

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 5, 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 May 5, 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 May 5, 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—February 24, 2021

Motion by Director Fulgham to approve the minutes of February 24, 2021. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

a. Preliminary review for Envision Estates –Jon Roberts, Matt Hales, and Bret Cummings

The Committee discussed how the lots would front and where the temporary hammerheads would be located. Director Fulgham said if they front 900 North, you do not have to do anything there, the garbage can pick up out front. Chairman Bench said make a plat note that lot 92 is going to front 900 North. Mr. Roberts said they are still working on communicating with the landowners involved and discussing who owns what. Engineer Breinholt said my only concern is where 500 West stubs in and leaves another strip. You do not need another basin because the goal was to oversize this to handle that. Manager Warnke asked about the storm drain. Mr. Cummings said the storm drain is 18 inches minus what goes from box to box. We have consolidated it to be less than it was. It does run down these two main streets and then comes across and down into the two ponds. We are willing to upsize the ponds and will take a part of lot 50. Engineer Breinholt said why did you crisscross water and sewer? Mr. Cummings said because we want water and irrigation on one side.

Chairman Bench discussed having streetlights at every intersection. Pick the easiest corner you have to run the conduit and stub them up. We will contract with Rocky Mountain Power to install them and you will pay a fee in lieu. Manager Warnke clarified they would transition from the 60-foot in 760 North to their portion gradually. When discussing underground drains, Director Fulgham reminded them to protect their integrity and route them around the foundation. Mr. Roberts said we would reroute the ditch through here and make sure we continue it so these people have access to their water. Manager Warnke asked about flood protection for the adjoining lots. Mr. Roberts said the ditch is here and we are going to berm it up on the back of these properties. It will still be on our property. We have to continue the water back here. Director Fulgham said the only other solution is if these people would let them put it on their property, but they are not willing. You have to have a place for the water to hit and stop and that is what the berm is for. Mr. Roberts said if they flood, we do not want that in our backyards. The berm provides protection for both sides. That way we do not get flooded and they do not lose their water. Mr. Hales said we have the surveyor working on the plat right now. I am not sure on that strip of land. Chairman Bench said if it is not conveying water then it needs to be dealt with. If there is a pipe then there is a right-of-way or easement going through to convey the water. Manager Warnke said some of it would be dealt with on the final plat. The 475 West cul-de-sac is not ideal, but Director Fulgham and Engineer Breinholt are okay with it being offset.

Motion by Engineer Breinholt to approve the preliminary plat Phase 1. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

b. Review and discussion of Archibald Estate, Plat L – Ben Johnston and Jon Harrop

When asked about this phase, Mr. Harrop said it would include some amenities and the pond. Manager Warnke asked what they determined with trash. Mr. Harrop said I talked to Econo Waste and they are planning on the individual cans. Manager Warnke said when I talked to him he was concerned about cans, especially in this section since there is not enough functional room to get the truck down and back.

Mr. Johnston said this is Plat L. We also want to go with Plat M and submit that next week for final. We have the construction drawings and are trying to complete those. Engineer Breinholt told me he would rather have it all in one package for L and M, with separate subdivision plats. The construction would be in one document, which will be easier for the contractor, as well as Director Fulgham and Engineer Breinholt. That way we do not have to put in temporary hydrants and turnarounds. Instead, they will put it all in at once. Engineer Breinholt said I am fine with the final on this one, but there are no construction plans so we cannot build it yet. Chairman Bench said we still have the development agreement and bonding, too. Mr. Johnston said the County has both K and L in review.

The group discussed the agreement with the canal company. Mr. Johnston drew out the agreement with them last year, but they want another 50 feet. They said the fence is good, but now want the wider amount. Chairman Bench said what is going on in the corner with the homeowner who put up the concrete block? Mr. Harrop said they wanted to level their yard and as a result, we will have to jog the final fence into their property. They are losing some real estate.

The Committee also discussed signage for the area, including stop signs, which would be provided with a fee in lieu or the developers could provide them. Director Fulgham said these are private streets, but public for sewer, water, and all the utilities. Chairman Bench said we would do the poles and signs coming onto the public streets. There will be a stop sign on one of the poles with the street sign (double blade) on another. Manager Warnke said we need to put on the plat that this is a pond that conveys water as a pass through and that the City can do so because it is going to be owned by the HOA. Mr. Johnston said we need to show easements going down the back of this because the pipe goes in that phase and up to here. It then crosses into the pond. The 1000 North drainage was recorded in Plat J.

Manager Warnke said there is a mix of elevations that Visionary committed to with the master plan. Since these are private streets, there is concern about the weight of emergency vehicles and garbage trucks that can be detrimental to those roads when they are not built to City standards. I have seen other cities do emergency vehicle easements that formally recognize that those vehicles could use the private streets. Mr. Johnston said they are built to the same standards as your public roads. Chairman Bench said it is a good point, but the people who live there will not know if they are public or private streets and will not care if a fire truck is coming down them. Engineer Breinholt added that the garbage truck would be hired by the HOA. I would think emergency vehicles would be covered by something. Manager Warnke said he would email City Attorney Dusty Ericson to ask his opinion.

Motion by Manager Warnke to approve the preliminary for Phase 1. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

c. Walk-ins:*

Developer John Losee walked in to discuss his storage units. He said our landscaper wants to get started on the project, but will not until he knows where the water is coming from. We want to put in grass. Director Fulgham said there is culinary in the street. You would just pay the normal fees, as well as an impact fee. The biggest part of the impact to the water system is outdoor usage. You could also put in an underground well, you would just need a backhoe, load of rock, and eight-inch perforated pipe. The cost of putting in the well and pump is no more than paying an impact fee, plus the cost

of the meter and to cut the road to tap into the line. Chairman Bench said you are required to do landscaping, but how you water it is up to you. Mr. Losee said we are going to finish off the fence on the front toward the west and will proceed with the exploration of water.

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 10:22 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 11th day of August, 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.