

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 15, 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
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:10 a.m. The meeting was held June 15, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Fulgham and Assistant City Manager Christensen were excused.

1. Approval of agenda:

Motion by Manager Warnke to approve the June 15, 2022 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – absent, Manager Warnke – aye. Motion approved.

2. Approval of minutes—April 27, 2022

Motion by Chairman Bench to approve the minutes of April 27, 2022. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – absent, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion of Menlove-Harris Townhomes Site Plan – Bret Cummings, Hansen & Associates, Inc. Marisha Menlove and Kelly Harris

The Committee has reviewed this one several times and asked them to make sure all their comments had been updated. The storage units will be an accessory building and have a similar look to the townhomes. Mrs. Menlove said this will be a good feature for those and the studios. We want them to be used and have the community look nice.

The Committee discussed the layout, setbacks, landscaping requirements, and HOA common area. Some amenities include sports courts, as well as a picnic and play area. Chairman Bench said the driveway would need to be better defined so people do not park there. Mr. Cummings said that is for the storage units only—it is a loading and

unloading zone. When asked about the number of units, Mrs. Menlove said they have 32 new units. There are about 50 including the existing units.

The Committee reviewed the sewer and storm drain. They also discussed the dimensions of the pond. They further discussed the layouts of the townhomes and facades. The front yards will face the streets with an entrance. There will be back patios. They are working on a landscape plan. Three dumpster locations would also be required. They then reviewed the required parking. Manager Warnke said you have 27 studios and 32 townhomes. Our typical requirement for attached housing is 2.25 stalls per unit. If they have a garage, the driveways do not count as parking. Engineer Breinholt said we need to come up with some policy for these types of unique situations and update our code. There have to be some accommodations for guest parking. They would also be required to turn over water shares, one per irrigable acre.

- b. Discussion of Jasim Trucking Site Plan and subdivision amendment – Bret Cummings and Mike Jensen – Hansen & Associates, Inc., and Ahmad Alshakargi

Chairman Bench said once this is approved you will add the parking and landscaping according to the site plan and then install the building the following year. Manager Warnke expressed his concern with things that are meant to be temporary becoming more permanent. That tends to happen. It cannot be phased. The whole landscape would have to be improved. Engineer Breinholt said we would just approve the site plan. Chairman Bench said if this gets you taken care of with Val then let us do it. We will concurrently work on a site plan. We have seen a lot of versions, but there needs to be some final versions. We have to have some type of development agreement in place. We also need water shares. Manager Warnke said I would still like to understand it. We are approving a parking lot, but I am not comfortable approving a site with a building without the building being built. It would need to have asphalt and landscaping. Mr. Cummings said maybe we could do the concrete work for the foundation of the building. That way we are not putting in landscaping that would be torn out. Mr. Alshakargi said it is all tied to lending. As we go through the process, we might be able to do that. I need to do the least expensive option now until we are ready to do the building next year. Engineer Breinholt said what is the timing required to complete the site plan construction? Can we approve this as a complete site plan and just build the parking lot this year and then do the building next year and still be in that timeframe? Anytime we approve a site plan there is risk of someone going belly up. This is a better scenario with what he wants to do. Manager Warnke said we could have an allowance of when it needs to be done.

The Committee discussed water shares and how that process works for the transfer. Manager Warnke said we would charge a fee in lieu for the sidewalk, but the developer would do the curb and gutter. Engineer Breinholt said the road will eventually widen out here. For now, you are going to just pick it up where it ends and continue parallel with the property line.

The Committee reviewed the lighting in the parking lot, as well as the building. Chairman Bench said that is where the site plan comes into play for the particulars on the elevations and lighting. An architectural plan of the building needs to be submitted and we need to see the exterior of the building. We would do a site plan approval now and then a revisit of the site plan prior to building it. Once we approve the site plan as shown you have a year from that date to get the building permit. If not then you have to landscape the property. They agreed to go that route.

The Committee further discussed parking requirements, fencing as part of the buffer. Chairman Bench read through the code and explained the need for a vision buffer of at least 3.5 feet to block headlights. Discussion would continue at their next meeting.

c. Walk-ins: There were no walk-ins.

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 11:42 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 17th 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.