

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
APRIL 24, 2024**

Members Present:

Jeff Seedall, Chairman & City Planner
Chris Breinholt, City Engineer
Marc Christensen, City Manager
Paul Fulgham, Public Works Director
Zach LeFevre, Parks and Recreation Director—excused
Tyler Seaman, Building Inspector
Sam Taylor, Landmark Design Planner—excused
Cynthia Nelson, Deputy Recorder

Chairman Seedall called the Development Review Committee Meeting to order at 9:31 a.m. The meeting was held April 24, 2024 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Engineer Breinholt, Manager Christensen, Director Fulgham, Inspector Seaman, and Deputy Recorder Nelson were in attendance. Director LeFevre and Planner Taylor were excused.

1. Approval of agenda:

Motion by Manager Christensen to approve the April 24, 2024 agenda. Motion seconded by Director Fulgham. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Manager Christensen – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye, Planner Taylor – absent. Motion approved.

2. Approval of minutes— February 14 & 21, 2024, and March 13, 2024

Motion by Director Fulgham to approve the minutes stated above. Motion seconded by Engineer Breinholt. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Manager Christensen – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye, Planner Taylor – absent. Motion approved.

3. New Business:

- a. Discussion and review of preliminary plat for Envision Estates – Ben Steele, Visionary Homes and Michael Taylor Civil Solutions Group

They reviewed the original plans and how that has changed. Mr. Taylor said connectivity is important. We do not have any dead ends. The intention is to limit through traffic and make it calming. Engineer Breimholt said that is going to be a thoroughfare. We have to have one road that is consistent east-west and north-south through this parcel. The other roads could move around and maybe not lose any lots. There needs to be connectivity. I do not care on the other roads as long as I have a main north-south and a main east-west. It is 66 feet wide and designated as a collector road.

The Committee confirmed they are talking with the Catholic Church representatives to figure out how the irrigation will be maintained. They discussed the irrigation in the area and how that would work. Engineer Breinholt said we need to know the details at this stage. Let us get the layout done first, but we are also going to need to know that the sewers have enough cover. I know it is tight, and that is why I am concerned. I would like to see utilities laid out per the public work standards. There will also need to be six-inch secondary water lines throughout this project. The layout here is a little messy. I recognize it as a preliminary, but before we get final, I want all that laid out properly.

Several conversations were going on at once as they further discussed utilities, roads, layouts, architecture and zoning.

b. Walk-ins:

Bradon Capener with Saylor townhomes was a walk-in. He said I added another sidewalk. Everything else is the same and I am waiting on the HOA documents. I did change the front a bit to compensate for that sidewalk. Where there is no parking here, I wanted to make sure people had accessibility to park in the back and get to the front without walking through the pond. We are actually changing the name to Union Townhomes.

Engineer Breinholt asked if the power pole had been resolved. Mr. Capener said it is Comcast. I have called them multiple times and they just give me the runaround. We will get it figured out. All they would have to do is drop it underground. Manager Christensen said we will need to do a final approval on all this. The checklists are online, so make sure you have everything and then we will send it to you on final approval. We will get Union Townhomes on the agenda for next week for final approval.

4. Comments/Reports:

Manager Christensen said we got funding from the Corridor Preservation Fund to do a new Transportation Master Plan. We can update our current one. This is funded, we just have to get with them and get it done for reimbursement. Aspen Ridges wanted to do a change on their site of six-plexes. They will likely change the whole layout to make it flow with Aspen Ridges to the south. The Committee discussed the need for access as they start to develop. Director Fulgham said they will need one access for every 30 units. They understand our process and have been through this before.

Chairman Seedall said I have had discussions with the school district, who are interested in adding another building somewhere near 1000 North. Do you think UDOT would work with the City and take over 1000 North if we take Main Street from Crossroads to Marverik?

Director Fulgham said no they would not let us take it over unless we brought it up to their standard. UDOT tried to give us third east going to Garland and we declined. We would not get the money to maintain what has been maintained in the past. That is now people's expectation. That would be our budget versus theirs. Engineer Breinholt said I do not think the traffic generated by schools would come anywhere close to equaling the traffic projected on Main Street. I have never seen UDOT take on a road because of school traffic. I cannot imagine they would be interested. The Committee discussed the road network and how they could reroute traffic in order to keep a high level of service for their roads in the future, as well as maintenance.

The Committee also discussed the plan for construction along 1000 North and when that road would be closed.

Mr. Taylor said everything in the water conservation document looks fine and is ready to go. I do not anticipate too many comments. The main thing is that we need feedback on the matrix and water conservation measures that the City is interested in making. Engineer Breinholt said I started going through the construction drawings checklist. I want to give some guidance for certain things that are in the public works standards so they do not have to go searching for them. I would add some of that guidance.

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 10:47 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 May, 2024

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.