

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
APRIL 12, 2023**

Members Present:

Shawn Warnke, Chairman/City Manager

Chris Breinholt, City Engineer

Zach LeFevre, Parks and Recreation Director—excused

Paul Fulgham, Public Works Director

Connie Archibald, Councilmember

Cynthia Nelson, Deputy Recorder

Chairman Warnke called the Development Review Committee Meeting to order at 9:33 a.m. The meeting was held April 12, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Warnke, Engineer Breinholt, Director Fulgham, Councilmember Archibald, and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the April 12, 2023 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

2. Approval of minutes—February 1, 2023 & February 22, 2023

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

3. New Business:

- a. Discussion of annexation of parcel 06-060-0005 at 2226 W 1000 N (west side) – Joe Darger & Tammy Smith

Mrs. Smith explained this is their mother's house where they currently live. There is a ditch that runs along the property. They would like to build a barndominium that is at least 20 feet wide. There are restrictions due to the ditch and easements that accompany that, but they have permission from Chris Sorensen, who is the largest shareholder of that ditch. He is okay with the building starting there and providing us with enough space to build. Mr. Smith said we were not sure if we were considered County or City so we talked to representatives from both. Since this home is currently on City water we were told to see if we could be annexed into the City. Almost a year later our stumbling block is still the sewer. As of March, if you are going to annex, you have to hook into the City sewer, but we cannot do that it does not come that far. Chairman Warnke said you would have to extend the line. Director Fulgham said property developers have that burden if they want to develop or annex in. We allow them to do it, but that has to be up to City standards. You would have to run an eight-inch line to it. This direction that is roughly 1,000 feet of pipe with a few manholes. It is about 300 feet on the back side of 2300, but it is higher so you might have to pump, but it is pretty deep. That would also

be an eight-inch pipe, but only one manhole. Manager Warnke said we are trying to get away from septic tanks. The City and health department are concerned about them. We want people to annex into the City and get onto sewer. Engineer Breinholt said work with an engineer who can provide you with survey shots on how you would connect.

When asked about the size of the barndominium, Mrs. Smith said we are not sure yet, it will depend on the setback of the ditch, easements and placement, but we are thinking a 30x50. That ditch is not even used, it has been dry for years. Director Fulgham said that is a functioning, active ditch. You could also do a forced main lateral to the City manhole. You would have a pump station at your place and push the sewage 300 feet instead of gravity flow. That would be a three-inch pipe and all maintained by you. Engineer Breinholt said I question if you could gravity flow anyway. I would think you would need a private pump station.

They further reviewed the current layout and what could be done, but sewer proves to be the problem. Chairman Warnke said the City does not necessary allow two dwellings on property so it would be a subdivision. We are working on an accessory dwelling unit ordinance that would allow for that so long as one is an accessory. There are two options. You subdivide the property and then when you do that you have to get water connection and other things to comply with the subdivision ordinance, which includes connecting to sewer. For an accessory dwelling unit, it is hard to tell you what that is because we have not gone through that process yet. Conceptually, that is a smaller unit that is allowed on the same property—it is an accessory use to the principal use. We are working on accessory dwelling units now, which has been outsourced to a company to help us get that done to meet our affordable housing strategies. We will have a better idea in a month.

- b. Review and discussion of the Harvest Acre Village Phase 1 Subdivision Development Agreement—Garth Day

The Committee reviewed the punch list. Mr. Day said we want to get all three phases (1, 2 and 3) recorded and work through them. The public improvements for all three are mostly complete. There is some storm drain still to do, but that is all offsite (Rocket Road and 100 East). When asked about the canal crossing, Mr. Day said they have a crossing agreement, or permit, he would send to the City. Director Fulgham said we will need that for our records. Chairman Warnke said we are working on the development agreement, which is written for Phase 1 only, not 1, 2 and 3. Mr. Day said I will get back to you on that to make sure we are clear.

The Committee discussed a fee in lieu for chip seal, which would apply to widening portions of Rocket Road and 100 East. Mr. Day said final improvements to Rocket Road will be completed once the power poles are moved. They also discussed fee in lieu for streetlights. Chairman Warnke said the dedication plat to dedicate the frontage of Rocket Road needs to be added to the plat. Parcel 1 also needs to be addressed. Mr. Day said we will improve it and dedicate it to the City.

The Committee reviewed the landscape plan and discussed where there were still

deficiencies. Mr. Day would make these updates and include a tabulation table. Details on the HOA and CC&Rs have been completed and sent. They also discussed reimbursement for a water line (\$15,000). Director Fulgham said they installed an eight-inch line to replace the four-inch. Mr. Day said the water line has been taken all the way down to the end of Phase 3. Phase 1 has seven of the 12 homes completed. Phase 2 will add 26 more homes and there will be 91 single-family homes total, once completed.

- c. Review and discussion of the River Valley Phase 8 Subdivision Development Agreement—Garth Day

When asked about the upsize for storm drain here, Engineer Breinholt said I redid it and split out 2650 West and associated that just with this development. There is some oversizing charge inside that project. They will also have sewer. This is complicated with the BR Mountain Road. The way the cost estimate was prepared was to include the oversizing and then he would do his portion. That is a percentage of the overall cost (about \$260,000). Chairman Warnke said your portion would be about \$44,000 based on 33%. Engineer Breinholt said this includes River Valley 9 and paying your portion for that. Mr. Day said we will do this in phases (9, 10, 11 and 12) instead of just one big phase. We will try to buy you time since you will not be ready to put in the BR Mountain Road for another three to five years. I will resend those updated items to you.

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

4. Comments/Reports: None.

5. Public comments: No public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:23 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 21st day of June, 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.