

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 10, 2022**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director—excused
Zach LeFevre, Parks and Recreation Director—excused
Shawn Warnke, City Manager
Linsey Nessen, City Recorder
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:10 a.m. The meeting was held August 10, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, City Manager Warnke, Linsey Nessen (left at 9:55 a.m.), and Deputy Recorder Nelson (arrived at 9:55 a.m.) were in attendance. Director Fulgham and Director LeFevre were excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the August 10, 2022 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – absent, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

2. Approval of minutes—May 18, 2022 & June 1, 2022

Motion by Engineer Breinholt to approve the minutes stated above. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – absent, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion and review of Harvest Village, Phases 1 & 2 – Garth Day and Bret Cummings.

Chairman Bench said the construction drawings and both plats look good, we just need the site and landscape plans. Mr. Cummings said we have the landscape plan for phases 1 and 2 for Harvest Village, there is not one for Harvest Acres. Manager Warnke said the landscape plan needs more detail. It has to show where things are going so the contractor knows. It needs to show the planting plans and quantity. When asked about dedication, Mr. Cummings said Blake Christensen needs to sign it. We have met with him and prepared the plat, which has been given to the City. Harvest Acres already has the dedication. Manager Warnke said I have applied for the Corridor Preservation Fund to help with this, but we already have two in the works so we have to get them out of the way. I did get the appraisal done. This portion should be dedicated with this phase if

you are going to record. Engineer Breinholt said Phase 3 is critical because it has the easement for the sewer outfall for Harvest Acres.

The Committee discussed a streetlight plan, which would include six lights. Power would be paid for by the HOA. All would be private, except for one that the City would own. Mr. Cummings said everything will be put into Phase 3, but we were told not to record it yet. That will be next year. I will do a temporary easement on the pond and turnaround. I need to get the construction drawing for the landscaping plan finished, the temporary easement, road dedication plat, and cost estimate so we can do the escrow.

Manager Warnke said there is the dumpster and trail fence details. The Committee discussed the best route for the trail. Manager Warnke said the Bear River Canal Company wants you to show their canal easement on the plat. Chairman Bench said they want their 100-foot width to be noted in case they have to come in and do maintenance. They would not fix what gets broken. Enough space is needed to allow their equipment to turnaround. Manager Warnke explained that they need to also show the dedicated parcel and have it called out on the plat with the dedication language stating it is public open space. A restroom would need to be installed near the park so the developer was asked to confirm the depth of the storm drain basin for a sewer line. Manager Warnke asked how we are formalizing the canal company's review and sign off. Mr. Cummings said they gave us a letter. We have had their approval since we crossed the canal. All of our plans have been submitted to them. We could ask for an updated letter. The Harvest Acres side is the maintenance road.

Although the streets are private, a City sewer line will go through there so a MUE is required on the plat. The streets also need to be labeled with an emergency response easement. All the common areas need a utilities easement for municipal—an MUE instead of a PUE. When asked about water shares, Chairman Bench said the calculation on the landscape plan helps with that process.

Fire Chief Robert LaCroix joined the meeting. Manager Warnke asked about the road widths and ensuring there was enough space for the ladder truck. Engineer Breinholt said their widths fulfill the requirement as far as flow and travelability. Chief LaCroix said he would check to see what radiuses are needed for the ladder truck, which responds in all fires. Manager Warnke said we need to have the fire chief review and approve these based off those requirements. We need a fire sheet detail. This would be a sheet dedicated to showing the layout radiuses, hydrant locations, and fire department connection. Manager Warnke will clean up his report and send it to the developer.

b. Walk-ins:*

Bret Cummings and Marisha Menlove were walk-ins to discuss Bear River Manor. They talked about the landscape plan and plat. There is a sprinkling system inside the existing building that was recently updated and there is also a hydrant close by. The

sprinkler system would need to be serviced. The group discussed the elevations for the storage units/accessory dwelling units, which will be used by onsite tenants. The Committee discussed how these should be labeled to ensure ownership and not have them owned by anyone outside this development. Mrs. Menlove said these are not assigned to each unit because there is not enough to go around. Tenants would choose to rent and fill these spaces so they have a place to put their toys. This storage area will help keep it clean. Manager Warnke said accessory dwellings have to support the principal use so who owns it and who uses it makes a difference. Mrs. Menlove said I would own them and they would only be used by those living here. Chairman Bench said it is just a matter of how to clerically label it so there is no confusion in the future. Both the City and developers said they would review this with their attorneys. Manager Warnke said there would need to be a tied ownership. These accessory dwelling units could not be separated from lot 31. You could lease it within the subdivision, but the ownership could not change. Mrs. Menlove said she would see how others have recorded it. Mr. Cummings asked that this plan and Jasim Trucking be added to next week's agenda. They also reviewed the addressing for this area and the need for a landscape architect.

Mr. Cummings said we need to review Jasim Trucking and make sure we have touched on everything. The board will work on a development agreement, as well as their updated comments.

4. Comments/Reports: None.
5. Public comments: No public comments.
6. Adjournment:

Motion by Manager Warnke to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:32 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 26th 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.