesthetics. That is what the 15-foot buffer would accomplish. Mr. Preston said we could shift it so everything looks the same and come up with the extra five feet. Manager Warnke said I feel it is still really dense. Engineer Breinholt said can we reduce the buffer area with enhanced landscaping or do we need the 15 feet? Manager Warnke said a privacy fence would be required and should have a concrete mow strip to keep the weeds out of there from the freeway. We want to beautify that corridor and the fencing adds some protection. Director Fulgham said if we are doing it for the freeway, no one will see it because they travel fast through there. That 15 feet of grass will not screen anyone, the fence will. What you put in there you have to water and that is a long stretch (about 2,000 feet). Engineer Breinholt said I would like to see trees along there. Mr. Lewis said we will come up with something to present.

Mr. Lewis said all 557 units have a 20-foot driveway and two car garage. Some are rear loaded, but they front the street or open areas. Above the parking lot is the terra park, which consists of mounds, boulders, log swings, and tunnels through those landscaped mounds. This is a natural playground. The pool is 30x100 feet with a beach entrance. There is a pool house with restrooms. Those are private, but the public amenities include pickleball courts and the half-acre dog park. Next to that is the large playground with off-street parking. This will have a pavilion and food truck area with tables. This will be a gathering spot to eat and play. The green boxes are the Frisbee golf (nine holes). Manager Warnke said for the pickleball courts we were hoping to have eight for tournaments. Mr. Lewis said if the City is open to reimbursement for four more we could work something up. Manager Warnke said I will talk to our recreation director, I know this will get used, but maybe it is not the ideal spot for it.

The Committee then discussed how this area would be served with sewer and water. A

lift station would be required to pump the sewer. They will determine if a regional lift station would be beneficial. Mr. Lewis said I am happy to do that upsize. I just need to know how big you want it. Mr. Preston will have the updated plans ready in about two weeks. Chairman Bench said submit it and then give us a couple weeks to review it. The site plan is reviewed by this board. The Planning Commission will want to look at the density (10.7 units per acre). They look at the preliminary plat for the subdivision and will want to review the site plan to so see how it jives. Manager Warnke reminded them that there would be dumpsters instead of individual cans.

When asked about parking, Mr. Preston said all the units have two car garages and 20-foot driveways. There are 130 spaces available along the street and 89 visitor stalls. Manager Warnke said you cannot count the on-street parking and the driveway is the access to the garage. Mr. Lewis said as part of the traffic study we were told we needed 674 stalls for this subdivision and then it added in a 5% buffer for 708 total. The study said we are grossly over parked. The bump outs are created for off-street parking. If the requirement is 2.25 per unit, then we need 1,254 stalls and we have 1,203. We are 51 stalls short if you do not count the streets or driveways. Director Fulgham reminded them that water shares would need to be handed over to the City. Mr. Lewis said they would have them, everything that is needed is being provided by the seller. Director Fulgham said we do not know what is needed until we see the final plat, but the City would be willing to buy the extra.

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 11:30 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 1st day of June, 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.