

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
OCTOBER 19, 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
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:10 a.m. The meeting was held October 19, 2022 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, 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 October 19, 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—July 27, 2022

Motion by Chairman Bench to approve the minutes of July 27, 2022. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – absent, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion of 760 North connecting to Envision Estates – Jayson Adams, Reed Scow with Visionary Homes, & Jeremy Scheer

This item was not discussed during this meeting.

- b. Final review for Harvest Village, Phase 1 – Garth Day

Mr. Day said the planting plan shows the layout and where the trees, shrubs, and all that will go. The full landscape plan includes the construction. The road dedication on Rocket Road was not contained on this plat so we had to go back and put that on Phase 1. That is why the plat for Phase 1 is not complete. When asked about the easements, Mr. Day said we are working on those. We will have those drawn up and sent over to be shown on the plat. We are pushing to get Phase 1 recorded now.

The Committee then discussed private streets and ensuring fire access and a turnaround. Mr. Day said I could put a temporary turnaround for now and when we do Phase 2, we will do the same. If I do it quickly enough, I will not asphalt that. Manager Warnke asked Mr. Day to match the dedication language. We have new language from our city attorney for HOAs since there are private roads. The road is not being dedicated to Tremonton, but will be dedicated to the HOA.

Manager Warnke asked about one of the roads in Phase 2. It looks narrow and I think there is a gap. Engineer Breinholt said he is just limiting this triangle piece and the private area will jog over. This is not how it will be built. It is just to show the ownership. Chairman Bench said the plat should show that gap and label it as common area. Engineer Breinholt said it is basically a park strip that would be landscaped. The construction plan will show the gap, but the landscape plan will address how the gap is handled. The Committee also reviewed where fencing would be along the trail and canal. Their fence would be rod iron and there would be self-closing gates. Mr. Day said we will treat that area as a park strip and will try to xeriscape that all the way down. Manager Warnke said have them show the landscaping for the park strip around Rocket Road. I love street trees that fit the area. It helps break up the elevation and screen things. Thanks for creating this better approach to the trail on Rocket Road.

The Committee then discussed dumpster location and access for phases 1 and 2. When discussing the turnaround, Engineer Breinholt said you are better off to put them where they are planned because you will have to build the turnaround anyway and you need the block enclosures. Make it big enough that the garbage man can pull in through and turn around. Just build it once rather than trying to do it differently. Include the enclosure and then record a temporary easement for the road, but then build the road section for the turnaround. It would not be that much extra.

Mr. Day said all the utilities are done and are in Rocket Road and 100 East. The offsites are done, too. How far out are we on the rest of the road dedication? Manager Warnke said Engineer Breinholt is working on an exhibit and I will draft the agreement, it should be pretty straight forward. Mr. Day said we have a lot of water associated with this, but not as much on the Stander's piece. We have just enough to do the development. We do have a surplus on this one though. We need to calculate what shares you need. Engineer Breinholt said those are shown on a landscape plan. The planting areas need to be called out. The information is there it just needs to be summarized. The Committee then reviewed the lighting plan for streetlights and lights on the buildings.

c. Discussion of Harvest Village, Phase 2 – Garth Day

Mr. Day said a lot of this stuff is related we just need to tidy how we will make this transition. We originally planned to do phases 1, 2, and 3 all together. For Phase 1 we are pushing to get the first two buildings done so we can see how things go with them.

That will be a different housing that would be more affordable for school teachers, public employees, public health care workers, district workers and more. We have someone picking up the first two buildings to do that.

Manager Warnke asked about his intentions on the Stander's property. Mr. Day said we are working on it, but slowly. We have a lot of things we are trying to tighten up. We are working on River Valley, starting on Phase 8, which is small. Phases 9, 10, and 11 will have 136 units—that is why we broke those up. Each phase will take about a year. In three years, I hope we will have a better idea on how to take this on.

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

4. Comments/Reports:

Manager Warnke said I will work on Bear River Meadows and I have given you the development agreement. Engineer Breinholt said we are there, but I want to make sure Fire Chief Robert LaCroix is okay with their fire plan. It all fits, I just wanted to make sure he was okay with that. Manager Warnke said I will go through it and give my updated comments. Engineer Breinholt said their plan was not approved by the canal company yet. They need that for the crossing. Manager Warnke said they accommodated my request to have more open space for the trail. Engineer Breinholt took a quick look and said there is plenty of space now.

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 10:29 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 25th day of January, 2023

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.