

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 11, 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 May 11, 2022 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. Assistant City Manager Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the May 11, 2022 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—No minutes to approve at this time.

3. New Business:

a. Discussion of Matheson Apartments – Bracken Atkinson, Jayden Smith, Klaire Fullmer

Mr. Atkinson said our last conversation was about the second entrance into our development and we have redesigned that to be an actual drive lane with adjacent parking. We hope that meets the desired requirement. We have removed the garages and this has a nice flow that slows people down to make the turns. There are storm drain changes in that area since we had to move the box about three feet. Manager Warnke said I liked the design. The comments I have are relative to our parking lot standards with landscaping and bump outs. They would lose a few stalls to meet those requirements.

Engineer Breinholt said what about tying water out to Main Street, we need that connection. When Micah Capener sold this it was common knowledge that would have to happen. You were supposed to work through easements and accesses for this whole project. Mr. Atkinson said we are adding a stub to our property line. I believe it is Mr. Capener's responsibility and timeline. Engineer Breinholt said I am concerned about the fire flow. We have it, but we need a second with this many units. Manager Warnke said we do not know exactly what that roadway looks like. It is more of a private road, but

has the lanes and will push traffic to the future light. Engineer Breinholt said that needs to happen. I do not mind waiting five years for that, but there needs to be an end date. If the roadway is there the water should be. Director Fulgham said his development butts up against this and we make them run to the end of their development so it should be covered.

When asked about fencing, Mr. Atkinson said we got it surveyed and there are a few locations where we have to tear up and replace chain link. It is contiguous to the end of 400 West. Based on the survey there is a vinyl fence off the property, but we do not have the spacing to stain their side so we will leave it the concrete finish. There will be a small variation of the gray to tan. We do not want to get stain on their property or vinyl fence and need a 10- to 15-foot buffer for the overspray. We have landscape going in with no water. Can we do a temporary hook up off one of the buildings until secondary comes in? Blaine Rupp told us it would be about two months. Director Fulgham said I do not have a problem with you hooking in. It will be temporary, just make the switch once secondary is available. Mr. Atkinson said we will move forward with everything and get it finalized.

The following items were discussed out of order.

- b. Final approval of two lot subdivision at 2189 W 1000 N – Lynn and Michelle Martineau

Mr. Martineau read through an ordinance about sewer stating they do not have to hook in unless they are within 300 feet. They are around 600 feet. Manager Warnke said that is a revised ordinance, the subdivision ordinance requires connection. If you are subdividing property then you need to connect to the sewer line. Those are subdivision requirements. As he read through the code, he explained that they would have to connect to sewer since they are subdividing property. Some properties are more developable than others. The 300 feet is for connecting. Mr. Martineau said I talked with Val Stokes and he said it cost him \$80,000 to connect to sewer. We would be about 60 feet from there. It is possible for us to connect to his, which ends on the other company's property. Engineer Breinholt said you would do a pressure line and could bore under with a small line. Getting the line to you and there should not be a big deal. It would just be a one-inch line with a pump station to grind that up and push it the rest of the way to Mr. Stokes's. It should be comparable to a septic tank in cost. Director Fulgham said Mr. Stokes would rather it go to a manhole than tie to his line. That way you would know who is having the problems and whose line is what. Manager Warnke said make sure you get a recorded easement so you have the ability to use that.

Mr. Martineau said we are in a hurry to get this recorded due to financing. Chairman Bench said there will be some fees in lieu, which is common for the subdivision process. Director Fulgham said they could put the sidewalk in if they rather. Engineer Breinholt said the preliminary plat needs to show the water and sewer connections.

Manager Warnke said we can approve that subject to the site plan. Director Fulgham said I would approve the final based on fixing those corrections. They also need the sewer agreement before the building can take place. Manager Warnke said it would be worth doing a development agreement for the fees, water shares, and sewer. Director Fulgham said we need to look at the plat to determine the amount of water shares that need to be dedicated. It is one share per irrigable acre. Engineer Breinholt said your site plan would show the drive access and gravel drives so that could all be taken out of the equation for water shares.

Motion by Director Fulgham to approve the final based upon a few stipulations stated above. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

- c. Concept plan for Envision Estates at 600 W 600 N – Jim Flint and Jim Scheer

Manager Warnke said it is nice to have different economic classes that comprise a neighborhood and you are just filling it with townhomes. Mr. Flint said we could keep this single-family portion with the townhomes and extend the park a bit. It would be compatible with surrounding uses. Manager Warnke said I like the single-family in the whole thing. We are not lacking for multi-family and there are more coming into this portion of the City. There needs to be a mix of different housing options. Mr. Scheer said we feel there is something here for a little bit of mixed use. Mr. Flint said could there be a quadrant of multi-family? Manager Warnke said I would not support it for all the reasons I have mentioned, but ultimately it is the Planning Commission and City Council's decision. Engineer Breinholt said right now it is zoned single-family. Chairman Bench said changing zoning will be a tough call with everything going on in the City. The Planning Commission will have a hard time with it. Come up with another concept that shows a better mix. You could come with a couple options for them to consider. Manager Warnke said there are gaps in our parks and pickleball is one of them, but we do need all the traditional amenities of a park. It needs to be large enough if it is going to be a public park and it needs to meet our standards, otherwise it is a community park. We would need about five acres. The Planning Commission wants to see better park offerings.

- d. Site plan & subdivision review for Jasim Trucking on 2000 W – Jim Flint

Engineer Breinholt discussed the street. They do not have the property to widen it right now. They would have to expand the west side of the road. My suggestion is that we just continue that curb and do it parallel from the existing property line. Some day when expanded we will have to go and move the existing curb anyway. We need to maintain the width that exists. I would rather just continue the curb straight through for now. Mr. Flint explained this is a two-lot subdivision mostly for maintenance of their trucks with a shop and dispatch services.

