

MEMORANDUM

To: Steve Bench, Zoning Administrator & Chris Breinholt, City Engineer

From: Shawn Warnke, City Manager

Date: October 29, 2021 ~~July 7, 2021~~ ~~June 29, 2021~~

Re: River Valley 9 Preliminary Plat

- Need a landscape island where there is a dumpster (see handwritten notes on preliminary plat at end of the memo). **Developer is to install a landscape island on each side of the dumpster**
- Need to show ADA parking stalls to verify ramps and aisle
- Construction may be delayed for this portion of BR Mountain Road need to discuss how this impacts this project
- Trees need to be planted in parking islands and one of the islands contains a lot of water meters (see handwritten notes on preliminary plat at end of the memo)
- Discussion of utilities through the project, if City owned and the need for utility easements
- Need bump for one of the parking lots (see handwritten notes on preliminary plat at end of the memo)
- Would like clarification of the orientation of the townhomes. **Concerned the orientation of the homes on east side of the project facing the privacy fence**
- Mechanical equipment and vents to be screen from view
- City performed a Geo-technical report that included the cross-section recommendations for BR Mountain Road. Did the geo-technical report also include recommendations on footing and foundations?
- Show existing fire hydrant on the site plan
- List all common areas as being easements for municipal utilities and as emergency response easements
- Landscape plan required to be submitted with a stamped landscape architect, need to follow the approved plan through construction

- Please label any easement or public utility easement to also be a “Municipal Utility Easement” and have the dedication language include that “municipal utility easements” are dedicated to Tremonton City. Please use this Owner’s Dedication as it has language about municipal easements

OWNER’S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, having clean title and full legal authority to dedicate the same, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat, and to be hereinafter known as the "_____ Subdivision." We now do hereby dedicate, grant, and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Tremonton City, Utah, all public streets or other public rights-of-way as public thoroughfares, and also dedicate all designated easements for public utilities (P.U.E.), municipal utilities (M.U.E.), and storm drains, which shall be used for the installation, maintenance and operation of public service utility lines, municipal utility lines and storm drain lines as intended for public use, municipal use, open spaces shown as public open spaces, public parks and all other places of public use and enjoyment to Tremonton City, Utah, together with all improvements and special conditions required by the Development Agreement, executed between the undersigned and Tremonton City, for the benefit of Tremonton City and the inhabitants thereof.

- High Ground Water levels may be present in the area. Tremonton City’s inspection of construction does not constitute any assumption of liability for high water table issues. The buyer of each individual lot is solely responsible for all risks involved in purchasing and building on these lots.
- The Tremonton City Culinary Water Authority does not reserve or warrant water capacity for recorded lots or property. Culinary water capacity is reserved and guaranteed once a building permit is issued for a lot or property.
- The Tremonton City Sanitary Sewer Authority does not reserve or warrant sewer treatment capacity for recorded lots or property. Sewer treatment capacity is reserved and guaranteed once a building permit is issued for a lot or property.

Special Conditions to be included in Development Agreements

- Fee in Lieu Street Lights. That the Developer pays a fee in lieu in the amount of \$XXX for XX (X) street lights prior to recording the plat.
- Fee in Lieu Chip Seal. That the Developer pays a fee in lieu in the amount of \$XXXX for the chip sealing of all public street prior to recording the plat.
- Bear River Water Canal Shares. In accordance with Section 2.06.105 of the Tremonton City Land Use Code, the Developer dedicates to Tremonton City 1.93 water shares in the Bear River Canal Company prior to the recording of the plat.

- Open Trench & UTOPIA. In accordance with Section 2.06.060 of the Tremonton City Land Use Code, the Developer shall give written notice to utility companies, including UTOPIA, a minimum of ten (10) days prior to the availability of access to open trenches. Tremonton City currently has the following individuals as UTOPIA representatives to coordinate the open trench:

Brian Kelsey
Outside Plant Design Manager
Office: (801) 613-3868 | Cell: (801)-792-1353
bkelsey@utopiafiber.com

Keith Perkins
Construction Manager
Office: (801) 613-3863 | Cell: (801) 330-5601
kperkins@utopiafiber.com

