

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 3, 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 9:05 a.m. The meeting was held February 3, 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 February 3, 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—December 9, 2020

Motion by Director Fulgham to approve the minutes of December 9, 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 amending lot 157 of River Valley Phase 6 – Jesus Pena

Manager Warnke clarified these are existing buildings and Mr. Pena is subdividing the property. Manager Warnke said the parking lot needs 13 stalls if we round down and each stall is supposed to be 10 feet wide. You also need one ADA and an access isle. On street corners, a 30-foot clear vision triangle is required. I am not sure there is room. There seems to be plenty of room on this side so does it make sense to put the parking there? Where will they put the garbage cans? Mr. Pena said in front of their units. Chairman Bench said there are 30 feet measured from the face of the curb back that way. We have discussed adding stalls here. You could have the first stall start here and turn this into green space that is shared between the two buildings. Mr. Pena said he would discuss that with his engineer and determine the cost. Chairman Bench said chances are you could leave the ADA stall here for easier access to the building, but come back and have parking for this building here. Manager Warnke said they would

need a 10-foot landscape island. Mr. Pena asked could I put these next to this building? Chairman Bench read the code and said that instead of measuring from the face of the curb it would be half a foot back from the sidewalk. The Committee discussed the possible design. Chairman Bench said be sure to wrap up your sidewalk so people are able to go down them to any of the units. There are a couple corrections, but this would be a final approval. The parking is part of the site plan, which will be followed up on through the inspection process.

Motion by Director Fulgham to approve the final based on the changes that will be made on the site plan. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

Chairman Bench said leave the plat so our attorney can look at it. This is for lot 158 and with the exception of the boundaries it is good. Engineer Breinholt would check on those. Mr. Pena said I think the County has reviewed this one, but I am not sure and have not received any feedback.

b. 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 9:29 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 24th day of March, 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.