

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 4, 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
Bret Rohde, City Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:03 a.m. The meeting was held September 4, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, Councilmember Rohde, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the September 4, 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—August 14, 2019 & August 21, 2019

Motion by Director Fulgham to approve the minutes of August 14, 2019 & August 21, 2019. Motion seconded by Administrator Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

The following items were discussed out of order.

3. New Business:

a. Final approval for Archibald Plat I – Ben Johnston

Administrator Bench asked where Visionary Homes is at in the process. Mr. Ben Johnston said they are ready. They are waiting to record and sell. They will put the road in and do the rest. Administrator Bench said send the construction drawing so Engineer Breinholt can review it and get ready for the final. Administrator Bench will work up a development agreement.

The Committee asked Mr. Johnston how Marc Allred is coming along on his projects and voiced what was needed in order for him to finish those.

b. Walk-ins:*

Mr. Jason Miller discussed his property, Sinclair, on the west side of town, south of Main Street. I would like to get going on a few things, but my first priority is to rebuild this truck stop in the spring. The land next to the hotel is vacant so I plan to build a new store with a fuel island, while the old store is up and running. I would then tear the old one down. I would increase the diesel islands and parking. We own property across the street, east of Main, and would do something there the following year. I am interested in adding a hotel and might buy more land to clean that area up if the price is right. I am here to figure out the access, get guidance, and see how to make things work.

Engineer Breinholt said we need to look at UDOT's standards for spacing and intersections. Manager Warnke said the Planning Commission is contemplating good land uses for that area in conjunction with the BR Mountain Road, which is a minor arterial. That should have a lot of traffic in the future. UDOT wants to extend to 2000 West with a traffic light so we want to encourage through movement this way, but it makes sense to line up with 2300 West. Engineer Breinholt said we have not looked at how that could work, it is still possible. It could be an 80-degree angle. Mr. Miller said I would like this to be a public street. Am I going to be able to get semis in and out of here? They suggested having a shared access if the other property owner would agree. Director Fulgham said if you change the use of that building, UDOT would change some access points. Engineer Breinholt said UDOT consolidates accesses any change they get so they probably would allow two. Manager Warnke said if we are trying to deemphasize 2300 West, then having an offsetting intersection might reduce traffic. Administrator Bench suggested they engineer that out so it does not impact the other property. Manager Warnke brought up a surveying error for the other land and said it might be off by 10 feet. The owner knows she does not have access so this might be a way to address her concerns. Start with a plan that impacts her the least based on all the scenarios. I could help you talk to her. Engineer Breinholt said she owns all the way to the freeway, but cannot use that right now. This could make it so she can.

Manager Warnke said we need good access and circulation or people will shy away from here. Mr. Miller said we have talked about shifting this over a bit and taking the corner off. Engineer Breinholt said that makes a lot of sense to line it up with that isle. UDOT would consider what is going on across the street too. Manager Warnke said he would email Mr. Miller the site plan chapter. It was suggested to come up with a plan and get an engineer who knows UDOT's standards; then have them layout a plan. Engineer Breinholt said this is really conceptual, but it is good to come in with a plan for the whole site and show them what you have in mind.

The Committee talked about the mill ditch and other ditches on the property, as well as the City's sewer main and manholes in the field. Engineer Breinholt said this culvert is undersized so it will back up. Administrator Bench said you would need to look at a control basin there. Manager Warnke said what if we prepared a legal description to formalize access so we could maintain those ditches. Engineer Breinholt said a lot of this ought to be piped and relocated. Director Fulgham said you would have to work with those who irrigate off that.

Manager Warnke said it might take some time to work with the property owner, but will be quicker when we know a good alignment to show her and advocate the benefits. Engineer Breinholt said he would get that drawn up. Administrator Bench said they would line up a meeting with UDOT. Mr. Miller said the first step is to get these roads lined up. We want to build as close as we can to the exit. Engineer Breinholt said the only real challenge here is the way it jogs, but I think all that can be worked out. UDOT just needs a preliminary drawing with dimensions. Mr. Miller said he would like to put an RV dump in there too. We will have someone there to maintain and keep an eye on it. Director Fulgham said he would email Mr. Miller the soil district field drains study showing where those are potentially located. No one claims ownership, but they help dewater the property.

Manager Warnke said I wonder if it makes sense to have access going north. The hotels generate a good amount of traffic. Mr. Terry Johnson went through the subdivision process and is pretty open-minded. We could possibly reserve some accesses going north through his, based on the layout. It is a private drive, but if it makes sense to have a road come all the way through, he might be willing. This is something that might benefit everyone. Director Fulgham said the best place would be through the truck park if that ever got sold. You would have access back there to your property. They agreed to get plans together and meet with UDOT to discuss options.

4. Comments/Reports: Councilmember Rohde suggested they button down dates on meetings like the one suggested with UDOT to help developers set goals and have insight when they leave.

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 10:30 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.