

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
NOVEMBER 2, 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 9:03 a.m. The meeting was held November 2, 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. Assistant City Manager Christensen was also in attendance. Director LeFevre and Director Fulgham were excused.

1. Approval of agenda:

Motion by Manager Warnke to approve the November 2, 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—August 17, 2022

Motion by Engineer Breinholt to approve the minutes of August 17, 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. Discussion of developing Big Horn property on BR Mountain – Paul Johnson

Mr. Johnson said we closed on the property two weeks ago. This is 1,300 acres. This section of about 200 acres is within the proposed City limits of Tremonton. The other 1,100 acres is in Garland City's growth boundaries. I am not sure if we do a mixture or have it all come to Tremonton. I have met with Garland and they are open and excited about it. I want to see what makes the most sense, but it would be easier to work with one jurisdiction. Manager Warnke said Tremonton is likely in a better position to provide services. They then discussed the annexation policy plan.

Mr. Johnson said what kind of density would Tremonton be willing to put on the property? I would like to have a blanket zone showing our minimums and maximums. We would want the ability to move density around if we get into a master plan. We

would want between 2,000 and 2,500 units (about two units per acre). Nearly 90% of this is developable land. Manager Warnke said I would like to see a master plan. We would come up with a pre-annexation agreement to lay out all the infrastructure requirements with a clear understanding of what is being dedicated to the City and what is impact fee eligible. Developers have fronted the money and been reimbursed through impact fees for large infrastructure pieces. There is a lot of work that would need to be done. We can have some flexibility, but people like to see a plan. There are existing residents up there that might have aversion to density. We could have parameters of where it will be and have it in proximity to major roadways. Our citizens would like to see a mountain bike park with trails and open space. Even an urban fishery would be good here. We do not have a lot of great locations or water sources for this, but wondered if there are any wells there? Mr. Johnson said I am open to that. We have enough water now to do 400 homes on the 200 acres. We cannot put that to use for another year and a half. We are far from having all the water we need, but I am in negotiations with people on other sources. Manager Warnke said the City Council is interested in acquiring more culinary water so it would be nice to have options.

The timeline for this project is anticipated to be 20 to 30 years. Mr. Johnson said the natural growth is going to push it. Manager Warnke said with these large tracks of land, the product has a much better outcome when you have a master plan. A concern in that area will be the road. We will need to improve 1000 North before you develop the first 200 acres. They reviewed the different options they would have for connection and how wide those roadways should be. They also discussed how they could put traffic right on the interstate. Another path could potentially connect to Garland and serve both jurisdictions. Manager Warnke said this could be a beautiful project. It would be nice to have the planning and landscape architect all come together. The engineering will be a big piece. The Committee then reviewed what the process would be moving forward.

- b. Discussion of 760 North connecting to Envision Estates – Jeremy Scheer and Jayson Adams with Visionary Homes, Jim Flint

Mr. Adams said we have reached out and attempted to discussion options with the developers next to ours. We have had conversations, but been unsuccessful coming to an agreement. Chairman Bench said you could start at the south and get the ball rolling with those 30 units while working on the other access. Mr. Adams said I talked to Jay Stocking about using his future access and he said that would be fine. We will have two accesses, but right now we are at the mercy of adjacent developers. We are not in a huge hurry to get started we just want to get the development agreement dialed in. We will sit on the ground and when things start rounding the corner we could get going again. We want to do single family here where it makes sense. We would bump these pond sizes up to accommodate Sierra Homes and use that north access that ties into his development. We will have the discussions we need, but they have their agenda and we have ours. Both of us are trying to do what is best.

The Committee discussed pickleball courts as an amenity in this location, as well as fencing and other requirements that would be added to the development. Manager Warnke said I would like to see the front doors face the road. It creates a better streetscape with parking in the rear. There are lots of things we can do to make sure the layout is best. When asked how many units would be here, Mr. Adams said there will be 17 four-plex buildings (68 units). Manager Warnke said it would be good to consolidate the ponds into one usable area so you have more space. I will provide you with my comments.

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

4. Comments/Reports: None.

5. Public comments: No public comments.

6. Adjournment:

Motion by Manager Warnke to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:46 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 1st day of February, 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.