

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 13, 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
Cynthia Nelson, Deputy Recorder

Chairman Christensen called the Development Review Committee Meeting to order at 9:32 a.m. The meeting was held March 13, 2024 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Christensen, Engineer Breinholt, Director Fulgham, Inspector Seaman, Planner Taylor and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the March 13, 2024 agenda. Motion seconded by Chairman Christensen. Vote: Chairman Christensen – aye, Engineer Breinholt – aye, Director Fulgham – aye, Inspector Seaman – aye, Planner Taylor – aye, Director LeFevre – absent. Motion approved.

2. Approval of minutes—January 17, 2024 and January 24, 2024

Motion by Director Fulgham to approve the minutes stated above. Motion seconded by Inspector Seaman. Vote: Chairman Christensen – aye, Engineer Breinholt – aye, Director Fulgham – aye, Inspector Seaman – aye, Planner Taylor – aye, Director LeFevre – absent. Motion approved.

3. New Business:

a. Discussion of street light at 1265 South 300 West – Cheri McInelly

Mrs. McInelly said I brought some pictures to show how bright the light is. It is going into my backyard and protruding in my home. These blinds are shut. I have made phone calls and been into the City. I have talked to the developer, too. This has health concerns as my family has not been getting proper sleep. She reviewed an email from one of the developers. Director Fulgham said those are Rocky Mountain Powers lights. They are their standard fiberglass street light with a 75-watt bulb. Mrs. McInelly added it also states this is not where the location of the pole was indicated. It was not supposed to be there. I am asking for a lighting plan. Director Fulgham showed the construction drawing and said this shows where the original lights were to be. The developer submitted his drawings to us. Rocky Mountain Power requires them to be submitted to

them and they put together an electrical plan that tells them where to place conduct. It does not include the lighting plan. We do not control Rocky Mountain Power. They do not draw in the street lights during their electrical plan. They do not do that until we submit to have street lights installed. By then the developer has all the infrastructure in. I have to work with Rocky Mountain Power on where to best place those. The communal mailboxes are also new to us and we do not control the post office. When I saw the boxes were located there, I felt that was going to be the best location to put that light. I will try to get that light shielded. I have a single daughter that lives in a development like that and I would love those boxes to be more secure. This was an easy place to add that light because we did not have to run any conduit. I placed that light there knowing that as that subdivision develops, we will have other lights placed at that intersection and down that street. Mrs. McNelly said I just want the light shielded off my property. When I purchased my home in June of 2022, we were told we were supposed to have individual mailboxes. There was no indication of these mailboxes being placed anywhere near my home. It was not until after I placed my mailbox that I got a notice they were doing cluster boxes. None of this was known prior to my close. It was never stated. If I knew there was going to be a light pole and boxes there, I would not have purchased my home. Chairman Christensen said our goal is to shield that light as soon as we can. It is Rocky Mountain Power's light and we are working with them to see if there is a shield. If not, we will put some tin on it and shield the surroundings.

b. Final Review of River Valley 9 – Garth Day

Director Fulgham said I am working with developers on Harvest Acres, the next phase. We have the conduits in and I will take that to Rocky Mountain Power saying this is where we place the conduit. Rocky Mountain Power will not even do a power plan for those lights until I issue the work order. We do not install them until after homes are built so they do not get damaged during construction. Mr. Day said the post office does not like any preliminary plans. We have to bring in the final plan before it is all done because they do not want things changing.

Mr. Day said River Valley 9 has changed again. We are going to subdivide this into two lots. We will probably split it right down the middle for financing purposes. These two buildings will be separate. We want to do a site plan so we can get moving. Each building will be one lot. Engineer Breinholt said if you are going to do that, your water plan needs to show two separate services. You show only one meter. Mr. Day said we were going to do one meter even if we were separating them into 12 individual units. They are going to be apartments. We could not get the townhomes to pencil here. This one is going to be a little different than the additional phases. Director Fulgham said as long as there is one owner you can have one meter. That is the same for secondary. Mr. Day said we changed this from last time based on Director Fulgham's comments. We took the storm drain out of the parking lot and are going to surface drain it down to the catch, down the street and into that curb. We are requesting a final site plan approval for this and then I will bring in a subdivision. Engineer Breinholt said I am fine doing an

approval, but it would be subject to my review. I prefer to have it all together. Show me how he is going to terminate phase three. They would meet back at a later date for further discussion.

c. Discussion of home options at 283 South 100 East – James Ashby

Mr. Ashby said there is an existing home, a duplex. Currently there is an auto shop that has been there for 90 years. It is falling down so I am proposing to place my manufactured home there in place of the shop. We are zoned RM1-8. By the zoning I can have three units. I want to create a third for the rental complex. I am looking for approval to go ahead and set that there. Inspector Seamans said you are allowed to have one accessory dwelling per lot. Mr. Taylor said as the code reads, RM1-8 requires housing to be attached and accessory dwelling units are not permitted.

