

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 28, 2022**

Members Present:

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

Chairman Bench called the Development Review Committee Meeting to order at 9:05 a.m. The meeting was held September 28, 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 Director LeFevre were excused.

1. Approval of agenda:

Motion by Manager Warnke to approve the September 28, 2022 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – absent, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

2. Approval of minutes—June 22, 2022

Motion by Engineer Breinholt to approve the minutes of June 22, 2022. 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. Final for BR Mountain Road Subdivision – Garth Day

Manager Warnke said this creates two remainder parcels, which would be developed by the developer. The main issue is extending BR Mountain Road for the purposes of the Corridor Preservation Fund application, which we have and then creating lot one, which will be the regional storm drain basin and park (13.179 acres). We had the purchase agreement and were going to record that, but it was sold by Chris Sorensen to Sierra Homes. In that transaction it changed the parcel number so the agreement I wrote is not recordable. There are things we need to include in the development agreement that is recorded with this subdivision that discusses construction of the road and other responsibilities. The City's obligation is for the upsize. I need to go through the purchase agreement and pull out the terms that need to be recorded and formalized. The remainder parcel also has to have the legal descriptions. The plan is to record the plat and then we will take lot one by warranty deed. Engineer Breinholt said all the easements need to be shown on the plat, including sewer, storm drain, and ditches. This

south ditch will have to remain since it is the tail water for the farm land. We would likely pipe it when we do the park. Chairman Bench reminded them to show the MUEs and PUEs. Manager Warnke said we will do a development agreement and try to get this closed.

Motion by Manager Warnke to approve BR Mountain Road Subdivision. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – absent, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

b. Discussion of Envision Estates – Jayson Adams & Jim Flint

Mr. Adams said we do not own this piece here, a 10x60 strip. It was under contract, but then did not go through. Since we do not own that, it takes away one of our accesses. We have another, which we own again. This is the Standers piece, which has plenty of width for our second access. This road will also pop out once Sierra Homes does what they have planned. We have this piece stubbed for when that happens. Once we have the go ahead from you, we can get Mr. Flint to re-engineer this. Manager Warnke said we need to resolve this section with the platting. Mr. Adams said we have met with the owner a few times to get it done. We have enough accesses now and will eventually have four once the other two get theirs done. Before we got stopped, this was going to be 92 single-family lots. This negated the whole thing and we went back to the drawing board. I know you have mentioned wanting some pickleball courts and a park. This is 40 acres so 10 to 12 acres could be townhomes, while three to five is for recreational purposes and then the rest could be single-family. We want your direction before we work it all up. Manager Warnke said why not just partner with Jay Stocking and get that road? I feel that needs to be incorporated into a useable parcel. We need to emphasize the road we really want, which is that collector road. Mr. Adams said the reason we want to get it in sooner is so we do not have to stop at 30 homes. I can work with him. Engineer Breinholt said it makes sense for Mr. Stocking to partner with you. It is on the Transportation Master Plan. Mr. Adams said I will work with him and see what his timeframe is. As far as this is concerned there is not a lot I can do, but I am willing to figure out how to get it squared away. Manager Warnke said the road needs to connect.

Mr. Adams said what are your thoughts and feelings on this? We would have the townhomes (8 to 12 acres), park or pickleball (three to five acres), and 50 to 60 single family homes on 10,000 to 15,000 square foot lots (about 25 acres). Manager Warnke said it is zoned for single-family at this point. Chairman Bench said you could get something worked out and came back with a good drawing, but keep in mind in the RM-16 zoning we are shooting for under nine units per acre. You will have setbacks and green space, too. Mr. Adams said I was playing off what was around it. If you have a better plan on how this would work, we are open. Manager Warnke said we have done a future land use and I like the single-family. I think there is merit to what you are saying about transitioning. For the park space we have discussed pickleball, but this is

not the best configuration. There is also the challenge of the noise associated with playing the game. We are looking at areas separated from residential. With our park plan, developers can pay a fee in lieu or a contribution that allows the City to have money for parks. Engineer Breinholt said I do not mind this being multi-family because it butts this project already, but I hate leading all the rest of this into multi-family when we want single-family as much as possible in that area. Manager Warnke said I do not like the offsetting intersection so I think that is a good transition to eliminate that and transitions nicely with what is there. I would like to see as much single-family as possible. Mr. Adams said we have some direction so we will play with that and be back.

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

4. Comments/Reports: None.

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 10:11 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 30th 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.