

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
NOVEMBER 17, 2021**

Members Present:

Steve Bench, Chairman/Zoning Administrator  
Chris Breinholt, City Engineer—excused  
Marc Christensen, Community Services Director—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 9:07 a.m. The meeting was held November 17, 2021 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Engineer Breinholt and Director Christensen were excused.

**\*\*Due to technical issues the recording for this meeting was inaudible. The minutes show the motions that were made.**

1. Approval of agenda:

**Motion by Chairman Bench to approve the November 17, 2021 agenda.** Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. Approval of minutes—July 7, 2021

**Motion by Director Fulgham to approve the minutes of July 7, 2021.** Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Final approval for lot split on 2795 W 1000 N for Heber & Lorelee Andersen – Ben Johnston

See attached documents for the Committee's comments on this lot split.

**Motion by Director Fulgham to approval the final for the proposed lot split.** Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Director Fulgham – aye, and Manager Warnke – aye. Motion approved.

- b. Discussion of Archibald Estates Plat N – Ben Johnston and John Harrop

Only a discussion was held, review the Committee's attached comments for more information.

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

4. Comments/Reports: None.

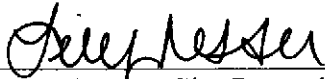
5. Public comments: No public comments.

6. Adjournment:

**Motion by Director Fulgham to adjourn the meeting.** Motion seconded by consensus of the Committee. The meeting adjourned at 9:54 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 9<sup>th</sup> 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.

[illegible]

Section: Chapter Management  
 Chapter Section Management  
 Figure 8. Cops: "It's Still There" Test for Pregnancy Control

[illegible]

**APPROVAL AS TO FORM**

CITY ATTORNEY

CITY ENGINEER CERTIFICATE OF APPROVAL  
 I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND FIND IT TO BE CORRECT  
 AND IN ACCORDANCE WITH THE INFORMATION ON FILE IN THIS OFFICE.

DATE: \_\_\_\_\_ CITY ENGINEER: \_\_\_\_\_

IREMON / ON CITY LAND USE ADMINISTRATION BOARD

### CHAIRMAN

**TREMONTON CITY COUNCIL APPROVAL**  
PRESENTED TO THE TREMONTON CITY COUNCIL THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_\_\_\_ AT WHICH TIME THIS  
SUBDIVISION WAS APPROVED AND ACCEPTED.

NAME: \_\_\_\_\_  
CITY: \_\_\_\_\_

wit, the undersigned owners of all the real property depicted on this plat, have caused the land depicted on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat, and it to be hereinafter known as the

ANDERSON SUBDIVISION.

WE NOW DO HEREBY DEDICATE, GRANT, AND CONVEY, IN FEE SIMPLE, PURSUANT TO THE PROVISIONS OF CHAPTER 60-9, JUNE 1968, OF THE LAWS OF THE STATE OF UTAH, ALL PUBLIC STREETS, ALL MUNICIPAL UTILITY EASEMENTS OR OTHER PUBLIC RIGHTS-OF-WAY AS PUBLIC THROUGHWAYS, AND ALSO DEDICATE ALL DESIGNATED EASEMENTS FOR PUBLIC THROUGHWAYS, AND ALSO DEDICATE ALL DESIGNATED EASEMENTS FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC SERVICE UTILITY LINES AND DRAINAGE AS INTENDED FOR PUBLIC USE, EXCEPT SUCH EASEMENTS WHICH ARE RESERVED BY DEED, CONTRACT, OR OTHERWISE TO ANY PRIVATE PARTY, TO THE CITY OF TREMONTION, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT, EXECUTED BETWEEN THE UNDERSIGNED AND TREMONTION CITY, FOR THE BENEFIT OF TREMONTION CITY AND THE INHAABANTS THEREOF.

