

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 1, 2022**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Assistant City Manager Christensen —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 9:01 a.m. The meeting was held June 1, 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 June 1, 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—April 6, 2022 & April 13, 2022

Motion by Director Fulgham to approve the minutes 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.

3. New Business:

- a. Discussion of Suites on Main Historical Development Subdivision at 105 West and 113 West Main Street – Tony Johnson, Clark Jeppesen, & Steven Mansfield with Mansfield Architectural

This project includes the rehabilitation of two historical buildings in downtown Tremonton with the addition of new townhomes. The Jeppesen building will have eight suites for commercial offices on the first floor with residential units on the upper floor. They are converting the racquetball courts to townhomes (four units). The Bowcutt building could have a restaurant on the first floor with about six residential units on the second floor. Developers are gutting the building and pushing forward on construction this summer.

Mr. Johnson said these buildings are in the Historic District with one building already being contributing. The 105 building is not contributing because of the front being boarded up. Once that is removed, we can reestablish those historic elements and make

it contributing. Our intent is to restore some of these buildings so they are an asset to the community. We feel very confident with the mix that will happen here. The intent is to sell these townhome units, but at first, we will keep them in the partnership as rentals. We would have the ability to sell them in the future. In the two buildings there will be commercial on the lower with residential on the top.

The Committee discussed snow removal and water discharge. Director Fulgham said there is a gutter out front that leads into the State drain. They could access it in the front or on the road to the east. Sewer is in the rear. They would need separate laterals unless they would stay under one ownership with an HOA. They could have one water meter or individual meters, depending on how they want to pay for utilities. Mr. Johnson said they would look into the best way to do that.

Developers need to work on parking, both onsite and offsite. Mr. Mansfield said parking for the residential units would be the biggest issue. There is plenty of parking for the commercial stuff off Main and the parking lot to the east. Mr. Johnson said because of the park we cannot have a restaurant with a bar. Is there anything else that would impair the liquor license? Could we make that a memorial instead of a park? We want to try to make that work and have the ability to expand the tenant mix. Some are only interested if they can have a liquor license. Manager Warnke said the Council would need to amend the code and look at changes to traffic levels downtown. They might be open to it. Engineer Breinholt said this is a different kind of park and a restaurant that serves alcohol is not a bar so it feels like we could do something.

Mr. Johnson said we want to phase this. Building 113 would be first with the townhomes and commercial. We would get the suites in as quick as we can since there is demand for it. Then we would do work in building 105. We are going to gut that and restore the windows. The Committee reviewed garbage collection and dumpster enclosures. They also reviewed parking requirements for both commercial and residential. Mr. Johnson said we hope to have a parking stall for each unit with an extra space at an offsite location. Manager Warnke said the code requires 2.25 stalls per unit for townhomes so nine stalls are required. You also need to provide parking for your apartments. Those who park on the street during snow storm hours would be ticketed.

b. Final review for Wizard Wash Car Wash – Dan Hart & Matt Hales

This development, on the corner of 1650 East Main Street, will have an RV dump with an onsite manager. There is one automated bay with several self-serve bays. Director Fulgham said I have a couple comments on the water connections. You are still showing the hydrant on that side, but that is our project. You do need to show two service lines though. You need to have a saddle back to the main on each service line for your outdoor irrigation meter. That way that one does not get charged sewer usage since it is only a seasonal meter. The Committee talked about water collection and how to make that flow. Engineer Breinholt needs to review the sizing calculations for the pond. Manager Warnke asked that they update their dedication language so it is clearer as to what is being dedicated. I would like to correlate the language with what is on the

plat.

Motion by Director Fulgham to approve a final, based on a few things they need to finalize. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

- c. Preliminary discussion of Bear River Meadows—Nick Wilcox and Chris Cave via phone.

This plan includes 105 townhome units in nearly 20 buildings ranging from three to six units per building. There will be open space and detention areas. The Committee reviewed the setbacks, including those for the walking trail, as well as water detention and how that will flow. Director Fulgham suggested they add a manhole in the road to help maintain the Tremonton Garland Drainage District Line. That way you can maintain it from the road and not have to go into someone's property. It would be good to let Garland know what is happening here. The developers have had discussions with Mike Allen. Manager Warnke said have them sign off on the plat. Engineer Breinholt asked them to send the geo tech report for his review.

Mr. Wilcox said for the trail we are good with the 10 feet, but not 11 or 12. It would neck down a bit for the handrail space so we are not increasing the crossing width. There is a lot of expense per square foot on that crossing and we want it to be nice and usable. They would look at the best way to accomplish that.

The following items were discussed out of order.

- d. Discussion of code amendments: garbage & dumpsters, sewer lift station, concrete curbing for rock mulch/concrete edging

Manager Warnke said there is no good way to do garbage. Do we want to push dumpsters or cans? It was interesting to hear their thoughts, which have a lot of merit and validity. In the end some residents will leave their cans out while some will put them in the garage. Director Fulgham said we are telling these privates you have to have a dumpster when they want cans and until we can enforce our own citizens to pull the can in the garage how can we expect the privates to make sure they do? They can enforce it better than we can because they have more eyes and more people squealing. They have set rules they agree to. Engineer Breinholt said I completely agree with them on the dumpsters; they are a mess. I think individual cans work when you have a place to put them. Manager Warnke said maybe the code amendment talks about them having a dedicated portion in the garage. Engineer Breinholt said it could also be to the side of the residence. It works well in the townhomes to be in garages or a pad to the side. The garbage cans are less of a mess than the dumpsters. Director Fulgham said dumpsters are a stinky mess unless it is well managed. Manager Warnke said it is sometimes hard to find a place to put the cans on garbage pickup days though. I will draft something up.

Manager Warnke said a lot of people are doing xeriscape, which is fantastic. The designs call for different rock material to give variety. A suggested amendment is to require a concrete strip that divides it so it has clear division of materials and makes for a cleaner site and design. Director Fulgham said it does not matter what is used whether it is concrete or a plastic barrier. There are lot of options.

e. Walk-ins:*

Brett Cummings and Matt Hales with Hansen and Associates Engineering were in attendance to discuss the Menlove development, which is the rehabilitation of the old hospital. Those rooms will be turned into studio apartments. The back portion of the project will be rezoned for townhomes.

Manager Warnke said the development agreement items need to be addressed in the plat. The Committee reviewed the dumpster requirements and locations. Director Fulgham said there needs to be a man door. Mr. Cummings said we have sufficient parking for the townhomes and units. We are considering having parking stalls in front of the storage units. Whoever owns that unit would have a parking stall there. Manager Warnke said a landscape island was missed and needs to be added somewhere to break up that stretch. We need you to specify the amenities with enough detail so they know how to construct it. It would be good to formalize what the playground will be. Our Parks Director suggested turning the pickleball courts so they run north and south so the sun does not interfere during games. It would be nice to plan it so it functions well all the time.

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 11:45 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 10th day of August, 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.