

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 2, 2022**

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 9:10 a.m. The meeting was held February 2, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, Manager Warnke, and Deputy Recorder Nelson were in attendance. Assistant Manager Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the February 2, 2022 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—October 20, 2021

Motion by Director Fulgham to approve the minutes of October 20, 2021. 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 of Harvest Acres, Phase 2 & Harvest Village – Garth Day

Engineer Breinholt said for Harvest Village I sent the intersection detail and the radius becomes a lot bigger (38-feet). Tweak the design on that irrigation a bit and the road design on 100 East. I did not have a plat for Harvest Village just one for Harvest Acres, Phase 2. When asked about irrigation, Mr. Day said we will likely remove the ditch. There is no head gate and no need to pipe it. Engineer Breinholt discussed the location of utilities along 300 East and how to line those up. They also discussed possible options for the sidewalk, as well as the footage and fencing along the canal for maintenance and safety. Engineer Breinholt said the water line in 100 East should likely be upsized so it could eventually serve those south of the freeway. A 10-inch might suffice or we could do a 12-inch. They then reviewed potential future annexation.

Mr. Day said we are having problems with the power poles. Rocky Mountain Power is not moving them in a timely manner and I have to get power into Phase 1. We have

discussed deferring the improvements on Rocket Road until that is completed so there are not holes in the asphalt. When they relocate those, we can do that and will put a box there so homeowners are not without power for long. The Committee agreed. Engineer Breinholt said until I have all this done, I cannot release that. Mr. Day said there is only some asphalt left and the power poles. We are about to do Phase 2. I will have these plans to you by end of the week. Engineer Breinholt said before we have the pre-construction meeting, I want to make sure I have the final set of construction plans. The last escrow has a breakdown of what is released and what is not, we can take a look at that. Chairman Bench said we can wait until next week to get things finalized on the approval. I will have the development agreement started. We will do a review and go from there.

b. Discussion of River Valley, Phase 8 – Garth Day

Mr. Day said we are not ready on this one yet. We have not completed your comments.

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

4. Comments/Reports: None.

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 10:23 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 6th day of April, 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.