

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 21, 2019**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Community Services Director—excused
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Linsey Nessen, Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:13 a.m. The meeting was held August 21, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Recorder Nessen were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the August 21, 2019 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

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

3. New Business:

a. Final Review for Terry Johnson Subdivision

Manager Warnke wondered if the cross easements were too short (30 feet) and if landscaping would get in the way—making it difficult to maneuver in the parking lot. Engineer Breinholt said this was a common setup and we have not encountered problems. They cannot block it, but it is a pretty standard configuration. I got all the notes and I like it. Director Fulgham said we have the construction drawings and the only change is the field drain box, which Engineer Breinholt does show. A copy of the construction drawings would be sent to Mr. Johnson once they have things finalized. Engineer Breinholt said his preliminary plat is what I am using as a construction drawing, which shows everything correctly. Administrator Bench said make sure he knows the location of the laterals, which Director Fulgham said are marked on the curb. The sewer laterals are stamped on the curb and the water laterals have a valve in street.

The Committee said the water shares would be determined during the site plan, as would the streetlights and conduits, which will be done by Mr. Johnson. He will also be responsible for putting the conduits in and coordinating their location. Director Fulgham

said nothing is there except our utilities—he has to get the gas and power. Manager Warnke suggested adding the conduits, streetlight, and water shares to the development agreement, which Administrator Bench will put together. Engineer Breinholt questioned when the City would require the streetlight. Administrator Bench said once it is recorded and he gets Rocky Mountain Power to work, then we would want him to know where his transformer is because he has to run conduit. He could put a park strip in there. Director Fulgham said the site plan is when he would add the streetlight, but that will be in the development agreement he signs contingent to recording.

Motion by Director Fulgham to approve the final for the Terry Johnson Subdivision with the requirements of a streetlight and conduits, which are in the development agreement. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

b. 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 Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:31 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.