TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 8, 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 9:32 a.m. The meeting was held September 8, 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 September 8, 2021 agenda and strikeout item 3. b. 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. Final review for Rivers Edge Development, Phase 1 – Rick Brooks

      The Rivers Edge annexation would propose 264 single-family homes on 10,000 square foot lots, 224 townhomes on two parcels (14 acres), and 240 apartments on 10 acres. The actual density will be determined at the site plan as developers comply with City ordinances. There would also be commercial on 5.5 acres along Main Street, as well as a large public park and regional storm drain basin.

      The developers kicked off the discussion by reviewing the comments from City staff. (See those comments in the attached document from Manager Warnke).

      The group discussed the phases and what would be accomplished in each of those as far as roadways and amenities, as well as the park and regional storm drain basin. They will have a draft concept of the park after phase one for a separate review. Adjustments will be made based on their comments to create a final submittal. They reviewed the accesses on 950 East and 1150 East and how they planned to create full movement intersections at those locations.

The Committee discussed the pre-annexation agreement and how the area should look in order to be serviceable. Constructing secondary water is crucial to this development and has to be installed from the beginning. The pre-annexation agreement requires two pumps for their project, but a third is required for everything else around it. They discussed stipulations that should go into the development agreement so they know what can be constructed and when. Engineer Breinholt said we have to service this with secondary water and record the easement now for access for the pump line. We need to be assured it is guaranteed. Construction would be done internally with the City completing the inspections. The Committee explained the process of a public hearing and having this information sent to the Planning Commission for their review.

b. Discussion of zoning in Sorensen Subdivision – Micah Capener

c. Walk-ins: There were no walk-ins.

4. Comments/Reports:

Chairman Bench mentioned that Val Stokes, who owns five acres on 2000 West, had some questions about the area, but has no plans to develop at this point.

5. Public comments: None.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:53 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 15th 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.