

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 3, 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 9:33 a.m. The meeting was held May 3, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Warnke, Engineer Breinholt, Director Fulgham, Councilmember Archibald and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the May 3, 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—No minutes to approve at this time.

3. New Business:

- a. Final site plan for Homes at Tremonton – Danny Macfarlane and Gene Ashton with Ashton Building

Chairman Warnke went through his comments. They discussed building materials and color combinations. Mr. Macfarlane said this is all under one ownership, I have submitted the dedication plan through email with all the PUEs and MUEs. I have tried to coordinate with the neighboring developer but have not been successful in contacting him recently.

The Committee then discussed sewer requirements, which include a six-inch line and six-inch laterals to the main. Director Fulgham said those will need to be maintained individually. When it changes direction, you have to have a clean out. Without a manhole you have to tie in with the service saddle. When asked about the roadway cross sections, Mr. Macfarlane said it is all in the drawing. That is 66 feet wide and has curb right on the sidewalk. Engineer Breinholt said that is a standard section. He has taken my standard and modified it to do what I have asked for. That is a five-foot sidewalk against the curb. Mr. Macfarlane said we are tapering so the roadway does not just end. There is 16.5 feet being dedicated. Chairman Warnke wondered if the water line would be outside of the property they own. We do not want to have issues or violate anyone's

property. Mr. Macfarlane said we want that line in the gravel out of the asphalt as much as we can. It is three feet off the curb. Engineer Breinholt said see how things fit on the dedication plat and call Civil Solutions to verify the location, they would have shot all that. There is an existing phone line east of where the water and gas line will go. Mr. Macfarlane said the fence line is east of the communication line. The irrigation line is west of that in the gravel. Director Fulgham said the taper is the one that would be questionable. Mr. Macfarlane said we can adjust the irrigation line. What do you want done with the taper? Engineer Breinholt said we probably have to do away with it.

The Committee confirmed that the lighting for the parking lot and all mechanical equipment will be in the back. Director Fulgham said the fire hydrant can be on the west side of the street and still reach this property. Mr. Macfarlane said the power poles are in the rear and we have coordinated with Rocky Mountain Power. We have coordinated with the adjoining property owner's engineer for elevations on the pond. We have a grass strip there with a concrete landing. Chairman Warnke said to coordinate with UTOPIA while you have that open trench.

Chairman Warnke said he will put the development agreement together with the special conditions section and draft that for review. No streetlights are needed. You will need to get water shares based on the irrigable acreage (.19 water shares). Mr. Macfarlane said we will do a retention pond until the other property owner puts his in. It would just be a pond on the property line to collect water. We would make sure it has a pathway to the road. They would pick up when they do their project. Engineer Breinholt said a stand-alone has to connect to the storm drain system. If this other project dies and they do not do it, then we are left with your retention pond. I would propose we ask for escrow for the storm drain connection, but do not put it in at this point. If the other project moves forward then we can release that and if it does not, we would make you tie it in. Mr. Macfarlane said I do not want to tear up my landscaping. Engineer Breinholt said I assume it will move forward and you can both benefit from it, but we have to consider that option. Chairman Warnke said that will provide a larger, common green space between the two developments. We prefer grass to rock so people can recreate. There will not be a lot of standing water here. Engineer Breinholt said they will need to have addresses. Mr. Macfarlane said it is 172 North and will have units.

Motion by Director Fulgham to approve the Homes at Tremonton final construction drawings and plat with the minor changes we made note of and the development agreement. Motion seconded by Chairman Warnke. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

b. Discussion of sewer in alley at 925 West Main – Lowell Archibald

Mr. Archibald said we sold our business, and the new owner is concerned about the sewer down the alley. Only three owners are on that. We have discussed abandoning

that alleyway since they built over the sewer line. Director Fulgham said the biggest problem is that it touches so many people's property. Anyone who has access through there has legal access. If we were to abandon that then everyone gets a portion of it. I have to have an easement through there for the sewer line. That access is existing and mainly has sheds or horse corrals on it. It is a public alleyway, and he has the right to move across it, he just cannot build over it. If we abandon it, it will affect everyone's property along there and we have to make it right for them. Chairman Warnke said I feel we would not accomplish anything for the property owners and then we would lessen our position as owner of a utility. I do not understand why we would do it or what the benefit would be. Director Fulgham said if he wants to make sure it does not encumber his property, we can visit with him.

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

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 10:51 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.