

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 25, 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
Connie Archibald, City Councilmember

Chairman Bench called the Development Review Committee Meeting to order at 9:35 a.m. The meeting was held January 25, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, Deputy Recorder Nelson, and Councilmember Archibald were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Manager Warnke to approve the January 25, 2023 agenda. Motion seconded by Director Fulgham. 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 & October 26, 2022

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

3. New Business:

- a. Discussion of property on 130 North 400 West – Bret Cummings, Hansen Engineers and Jonathan Roberts, Envision Finance & Mortgage

Mr. Roberts said we want to do townhomes on this 1.33 acres. I am changing the name to Saylor Townhomes. Manager Warnke said the orientation of those buildings need to face the road with access points. The parking and garages need to be in the rear. There is some flexibility with the setbacks. Along 400 West there will be right-of-way dedications. Chairman Bench explained the 2.25 parking stall requirement per unit and that four visitor parking stalls would be required for the 16 units. Engineer Breinholt said you have to do detention, but not retention. When asked about utilities and cuts in the road, Mr. Cummings said we could keep the cuts close together. We would have eight here and eight here with only two, 24-foot cuts. All these details would be discussed at the construction design.

The Committee further discussed curb, gutter, and sidewalk, and how that would transition along 400 West. The HOA would take care of the ground and individual sewer lines to each unit. Water and secondary water would be in place. The location of a dumpster and community mailbox would need to be determined.

The Committee discussed storm drain improvements, which would require catch basins. A landscaping plan is required and would be designed by a landscape architect. Director Fulgham said anything that is not hard surface would require water shares.

b. 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 10:23 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 15th 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.