

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 9, 2022**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Assistant City Manager—excused
Paul Fulgham, Public Works Director—excused
Shawn Warnke, City Manager
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee meeting to order at 9:07 a.m. The meeting was held March 9, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director Fulgham and Assistant City Manager Christensen were excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the March 9, 2022 agenda. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—No minutes to approve at this time.

3. New Business:

- a. Discussion of annexation and development of property – Derek Oyler and Brodie Calder

Mr. Oyler and Mr. Calder wanted to discuss the annexation of 11 acres and what could be built on that parcel. Chairman Bench said the general plan is for residential. If we were to entertain an annexation, you would need to bring in this existing homeowner because you cannot create an island. Mr. David Thompson would have to participate since he is in the Ag protection area.

The Commission then discussed utilities and how those would function. Water is nearby, but sewer would be a challenge. They would not be allowed to connect to water and sewer without annexing into the City. When asked about density for this location, Manager Warnke said we are going through a future Land Use Plan and could see what is intended here. There would be less density on this side. The idea is to have it denser in the center of the City and as you go further out from the core, then the density reduces. You would go to the Planning Commission for a public hearing on a rezone, who is an advisory body to the City Council, who would make a recommendation. Chairman Bench explained they would be allowed to have 30 units on one access according to the code. You would also need to provide a number of water shares for the

secondary system. If there are townhomes or commercial, then we look at the landscaped area. There would need to be a pump station for everything south of Main. We will also need an equalization basin here said Engineer Breinholt. The Committee suggested they contact Director Fulgham to discuss the sewer depths and any other utility questions.

b. Discussion of Rivers Edge Skyler Chambers, Andy Hubbard, and Rick Moore

Rivers Edge is proposing 264 single-family homes on 10,000 square foot lots, 224 townhomes on two parcels (14 acres), and 240 apartments on 10 acres. The actual density will be determined at the site plan as developers comply with City ordinances. There would also be commercial on 5.5 acres along Main Street, as well as a large public park and regional storm drain basin. Manager Warnke said I am excited to get this going so people can see the benefits that come with development. If we could get that road connected through it will make people feel a lot better. The plan is to do that as quickly as you can.

The Committee discussed the need to clearly mark streetlights to avoid future problems of them not getting installed. Engineer Breinholt said I will add a streetlight plan to your drawings. They discussed the right-of-way widths for the street, as well as the traffic light. Manager Warnke said the traffic study requires it after a certain percentage is built out, which would be triggered in Phase 2. UDOT said we needed to come to an agreement and map out all the improvements that are needed and which phase it would occur in. We need to figure out how those improvements would be bonded. They want the City involved in the process. The Crossroads intersection needs to be upgraded during the duration of your project (round about or a traffic light). Your project has an impact so there is a need to upgrade the intersection to your project. Your proportionate share would be 20%. Engineer Breinholt said the traffic study decided this road would have a level service F with your build out. Manager Warnke added that in talking to the canal company they have indicated that another equalization basin will be required on that canal in order to even out the flows. They will discuss options for that location in the future.

Manager Warnke said get the construction drawings approved. We approved the final plat, but need to approve the development agreement. You would then have a preconstruction meeting to start moving dirt. Also get your UDOT agreement. You will need to show the pump station and water lines. Talk to Mrs. Freeman and get the fencing finalized. Chairman Bench said I will send the template for the development agreement. Manager Warnke will add what we have discussed and send it out for your review and signatures.

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

4. Comments/Reports:

The Committee had a discussion on drive-thrus and what the current code requires as far as stacking for different businesses. Manager Warnke said we are on the verge of being considered for different types of restaurants who would have drive-thrus. I would not mind having a more robust drive-thru code. Engineer Breinholt said I do not want to overdo and kill a project that would work fine. I am not sure how to handle that. Chairman Bench said they need a decent piece of property to make those function. Manager Warnke suggested they talk to a transportation engineer and create different categories. Engineer Breinholt said things are changing so I think we need to be careful not to underdo it.

5. Public comments: No public comments.
6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:55 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 27th 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.