Mr. Ashby said the City has mentioned wanting to do a park or something there. Chairman Christensen said yeah, we have some acreage down in the river bottoms and need access. Mr. Ashby said that shop is eventually coming down and if I cannot do anything with that property, would the City be interested in buying that strip to add to what you already have? Chairman Christensen said I think there could be some interest in that. We could get an appraisal. If you are willing to subdivide that and sell it off, I think the City would be interested.

d. Discussion of plan for five (5) buildable lots at Pingel Subdivision – Jason Weaver

They would discuss this at a future meeting when Mr. Weaver is in attendance.

e. Discussion of Rivers Edge, Phase – Nic Porter and Supe Pursteler Triiiio

Director Fulgham said we need to meet on site and review a plan for lighting. Mr. Porter said here is my power plan for Rocky Mountain Power. Director Fulgham said that is not going to show street lights. They will not show them. We do not call in until the homes are built, otherwise they get damaged. I can meet with them and decide what is best. I will put it on the drawing and submit it. Engineer Breinholt said this is a new thing, it has never been a problem until this last year. We need a process. We have to address it in the pre-construction meeting. Director Fulgham said your contractor should know those standards. It is a two inch to there with a 90 and pull string through it. Do that where the lights are going to go. If you work with us then we will make sure those are on the plan.

Mr. Porter said Visionary wants a stop sign put up. Director Fulgham said usually I will wait. I can put the stop sign up, but would wait to put up the street number. Mr. Porter said they want that for their construction workers. We will be submitting construction documents on phase 2. Visionary just bought 1A. Phase 2 is going to be another 15 homes. It will get us down to the multi-family. Engineer Breinholt said I will require

him to show me how all individual phases will terminate. We have to show terminated sewer lines with manholes and water lines with fire hydrants. We have to have emergency turnarounds. You would show it and escrow for it. We have to treat it as if it is the last phase.

f. Walk-ins:

James Miller with UTOPIA discussed a few items related to fiber. The Committee continued their discussion on streetlights.

Mr. Taylor reviewed Jack in the Box. The landscape plan checks out. I have no issues. They have met the headlight screening. With their new proposal, I think the bigger changes are on Engineer Breinholt's end. Chairman Christensen said I asked them to come next week to DRC because these amendments are too big. For what they submitted first it is a big change.

Chairman Christensen provided an update on Midland Square. We are going back to the grant administrator to see if we can do an extension or what our options are. As it currently sits, we are supposed to have it built by January, but there has been some public outcry. There will be a mainstream committee, who will get the public's buy-in before we do this. I would say get your engineer's estimate. Engineer Breinholt said I have one, it is between \$800,000 and \$900,000. Chairman Christensen said the Council did pass a resolution saying what they want to go forward with. It is on hold for now. We have a lot more information than when they passed that resolution. Engineer Breinholt said I am going to have them make it infinitely clear on the plan that the monument is not being touched before I send it to you. Chairman Christensen said hold off on the landscape plan and we will get more direction from that committee. The grant administrator said if you are moving forward, they would extend it. The design might change a bit so I would put it on hold.

Director Fulgham said we are pushing to get 1000 North out to bid. The other thing is the water reuse. Since the mid-90s, it has been determined by State law that the water out of our effluent from our treatment plant belongs to the entities that put it in there. That is part of our water right and we can put it to beneficial use. Our plan was to use that to supplement our water, but with it comes additional treatment and infrastructure costs. However, this new law to save the Great Salt Lake is taking everyone's effluent away from them in the reuse because the State would require mitigation. If I have to buy canal water to replace water that I am putting into canal that does not work. There is no need for us to look even further at this project. We would pay \$10,000 at today's prices to mitigate that and we would have to build infrastructure. We will have to back off the reuse.

Chairman Christensen reviewed an update on River's Edge. They want to possibly mix that density with townhomes and apartment complexes together. They are not mixing

multi-family with single-family lots. It is less density as they would be dropping units to do it. It flows better. The design they show has the three-story apartments that have the same facade as the townhomes. It kind of alters the elevations. I do not see a problem with it. We also discussed secondary for the next phase. Engineer Breinholt said they are required to work with UDOT on a light and if they are changing their phasing, we will have to revisit that. Chairman Christensen said they want to start this construction season. We might be seeing some plans.

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 11:08 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.