

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 9, 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 9:05 a.m. The meeting was held February 9, 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 9, 2022 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—November 3, 2021, November 10, 2021, & November 17, 2021

Motion by Director Fulgham 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 consideration of Harvest Acres Phase 2, & Harvest Village Phase 1 – Garth Day, Adam Mackelprang, and Blaine Rupp

Mr. Day said based off your comments the plat has been updated and sent. I have half of Phase 3 ready to go so we are doing all of that and the Village as well. The Committee reviewed the sewer and construction with excavator Blaine Rupp. They also discussed materials and timelines for getting that stuff, as well as completing the work. They need to add a note to paint the curbs red where on-street parking is not allowed. Engineer Breinholt said we can approve this, but I will not sign the plat until both of them are done. I cannot do a plat for Harvest Acres until I have the Harvest Village, too.

Motion by Director Fulgham to approve the final for Harvest Acres Phase 2. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- b. Review and discussion of Mac Builders Subdivision at 800 North 2300 West (formerly Craig Christensen's property) Mike Alvord and Steve Grange

The Committee reviewed Manager Warnke's comments (see attachment). Mr. Alvord said we will relocate the sewer and most likely the secondary water line as well. Manager Warnke said when that is reconfigured you could address the frontage on lot 7. There are no radiuses on that intersection. Mr. Alvord said we closed on a small section of the Hess property to create a radius. This will be a public road that will be deeded over to the City. Engineer Breinholt said all these homes need to have frontage on the road so those lot lines should extend to the new right-of-way.

Chairman Bench said I do not think these 32 lots will be an issue on one access. Engineer Breinholt said the intent is to reroute the sewer and secondary water away from that easement where the road swings around. I do not see a call out, but I will add my comments around that idea. Manager Warnke reminded them that fencing would be required to boarder the canal. Engineer Breinholt said you will need a temporary turn around on the end and it has to be paved.

- c. Walk-ins:

Mike Jensen with Hansen & Associates was a walk-in to discuss development of the old hospital on 600 North. Chairman Bench said the top piece is zoned R1-10. I am not sure how hard it would be to change that. The storage sheds are not allowed for public use, but you could build additional garages for your tenants of the townhomes (32 units). Manager Warnke asked about the orientation of the townhomes and their elevations. We want the fronts to face the streets. Mr. Jensen said there will be parking on the back and access on the front. This will all be private driveways and access in that small area so it would be tough to get single-family homes back there.

Manager Warnke said you will need to determine the location for dumpsters and a community mailbox. You will also need a landscape architect to create a landscape plan. Mr. Jensen said we are proposing two parking areas with landscaping in the front of this building. Chairman Bench said we figure the existing parking would cover what is needed for the existing building. Mr. Jensen said the townhomes would have a two-car driveway in the front and a two-car garage. Engineer Breinholt said you could make the road here and shift those over for a more direct route.

Director Fulgham said you will need some control structures for storm water. The outfalls are limited on that end (15-inch line). You also need the water to go down there. The sewer has the same issue and will be undersized. You would have to come back out to the street. The secondary water is in close proximity. Chairman Bench said come up with a site plan and then we can schedule you for the Planning Commission to see what they think about the rezone. Manager Warnke asked if there would be any fire code

issues? Chairman Bench suggested having fire chief LaCroix provide his input.

4. Comments/Reports:

Director Fulgham said on Mr. Christensen's property we should have them bring the utilities out from the road. The water and sewer are not showing there and those are lots that could be split in the future. They should bring it out to 2300 West. Manager Warnke said we will need to vacate that easement once they reroute it.

Chairman Bench said with the streetlight fiasco, I asked Lyle Holmgren to speed it up and get the light put in. On the construction drawings we just get a little dot, there is no verbiage. It can be confusing and get lost. Engineer Breinholt said we could add escrow for streetlights and pull it when it is time.

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 10:57 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.