

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 30, 2020**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Community Services Director—excused
Paul Fulgham, Public Works Director—excused
Shawn Warnke, City Manager
Lyle Vance, Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:11 a.m. The meeting was held September 30, 2020 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Manager Warnke, Councilmember Vance (arrived at 9:28 a.m., left at 10:02 a.m.) and Deputy Recorder Nelson were in attendance. Director Christensen and Director Fulgham were excused.

1. Approval of agenda:

Motion by Manager Warnke to approve the September 30, 2020 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—August 12, 2020 & August 19, 2020

Motion by Engineer Breinholt to approve the minutes of August 12, 2020 & August 19, 2020. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of approving a public purpose subdivision for a trail corridor, park, and storm drain basin in the Hansen Annexation (Rocket Road and 100 East)

Manager Warnke said this subdivides the trail, storm drain, and park. The trail corridor makes the radius on the canal and Shawn Kerby owns that property. We might need additional right-of-way width on the front of his property. We should not zone the property to a higher use until it is owned by Sierra Homes. In addition, when zoning the storm drain basin and trail, they should be a public facility. Chairman Bench said when I made the map, the basin and park were labeled as public. West of the canal is R1-8, Blake Christensen's property is R1-20, and east of the canal is RM-16 with the exception of the five acres to the south, which is public.

Motion by Engineer Breinholt to approve the Hansen Annexation. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

- b. Discussion and consideration of approving a public purpose subdivision for a secondary water line & walkway from Matheson Apartment through the City’s storm drain on 350 North

The Committee discussed the alignment of the trail and creating greater separation from the property line. Manager Warnke noted that Director Fulgham mentioned there should not be a problem with basin capacity. We need to see the construction plans or a drawing that shows that.

Motion by Chairman Bench to approve the public purpose subdivision for the secondary water line and walkway. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

- c. Review and discussion of the special conditions of previously approved Subdivision Development Agreements

Manager Warnke provided an overview. For phase 7 of Holmgren Estates, the City participated in the storm drain basin upsize. That has been taken care of with Rupp’s. Spring Acres 6 has most of its special conditions accomplished. For Lookout Point, they are still working on putting something together. Engineer Breinholt said the first phase is done and I am waiting on the final plans. The plat is already in place and there is no real recourse. They have not done any grading on the detention pond and need to do that before they pave. I will check it out. The Committee ran through the Terry Johnson Subdivision, which seems to be okay. Manager Warnke said Holmgren 6 is done. They paid fee in lieu for streetlights and dedicated their shares for secondary water. For Aspen Ridges Phase 1, the City needs to track down their payment. The private streets are done and they have submitted the water shares. Chairman Bench said they have made the improvement for the first phase and are working on the second phase now.

Manager Warnke said developer Craig Adams is bringing additional work for the annexation of 120 acres. They are proposing density along that collector road. We need to discuss the size of that road, depending on the density they plan to bring. Chairman Bench said there would be commercial, multi-family, and single family units.

The Committee further discussed Aspen Ridge Phases 2, including an engineer’s estimate, streetlights, and frontage improvements. Manager Warnke asked if water from Josh Canfield’s property would flow through that storm drain pond and if the City needs to express a release to allow that. Engineer Breinholt said yes, we stubbed a line up there and upsized it for that. It is in the plans for storm drain. Aspen Ridges will retain

theirs, but it will eventually pass through. It would not hurt to have that in the special conditions. Chairman Bench said he has been in contact with River Valley Self Storage and they are working toward the PUE for the storm drain pond, as well as the utilities and water shares. Manager Warnke asked if the Liberty Corner townhomes has install the conduit for the streetlight. Engineer Breinholt would look into that. Chairman Bench said the foundations and parking are all in for those three buildings.

Manager Warnke reminded the Committee that the change being proposed in the development agreement says if there are outstanding items that are non-compliance with the agreement, then the City can delay or hold additional permits and applications. This would help the City get developers to complete their projects.

- d. Review & approval of 2021 Annual Meeting Schedule

Motion by Chairman Bench to approve the 2021 Annual Meeting Schedule. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

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

- 4. Comments/Reports: None.
- 5. Public comments: No public comments.
- 6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:04 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 18th day of November, 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.