

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 18, 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 August 18, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the August 18, 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—No minutes to approve at this time.

3. New Business:

- a. Discussion and consideration of lot split for Laura Lee Anderson on 1000 N – Ben Johnston

Mr. Johnston said we decided to square up the lot, but they need the 20 feet on the side so a septic truck can still get in there. The cement is right on the fence line. Manager Warnke said did we discuss having them connect to sewer? Mr. Johnston said this one would, but the existing homeowners are hoping to keep their septic tank they have used for 40 years. They have a hardship with hooking to this. Chairman Bench said they would make a good amount on that lot if they sell. Engineer Breinholt said State law says they would connect now. Director Fulgham said none of them have there. A few are connected, but not too many. They will have to connect on the north side, where the main runs, and pump into it. When they have issues they will not suffer, it will be the people below them in the future. If we allow one not to do it then we have to allow the next one to do the same and so forth and so on. The cost to run sewer is about \$4,000 with a pump station. Engineer Breinholt said at some point we are going to have to make everyone connect and there is not a better time than now. Chairman Bench said that otherwise, it meets the build we have discussed.

Director Fulgham said they are going to subdivide so do we make them put the utilities and service laterals to that new lot? If we are going to require that, they can easily put another sewer line adjacent for the future. They would bring sewer to the property line and stub it so they have one for their property and one for the other property. They could even put it in the same trench. That is the least I would be willing to do and in the future they would have to pump to it. Water is on the south side and sewer is on the north. Chairman Bench said they would also pay the fees in lieu for sidewalk, curb, and gutter at building permit. Engineer Breinholt said that any time we create a lot we make sure there are utility services to it. They have to stub services as part of the improvements. Connecting the sewer is required by code. Our job is to enforce the law and if they want a waiver, they have to go to the Council and ask them for it. State code requires them to connect within 300 feet of the sewer. Manager Warnke said I agree the improvements need to be done at subdivision.

After reading the code, Director Fulgham said we have never pushed them to connect to the sewer unless they start having issues. Chairman Bench said it states when the sewer is available within 300 feet, they have to connect after being notified by the City to do so. If they run two sewer lines across the road and water, they are good for now. That is a good compromise. Director Fulgham said I would not push them to connect now, but if they have to run utilities to the other lot, it only makes sense to run two sewer lines so that way in the future if they ever do have a problem it is there. Engineer Breinholt said that before we do that road we would want to make all those people connect. If we do not do it then, you are just kicking the can down the road for someone to deal with. In the not too distant future, everyone will have to connect. Director Fulgham said I would move to allow the lot split with utilities being brought to the property and a sewer line being stubbed to the existing property. They do not have to hook at this point, but know that in the future they will. This way they already have the sewer to the property. We are going to require them to run new utilities to the other lot so the least they can do is run a line to their lot. That will not cost them that much more at this point. They do not pay for the impact fees—that is the homeowner who gets the other house. Mr. Johnston said he would look into all the details for sewer in the area and work on those plans.

Chairman Bench said the Council is planning to have further discussion on septic tanks within City limits so there are some variables that need to be discussed. Mr. Johnston asked to confirm the slope easement requirement. Engineer Breinholt said I am okay with a reduced setback. All the other homes are a bit closer anyway. The 50 feet is from the property line, not the center. It is a 50-foot setback. Manager Warnke said the intent is to keep them far enough away that their driveway functions. We will still have the fill slope we need. Make sure they do not build too high for the driveway. Mr. Johnston said they would work with the same elevation or grade.

Mr. Johnston then gave the Committee a quick update on Visionary and discussed things that still needed to be sent.

- 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 10:24 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 1st day of December, 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.