

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
DECEMBER 1, 2021**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Assistant City Manager—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 9:08 a.m. The meeting was held December 1, 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. Assistant City Manager Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the December 1, 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—July 28, 2021, August 4, 2021, August 11, 2021, August 18, 2021

Motion by Director Fulgham to approve the minutes stated above. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Concept discussion for Craig Christensen property at 845 North 2300 West, existing R1-8 Zoning single family dwelling – Mac Builders, Steve Grange, Mike Alvord, and Tyler Nielson with Gardner Engineering.

Chairman Bench said we have seen things for this in the past, but nothing for a while. Mr. Nielson said there is a manhole in the driveway and there are three homes down this lane. All the utilities are stubbed to the area, but we need to determine if they need to be realigned. The Committee reminded the developers that they would be capped on that one access. Another access would be required to have over 30 homes there. They reviewed the layout and where the detention basin would go, as well as a paved temporary turnaround.

The Committee also discussed the right-of-way going through there and where traffic would flow. Engineer Breinholt said this is a not a great place for a collector road. They want to funnel people south to the BR Mountain Road. We do not need to push it to be a

66-foot collector. The group reviewed the setbacks and potential layout of the lots. Mr. Nielson asked if they would entertain leaving the existing irrigation at the front of the lots? Director Fulgham said that is something we can look at. Mr. Nielson said we will still need to relocate the sewer to make that work. We know where our existing fire hydrants are. We will add that to the design. Director Fulgham said we want to make sure they are distanced properly. We require one at the end of the cul-de-sac and the end of each stub street. There needs to be a manhole at the end of the sewer.

Director Fulgham would send them maps of the area and asked them to reroute any tile drains they come across and to preserve their integrity. Engineer Breinholt said you need to do a geo tech report and address the ground water depths. Manager Warnke confirmed they would obtain water shares from Craig Christensen that would be turned over to the City. The amount would be based on lot size (one share per irrigable acre).

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

4. Comments/Reports: None.

5. Public comments: None.

6. Adjournment:

Motion by Manager Warnke to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:58 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 16th day of February, 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.