

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JULY 13, 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
Linsey Nessen, Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:01 a.m. The meeting was held July 13, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Recorder Nessen were in attendance. Assistant City Manager Christensen was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the July 13, 2022 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

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

3. New Business:

a. Discussion and consideration of a final approval for Aspen Ridges Phase 4—Ryan Rogers

Ryan Rogers said they need the reimbursement for the fencing and mow strip along the canal (50%). They have emailed the engineer's estimate. That material has been purchased and will be installed once the buildings are up. The CC&Rs are all done. We have an updated document showing the changes. Engineer Breinholt has not received the updated plat showing the road extension. The Committee said it could be approved pending Engineer Breinholt's review.

The Committee reviewed what street signs and lights would be required. Mr. Rogers said the water shares were all turned over at the start of development. Manager Warnke said each phase has to specify what shares they are using in order to have them accounted for. Engineer Breinholt said the landscape plan shows it broken out per phase. They also discussed where the secondary water has been upsized through the development, from an 8-inch to a 10-inch, by the City. Manager Warnke asked about a telephone pole. Mr. Rogers said he would check, but it was going to be moved. When asked about trees, he said it is all in the plans just based on timing. The Planning Commission would plan to take a tour in October.

Motion by Manager Warnke to approve Phase 4. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Assistant City Manager Christensen – absent, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

- b. Discussion and consideration of Bear River Manor—Bret Cummings and Marisha Menlove

Bret Cummings said he has emailed the updates. Manager Warnke asked about the dumpster locations, as well as the radiuses of the parking islands and the flow of the layout. The Committee then reviewed the parking stalls. Manager Warnke confirmed they would use street numbers instead of names. Mr. Cummings then reviewed the geo tech report from Envision Estates and said they will do 3 on 6 on 6. Engineer Breinholt said that is less than the City standard, but it is not a City street. Send me that report so I can review it.

Marisha Menlove said a few of the units on the inside are done, but no one is renting yet. They are turning out better than we thought. Our clientele will likely be 55 and older, those who are ready for retirement, but not yet ready for assisted living. They would bring the plat and landscape plans to be approved for final in a future meeting. The Committee also needs to review the elevations.

- c. Discussion and consideration of Bear River Meadows—Nick Wilcox

Manager Warnke said the parking stall dimensions need to be 10x20 not 9x20 to meet the City standard. Engineer Breinholt said the canal will spill and flood the property, which needs to be addressed. I do not see any grading plan in that area. I would berm it someway to protect the land from the canal. Manager Warnke said they will pay fee in lieu for the trail portion. What do we need to do to create a base so we can use the trail and meet the berm requirements? Engineer Breinholt said it has to be clay so it does not seep through.

When asked about storm drain, Mr. Wilcox said the storm drain runs all the way to the south end. There is nothing coming to the north. We have built up the canal elevation. Engineer Breinholt said I would like to see the whole area raised up for the elevation of the bank. The townhomes and homes certainly need to be above that elevation.

Mr. Wilcox is working on the CC&Rs and would send over the plat. The Committee then reviewed the required street lights, which need to be shown on a separate plan so they do not get overlooked during construction. They also reviewed the location of the mailbox, where secondary water was stubbed for the common areas, and storm drain.

Manager Warnke said he would like to see better detail on the crossing, as well as what the physical barrier would be so people would not fall in the canal. Does it include sidewalk areas? Engineer Breinholt said it would be nice to continue the same fencing along the canal. Four feet tall is plenty. We want a nice entry to the project.

When discussing the geo tech report, Engineer Breinholt said I had a question about the two to four inches of top soil. I think there is more. That was farm ground. You need to verify that. The Committee then reviewed the addressing for the area and the best way to do that. For public safety reasons they want to make sure it makes sense and keep it consistent with what is to the south of this development. The whole site would have an address with the buildings each labeled. Since this is close to final approval Chairman Bench said he would get the development agreement started.

d. Walk ins—There were no walk-ins.

4. Comments/Reports: None.

5. Public comments:

Director Fulgham said I thought we were missing more shares, but we are good. Some of them we are just not there yet. He went through those with the Committee.

Engineer Breinholt said Lookout Point has more work to do. Chairman Bench said we need to get on him. The streetlights were an issue there, but he and the power company are working on that. The pond needs to be tuned up quite a bit and the sidewalk needs to be completed. We could send another letter. Engineer Breinholt said it has been long enough and I do not see any action.

Manager Warnke said it would be nice to go through all the development agreements and see where everyone is at.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:51 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 12th day of October, 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.