1. Benjamin M. Johnston, do hereby certify that I am a Licensed Professional Land Surveyor and Civil Engineer, No. 22, State of Missouri, and that I am duly qualified to perform the duties of a Professional Engineer and Professional Land Surveyor. I have examined the foregoing plat and find that the same is a true and correct copy of the original as the same appears in the files of the Department of Public Safety, State of Missouri, and have completed a survey of the property described on this plat in accordance with Section 17-13-17 of the Utah State Code, have verified all measurements on this plat, and have placed monuments as represented on this plat.

1. Benjamin M. Johnston, do hereby certify that I am a Licensed Professional Land Surveyor and Civil Engineer, No. 17-33, State of Missouri, and that I am the author of the Professional Engineers and Professional Land Surveyors Licensing Act; and have completed a survey of the property described on this plat in accordance with Section 17-33-17 of the Utah State Code, have verified all measurements, and have placed monuments as represented on this plat.

**PART OF M.D. 3, SECTION 3.11, N 33° E, 34.66'.**  
Beginning on the South right-of-way line of 1000 North Street at a point 586.14 feet (Record 581 ft.) 8° 39' 30" East, then 28.56 feet 5° 07' 21" West, (Record 33.50 feet South), then 14.00 feet North, then 100.00 feet South, right-of-way line; thence S 69° 21' 00" W 200.00 feet; thence N 89° 23' 00" W 200.00 feet; thence N 07° 21' 00" E 200.00 feet to the point of beginning.

Containing 0.92 acres more or less and 2 lots.

**PART OF M.D., SECTION A.11 IN B.36, 36-00-00.**

Beginning on the South right-of-way line of 1000 North Street at a point 586.74 feet (Record 581 ft.) S 69°39'00"E (Bearing) and 28.56 Feet S 07°21'00"W (Record 33.50 Feet South) from the Northeast Corner of Section 36, Township 36N, Range 3E, T36N R3E, N 07°21'00"E and 200.00 feet; thence N 69°39'00"E W 200.00 feet; thence N 69°39'00"E W 200.00 feet; thence N 07°21'00"E W 200.00 feet to the point of beginning.

Coinciding 0.92 acres more or less and 2 Lots.

COUNTY OF \_\_\_\_\_ }  
STATE OF UTAH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THE SIGNER(S) OF THE ABOVE OWNERS' DECLARATION \_\_\_\_\_ IN NUMBER, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE \_\_\_\_\_ ARE/IS THE AUTHORIZED DOWNSIDE(S) FOR THE OWNERS' DECLARATION FREELY AND VOLUNTARILY, AND THAT HE \_\_\_\_\_ FOR THE PURPOSES THEREIN AUTOMATIC.

COUNTY OF \_\_\_\_\_ }  
STATE OF UTAH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, THE SIGNER(S) OF THE ABOVE OWNERS' DECLARATION \_\_\_\_\_ IN NUMBER, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE \_\_\_\_\_ ARE/IS THE AUTHORIZED DOWNSIDE(S) FOR THE OWNERS' DECLARATION FREELY AND VOLUNTARILY, AND THAT HE \_\_\_\_\_ FOR THE PURPOSES THEREIN AUTOMATIC.

NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

|                                                                                     |                                      |
|-------------------------------------------------------------------------------------|--------------------------------------|
|  | <b>JOHNSTON<br/>ENGINEERING INC.</b> |
| CIVIL - SURVEYING - STRUCTURAL                                                      |                                      |
| 100 EAST LAMAR AVENUE SUITE 200<br>DENVER, COLORADO 80202-1188                      |                                      |
| (303) 733-1188 FAX (303) 733-1188                                                   |                                      |
| ELECTRONIC MAIL: JN@JNENR.COM                                                       |                                      |
| WWW.JNENR.COM                                                                       |                                      |



STILLBORN (AND HEARD) ETC.  
Tax Parcel No. 05-251-0078

**TREMONTON CITY, BOX ELDER COUNTY, UTAH**

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**TREMONTON CITY DEVELOPMENT REVIEW COMMITTEE**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_,  
 A.D. 20\_\_\_\_ BY THE TREMONTON CITY LAND USE AUTHORITY BOARD.

