

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 13, 2021**

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
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:07 a.m. The meeting was held January 13, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the January 13, 2021 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—November 18, 2020

Motion by Director Fulgham to approve the minutes of November 18, 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 of Archibald Estates current/future phases – Jon Harrop & Ben Johnston

Mr. Harrop showed the layout and phase ordering for the rest of the plats. He said we hope the Committee is okay with us drawing up all the CDs at one time and then within the CDs we will delineate where the phases break up. Engineer Breinholt said the problem with that is a contractor has to walk them through where to end the phase. If you can clearly identify construction limits for each phase then that is fine. Mr. Harrop said we will get those drawn up and submitted for your review. When asked about the timeline, Mr. Harrop said as soon as we can get the CDs drawn up and submitted for approval we will get started.

Mr. Johnston said I had to raise this to get irrigation over there with sloping this way. This is the low point to get the road over the top so it is really tight infrastructure down here. To get through here is tough, but I am sure we can make it work. All utilities would stub that way. Engineer Breinholt said if someone is looking at that as a whole,

then that is a better spot for the road. If this area is just potential development then probably not. Chairman Bench said either way it will be 600 North and wind its way to 1000 North. Mr. Johnston said I will provide access to the three-acre lot through the lower piece and will design for whatever depth those lots need to be rather than just splitting in the middle. It would be better to have a through street. Engineer Breinholt said the location of this road to this road makes it a bit awkward. If it works out for you guys, just move it up here. I think it works better there for the neighboring property.

Manager Warnke said attached housing would be serviced by a company, like Econo Waste, instead of through the City. I would love to see more dumpsters with those four-plexes; otherwise, they keep the cans at their front door. Mr. Johnston said they all have garbage cans, but they would be stored and placed in this alleyway. Manager Warnke said it seems like there is not a lot of room. Since these are private streets, Econo Waste is concerned about their trucks damaging them. It is different with a City street and he has had problems in the past with HOAs. He has made them sign an agreement releasing him from damage relative to providing service. He was concerned how tight the alleyway was and about backing out. Mr. Johnston said a central garbage location is not a good option. People chuck all their stuff and it becomes a garbage pit for those in the area. Mr. Harrop said we could talk to him and come up with some sort of agreement. Manager Warnke said for those who do not have garages, I would like to see more dumpsters.

Engineer Breinholt said I am fine having warranty for everything that is complete. Sidewalks are required at final acceptance or within one year. The Committee also discussed the potential of using a 40x30 area for a secondary water pump station for Service Area 5. Mr. Johnston said we could fit it in, but we would lose one townhome. We will look at it and see if it is workable. Chairman Bench suggested a nine-plex instead of seven. Director Fulgham said they could do more than chain link to make it look nice and said there would be no noise associated with them because they are submersible pumps. Mr. Harrop said we would look into different types of fencing. We are hoping to push phase k and l. This phase will incorporate all the open area and pond, as well as this phase.

b. Discussion and consideration of Tremont Place, Phase 3 (final) – Ryan Rogers and Kurt Sadler

Mr. Rogers said they are good to go through Econo Waste as their contractor for garbage and have large garages to store the cans. Manager Warnke said do you have an HOA that controls things? Mr. Sadler said yes they are already in place, but we oversee it until the project is done. Manager Warnke said we need to make sense of how the City should look at garbage going forward with cans and centralized dumpsters. Mr. Rogers said the HOA is good to make people put their cans away. They monitor it really well and people store them in the garages. There are drawbacks with dumpsters. Garbage is scattered everywhere and no one wants to live by them.

Manager Warnke asked about the preliminary title report to see if there are any problems. Mr. Rogers said I did not see any issues. Mr. Sadler said we are not using the irrigation. Director Fulgham said we just want to make sure everyone is held harmless. If you can get it signed off that no one uses that ditch that would help. Mr. Sadler said they are working on contacting those people and would likely fill it in. We are going to start putting stuff in for phase 3 as soon as they are done with phase 2. Chairman Bench said keep the Public Works in the loop on inspections. I will put together a development agreement and we will go from there. Engineer Breinholt said these constructions plans are not complete. The main thing I am looking for is information on the cross slopes and how it ties into Tremont Street.

Motion by Director Fulgham to approve Tremont Place Phase 3 for final. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- c. Discussion of Craig Christensen’s property

Mr. Christensen was not in attendance for discussion.

- d. Discussion and consideration of Spring Hollow, Phase 2 – Ben Johnston

Mr. Johnston said we are ready for final. Engineer Breinholt said I owe you some comments on this one. I will review those drawings. Director Fulgham said there are a couple services missing off lots. It does not show the stub in for the secondary water either. It has the main, but not the stub on some of those. Chairman Bench said we need to discuss the development agreement and bond, as well as the secondary water shares. There needs to be more review. Get those things in place so we can record. Have those conversations and we will get you on next week’s agenda.

The Committee then discussed the clubhouse, as well as the construction of a rock wall near it. Chairman Bench said the concern is if we were meeting the building code. Anything over four feet has to be engineered. As long as we are getting it fixed, that is great. Make sure they are up to speed and know about the escrow and water shares. The Committee further discussed secondary water and the different phases for when this area would be served.

- e. Discussion and consideration of Spring Acres, Phase 7 – Ben Johnston

Mr. Johnston said there was a question on the buildable footprint area. I slid it to the east to make it work for this footprint. With a 25-foot radius, it will cut off the corner piece so these property owners would have to sign off on the plat. Would you let me do something with a smaller radius and still get the curb and gutter here, but have this

property line do something different? Director Fulgham said that little bit of change will not make a difference in removing snow or anything so make it work to tie into that.

f. 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 10:31 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 17th 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.