

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
NOVEMBER 27, 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

Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:08 a.m. The meeting was held November 27, 2019 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the November 27, 2019 agenda. Motion seconded by Engineer Breinholt. 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. Preliminary Review for Tremont Place Subdivision Phase 2—Micah Capener

Engineer Breinholt said there are no dimensions so I am not sure what is happening, but it seems we need that extra right-of-way to make it even throughout. The Committee discussed the location of the intersections. Chairman Bench clarified that they do not need the light in the middle of the block, just the one at the intersections.

Director Fulgham said he wants to extend the sewer, at the City's cost to add six homes that are on septic tanks. I will send a drawing showing that. Via phone, Mr. Adam Mackelprang said I showed the sewer line going north to the next road past the asphalt. Director Fulgham said he was okay having the manhole in the field as long as it is buried and has a solid lid. Engineer Breinholt said go ahead and extend it the way you show it, but I need an easement for it. Director Fulgham said it would be 1,000 feet if I come from the south to service those homes. Everything north already feeds into the City sewer system.

Mr. Capener asked Mr. Ryan Rogers via phone about a gap between the lots and line for Tremont Place Phase 2. Mr. Rogers said I tried to line up the right-of-way with what

was already there to the south and north. That strip is being dedicated to give the City a straight right-of-way. Mr. Capener said the City wants to restrict the driveways on the east side of those corner lots so they do not front Tremont Street and they need a temporary turnaround on the north side coming off 150 West. Director Fulgham said that is because you are going to have a home front there and we have to get a garbage truck in and out of there, as well as plows for snow removal. It cannot be gravel; it is a thin layer of asphalt that could be removed or a hammerhead. Mr. Capener said we might as well just extend it to the next corner if we are going to put in the turnaround.

Manager Warnke asked about the T-intersection and ADA ramps. He said they will go from north to south, but not east to west and will hit in the middle of the home. How does that work? Engineer Breinholt said you could put one on one side and a crossing there. There should be a handicap ramp there. Director Fulgham said if we do one it needs to be at the center of the lots so it does not impede on the driveway. The Committee agreed it could be resolved on the next phase. Manager Warnke asked about the ditch on the north. Mr. Capener said they are going to tear it out, but it does not affect this phase.

Mr. Capener said we will do a turnaround here so we do not have to change the construction drawings. Manager Warnke asked how serviceable is this for secondary water? Director Fulgham said this is in service area 4, but could be serviced sooner if we want to drain water out of the treatment or service a smaller area with subsurface water.

Motion by Director Fulgham to approve the preliminary and extend it up for the turnaround. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

b. Walk ins*

The Committee talked to Mr. Mackelprang via phone about Aspen Ridges. They determined Rocket Road flared and narrowed from 66-feet throughout. A need for the additional right-of-way would likely need to happen before redevelopment occurs. Mr. Mackelprang said the curb and gutter on the west side of Aspen Ridges to the east side has a 10-foot shift. I would think there would have to be a transition somewhere. Engineer Breinholt said it does have to transition somewhere, but I would like to see what you have drawn up. Mr. Mackelprang said we planned it as a 60-foot right-of-way, but there has to be some transition for curb and gutter to tie into Tremont Place. In Tremont Place Phase 1, it is 40 feet from the center to the property line for a half road. The Committee asked him to send over information with the call outs for their review.

Manager Warnke wondered about a pedestrian bridge across the canal for the next phase of Tremont Place. Engineer Breinholt asked about the right-of-way width from

Aspen Ridges and Tremont Place. He said it jogs here and gets narrower so we could do a one-time shift to the north. It looks like the right-of-way on the north is lined up from there on. Tremont Place and the cemetery all share the same north right-of-way alignment. The shift happens at the tracks.

4. Comments/Reports: none.
5. Public comments: none.
6. Adjournment:

Motion by Engineer Breinholt 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

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.