Director Fulgham said they will need to provide water shares based on the irrigable acreage. Manager Warnke said the standard they use for parking is a bit different here since it is more of a shop. Chairman Bench said there would be some regular parking stalls with trucks stalls. The developers will wait to build the warehouse next year, but plan to get started on the parking lot. The Committee discussed the location of a fire hydrant, as well as potential streetlights and security lights in the parking lot, with some on the building. This will be sent to the Planning Commission for their review and then it will come back to the DRC for approval. Mr. Flint said we will get the plans updated.

e. Site plan review for Menlove Harris – Jim Flint

Manager Warnke explained that since they are converting the hospital to residential units, the developers will be required to pay their impact fee for parks. Mr. Flint asked about a rezone. Chairman Bench had reviewed Planning Commission minutes from April 23, 2013 and May 14, 2013 to see what was determined in this area. The zoning map shows this is R1-10 and the other is CD. They will have to do the rezone for the north portion. Manager Warnke would provide comments for their amenities including the playground, sports court and garden area to help get that updated. Two dumpsters would be required for the number of units that are here. The storage buildings also have to have a setback or drive approach so they are not right on the street. The streets, which are 26 feet wide meet the fire code, including the turn arounds. Mr. Flint said our plans are 90% done. I will to get them to you for your review.

f. Site plan review for Wizard Wash Car Wash – Dan Hart and Jim Flint

Manager Warnke said I think this will function nicely. Engineer Breinholt said I like this better. It creates room to get in and out of there. We appreciate you being willing to expand this. The Committee asked about the landscape plan and dumpster location. They think the dedication plat was done with the street and is recorded with the County, but would verify that. Engineer Breinholt said curb and sidewalk is required, but will stop early before the interstate. Chairman Bench said baring any issues it looks great.

g. Final review for Harvest Village Phases 1 & 2 – Garth Day

Mr. Day said I have two plats ready for Harvest Village 1 & 2, but I need to get the plats approved. For the third phase I am working on getting the details of the plat so I can move onto that. Our engineer has addressed your concerns. Chairman Bench said this is a private road, but do we continue that as Tremont Street or name it something else? Mr. Day said we can call it that all the way through to keep it consistent and help in emergency situations. Engineer Breinholt said my comments are fairly minor. Phase 3 needs to happen right after, it is critical for Harvest Acres. Mr. Day said we are getting the sewer run through here and are going to record all three of them. I do not have Phase 3 platted, but that is coming soon. When asked about water shares, Engineer

Breinholt said we need the landscape plan. The water share numbers are dependent on that. Manager Warnke asked about the trail and a potential blanket easement. Mr. Day explained how the irrigation has evolved and how they plan to move it. For Blake Christensen's irrigation, we will pipe it and leave part as an open ditch. We will put an easement on the plat and abandon the rest. Mr. Day said he would follow up with Manager Warnke about the final agreement.

h. Walk-ins:*

Clark Jeppesen and Tony Johnson were walk-ins to discuss their project at 105 West Main and 113 West Main. Mr. Jeppesen said we want to repurpose the buildings to make them look historical. We have had some conversations with Chairman Bench and Manager Warnke about ideas to make it what we desire it to be for ourselves and the community. Mr. Johnson, a contractor and developer from Cache Valley, said we do historical preservation projects. Your Historic District opens up some opportunities from the development side. From a historical perspective there are several buildings downtown that need to be saved. We want to repurpose these and give them new life. We would work with the National Park Services through the State, who would approve the historical preservation. We would then utilize historical tax credits through that process.

Mr. Johnson said due to the growth in Tremonton, we think there is a need for some urban residential units. We would also have some commercial. The 113 West building has the mural, which we would preserve. This is a two-story building. The lower level would be for spa suites, while the upper level would have apartments. The area with the racquetball courts would be turned into four townhome units. The corner building would be reworked to fix up all the apartment units on the upper level. We would add some on the lower level and then make the main floor commercial. There could be 16 to 18 units total. Our plan is to preserve it and put it all back. They will have completely new electrical and plumbing. The Historical District has approved 113 West as a contributing building, the other is not yet, but once we have the front off to show the old windows it could be. We would like to put in a restaurant in the main floor of the corner building. We have generated interest, but would need to have a liquor license. Manager Warnke said that would not be allowed due to the close proximity of the park.

Mr. Johnson said the footprint of the building would not really change. Parking is an issue. We are going to keep these units as rentals, but want the ability to sell in the future. We will keep them managed and together for now. Mr. Jeppesen said they hope these type of business suites would allow more affordable options for those just starting their business. These are smaller office spaces that have shared common areas. The lease terms are not as extreme and would work on a month-to-month basis. Mr. Johnson said this makes it economical. The four units here would be one-bedroom, while the townhouses would have two-bedrooms. We are thinking about having studios in the corner building. If it is popular, we could do some of those in the lower level. This will

be great for downtown and could spur others to take a building and revitalize it. They both have good bones.

Manager Warnke said I like the concept, but parking is always a concern. Chairman Bench said the code says there needs to be two spaces per unit, but this is existing so we will just have to look at it and come up with a good plan. We will have to ensure decent parking and look at all the options. Mr. Jeppesen asked about utilities. The sewer main is located in the alley, while the water is in the front and side streets. When asked about timing, Mr. Johnson said this building is pretty well gutter and we are under contract on the other. We will continue to clean it up while we get the drawings submitted to the National Park Service. It is a process.

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 12:37 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 22nd 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.