

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
OCTOBER 6, 2021**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer—excused
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 9:06 a.m. The meeting was held October 6, 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 October 6, 2021 agenda, with item 3. c. being canceled. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—May 26, 2021

Motion by Director Fulgham to approve the minutes of May 26, 2021. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Site plan discussion for Sorenson Subdivision 4-plexes on 500 North 2900 West – Micah Capener and Jade Marble

Mr. Capener said we are doing the exact same thing that Developer Jay Stocking has done on the other three corners. The lighting, drainage, and landscape plans are all basically the same. All the others have garbage cans, but we would rather have a dumpster. Chairman Bench clarified that there was some confusion, but this was zoned as Mixed Use. The Sorensen subdivision was built out as single-family homes except for this lot. I have the names and addresses of those affected so we can let them know. Director Fulgham confirmed they would remain under one owner. The sewer has to be under the supervision of an HOA or have individual sewers and a manhole and then be turned over to the City. Mr. Capener said we will own them, but will do it so we could subdivide with an HOA (individual meters on each unit and one secondary meter that the HOA takes care of for outdoor water). Mr. Stocking is going to build it and we are going to own it. They discussed setbacks (see attached document).

Mr. Capener would get the utility plan and landscape plan for this .6-acre lot. The square footage of landscaping will determine the number of trees and required water shares. They will further look into elevations, location of the mailbox, and fencing.

- b. Discussion of redevelopment of RJ Gas Station and the road network south of Main Street between 2300 West and 2000 West—Jason Miller

Mr. Miller said I am trying to revive RJ's. Chairman Bench said we did get a site plan from Taco Bell, but nothing was set in stone. We would prefer to see everything on a master site plan so we know where it is all going. Mr. Miller said it is still up in the air. I have talked to the owner at the Western Inn and she seems to be okay with this happening. She does not have a designated access. I would put this in and make sure there is a turnaround with curb cuts. The biggest hurdle is this road going all the way through. It is basically a parking lot for truckers. This is the version she has agreed to with the diagonal parking. Manager Warnke said we would suggest you construct it as if it could be dedicated at some point. Our concern is how this property gets accessed. Mr. Miller said these two roads would go through here and be public. The Committee discussed traffic flow and ensured there is access to the property. They also discussed sewer and easements. Mr. Miller said I will work on this and keep you informed.

- c. Discussion and consideration of final for Rivers Edge, Phase 1, annexation, and overlay zone – Skyler Chambers, Michael Jewell, Braden Moore

This item was canceled and will be moved to a future meeting.

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

4. Comments/Reports:

Director Fulgham said Tremonton Pines has not done anything on the request. My only concern is the back fill of that curb—that was part of the requirement. Their garbage container is still there and they have not painted the curb. They also addressed Aspen Ridge. Chairman Bench said Developer Ryan Rogers is doing this similar to Phase 1. Director Fulgham said they contacted me about starting utility work for phases 2 or 3.

- 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 10:01 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 26th day of January, 2022

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.

