

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 25, 2020**

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
Lyle Vance, City Councilmember—excused
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:06 a.m. The meeting was held March 25, 2020 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 and Councilmember Vance were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the March 25, 2020 agenda. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes – February 26, 2020

Motion by Engineer Breinholt to approve the minutes of February 26, 2020. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of Final Plat Review and Site Plan for Liberty Corner Townhomes at 480 West 100 South – Gary Madsen & Matt Hales

Engineer Breinholt said I asked Mr. Hales to show the secondary water connection and an easement on the plat. Mr. Madsen said I have the title report that shows the drainage ditch easement. He showed a new easement for sewer. Engineer Breinholt said I have not seen an updated final plat. They are researching the Tremonton Garland Drainage District easement. We can approve it but know we are waiting for a couple things.

Manager Warnke asked about the landscape plan. Mr. Madsen said it would be done by next week. We added some taller evergreens on the north and took some of the dry scape away from the south side against the buildings so it will look nicer. We will dry scape between the buildings and walkways. We have changed a few things. Manager Warnke asked about the elevations. Mr. Madsen said the exterior would be hardy with rock above and vinyl below, and vinyl on the sides and back. There will be different colors of hardy on the front to break it up and make it look more modern. Chairman

Bench confirmed that Mr. Madsen would be bonding for the sidewalks, service lateral, and sewer. That will be sent to Engineer Breinholt for his review. Mr. Madsen will reach out to UTOPIA so they can install the fiber while there is an open trench.

Mr. Madsen then brought up some of his other projects. He asked the Commission how much it would cost to put in a lift station for 20-30 homes in an area he is developing that would need to be annexed into the City. They discussed potential options. Engineer Breinholt said we need to plan that out well because a lift station will be turned over to the City. We want to minimize the number of those. Mr. Madsen said he is under contract, but has not closed on the land. He is still working with West Corinne water and keeping his options open, although there are pros and cons to staying in the County or annexing into the City. Director Fulgham said we will meet and come up with some ideas for this.

Director Fulgham made a motion to approve the final for Liberty Corner Townhomes with a few items still required, including the Landscape Plan and easements for the drainage district shown on the drawing, as well as proof of water shares (.26 of a share). Manager Warnke asked if the streetlight was worked out. Director Fulgham said that was part of the original Chadaz subdivision so we felt it should be covered by the City. Mr. Madsen will put the conduit in and the City will install the light. When asked about mailboxes Mr. Madsen said he would work that out with the postmaster.

Motion by Director Fulgham to approve the final plat and site plan for Liberty Corner Townhomes. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- b. Discussion and consideration of Final Plat Review and Site Plan for Aspen Ridges Subdivision, Phase 1—Ryan Rogers

Manager Warnke asked about easements. Engineer Breinholt said they sent stand-alone easements for City utilities only for those outside the phase one boundary. Easements in the private street are shown on the plat in the common area. Everything that is common area is an easement. When asked about the geo tech report, Engineer Breinholt said he would review that. It is there, just a few ticky-tacky things. Manager Warnke said did you send the amount to upsize Rocket Road and the development agreement? Engineer Breinholt said for Aspen Ridge to construct a pump station and connect to their system—the upsize cost is \$13,500. The pump station is a quarter of a million on its own. At this point, this is just Aspen Ridge. I did not include the line for Tremonton Place in that, but should have. Director Fulgham said we would gradually start feeding Tremonton Place then the Melody Park Subdivision and Jay Stocking's as he starts to develop. Engineer Breinholt said I need to add the cost for the secondary lines in the old section of Tremonton Place. The new area will have lines in it, but we will want to catch it all.

The Committee then addressed secondary water along 350 North and how it could tie into the new Mathison apartments by next year. Engineer Breinholt showed the cost to bring the line down to those apartments and JD Harris's subdivision. I can include

something for 350 North. To get the line down to the Mathison Apartments will cost about \$80,000 going through the back and cutting through the property. Manager Warnke said the fences and property lines do not line up and there is that big drainage pipe in it. Director Fulgham said he and Engineer Breinholt were going to look at it today. He would also check the ditch they are planning to abandon and bury. I think that whole structure can be taken out, but I will go and see.

Chairman Bench said we would make sure everything is on the plat prior to recording and will have signatures for the final on the site plan. Director Fulgham asked about water shares. Manager Warnke said they turned it over already. Developer Micah Capener gave the City four shares (3.09 was required) for the whole development. Engineer Breinholt said there are a few things, but they are housekeeping items so I am comfortable moving on this at this point. They need to show the easements for storm drain and I want them to be clear on how they are phasing construction—where they are going to end utilities and easements for the storm drain going outside phase 1. I will go through the engineer's estimate they have provided.

Motion by Manager Warnke to approval the final plat site plan contingent upon them finishing these final items. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

c. Walk ins: there were no walk ins.

4. Comments/Reports: none

5. Public comments: no public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:56 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 _____, 2020

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.