

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 21, 2024**

Members Present:

Marc Christensen, Chairman & City Manager
Chris Breinholt, City Engineer
Zach LeFevre, Parks and Recreation Director—excused
Paul Fulgham, Public Works Director
Tyler Seaman, Building Inspector
Sam Taylor, Landmark Design Planner
Linsey Nessen, City Recorder

Chairman Christensen called the Development Review Committee Meeting to order at 9:33 a.m. The meeting was held February 21, 2024 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Christensen, Engineer Breinholt, Director Fulgham, Planner Taylor, Inspector Seaman, and City Recorder Nessen were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the February 21, 2024 agenda. Motion seconded by Chairman Christensen. Vote: Chairman Christensen – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye, Planner Taylor – aye. Motion approved.

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

3. New Business:

- a. Discussion of annexation for parcel #05-079-0006 located at approximately 6590 West 10000 North – Brodie Calder

Mr. Calder said the concept plan we ended up with was based on discussions had with former City Manager Shawn Warnke. He wanted more of a community feel. We have townhomes and smaller lots going to bigger lots. This is the vision if we go forward with the annexation. We would potentially bring sewer down here. We would do 30 units before we had to tie it and wrap it all the way around for water. There is a house and as we go forward with the annexation, we would tie that in. It is currently on West Corinne water. Once we brought the water and sewer in, we would tie that house right into those. We would annex in and break off that home that is on septic. We would bring infrastructure up from the other side of the freeway and do a pump for sewer. In a previous meeting they wanted to see renderings of the townhomes and potential accessory dwelling units. This rendering is exactly three units per acre.

Engineer Breinholt said there are about 45 acres here and another 30 acres here. A lift station in here is not going to service anything other than this area. We would like to maximize the area we can serve from a lift station. It would be good to have some

property over here because the ground goes that way. That would open up a lot more area that we could potentially serve with that lift station. We do not need much property. When asked if they had talked to the railroad, Mr. Calder said no, but we have dealt with them quite a bit. Director Fulgham said it is going to cost you just to cross the railroad track three times (water, sewer, and secondary). Generally, the water has to loop that way. Even if you brought water from the other direction, it will have to loop up. Sewer, you could avoid it by going the other way.

They discussed the next steps in this process. Once it is ready to go to the Council, if they choose to annex, it would go through the notification process to get public noticing out. The Planning Commission would then work through the zoning and annexation agreement. Chairman Christensen said there is a petition from the surrounding property owners for this annexation. They are signing a protest petition in hopes that Tremonton does not accept it. Have you meet with any of them to show them your plans? Mr. Calder said nobody has reached out to me.

- b. Final review for Hidden Valley Estates – Mike Alvord with Mac Builders and Steve Grange with Intercap Lending

Chairman Christensen said you submitted this a couple weeks ago. I think we are just looking for a final. Engineer Breinholt said I have not had a chance to look at it, but do not have a problem with anything that was there. It is mostly just cleaning this up. Making the turnaround radius bigger, adding a fire hydrant at the end of the water line, moving the manhole to the end of the street. That kind of generic stuff. I do not have a problem with us finalizing today, subject to these corrections being made. We have been through it enough times.

Engineer Breinholt discussed the property lines. Before, a bunch of these properties were separate. Now all the parcels that are existing have frontage. I was going to ask them to clean this up so it is easier to tell where the lines are. To do that, they would have to acquire more property. As long as everyone has frontage, I was fine with it as is. Planner Taylor said I have prepared against former City Manager Shawn Warnke's notes so we did not lose anything. I have comments. There are a couple of areas that still do not show street corner radius on the intersections on the plat map. You have them in the development plans. It is just not showing up here on the plat. They need a temporary turn around shown. Looking at irrigation for the detention basin, I could not see where a controller was located. It is called out in the legend, but not on the plans. That needs to be added. There was also had a note regarding fencing along the canal (for lots 31, 32, and 33).

