

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 17, 2022**

Members Present:

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

Chairman Bench called the Development Review Committee Meeting to order at 9:04 a.m. The meeting was held August 17, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the August 17, 2022 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

2. Approval of minutes—June 15, 2022

Motion by Engineer Breinholt to approve the minutes of June 15, 2022. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

3. New Business:

a. Final Review for Bear River Manor – Bret Cummings and Marisha Menlove

Chairman Bench said we have a fire sheet, which was sent to Chief Robert LaCroix for review. The Committee discussed hydrant locations, the radiuses for roads, and FDCs. Manager Warnke said I have talked to our attorney, who is going to create language that considers HOA related dedications. We will wait for the fire chief's review and see what the storage units and their elevations will be. When asked about the solution they came up with for the storage units, Mrs. Menlove said we want them to be nice. They will be assigned buildings 35-39, the way it is numbered. They will coincide with the development. We will own units 1-39. Only people in the development or we as owners can use them. We cannot put them on the open market. That is in the CC&Rs. When asked how the project is coming with the existing building, Mrs. Menlove said we are plugging away.

Motion by Manager Warnke to approve this contingent upon finalizing the last remaining items. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

- b. Discussion and review of Jasim Trucking – Bret Cummings and Ahmad Alshakargi

Mr. Cummings said I have the calculations for the storm drain. I would like to blitz through what we have done in meeting your comments. They discussed the layout and where cars would go, as well as the semis and loading docks. They also reviewed parking and the required ADA stall. When asked about the geo tech report and pavement recommendations, Engineer Breinholt said heavy duty asphalt pavement is 3, 4 and 14 that would be great and not have problems. That matches pretty close to our collector standard (3, 8 and 12). Mr. Cummings said we will get the utility plans to you when we have a building. We will have those elevations in time. We are not planning on doing any parking lot lights. The building will just have the lights on it. There will be two lights at the entrance.

Mr. Cummings said we want the area around the building to be gravel for access for the trucks coming through here. We will put weed barrier down temporary instead of plantings that will be torn up and removed when they do the building. Chairman Bench said the rest of the site will be landscaped. Mr. Cummings said of course, we are proposing this square around the building be gravel and then this will be constructed per the plan with asphalt here. We feel this is the easiest way for them to construct the building without destroying existing plants and asphalt. The new landscape plan shows what they have proposed. When you approve the plans, we will get his stamp of approval. The Committee discussed the buffer widths and a mix of trees and shrubs, as well as sight obscuring fencing for the headlights. The required height is 3.5 feet. Mr. Cummings said so a chain link fence with the slats? Chairman Bench said yeah, but you still have to have the appropriate landscaping. Mr. Alshakargi said the owner wants a block fence. He will have extensive equipment and does not want people sneaking in. That is for security purposes. Chairman Bench said whatever you decide will work, it just has to be sight obscuring, something to block the headlights. Mr. Cummings said the parking islands will all have trees planted in them.

Manager Warnke said we will do the development agreement and have the fees listed. Chairman Bench said you could start grubbing and moving the earth. We are waiting on the road dedication plat. Fees have been paid—we just need to print the mylar. We will email a copy of the development agreement, let us know if you have any questions.

Motion by Director Fulgham for final approval. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

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

4. Comments/Reports:

Director Fulgham said I have been getting some complaints about Harvest Acres because of the road. The holdup is with us and Rocky Mountain Power and the poles. We do not have the right-of-way to move those yet. They cannot do the curb until that is done. I have been in discussion on it with Excavator Clayton Grover. Chairman Bench said it will be spring as far as Rocky Mountain Power goes. Manager Warnke said I need to approach Blake Christensen to see if I can wrap up the acquisition. Director Fulgham said Mr. Grover should be finished with what they can do in that intersection. The radius will have to wait and line up with the curb. Chairman Bench said it will be 90% done, it just needs to get patched. Director Fulgham said I will push developer Garth Day and Mr. Grover to get that done, get an agreement and conclusion on that. Archibald Estates still has storm water material in those basins that could affect that area during flooding. It needs to be cleaned up.

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 10:17 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 2nd day of November, 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.