

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
DECEMBER 9, 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 9:09 a.m. The meeting was held December 9, 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 December 9, 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—October 14, 2020 & October 21, 2020

Motion by Director Fulgham to approve the minutes of October 14, 2020 & October 21, 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 final plat for Holmgren East Phase 8 – Lyle Holmgren

Mr. Holmgren said this is the last of it for me. There is another lot before they go to the corner. Chairman Bench said utilities are in lot 94, you just have to extend to lot 95 and extend the road with a turnaround. The Committee discussed with Mr. Holmgren the timeframe and potential for a PID in the next phase and future development. They also discussed easement boundaries in the area and how those would need to be taken care of. Manager Warnke said we could formalize that it is no longer on this lot. I will look at the recorded document and reference something on the plat. Engineer Breinholt said all it is meant to be is a temporary easement until the road gets dedicated. I do not want to leave this hanging with a new owner. We need to make sure we are covered.

Mr. Holmgren asked if he could purchase back a partial water share from the City to satisfy the secondary water requirement for this phase. The Committee told him yes and

would put it in the development agreement to make sure it is formalized. That would be .38 shares and cost \$1,900. Chairman Bench said he would get a development agreement put together and asked Mr. Holmgren to figure out the escrow amount.

Motion by Director Fulgham to approve the consideration of this final plat. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

b. Review and consideration of Spring Acres Phase 7 – Ben Johnston & Marc Allred

Engineer Breinholt said I do not have any new notes for this, only what we got on Monday. I have not seen the construction drawings and the plat. The Committee discussed the need for a signature or a note to be added on the plat by Dominion Energy ensuring they can provide service to the area. Chairman Bench said you are required to approach them prior to building to make sure that can happen. Engineer Breinholt said typically they have a signature block and then submit a letter of intent saying they can provide it. Are we obligated to put that note on the plat? Chairman Bench said I am not sure if we have to put that on the plat or not, but they have to request it and get a signature. Just having a statement here is not a guarantee of service.

Manager Warnke thanked Mr. Johnston for including the Municipal Easement Utilities (MUE) language in the dedication. He also asked about the building envelope on lot 86. Chairman Bench said this is R1-12 so the setbacks are 30, 30, 10, and 10. Manager Warnke said it does not look like there is much to build on. Engineer Breinholt said it is 98 feet from the end of the cul-de-sac to the back lot line so plenty of good home plans will fit in there. Chairman Bench said you have that required 60 feet (front and back) so they have 38 feet to develop.

Manager Warnke asked about the fence line issue, which Mr. Allred said they would address with the homeowner. The Committee confirmed that 1.39 water shares would be required. Engineer Breinholt said where are we on all the other stuff, including water service for your commercial development? Director Fulgham said they have to get it blue staked so they know where the gas is in the park strip. We are working it out with a culinary and secondary connection there. Chairman Bench reminded them about the landscape plan as well. Mr. Allred said he knows what the plan is it has just not been signed by a landscape architect. Engineer Breinholt said I am good with phases 5 and 6, the only thing now is getting the commercial development done right.

Manager Warnke said you got a building permit and paid the impact fees for that commercial building, but have not dedicated the water shares. We do not have the development agreement or the landscape plan approved. When asked about the sewer line being inspected, Director Fulgham said it got paved over, but one of these days we will line it. Chairman Bench said this is a long list to keep up on so get some of these small requirements out of the way. We will not record until we have everything in

place. This would save us from keeping track of other things. This set of plans is good and is not the problem, it is just getting the other stuff done. Engineer Breinholt said we should have escrow money on the landscaping and secondary water service, but if you get those done you would not have to escrow for it.

When asked about a dumpster. Engineer Breinholt said you have to build an enclosure for it and show that on the plan. The last one I saw showed garbage cans though. I only have the site plan that shows the landscaping, not a landscape plan. Let us get this thing finalized and official.

c. Review and consideration of Spring Hollow Phase 2 – Ben Johnston

Mr. Johnston said we are amending lot 28 to be 78 feet wide and will change that here to make that one wider, too. We changed the depth of these and added 20 feet to all the rear ones and this one here so they can fit bigger houses. I have the design for this wall, which is already done. Chairman Bench said someone in the neighborhood used to do slope removals for Salt Lake County and called me about this. The building code has a certain distance a building can be from a slope. The code says 3-1 and if you cannot meet that it has to be engineered. Most retaining walls over four feet, whether they be rock, concrete, or block, have to be engineered and these slopes are greater than 3-1. Mr. Johnston said that wall is plenty sufficient right now, but they do want to move it over anyway. I will get that sent over and officially stamped.

Mr. Johnston discussed the current cross sections for irrigation and sewer lines. The secondary lines will be dry, but installed. This configuration cannot change from what we have in there already. The Committee asked about the parking space with grass. Mr. Johnston said a parking mat would be there for extra parking. It is between these two lots and is only 80 feet. Engineer Breinholt asked Mr. Johnston to send him the updated drawings for Lookout Point. The Committee discussed other developments that Mr. Johnston is involved in and their current progress.

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

4. Comments/Reports:

Director Fulgham said Engineer Breinholt and I think we need to come up with a construction permit so developers cannot start any utility work—only grub dirt. A lot of these have no final drawings and they are laying pipes. Engineer Breinholt said we need some teeth to make sure they have the permit. Director Fulgham suggested a construction permit that would be signed off by him and Engineer Breinholt. The engineer shows them the drawings and they just go. Things come up and they have not gone through the review process so little issues are not being caught. Manager Warnke said I would like to see us have a grading permit and then the next one could be a utility construction permit. The Committee said they would find some templates and get working on one of their own for the City. Engineer Breinholt said we could have actual

permits and not sign off on it until those steps are done. A permit would give us the teeth and be a gateway for the contractors. They do not always know when they have approval and it is confusing. If they know they have to get permit and these are the things they have to do, then it helps clean up the steps and everyone understands where we are.

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 10:56 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 3rd day of February, 2021

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.