

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 2, 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 9:02 a.m. The meeting was held September 2, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, Manager Warnke, 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 September 2, 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 Aspen Ridges, Phase 2 – Ryan Rogers and Kurt Sadler

Mr. Rogers said this one would have the clubhouse and some of the amenities. We are planning on doing that at the end of the phase. We are hoping to start utility work here in a few weeks. We would like to get it all done before winter, but that may be a stretch. Mr. Sadler said we would like to get the asphalt in. The road took awhile because the gas and water lines are in each other's way. We will move topsoil in a week and a half. Engineer Breinholt asked about the basin and making the storm water connections through there. Mr. Rogers said yes, that will be done and we have the construction drawings. Chairman Bench reminded them to record the plat and escrow. Mr. Rogers said we would do most of the improvements and then record the mylar. When asked about easements, Engineer Breinholt said the only easement for the whole site is through there. It does not need to be on the plat because it is for their site and is private. We will own the utilities, but not the basin itself. All the common areas are dedicated and we have wording for that. The HOA owns the basin itself, but the lines and infrastructure are City owned. The property to the north will pass storm water through this.

Manager Warnke said we need to put that in the development agreement and the CC&Rs so it is clear when it is turned over to the HOA. It is just having permission to store those pass throughs in the detention basin and sewer for a period of time until it can get to the City's storm drain basin.

Engineer Breinholt said the wording on the easements needs to be clear. We want to start using the term PUE and MUE to allow the City rights to those areas. Right now these are defined as common areas, but we will have to call them a PUE and MUE to take care of all the utilities that need to be in there. When asked about upsizing for secondary, Director Fulgham said we took care of that. Engineer Breinholt said we would have upsizing for Phase 3 as it goes north. Mr. Roger said they would like to tie in and asked how long until they would have secondary water. Director Fulgham said we are getting closer and are working on it. We would run a new line up the existing first phase of Tremonton Place and tie to yours across the canal and bridge to tie in there. Until I get the go ahead for that project, they will be on culinary.

Manager Warnke said I do not think there is anything new we just need to check the notes and work on the development agreement. Mr. Sadler said we are hoping to do the asphalt and then a smaller cash escrow. The phase ends here, but we will run that manhole so we will have to factor that in on all those meters. We have to run a manhole to there so we could run the sewer, too. Do we have to run water all the way to that hydrant? That is a long way. Director Fulgham said you could just move the hydrant in a future phase if you want.

The Commission asked how things were progressing in Tremonton Place and they said it is going better than they would have imagined—there is a lot of demand.

Motion by Director Fulgham to approve the final for Phase 2. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

b. Walk-ins: There were no walk-ins.

4. Comments/Reports:

Director Fulgham said the Matheson Apartment Complex is the only one I do not have water shares for. Has Matheson mentioned anything to you about their concern for using secondary? Engineer Breinholt said no, we have told them numerous times where that connection is going to be in the corner and they were fine with that. It is in there court, we do not have their final plans yet.

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 9:37 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.