

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 22, 2023**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer—excused
Zach LeFevre, Parks and Recreation Director—excused
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Connie Archibald, City Councilmember—excused
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:34 a.m. The meeting was held February 22, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Engineer Breinholt, Director LeFevre, and Councilmember Archibald were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the February 22, 2023 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – absent, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

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

3. New Business:

- a. Discussion of Saylor Townhomes at approximately 100 North 400 West – Jonathan Roberts, Bret Cummings

Mr. Cummings said there will be a 26-foot wide surface and four parking stalls to cover the extra .25 per unit. There is also space in the 20-foot driveway to park and in the two-car garage per unit. The garage is not counted in the required parking because people store stuff in there. We use the driveway itself to fill the quota, but they can choose where to park.

Mr. Cummings discussed the layout for water flow to the curb and gutter, which would then flow to a pond and be released. There would be an outlet box over to the storm drain. They are working on the secondary water lines. They will provide the street dedication and a five-foot sidewalk. The Committee discussed the roadway and how it could shift through there. The road will be widened with a sidewalk and bike lane. There will likely be a no parking strip. When discussing the PUE (public utility easement), Director Fulgham said flip flop the sewer and water lines. Secondary water

is at the north corner of Matheson so it is close. Mr. Cummings said there will be green space and asphalt here. This site is a little over an acre.

The Committee then reviewed comments. They discussed the layout and potential options to make this work with setbacks and buffers. Manager Warnke said let us talk about the driveway and utility line. Mr. Cummings said they have a driveway they can angle in and out of. Manager Warnke said there needs to be a turnout at the end—a 10-foot bump radius. The code will show that in the parking lot standard. Is the site too tight and being over developed? Mr. Cummings said it can work here. I could shift everything this way if we are going to push on this. The number of units will not change. I can fit this on the side. They reviewed the drive isle at 26 feet with the asphalt, curb and gutter. There is about two feet left over. Mr. Cummings said they are planning to connect buildings one and two. Manager Warnke addressed the radiuses, saying, it does not do any good to have parking stalls if they do not function well. You have to have radiuses that allow people to get in and out. The plan would be 12 feet in the front for that setback and 10 feet on the sides. The Committee reviewed the fire code and determined that a 24-foot driveway (minimum) would be sufficient for this area since fire trucks could park out front.

Mr. Cummings said everything can stay the way it is. I will just have to move the sidewalk to the property line. Then we have 12 feet on the frontage. Since I can go down to 24 feet I will. We will take these two buildings together and shift all this that way, which should give me a 10-foot bump out. Chairman Bench said part of the site plan is to show the renderings for the exterior. Manager Warnke also addressed the garbage standard stating that a 9x18 foot area is required.

b. Walk-ins:

Mr. Cummings stayed to address another project with the Committee that has been discussed in the past. At 760 North and up we will do all single-family homes with townhomes in this area. Chairman Bench said what do you have connecting 760 North? Mr. Cummings said I have no idea. Last time we were fighting with Visionary Homes to get that strip of land. Chairman Bench said that is a key to getting that to go beyond the 30 units. Manager Warnke said we are trying to prevent and get rid of protection strips. They own the property, but there is a chance the City can use eminent domain. Mr. Cummings said we are hoping the City could step in and help. Manager Warnke said I am not a fan of the density here and we have discussed the orientation of the buildings facing the road. Mr. Cummings said would you want them to have an access across the back with parking lot and driveways so they are facing the front? Manager Warnke said yes, the others could potentially stay the way they are. The Committee discussed the accesses and fire code. Director Fulgham said try to get the road portion. Chairman Bench said a road will eventually go through to 1000 North. Manager Warnke said Jay Stocking owns that property. They were going to talk to him and work on that and the storm drainage. We are still working through our land use code. Our consultant was going to put together a land use map to assign densities and what those units look like. This will help us plan utilities better and

we will revisit the transportation model to see how it was affected. We do not show density in this location. It is single-family. See what you can do to make it look good. We will keep the conversation going. Chairman Bench said we are trying to make those blend in well with the single-family. We are always looking to make things better. Mr. Cummings said I will work on a new layout and bring it back for your review.

4. Comments/Reports:

Director Fulgham said I will be gone the next couple of weeks attending conferences. We will have to have a party for Chairman Bench's retirement.

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 10:50 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 12 day of April, 2023

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.