**TREMONTON CITY COUNCIL APPROVAL**

PRESENTED TO THE TREMONTON CITY COUNCIL THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_ A.D., 20\_\_\_\_ AT WHICH TIME THIS  
RESOLUTION WAS ADOPTED AND APPROVED.

SUBDIVISION WAS APPROVED AND ACCEPTED.

ATTEST: \_\_\_\_\_ MAYOR \_\_\_\_\_

CITY RECORDER \_\_\_\_\_

3. "Transportation City Motor and Delivery Service Agency does not use or maintain vehicle records or maintain any vehicle records for the purpose of determining the status of a vehicle for the purpose of determining its ownership and guaranteed source of funding prior to being used for MVR purposes."
4. "Transportation City does have any debt, if third party debt is being utilized, they must be repaid or provided to maintain the safety of the business strategy system."
5. "As Private Funds are MLE (Municipal Liability Exemption) and P (Public Liability Exemption)."
6. "Public and Private Developer Funds must be submitted with past 3 years of financial statements."
7. "Outside within the Private Streets are dedicated to Transportation City."
8. "Emergency Response vehicles will have all access to Private Streets."

**NOTE:**

1. High Ground Water levels may be present in the area. Thompson City's inspection of construction does not constitute any assumption of liability for high water table issues. The shape of each individual lot is solely responsible for all risks involved in purchasing and building on these lots.

—900 WEST  
(PUBLIC STREET)

15  
BALD ESTATES SUBDIVISION - PLAT 5-2  
(Recorded 2003)

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411

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1000

A PART OF THE NORTHWEST QUARTER OF SECTION 3, T 11 N., R 3 W.,  
SLSM described as follows:

Beginning of the Northwest Corner of Lot 36 of Archibald Estates Plot "J",  
along the East Line of the Bear River Canal at a point 1130.15 feet  
S. 0° 0' 44" W. along the Section line (fringe of Barren) and 115.67 feet

[illegible]

**ABSTRACTS AND MAPS OF SAMPLING**  
The purpose of this survey is to create a method of testing Subdivision Plots 1<sup>st</sup> N, 10 E, 48-53<sup>rd</sup> and 54<sup>th</sup> Streets, and to establish the Northwest Corner of the Northwest of Section 3, T 11 N, R 3 W. This survey is at the request of Winthrop School, developer of subdivision.  
The blocks of Section 3, T 11 N, R 3 W, 48<sup>th</sup> Street, 49<sup>th</sup> Street, 50<sup>th</sup> Street, 51<sup>st</sup> Street, 52<sup>nd</sup> Street, 53<sup>rd</sup> Street, 54<sup>th</sup> Street, 55<sup>th</sup> Street, 56<sup>th</sup> Street, 57<sup>th</sup> Street, 58<sup>th</sup> Street, 59<sup>th</sup> Street, 60<sup>th</sup> Street, 61<sup>st</sup> Street, 62<sup>nd</sup> Street, 63<sup>rd</sup> Street, 64<sup>th</sup> Street, 65<sup>th</sup> Street, 66<sup>th</sup> Street, 67<sup>th</sup> Street, 68<sup>th</sup> Street, 69<sup>th</sup> Street, 70<sup>th</sup> Street, 71<sup>st</sup> Street, 72<sup>nd</sup> Street, 73<sup>rd</sup> Street, 74<sup>th</sup> Street, 75<sup>th</sup> Street, 76<sup>th</sup> Street, 77<sup>th</sup> Street, 78<sup>th</sup> Street, 79<sup>th</sup> Street, 80<sup>th</sup> Street, 81<sup>st</sup> Street, 82<sup>nd</sup> Street, 83<sup>rd</sup> Street, 84<sup>th</sup> Street, 85<sup>th</sup> Street, 86<sup>th</sup> Street, 87<sup>th</sup> Street, 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**CS**  
CIVIL • SURVEYING • STRUCTURAL  
844 EAST MAIN | TREDINGTON, UT 84073 | 435.237.1150 | 435.237.1166  
JOB NUMBER: 32286102