Motion by Director Fulgham to approve the final review of this subdivision. Motion seconded by Engineer Breinholt. Vote: Chairman Christensen – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye, Planner Taylor – aye. Motion approved.

Director Fulgham said Rocky Mountain Power will give you a power plan that does not include streetlights. We will need to work with your contractor on where we feel conduits need to go. Rocky Mountain Power will not design those until the lights are ordered, but we do not usually order streetlights until we have homes built. We do not want them knocked down. We will need to work with your contractor on that. Chairman Christensen said we will also have the development agreement, which is all administrative requirements before you can record.

c. Walk-ins:

Shawn Lish was a walk-in. He said when we went to sign with the title company, they said this is annexed into the City. I was prepared to go with the County, but now it is for the City. I need to know what I need to build. Director Fulgham said it has been in the City a long time. They have a water connection there already. Junior Lish put that in around the mid-80s. Mr. Lish said this 3.6-acre parcel is divided, I just need to get it signed off with the title company.

After further review, the Committee called Ben Johnston to see what he knew about this since he has worked on it. Mr. Johnson said there were five existing parcels and I just re-aligned those. We did not create any new parcels. There are existing tax ID numbers. There were five existing parcels and we just increased or decreased those. We did not create any new parcels.

The Committee further discussed this item and impact fees that are associated with building a new home. Mr. Lish said my next step is to get an official house plan to Inspector Seaman and pay those fees.

4. Comments/Reports:

Chairman Christensen brought up the Pheasant Run Subdivision that was discussed in City Council. This subdivision has 15 homes and storm drain is gutters flowing to the west. Is there a storm drain collection on Iowa Strain? Director Fulgham said no, this flows around into the road burrow pit. Chairman Christensen said there are these retention ponds between the last homes and hammerhead. There is concern with safety when it comes to how deep these are and how fast they fill up. Is there anything we can do? Director Fulgham said nothing whatsoever. During construction they had been filled in. We opened them back up so they would hold a little bit more water. It is not the developer's issue until they develop more property. Some of this water is coming from the fields that are not supposed to be draining through there. They are not deep. Chairman Christensen said for the next phase, are they going to have to do an outlet or do we keep pushing the water down? Director Fulgham said this road is the one that is going to tie into 1650 East Main. He is part of the agreement that the road has to be built. When the outlet does come, it is going underneath the freeway. It is about the only place you can take water. There is a pipe that goes under the freeway. This was calculated to hold these kinds of storms, but not the whole field. Engineer Breinholt said the best thing for all that area would be development.

Director Fulgham said Garland Mayor Linda Bourne sent an email about trying to obtain grant money for stormwater management. That is for the whole site where the new project is, just north of La-Z-Boy. We have had no conversations. This has nothing to do with Tremonton.

Chairman Christensen said another thing brought up in City Council was, what can we do for buildings that have stopped development. We are planning to clean up and beautify Main Street, but there are buildings where developers are dragging their feet. As a government agency, can we do anything to push people to finish their projects? Director Fulgham said on the Darrell Building, she ran out of money. The Committee discussed the timeline of those permits and what happens when they expire. Chairman Christensen said that work has obviously stopped and is right in the heart of downtown, do we have any say in them finishing off the project? Inspector Seaman said they could go through the code enforcement process for nuisances. If they are expired on their building permit we could send them a letter. There needs to be some strict enforcement along the road that really comes down to me making sure that when I walk into a building, the work that is done was permitted. Engineer Breinholt said there has got to be some repercussions. Director Fulgham said but remember, it has to be enforced equally. Chairman Christensen said it might be wise to let her know where our stance is on it. Director Fulgham said we should send two letters, one to the property owner and another to the contractor. Then they both know where the stance is. Inspector Seaman said I will email a letter to both of them and CC Chairman Christensen so he can update the Council.

5. Public comments: None.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:11 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 24 day of April, 2024

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.