

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
FEBRUARY 1, 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
Connie Archibald, City Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Development Review Committee Meeting to order at 9:34 a.m. The meeting was held February 1, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Director Fulgham, City Manager Warnke, City Councilmember Archibald, and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the February 1, 2023 agenda. Motion seconded by Councilmember Archibald. Vote: Chairman Bench – aye, Councilmember Archibald – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

2. Approval of minutes—November 2, 2022

Motion by Manager Warnke to approve the minutes of November 2, 2022. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Councilmember Archibald – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

3. New Business:

a. Discussion of River Valley, Phase 8 & 9 – Garth Day

Mr. Day said for River Valley 8 the engineering plans are all done with the requested changes to the storm drain. We want to get that ready to record. Engineer Breinholt said I have seen and reviewed this, but need the final. Mr. Day said we have the planting plan. Manager Warnke said that needs to be stamped and sent. That summary will show what water shares are needed.

Mr. Day said for River Valley 9 we plan to break that up. I had a discussion with the school district and they are considering land on the east side of town. On the other side of Ashfield the BR Mountain Road extends to our property. There are quite a few units

and we are not prepared to take that on at this point. We have agreed to do several smaller phases. We will start in the area of 450 West. We have done some infrastructure, but will save the big things for last. Manager Warnke said the biggest issue will be utilities and making sure they are there. Mr. Day said we would like to finish 450 West and work in this area to make this connection. We will do this as Phase 9. Sewer is set high. We are trying to figure out what it will take to build the road or if we need to start now and get it to run that way. There are 130 units to build. We planted some seeds with the school district for a location that fits better in this area. I have started discussion with the Pettersen Ranch. We have to get them on board to expand that road. We will start over because of our phasing scheme. The layout is generally the same, we just will not do it as one big phase anymore.

b. Discussion of Harvest Acres, Phase 2 & Harvest Village, Phase 1 & 2 – Garth Day

Mr. Day said I sent the easement for the storm and sewer line that runs out to the road. The asphalt is in, as is the curb and gutter on 100 East. Phase 3 will not happen right now. We will slow on the Phase 2. Phase 1 is in the works. Harvest Village has been approved and everything is done. We are waiting for the escrow and that easement. We can record anytime. We want to do the escrow now. Manager Warnke said with the pre-annexation agreement, this development will extend the water line down 100 East. The current water line is undersized. Director Fulgham said that line and cement were damaged in their construction process. The City had Rupp's fix and run it all the way down to Palmer Packing on the other side of the road. They would send the bill to him. Mr. Day said we will deal with the water shares on that and provide the 12 shares for the park. We will have more homes started in the spring and will focus on the widening of Rocket Road. That frontage has been on hold because of the power poles.

Mr. Day said I will email a check list with everything addressed. We want to record Phase 8 of River Valley and Phase 1 of Harvest Village. Everything else is a little fluid still. In Phase 8 of River Valley everything is done we just have to pull it all together. We are in about the same place with Harvest Village, we just need to get the water shares figured out.

c. Walk-ins:

Michael Jewell and Andy Hubbard were in attendance to discuss the River's Edge Development. Mr. Hubbard said we have a couple changes from UDOT. The subdivision plat is incorporated now. UDOT has this plan set. They have approved it once. I have asked them for an updated set of plans for their construction with the added radius to accommodate your section. We have done the structure detail you were asking for. We are working on the full secondary water drainage layout. Everything else has been addressed previously.

Engineer Breinholt said you just need to throw in those elevations. The Committee

discussed the potential for a sidewalk where they would connect to an existing subdivision. Manager Warnke said if curb and gutter are going to be installed then the question becomes do your residents need or create the impact that the City needs the improvement to meet that demand or overcome that issue. That is not totally clear. Mr. Jewell said I understand the City's position. Our guys are not going to be happy about that. There are lots of things we have given to the City already. Manager Warnke said I understand where you are coming from. We could maybe split it and see if it is even feasible to construct. Would you add dirt and grade it back? Mr. Jewell said that would be ideal. We will see how much transition we have between the edge and what the vertical difference is and do it at a reasonable slope.

They reviewed the list of comments and what needed to be added or corrected in the agreement. Addresses have been added. Dedications will be listed. They have updated the radius on the plat and legal descriptions. When they do the commercial phase, they will dedicate five additional feet for the sidewalk. When asked about their conversation with UDOT on the phase development, Mr. Hubbard said they would have something to us by the end of week for review. Engineer Breinholt said you need to have the secondary water pump sheet and submit it to the canal company. Mr. Jewell said as soon as we get Phase 1 approval, we are ready to go with the dedications for the park and water shares. We will need the development agreement for Phase 1. Let me know what you think of the CC&Rs. Our engineers will review the plan set one more time.

4. Comments/Reports:

Engineer Breinholt said during a city engineer conference he heard about a movement in the State legislature. A developer is frustrated with development approvals and requirements from cities and is trying to force every city to limit their local roads to 25 feet of pavement. He has a lot more stuff he is trying to require. We have pushed back. If this is passed it will cause major uproar. We need to talk to our representatives before it gets to the legislature and tell them what a bad idea some of this stuff is. They have worked up a plan where you get four chances to review it and then it is assumed final. We as a city need to develop a check list and until that is completed, we do not have to review it. It would help to get a complete submittal plan set. They are trying to dictate our standards. That should be the cities' right, not come from the State.

Councilmember Archibald asked about orientation of these multi-family buildings. Manager Warnke said we need to firm things up in our development code for architectural standards with our multi-family. We have had discussions with the Planning Commission to formalize some of those standards. We will get that cleared up in the code.

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 10:56 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 12 day of April, 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.