

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 19, 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 9:03 a.m. The meeting was held August 19, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, Councilmember Vance, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the August 19, 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—no minutes to approve at this time.

3. New Business:

- a. Discussion and consideration of Site Plan and Plat J for Archibald Estates – Parker McGarvey (arrived at 9:11 a.m.) with Visionary Homes, and Ben Johnston

Mr. Johnston said all the changes are in there. I updated the curves on the top two for the 1000 North radiuses and then changed the acknowledgement to LLC Land Haven Inc. For the storm drain easements, I changed them to MUEs, and changed the note for eight to what you wanted for landscaping. Manager Warnke said did you plot the preliminary title report easements and see anything there that needed to be taken care of? Mr. Johnston said I did, but I was going to revisit that one more time. Chairman Bench said I am working on the development agreement. They have given us the water shares. Mr. Johnston confirmed this area will be called Archibald. The County is looking at that one more time before I print the mylar.

Motion by Engineer Breinholt to approve Archibald Plat J and site plan final. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

Director Fulgham said for the development agreement we have the water shares. They owed us 17 and I purchased the remaining 14. A lot of stuff can be taken out of the bond like the improvements they have done out there. Mr. Johnston said I think they want to record as soon as possible. Now we will just submit plats. Engineer Breinholt said we would need updated construction drawings for each phase. Chairman Bench said all that is left for you other than the mylar is escrow.

- b. Townhomes Plat at 2650 West 450 North – Abigail Townhomes, Matt Hales with Hansen & Associates

Chairman Bench said that basically they are turning an existing four unit into townhomes. Mr. Hales said the idea is to do townhomes on both—they want to do lot 156A also. Councilmember Vance said there is a lot more money when selling as townhomes rather than a fourplex. When you break them down into townhomes and have four different owners the price goes up substantially. Mr. Hales said down the road they will want to mirror it on the other lot, but we will need to provide construction plans. Chairman Bench said this is just a review to make sure everything is noted on there that should be. We have to have a site plan and landscape and all that good stuff. We will have a review, send it to you, and go from there.

- 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 9:26 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 23rd day of September, 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.