

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 17, 2023**

Members Present:

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

Chairman Warnke called the Development Review Committee Meeting to order at 9:34 a.m. The meeting was held May 17, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Warnke, Engineer Breinholt, Director Fulgham, and Deputy Recorder Nelson were in attendance. Director LeFevre and Councilmember Archibald were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the May 17, 2023 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

2. Approval of minutes—March 15, 2023

Motion by Director Fulgham to approve the minutes of March 15, 2023. Motion seconded by Engineer Breinholt. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

3. New Business:

a. Discussion of Saylor Townhomes – Jonathan Roberts & Bret Cummings

Manager Warnke said Danny Macfarlane is trying to figure out the timing of your project with his. You will need to coordinate with them. Mr. Cummings said they have had discussions and there is a contract on the secondary water line and storm water for the outfall that will be combined on the properties. They could construct this whole shared part and then put the box in for an outlet and have that set, in case he falls behind. It can be constructed later. Director Fulgham said the culinary line does not have to go all the way to the north end, you could shorten it as long as the meter is there. The Committee discussed sewer and water, as well as grading the pond. It would be grass.

Mr. Cummings said this is an existing subdivision so we will replat these lots. They discussed clear vision triangles and the need to submit the actual elevations. The Committee suggested moving the mailbox to the east so when people park, they do not obstruct vision. When asked about the power pole, Mr. Cummings said we are trying, but no word from anyone. The driveways act as parking stalls plus they have garages, which are at least 22 feet.

A fire hydrant is across the street and there is an existing fence on the back side. They will determine if they can keep that and add more or if they will replace it. They will paint the curb red for no parking across the front of the subdivision. Manager Warnke said we need to know the elevations and put those in the development agreement. The dumpster details are done. Engineer Breinholt suggested they beef up the section in front of the garbage can, so it does not get destroyed. The asphalt will not hold up (need 3 on 8 on 12). Manager Warnke said for both ends of 400 West we have to work with existing landowners to acquire the right-of-way for the road.

When asked about lighting, Mr. Cummings said they will be tenant non-controllable lights on the building and will kick on at certain times. I will send the plat over. Manager Warnke said I will start working on the development agreement. We are close.

Mr. Cummings checked where they were on to the projects. Manager Warnke said Steve Bench had a development agreement partially done. Manager Warnke just needs to back track and go over it.

b. Walk-ins:

Max Mills discussed property to the north of Aspen Ridges. I do not think Tremonton can absorb 105 townhomes in two years. Would you be open to splitting this up in three phases over a three-year period? We would pay Kurt Sadler to tie into his development and develop 20 units at a time. Manager Warnke said you need to have this middle connection, people will want to go north and south. Director Fulgham said you will have to finish out the main road in the second phase. They also talked about Lookout Point and what it needs to be complete. They would provide a punchout list. Mr. Mills said we can also pay a fee and hook into their HOA to the south.

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 10:44 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, 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.