

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 18, 2023**

Members Present:

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

Chairman Bench called the Development Review Committee Meeting to order at 9:39 a.m. The meeting was held January 18, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the January 18, 2023 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

2. Approval of minutes—October 19, 2022

Motion by Director Fulgham to table the minutes of October 19, 2022 until their next meeting. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

3. New Business:

- a. Discussion and review of Rivers Edge Development – Andy Hubbard & Caison Bates, Triio Group

Chairman Bench said Phase 1 was ready to approve we just need some minor tweaks and updates. The Committee read through Engineer Breinholt's comments (see attached). Mr. Hubbard said those are mostly about the secondary water system, the flushing station, and streetlights. The hydrants and light locations are on the sheet to address that. Engineer Breinholt said it is flat enough that they have to have a sloping plan to help it drain. The pump house station plans have to be included, too. I have all the elevation information I was looking for so I can do that. Manager Warnke said I have sent it on to the attorney to make sure the parcel configuration is what you were expecting. We have asked you to change the title to be more comprehensive, showing access and utilities. We will go through this and send you all the comments. Access will be provided around the park, which will be dedicated as roadway in the future. Manager

Warnke said we want to have complete access to a public right-of-way. Mr. Hubbard said we want to get construction started this spring. Manager Warnke asked if they have had a meeting with UDOT and put together a draft agreement? Mr. Hubbard said anything beyond Phase 1 would require us to install the traffic signal. It is all narrative and I will get that added. Engineer Breinholt said I would like to see the whole system for the secondary water and how it will work in an overall plan for all phases. It needs to include the flushes and drains.

Mr. Hubbard said we have worked out the boundary with the canal. We will allow them to have all the accesses they need. It changes the overall boundary, but not for Phase 1. The descriptions have been modified to reflect that. The Committee also discussed the 8.5-foot sidewalk, as well as curb and gutter. There will be a control gate and structure for storm water. Mr. Hubbard said early next week we can send this to you for final review and approval.

They then went through Manager Warnke's comments (see attached). The changes have been made and addresses have been added to the plat. Parcel A includes a note that it is public open space dedicated to Tremonton. When asked about the area dedicated for UDOT, Mr. Hubbard said I have an easement for them, but have not dedicated the parcel. They are okay with that until we figure out the commercial side of this. They reviewed the construction and intersection improvements, as well as asphalt, curb, gutter, and sidewalk for the parks. They also discussed the design and landscape plan. Mr. Hubbard said the pond has a 10 to 1 slope so we could flatten it out. This gives us more volume. They also reviewed where utilities would be stubbed for future use. The plans show the secondary water lines coming across Main Street.

Manager Warnke said be more direct and call out the future traffic light so it is more specific. Mr. Hubbard said depending on how many units we do in Phase 2, it would exceed that threshold. Basically, we would have an agreement that says anything beyond Phase 1 would trigger that traffic light. Manager Warnke said coordinate with UDOT as part of their agreement and be more specific so everyone is aware of what is happening, especially if it changes hands. We will work on the development agreement. Mr. Hubbard said we will get through this and make sure everything is handled. We will get you a plan in a week. We will coordinate with UDOT. They also discussed escrow and water shares. They have provided 11.99 shares for the lots in Phase 1. According to the agreement they would dedicate eight shares for the park, too.

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

4. Comments/Reports: None.

Engineer Breinholt asked where they are at on a few of the developments that have come before them, including Bear River Manor (townhomes on 400 West), Bear River Meadows (townhomes at 600 South), Harvest Village and Harvest Acres, and River Valley. Everything

seems to have taken a step back. Manager Warnke said for the Wizard Wash we own the fire hydrant. Director Fulgham said that is on the City's list for this spring. We have the parts and will hire someone to do the work.

5. Public comments: None.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:08 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 8th day of March, 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.