

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
OCTOBER 2, 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  
Roger Fridal, Mayor  
Linsey Nessen, Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:02 a.m. The meeting was held October 2, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, Manager Warnke (arrived at 9:08 a.m.), Mayor Fridal (arrived at 9:20 a.m.), and Recorder Nessen were in attendance. Director Christensen was excused.

1. Approval of agenda:

**Motion by Director Fulgham to approve the October 2, 2019 agenda.** Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Director Fulgham – aye. Motion approved.

2. Approval of minutes: September 4, 2019

**Motion by Engineer Breinholt to approve the minutes of September 4, 2019.** Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Director Fulgham – aye. Motion approved.

The following items were discussed out of order.

3. New Business:

a. Discussion and consideration of a Final Plat Review for River Valley 4-plex

Engineer Breinholt said they submitted new plans last week and it is on my schedule. Manager Warnke asked about the landscaping plans. Engineer Breinholt said it does not fit the code and is not prepared by an architect. Manager Warnke said I feel uncomfortable passing them when it is just a tree. Engineer Breinholt said they show sidewalks going from the doors to the street, but they also show a detention pond right under those locations. They do not show how they are going to make that happen. The

Committee discussed the size of the dumpster enclosure and determined one would be sufficient if they went with something larger.

- b. Discussion and consideration of a Final Plat Review for Greystone Systems Subdivision

Engineer Breinholt said this has my stamp of approval. Chairman Bench said I do not see anything that would hold that up—pending secondary water shares and utility issues, but that would be taken care of with a site plan.

**Motion by Director Fulgham to approve the final.** Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Director Fulgham – aye. Motion approved.

- c. Walk ins\*

Mrs. Patty Grover, who owns the liquor store in Tremonton and the bar in Garland, asked what areas would allow her to build a bar and liquor store. Chairman Bench said the problem with the liquor store is finding a parcel that would meet the distance requirements from schools and parks. We follow the State as much as possible. Director Fulgham said we cannot be more lenient than the State, but we can be stricter. Chairman Bench read the footnotes concerning what the State requires when dealing with a private club, tavern, or bar. For alcohol, our code has 1,000 feet from any school, park, library, recreational facility, and church or 600 feet from any other alcohol or tobacco specialty store, agriculture use, residential use, or residential zoning boundary. That is 600 feet from those community locations to the nearest entry following pedestrian travel or 200 feet measured in a straight line. The way it is currently zoned, alcohol would be allowed in Commercial Highway with a conditional use and a tavern or bar could be in the Commercial District or Commercial Highway.

Mrs. Grover said I am considering land by the BR Mountain Road. I want to build a strip mall with three stores—a bar, a liquor store, and a beer store. We have outgrown our location by Arctic Circle. How do I find out the zoning? Chairman Bench said the BR Mountain Road is Commercial Highway and would work if it met all the distance requirements. Manager Warnke said I see some issues with proximity requirements there. We have planned a park and the school has bought a site there. I think there are other places in the City that might be a better fit. I would rather look for an alternative location. Chairman Bench said if you are looking at that parcel of property, have the plat done and figure the measurements to find out if it will even work there. Mrs. Grover said I would need an acre or two to build a 100 x 100 foot metal building. I would also like to have a big enough room to cater meals for events so people can rent a place and have drinks. We do a lot of good in the area and want to expand. Manager Warnke asked if she has considered purchasing and redeveloping the land they are already on, but it is too small of a location. Mrs. Grover said I would like to stay in Tremonton on the west side of town with the hotels, but I have other areas I could go.

My lease is up in January. We have looked into other land and vacant buildings in Tremonton, but they either do not want to sell or are asking too much. We are looking to spend half a million dollars for everything (10,000 square foot building for three stores).

4. Comments/Reports:

Director Fulgham brought up Look Out Point and Holmgren Phase 6. Engineer Breinholt said we are just waiting on his engineers. We reviewed it and sent it back for their corrections. Manager Warnke asked if Jim Flint is still working on T&M Manufacturing. Chairman Bench said he is and has exchanged emails with him about zoning and codes. Engineer Breinholt said Ben Johnston got the plans to him on the two lots in Archibald's last week. He will follow up with those he sent a review.

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 9:53 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

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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.