

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
DECEMBER 15, 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 9:34 a.m. The meeting was held December 15, 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 December 15, 2021 agenda.** Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—September 1, 2021 & September 8, 2021

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

3. New Business:

a. Discussion and review of Harvest Acres, Phase 2 – Garth Day

Mr. Day said we have done the engineering on all the phases. For the next phase we need to get this punched underneath the canal to get the sewer to Harvest Village. Director Fulgham said you are required to put public manholes at the street level. Mr. Day said we have a 20-foot-wide access for the canal company. The park will be in Phase 4.

Mr. Day said we will have two phases of townhomes here. Engineer Breinholt said we need plans for Phase 2 that shows all the utilities. Submit it in one phase. We need the construction drawings. Chairman Bench said we need to know how Phase 2 will end. Mr. Day said in Phase 1 we are struggling with the power company and those power lines that need to be relocated. We have not circled back to the road dedication.

b. Discussion and review of Harvest Village, Phases 1 & 2 – Garth Day

Manager Warnke said we need to coordinate secondary water for this. We would create the Development Agreement and coordinate with Rupp's Trucking. Director Fulgham said it would go in this spring and run to Tremont Street to pick up the stake center. Manager Warnke said these private roads are 24 feet, but I think they should be at least 25 feet since that is the backup distance for a parking isle. We should work on a standard for private roads and what they should be generally. Chairman Bench said the fire chief has required it to be 30 feet between garages. Mr. Day said between buildings we have 28 feet. The garages on the back are rear loaded and we have about 30 feet between them. Manager Warnke said we are waiting on the landscape plan and how the dumpsters would be mitigated with screening and landscaping. I feel more dumpsters are needed. I calculated 4.5 dumpsters for these 72 homes. I would like to see trees along the fronts of the buildings to break up the monotony of the elevations.

Mr. Day reviewed some of his other projects with the Committee and how to get sewer to that area either through gravity flow or a lift station. They also reviewed the BR Mountain Road. Manager Warnke said the biggest issue is how we will phase it for River Valley 8 and 9. You would construct your proportionate share. We would have to determine the cost estimate for that. Mr. Day said I want to get the whole thing built out and Mr. Jay Stocking is willing to work that out. We would likely build it with a reimbursement over time from the City.

c. 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 10:34 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 2<sup>nd</sup> day of March, 2022

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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.