

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 6, 2019**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Parks & Recreation Director—excused
Paul Fulgham, Public Works Director—excused
Shawn Warnke, City Manager
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:10 a.m. The meeting was held February 6, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, City Manager Shawn Warnke, and Deputy Recorder Cynthia Nelson were in attendance. Director Fulgham and Director Christensen were excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the February 6, 2019 agenda, minus item 3. b. Motion seconded by Administrator Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes: October 17, 2018

Motion by Administrator Bench to approve the minutes of October 17, 2018. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

3. New Business:

a. Discussion and approval of 2019 annual meeting schedule

Motion by Engineer Breinholt to approve the 2019 annual meeting schedule. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

b. Discussion of Concept Plan for 4-plex development at approximately
400 West 100 North – Brig Trunnell

This item was not discussed.

c. Discussion and consideration of Preliminary for Pheasant Run Subdivision Phase 3 –
Ben Johnston

Engineer Breinholt asked about storm water. It can keep dumping off the end of the street, but what is the plan. Mr. Johnston said it goes all the way down to the west end and he showed where it is running off, and where it will go as development occurs. This is where I have to put the first catch basin. It will go all the way down the freeway and there is a system down there. Engineer Breinholt said at some point we would build a temporary pond. Mr. Johnston said he checks it every storm and there is no water build up. I could stretch this down another two lots if we had to and still make it work. Administrator Bench asked if during the next phase he would look into running that line. Mr. Johnston said I could move this to another lot and get four more before I have to start getting into it, but we cannot do eight lots without addressing it. Engineer Breinholt wondered if they had an agreement written up with the landowner saying the City can dump storm water off the end of the curb onto the property.

Manager Warnke brought up temporary turn-arounds and said it is nice to have plat language that says when they expire. Mr. Johnston said he would put vacated or some language that explains that they expire with the next phase road extension. They confirmed the curb is level with the ground and that storm water would run without ponding. Engineer Breinholt explained that the owner would have to put in secondary water for those two lots (dry lines and water shares). They addressed stamping the concrete curb for sewer and Engineer Breinholt said they would need a hydrant at the end of the manhole. Mr. Johnston asked if the road and profile would work. Engineer Breinholt said if they build it right. I hate having that patch, but I think that is the best trade off to make everybody pave those turn-arounds.

Administrator Bench said they require one share per developed acre. Engineer Breinholt said the required share out here is .64, but I am not sure if they split them into a 10th of a share. Manager Warnke said they could provide a full share and then have a credit. Mr. Johnston asked how the shares are figured. How many lots can I have with one share if I have to come up with that anyway? Engineer Breinholt said 12,000 square foot lots are .16 shares per lot. At this size, you could have six and a quarter lots with one share.

Manager Warnke said is there a hydrant that comes at the end of the line? Engineer Breinholt said it is required and will be on his review. Manager Warnke asked if the contractor does the proctor and testing. Mr. Johnston said they are responsible for their own testing and the City inspects it. Engineer Breinholt said if there is one, I usually get a copy of it. I do not do the day-to-day inspections. Manager Warnke said there is a note talking about the proctor and compact 95%. Engineer Breinholt said typically the proctor is a lab test. A proctor test tells them the maximum potential density of that material. Someone with an experienced eye can tell. If there are problems, it will be in the subgrade. Any of these paving company people can roll that and never have any issues with compaction of the base material. The subgrade is more of a challenge and they have to really watch and see how it is reacting. If we see trouble spots, that is when we start doing testing. Experienced inspectors can tell just by watching how things are working. I worry more about asphalt because it is harder to get the right density, especially in cooler weather. It is in the standards that it is compacted to 95%, but

experienced people can tell if it is being done right and if there will be problems. The best test is when they are out there working on the sub-base excavating for the road. You can watch the loaded dump trucks and if the ground is soft, it will flex like a sponge. You can also see if you have water problems. It will not necessarily leave a rut; it will flex and rebound when trucks drive over it. Manager Warnke said what about a geo-tech report, should we do one for part of this? Engineer Breinholt said we should have one for this development. This has not been a problem area. I am not sure if we have the ability to waive that, but I am not too worried about it. There is a geo-tech report from the church house right next door. We might need to tell the owner to if we do more, but I would be in favor of waiving it for this location where we are now.

Administrator Bench told Mr. Johnston to find out if they want to extend to six lots instead of four and to come up with the water shares and dry lines. Mr. Johnston said could they come up with .6 of a share for it? Engineer Breinholt said I am not sure if the canal company will split those. Administrator Bench said they will split a half but not in between a half and a whole. Either do six lots or present the share and we will keep it on record that they have a quarter share to put on the next one. Mr. Johnston has a concept drawing he would share with Engineer Breinholt. He will also send the profile of the storm drain going all the way out. Mr. Johnston said he would see if they want to do four or six lots and then get on the Planning Commission agenda. The Committee approved the preliminary approval and submitted it to the Planning Commission.

Motion by Engineer Breinholt to approve phase 3 as configured or potentially with two more lots to the end of the street. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

d. Walk-ins:*

There were no walk ins.

4. Comments/Reports: none

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:50 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 _____ day of _____, 2019

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.