

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 23, 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
Linsey Nessen, City Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:05 a.m. The meeting was held September 23, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, Manager Warnke, and Recorder Nessen were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the September 23, 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: July 15, 2020 and July 29, 2020

Motion by Director Fulgham to approve the minutes of July 15, 2020 and July 29, 2020. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of approving a preliminary plat for Spring Acres Phase 7 – Ben Johnston

Engineer Breinholt said does this fit the new standard for a turnaround? A year or two they were increased to 55 feet. Mr. Johnston said he would double check. Director Fulgham said secondary is there, we just need to get the water shares. There are no water connections. It would be good to have a drain at the high point. It would be tied into the sewer so run a four-inch line back into that sewer manhole with a valve. Mr. Johnston said he would probably move the manhole further to the end.

Manager Warnke said I cannot vote to approve it because I think it should be a stub street into that other parcel. It is awkward and a hard piece to develop. He does have one other access across his property, but it is such a long piece that it needs to have another connection. Mr. Johnston said you cannot force him to do that, but I will talk to him about it. Director Fulgham said I do not know that it will ever be a public street. He only has 200 feet so can he get enough depth with the street to have building lots on both sides? It would be a private lane type of development. I do not think a developer

would want to build a 60-foot street and then only be able to build on one side. Manager Warnke said it can be a private lane, but there has to be multiple accesses into such a long piece of property. Director Fulgham said whomever develops that can go south and buy more onto 1000 North. The City has looked at this for 25 years and this is what we said we would let happen. Engineer Breinholt said I agree with Manager Warnke that a street should be stubbed there, but we have seen this for a long time and have always been fine with this alignment. It has never come up before so we are kind of late to the game. Chairman Bench said talk to him and make those corrections so we can get you back on the agenda.

- b. Discussion and consideration of approving a final plat for Spring Hollow Phase 2 – Ben Johnston

Mr. Johnston said I added 20 feet to all these lots. They already have gravel. Are you okay not having that turnaround since you can drive all the way through there? Director Fulgham said it depends on how you face that house. Those streets are steeper and my people would have to back out after plowing snow. Engineer Breinholt said we ought to put a restriction on driveways for those two lots on that street, unless they build a turnaround. Director Fulgham said the problem is plowing because it is a long street. I do want one there. It is hard to turn those trucks around, especially on those steeper roads. Engineer Breinholt brought up accesses and dedicated common area. The way it is now, no one has rights to it because it is not common area. Mr. Johnston said I will ask him about that. Chairman Bench said if this is amended, these folks would have to be notified. Let us see those changes before we go any further.

The Committee asked developer Marc Allred, who arrived a bit late, to give them an update on his other projects and what improvements still need to be made.

- c. Discussion and consideration of approving a preliminary plat for Holmgren East Phase 8H – Lyle Holmgren

Chairman Bench said this is just the two lots with the temporary turnaround on the street extension. Mr. Holmgren said we have suggested a hammerhead. Are we doing the curb and gutter all the way? Director Fulgham said on the corner lot we have to. Chairman Bench said I do not mind not doing it if it functions properly, but we will have to take a fee in lieu. Engineer Breinholt said if you just plan on doing it all the way around then they will not be messing with it when their yard is finished. That way when they do the road it will not affect them. Manager Warnke said are you not doing the entire road? Mr. Holmgren said no, that is going to be completed by developer Craig Adams. We have added a new through street south of there so we should not have any problems with the accesses we have. Chairman Bench said there are currently 34 lots, plus these two for 36 total. The code allows up to 30 with exceptions. Mr. Holmgren said Mr. Adams wants to do the road. They needed as many lots as they can to make it work. Manager Warnke said Mr. Adams and his group would be here next Thursday as they are working on the annexation.

Motion by Engineer Breinholt to approve the preliminary for Holmgren Estates Phase 8 stating that no more lots will be allowed until the secondary access is completed. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

Manager Warnke said when a plat is done all the improvements are made to the end of the plat boundaries. This is the street section on these two lots. Our code says half the street plus 10 feet. Director Fulgham said if you did that, it would not cost much more because then you would not need the hammerhead coming out to the north. Work with Mr. Adams on that because it is something that will benefit him in the future.

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

4. Comments/Reports:

Director Fulgham asked Engineer Breinholt if he had see anything for Lookout Point. Engineer Breinholt said nothing new, but the general layout of some of those streets were wrong on the next phase. Manager Warnke said I was going to put together a punch list of development agreement special conditions for us to go through. We will try to review that frequently. I will propose some language for a development agreement that we stop applications if improvements are not made and create a resolution that the Council could approve. The Committee talked about a few other developments, their progress, and what things need to be wrapped up.

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 10:14 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.