

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 5, 2024**

Members Present:

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

Chairman Seedall called the Development Review Committee Meeting to order at 9:33 a.m. The meeting was held June 5, 2024 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Engineer Breinholt, Director Fulgham, Design Planner Taylor (via Zoom, arrived 9:43 a.m.), and Deputy Recorder Nelson were in attendance. Fire Chief Brady Hansen was also in attendance. Director LeFevre and Inspector Seaman were excused.

1. Approval of agenda:

Motion by Chairman Seedall to approve the June 5, 2024 agenda. Motion seconded by Director Fulgham. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – absent, Design Planner Taylor – absent. Motion approved.

2. Approval of minutes—May 8, 2024

Motion by Director Fulgham to approve the May 8, 2024 minutes. Motion seconded by Chairman Seedall. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – absent, Design Planner Taylor – absent. Motion approved.

3. New Business:

- a. Preliminary plat for Aspen Ridges North – Dominique Rogers, Northridge Development

Mr. Rogers said we are planning on doing the first 30 units and continuing off Aspen Ridges. For Phase 2 we will continue putting that bridge in and connect to 600 South. Chairman Seedall said you cannot do another 30 units without having a second entrance/exit. The notes say there will be 96 units, but my count was 102. Mr. Rogers confirmed it is 102 units. The only thing we changed is the garages, all the new plans will have two-car garages. That will help with parking and does not change the number of units. Having more garage space will also help with storage.

Engineer Breinholt asked about garbage and stormwater. Mr. Rogers said stormwater is on the next page. Director Fulgham said I assume these will carry on like the first development. The City's policy changed where we maintain those cans now instead of having an outside contractor. There is no dumpster container, just a storage container for individual cans.

They then discussed the canal and walking trail. Mr. Rogers said we are going to raise the dirt for the trail. Engineer Breinholt said this calls out a 10-foot-wide path with fencing on each side. I do not think we can do fencing on the canal side. The decorative fencing would continue. Director Fulgham said only fence on the apartment side between the townhomes and the trail. Engineer Breinholt said with 102 units, you should have another 26 parking spots. There is an extra quarter spot per unit (2.25 parking stalls).

Engineer Breinholt said this irrigation line will be eight inches and go all the way through. The City will pay for the difference to upsize. This was designed to be the same all the way through to help with flow circulation for secondary. You will be required to connect that to 600 South. Director Fulgham said we will require a blow-off drain that goes to one of your basins, so we can flush the system at the end of the year. Director Fulgham reminded them to get approval and to coordinate with the canal company. That needs to be done for Phase 2. There was some negotiating with the other developer and canal company. You might want to find out what they had done. This plan for the bridge lines up with the road across the street. Mr. Rogers said UDOT is already giving that approval.

Mr. Rogers said part of the development agreement is that we are going to complete the trail from Rocket Road to 600 South, which will be great. I imagine there will be kids that use that to go to school. Engineer Breinholt said that bridge will need to include the sidewalk on one side with a safety rail. Director Fulgham said on that one side it becomes part of the trail system.

Motion by Director Fulgham to approve the preliminary to go to Planning Commission, pending comments from Engineer Breinholt. Motion seconded by Chairman Seedall. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – absent, Design Planner Taylor – aye. Motion approved.

- b. Discussion of construction drawings for Rivers Edge – Phase 2 - Nick Wilcox, Triiiio

The developer was not in attendance. This item will be discussed at a future meeting.

- c. Preliminary plat for Envision Estates – Ben Steele, Visionary Homes and Jayson Adams

Mr. Steele said they have reviewed the comments and made corrections. There are two

items we did not think we would be able to meet or thought we should push back on. Everything else has been checked off. First is running this irrigation line in the street. He does not think that will work, it is too shallow and there is congestion in this road. Engineer Breinholt said that is fine, I just thought it would be easier to access if it was there instead of in the backyard. Mr. Steele said otherwise you are coming down this road and accessing it all the way down. Also, is an easement necessary for this ditch? That just favors the landowner. Engineer Breinholt said you are on their property and cutting in a ditch. It is for them, but you have got to go on their property to do it. Maybe an easement does not need to be recorded, maybe it is just an understanding and an agreement that you are going to go over there and build a ditch on his land. They discussed how that would layout. Mr. Steele said there are a couple of conversations to have. Engineer Breinholt said the storm drain needs to be extended mid-block. Chairman Seedall asked about yard drains. I do not know what the grade break difference is going to be between Archibald's. Are there going to be plans to match that or do these yards need to be connected with yard drains to tie into the storm drain so you do not get ponding? Mr. Steele said it is so flat. Maybe we can take care of some of those items on the CD review.

Engineer Breinholt said I want an overall layout. I am fine moving ahead. The biggest change here is that the storm drain is running right next to secondary water. It is supposed to be on the sewer side of the street wherever possible. Gravity on one half, pressurized on the other. I do want an overall utility drawing. A secondary water system layout showing drains so everybody knows when they are building that they cannot just follow the ground. I would rather not bother reviewing what I have until I get corrected ones based on this review. Mr. Steele said we will make these changes and get them to you. Can we do some offline meetings? Our construction window is getting tight. Engineer Breinholt said he needs to show how he is going to end each phase and how the utilities are going to end. Basically, just how are you going to terminate the water and sewer and how are we going to cover that with easements if necessary.

Mr. Steele said we had so many of the larger lots in this first phase so we would like to have them a little bit more mixed. This did change and we gained a couple of lots. That is reflected in Phase 1. Some of the property boundaries got tighter to make these lots smaller and narrower. Here is an overview of which lots are larger and which ones are smaller. The difference between these lots is fairly minor. The depths are all the same, it is just the widths that are affected. We will plan to get you updated CDs for the direction you are giving us. I think the only thing to hash out are the fees. There were a couple of minor things for landscaping. Chairman Seedall said if you can get us the updated preliminary, then we can get it on the docket for Planning Commission on Tuesday at 5.30 p.m.

Motion by Director Fulgham to approve the preliminary plat with a few corrections being made on their end and being sent back ready for the agenda.
Motion seconded by Engineer Breinholt. Vote: Chairman Seedall – aye, Engineer

Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – absent, Design Planner Taylor – aye. Motion approved.

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

4. Comments/Reports:

Director Fulgham said I got an email from Jim Flint on the solar and he has referenced the fire chief. Chief Hansen said we have talked a couple times. The access is reasonable. It is not awesome, but is reasonable. The hose ways would be fairly long, but we get the same thing on a long access driveway with a barn in the back. We can make it work.

Chairman Seedall discussed the transportation master plans options through two companies. Director Fulgham said I like both of them. Both are capable. Horrocks Engineering did our last one. That could be a plus, but then again, new eyes are a plus, so I am not sure which is better. The Commission agreed they would review those further after Chairman Seedall emails them. Chairman Seedall said we also have a \$60,000 grant from the County. We will discuss this next time.

5. Public comments: No public comments.

6. Adjournment:

Motion by Chairman Seedall to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:46 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 3rd day of July, 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.