

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
OCTOBER 12, 2022**

Members Present:

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

Chairman Bench called the Development Review Committee Meeting to order at 9:07 a.m. The meeting was held October 12, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, and Deputy Recorder Nelson were in attendance. Manager Warnke and Director LeFevre were excused.

1. Approval of agenda:

Chairman Bench said 3. c. has been recorded.

Motion by Director Fulgham to approve the October 12, 2022 agenda with the change to item 3. c. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – absent. Motion approved.

2. Approval of minutes—July 13, 2022

Motion by Director Fulgham to approve the minutes of July 13, 2022. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – absent. Motion approved.

3. New Business:

a. Discussion and consideration of River Valley, Phase 8 – Garth Day

Mr. Day said this is the BR Mountain Road portion of our construction for Phase 8. I wanted to break that out. Since the road is a public improvement, I have to have that escrowed. The landscape plan is done and forwarded to this Committee. Chairman Bench reviewed Manager Warnke's comments with the group (see attached). That discussion included an agreement with Econo Waste for trash pickup and ensuring access to dumpsters, as well as making sure they are not too close to the units. The Committee discussed the layout and buffers, and asked that the MUEs be on the plat to address emergency response easements for emergency

vehicles. They need to ensure the road dedication plat includes removal of the protection strip and River Valley development needs to signs the plat.

Chairman Bench said there is a fee in lieu for streetlights and chip seal. You will also need to dedicate water shares to the City based on your landscape plan. The mechanical equipment should be screened from view as much as possible. They could be on the back side instead of the street side. Mr. Day said we have fences around them. Engineer Breinholt said a collector road requires 12 inches of sub base material. BR Mountain Road is a lot heavier road section. The Committee reviewed the parking, as well as the location of fire hydrants and a common mailbox. They reviewed the landscape plan showing trees, fencing, shrubs, and ground cover.

Engineer Breinholt said the sewer line in the BR Mountain Road shows .2%. I master planned that at .4%, but the direction was different, so if they cannot go to .25% we have to increase that pipe to 14 for the Master Plan. We would have to upsize the section through the park. The plans look good. I have a lot of notes, but nothing big. The Committee then reviewed the addressing.

Motion by Fulgham to approve River Valley Phase 8 for final with the adjustments to the plat and drawings that were mentioned. Motion seconded by Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – absent. Motion approved.

b. Discussion of River Valley, Phases 9, 10, & 11 – Garth Day

Mr. Day said now that we have the BR Mountain Road dedicated and the land transfer all done for the detention basin, the issue is how to get the road built all the way through? I know it is not a priority for the City, who has a big portion to pay for. We do not want to get ahead of that. We will not need this section of the road until we get to this building. We are scrapping Phase 9 and breaking it into three phases. We can get all the utilities we need for these buildings and will run this street in and get all this to Phase 10. Phase 11 would then pick this up. We hope by then everyone will be ready—that would be 18 to 36 months from now. That would give us plenty of time to get this done. We do not have to run utilities until we get to here and need to do the sewer. There are 140 units in Phase 9, which will be broke up into smaller phases. BR Mountain Road is a big piece to bite off all at once. We will try to hold off on that until the very last.

When asked about their plan for 1000 North by the railroad tracks, Mr. Day said we are starting to do some planning, but are about a year out. We might start on the commercial piece first. We are working on a concept with hybrid buildings that would have an office on the front and warehouse in the back. We are aware

of the road that needs to come through the back of this. Chairman Bench said they will be here next time to discuss how to continue with the layout and how to deal with that strip between. Regardless of what they do they can only do 30 units unless they get the second access road going west straight into yours. Mr. Day said we are trying to get the collector this way to sweep around and slow the traffic down. We want the streets to be private wherever they can be and we want a nice multi-family product. We are also trying to get a roundabout in there because they are good for traffic calming. We are in discussion with the people to the west of us, but are not sure what they will do.

Mr. Day wants to be put on the agenda for Harvest Acres Phase 1 and 2. I will bring in the landscape plan and get the plat done so we can record 1 and 2. When asked about water shares, Engineer Breinholt said it is based on the landscape plan.

- c. Discussion of BR Mountain Road – Garth Day (This item has been recorded).
- d. 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 10:13 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.