

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 17, 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—excused
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:12 a.m. The meeting was held February 17, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, and Deputy Recorder Nelson were in attendance. Manager Warnke and Director Christensen were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the February 17, 2021 agenda with the correct names added for item 3. a. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye. Motion approved.

2. Approval of minutes—January 13, 2021

Motion by Director Fulgham to approve the minutes of January 13, 2021. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye. Motion approved.

3. New Business:

- a. Concept discussion for Sierra Homes, 2650 West BR Mountain Road, multi-family development – Jay Stocking and Garth Day

Mr. Stocking and Mr. Day were not in attendance. This item will be discussed at a future meeting.

- b. Site plan review at 2475 West 450 North – Blake Parkinson

Chairman Bench said we need to make sure the water and sewer are done correctly. Mr. Parkinson explained where there is a clean out for the sewer. There is one line for each building with a 6-inch here and 4-inch there. I have talked to Mike Norr Plumbing about that and he said we should be able to tie into that. There is one line coming in and then it branches to each. Chairman Bench asked about an HOA. Director Fulgham said no because these are all apartments and has a single owner. If they ever broke it into

condominiums, we would have to make that change. Engineer Breinholt noted the State requires a single owner for sewer.

Mr. Parkinson said there is grass in between the two and the dumpster is shared. We might take one of the trees down since all the utilities are where the roots are. Engineer Breinholt said the plans would need to show where the parking is. Chairman Bench said as far as the setbacks and zoning goes, everything fits. Get this engineered so we can see the parking and everything else. Mr. Parkinson said with the parking that is there I have plenty, but would love to add more. He asked about moving the dumpster back, but Chairman Bench said he would have to maintain the 10-foot buffer. We can proceed, but will not issue building permits until everything is ready.

Motion by Director Fulgham to approve the site plan based on getting a final to move on with the final approval prior to any building permits being issues. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye. Motion approved.

c. 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 9:30 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 21st day of April, 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.