

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JULY 8, 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
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:07 a.m. The meeting was held July 8, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, City Councilmember Vance (arrived at 9:21 a.m.), and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the July 8, 2020 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. Discussion of Spring Hollow Subdivision, Phase 2 – Ben Johnston
- b. Discussion of Lookout Point, Phase 2 & 3 – Ben Johnston

Items 3. a. and 3. b. were discussed together.

Mr. Johnston said this is the rest of Spring Hollow Phase 2—kind of a regurgitation of last week. Engineer Breinholt said we need to see the final plat. Chairman Bench asked if they have all the infrastructure in? Mr. Johnston said yes, with the exception of the asphalt, curb and gutter. They want the curb and gutter all the way so they can put the amenities in and have the walking trail, too. Are they okay to do that before this is approved? Director Fulgham said as long as it is engineered. Mr. Johnston said they would construct the clubhouse this summer. Engineer Breinholt said did he do the construction drawings as a whole? Mr. Johnston said yes, but maybe you want the overall sheet attached to that so you have a refresher on it. I will send a final plat that shows the overall construction.

The Committee addressed a few changes. Mr. Johnston said this will be 78 feet and another 78 feet with 25 feet between them. I will do this plat and then an amendment of lot 28 to make it bigger. I modified a box there with no inlet just an overflow with an 18-inch going out. I did the same with another box. The rest has been modified. The sewer, storm drain, and secondary are all in. Director Fulgham said the water passed all the tests and they have been putting secondary in. Chairman Bench said we need to look at the required water shares, escrow, and modifications on the construction drawings. We also need to create another development agreement on both of them. This one has been recorded and that one has not. Engineer Breinholt said you have to do turnarounds on both of those because you have lots facing that way.

The Committee asked Mr. Johnston about other developments he is working on and he provided them with an update for those.

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 9:32 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.