- Rocky Mountain Power Notification. In accordance with Tremonton City Ordinance No. 20-07 before the City approves any new subdivision and before recordation of the plat, the City shall require the developer to obtain Rocky Mountain Power's approval of Electrical Facilities, including underground facilities to be installed by the developer, and associated rights of way depicted on the plat. The developer shall mail a copy of the plat to Rocky Mountain Power:

Rocky Mountain Power
Attn: Estimating Department
Local Address 596 North 400 West
Tremonton, Utah 84337

- Development Processing/Application Fees. That the Developer pays the development application review fees contained in the City's Consolidated Fee Schedule as follows:
 - Preliminary Plat Fee. A fee of \$XXX, which is \$150 plus \$4.00 per lot
 - Final Plat Fee. A fee of \$XXX, which is \$250 plus \$40.00 per lot
 - Construction Drawings. A fee of \$XXXX, which is ½ of 1% of the estimated costs of the improvements.
 - Site Plan Fee. A fee of \$350
- BR Mountain Road Improvements. Need to formalize the division of the City and the Developer's construction of BR Mountain Road
- Utilities in the Private Streets. The Developer shall design and construct the utilities within these private streets to the City's construction standards and shall dedicate the following utilities within the private streets to Tremonton City to be owned and maintained: culinary water, secondary water, sewer collection, and storm drain. The Developer shall bond for all culinary water, secondary water, sewer collection, and storm drain within a private street.

- Garbage Collection. That the garbage collection containers for this development is with dumpsters and that the Homeowner's Association contract directly with solid waste hauling contractor.

Previous Comments that have been resolved

- ~~What is transition between the parking area and the buildings (see handwritten notes on preliminary plat at end of the memo)~~
- ~~Discussion of the storm drain easement, should be 20' easement on the east side of the project. Concerned about the size of the easement considering that the porches are touching the easement. Also on the north end there is only 15' of easement (see handwritten notes on preliminary plat at end of the memo)~~
- ~~Need to show dumpster locations, which cannot be in the required landscape buffer~~
 - I believe that there is about 8 extra stalls that can be eliminated to facilitate dumpster locations. Please include a tabulation table that includes the number of stalls provide, number of stalls required, and number of units, density of units per acre
 - May be some discussion of reducing front setback to 20'
 - Once the City approves the dumpster locations, verify the dumpster locations and number with Val from EconoWaste.
Econo Waste, Inc
econowaste@hotmail.com
Bus: (435) 257-5588
Bus Fax: (801) 627-2682

Please add notes to the construction drawings that address Econo Waste's requirements which are as follows:

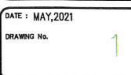
- ~~That there is no curb or gutter that would need to be driven over in order to access the dumpster enclosures.~~
- ~~That all enclosures, regardless of the size of can placed in them, need to have a 14' opening after gates and posts taken into account. This is something I can't stress enough when planning the enclosures.~~
- ~~Parking lot requirements~~
 - ~~25' back up distance~~
 - ~~Parking stalls will be 10' x 20'~~
 - ~~ADA parking stalls required~~
 - ~~10' bump out required at the end of the parking stalls~~
- ~~Concerned about other residents short cutting through the project to get to BR Mountain Road~~
- ~~Need to discuss the development of BR Mountain Road and note on the plan that states "BR Mountain Road to be constructed by Developer and City" is the City participating on the upside only or as an adjoining property owner~~
- ~~Discussion about "Storm water to be retained in a pond to the south of the project in the remainder parcel"~~

- Whose storm water basin is being relocated
- Discussion of location of fire hydrant on BR Mountain Road
 - If the south side of BR Mountain Road is developed as a storm drain pond should the fire hydrants be located to the north side; or
 - Should the fire hydrants be on the south side for consistency
- Sidewalks to be installed in front of units (may not want to extend to the sidewalk on BR Mountain Road to discourage on street parking) Discussion about striping the curb on BR Mountain Road as no parking
- Common mailbox required need to show location
- Need to dedicate Bear River Water Shares equal to the landscaping on the site plan



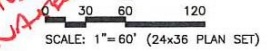
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DISCUSSION ON DELAY
CONSTRUCTION OF BR MOUNTAIN
ROAD. NEED TO DISCUSS PROJECT
HOW THIS IMPACTS



