

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
OCTOBER 26, 2022**

Members Present:

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

Chairman Bench called the Development Review Committee Meeting to order at 9:08 a.m. The meeting was held October 26, 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. Mayor Holmgren was also in attendance. Director Fulgham and Director LeFevre were excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the October 26, 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—August 10, 2022

Motion by Engineer Breinholt to approve the minutes of August 10, 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. Final review for Harvest Village, Phase 1 – Garth Day

Mr. Day said on that triangular piece on the corner of parcel 8, you will not see it being dedicated to the City on the plat. I would like to do that in the development agreement and just hand it over. That works better for us to do it as a no cost donation. This is the road dedication on Rocket Road. Here is the dumpster area where we included the turnaround. This will be landscaped. Manager Warnke said the landscape plan looks good, this will be a good project. The Committee then discussed Manager Warnke's comments. First was the fire hydrants and making sure the turn radiuses function well for fire trucks. They are working on the easements for storm drain and sewer. They then discussed water shares and getting things squared away with the canal company. Mr. Day said I got an approval letter from the canal company early on, but I can get another.

Manager Warnke said just be sure to coordinate with them so they do not hold up the water. Show the landscaping and work on the park strip. Be sure to screen the dumpsters. Mr. Day said we have fixed all the drawings. We will talk to the County before we record. We will get the CC&Rs and HOA details finalized. Manager Warnke said I will consolidate my comments and send it on.

Motion by Engineer Breinholt to approve Harvest Village Phase 1. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – absent, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

The Committee then discussed some of Mr. Day's other projects and potential timelines.

b. Discussion of travel plaza on 1000 N and I-84 – Steve Borup & Rob Lindsey

Mr. Borup said we have several iterations with the tenant and are about to sign the lease long-term (20-30 years). We have to deliver by a certain date in order to hold franchise rights so we wanted to meet with the City to understand the schedule and assess the risks. What do you see as being some of the challenges here? Manager Warnke said this is not an easy project since it is not flat. There are utility issues and access issues. The right-of-way needs to be expanded so trucks can turn off and not impede traffic. We would need to discuss buffering and screening, and how to mitigate the different uses here. This would all be a permitted use.

Mr. Borup said I think we can get a site plan submitted in 90 days with elevations and all the details. We have 18 months to deliver. Construction will take 14 months. Manager Warnke said UDOT has a parcel of property that they will restrict access to. The only guaranteed access is at this property. UDOT does not want congestion and curb cuts where they should not be. Traffic will need to be separated from the trucks turning here. How you design it and do the layout will make a difference in how this buffers the residential. You will need to accommodate the BR Mountain Road through that development, which would make a nice dividing line between uses. They discussed the BR Mountain Road and what would be required (minor arterial, 80 feet to accommodate all traffic movements).

Chairman Bench said sewer would have to be pumped. Manager Warnke said an intermediate step would be to extend the main line all the way to your property on 1000 North and design it so it is gravity fed, while putting in a private lift station, interim. For storm water the outfall needs to be long term with a commercial basin on your site. Administrator Bench said you just have to control it. Mr. Borup said the biggest issue is how the political headwinds will affect the site layout. We have things to assess so we will bring a site plan that would address your concerns. Manager Warnke said you will have to dedicate water shares for landscaping—a dedication that is equal to your impact

(one irrigable share per developed acre). Administrator Bench said we have not done a big truck stop so we will all learn as we go through the site plan process. Manager Warnke said having trucks separated from the residential area is going to be important. Mr. Borup said the express model is about 12 acres and the full size is 20 acres. We want the trucks to have circulation so we will work through that. Manager Warnke said right now the ordinance restricts truck traffic on that road. You may need to upgrade it—I am not sure it can handle that truck traffic and volume. Part of the exaction may be improving that section of the road to accommodate truck traffic based on your impact.

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 10:19 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.