PRELIMINARY PLAT

PRELIMINARY PLAT



LEGEND

	BOUNDARY LINE
	STREET CENTERLINE
	EXISTING POWER
	EXISTING SEWER
	PROPOSED SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING FIELD DRAIN
	EXISTING STORM
	PROPOSED STORM
	EXISTING IRRIGATION
	PROPOSED IRRIGATION
	EXISTING ASPHALT
	PROPOSED ASPHALT

Part of the Southeast Quarter of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian monumented with a Railroad Spike thence N00°32'10" E 1555.20 feet along the section line, thence S18°16'58" W to the POINT of BEGINNING and running

thence N 89°30'51" W 211.96 feet;
thence S 00°29'09" W 510.00 feet;
thence Westerly, a distance of 402.23 feet along a non tangent curve to the right of which the radius point lies N 00°43'21" W, with a radius of 714.69 feet, bears a central angle of 32°14'48" and a chord that bears N 74°35'58" W 396.94 feet;
thence N 58°34'26" W 267.67 feet;
thence N 00°25'07" E 436.17 feet;
thence S 69°35'09" E 824.82 feet;
thence S 00°12'35" W to the point of beginning, containing 9.15 acres, more or less.

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thence N 58°34'26" W 267.67 feet;
thence N 00°25'07" E 436.17 feet;
thence S 69°35'09" E 824.82 feet;
thence S 00°12'35" W to the point of beginning, containing 9.15 acres, more or less.

Typical Lot
5-plex - 2 BLDG.

Typical Lot
6-plex - 14 5006

40 UNITS Typical Lot
8-plex - 5 BLDG

**ALLIANCE CONSULTING
ENGINEERS**

150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)753-5121
alliance@engr@yahoo.com

[illegible]

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 RIVER VALLEY 9
 PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11
 NORTH, RANGE 3 WEST,
 SALT LAKE BASIN AND MERIDIAN
 BOX ELDER COUNTY

DATE : MAY, 2021

DRAWING No. 1

WHERE IS BASIN BE
RELOCATED? 

NE COR.
SEC. 5
T.38S R.15E S.14E
33E:1449127.347

W UT 84337

13. 4025 22 124

Handwritten notes in red ink:

- SIDEWALK IN FRONT OF EACH UNIT
- NEED TO VERIFY PRELIMINARY DUMPSTER LOCATIONS
- Have some stationing

NOTES:

1. Total area: 9.15 acres.
No. of units: 134
2. Owner: Chris Sorenson
586 N 2300 W
TREMONTON, UT 84337
3. Developer: Sierra Homes
470 N 2450 W
TREMONTON, UT 84337
4. Storm water to be retained in South of the project in the retention pond. See RVS preliminary
5. There are a number of fields across the project. While an attempt is being made to avoid them.

ASHFIELD ROAD
195 W. BROADWAY
LOGAN HILL ROAD

510.00'

15.00'

**ORIENTATION
OF TOWN HOUSE?**

**NEED 20'
EASEMENT FOR
STORM DRAIN**

ex - bldg

ASHFIELD APARTMENTS LLC
05-746-0008

CONCERNED ABOUT
TRAFFIC SHORT CUTTING

IF STORM DRAIN BASINS
HYDRANT ON OTHER SIDE?

NEED TO INSTAL PARKING ISLANDS

$\left. \begin{matrix} 16 \\ 16 \\ 16 \\ 8 \\ 14 \\ 8 \end{matrix} \right\} 78$
 $\left. \begin{matrix} 12 \\ 12 \\ 13 \\ 13 \\ 13 \\ 13 \end{matrix} \right\} 78$
 $\left. \begin{matrix} 19 \\ 19 \\ 18 \end{matrix} \right\} 56$
 $\left. \begin{matrix} 12 \\ 12 \\ 12 \\ 12 \end{matrix} \right\} 48$
 $\left. \begin{matrix} 13 \\ 13 \end{matrix} \right\} 26$

310 Smm PREVIOUS
302 Smm REQUIR
40 UNITS

PROJECT



CONCRETE CURBING BETWEEN LANDSCAPE TYPES
 (WHAT IS THE BUFFERING CONSIST OF CITY CODE REQUIRES TREES, FENCE, STRIPS, GRASS, CURB, ETC.)

LEGEND

- WATERWISE LAWN
- XERIC PLANTING
- LANDSCAPE BUFFER
- SHADE TREE
- ORNAMENTAL TREE

0' 20' 40' 80' N

