TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JULY 3, 2024

Members Present:
Jeff Seedall, Chairman & City Planner
Chris Breinholt, City Engineer
Bill Cobabe, City Manager
Paul Fulgham, Public Works Director
Zach LeFevre, Parks and Recreation Director—excused
Tyler Seaman, Building Inspector
Sam Taylor, Landmark Design Planner—excused
Lyle Vance, City Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Seedall called the Development Review Committee Meeting to order at 9:33 a.m. The meeting was held July 3, 2024 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Engineer Breinholt, Manager Cobabe, Director Fulgham, and Inspector Seaman, Councilmember Vance and Deputy Recorder Nelson were in attendance. Director LeFevre and Planner Taylor were excused.

1. Approval of agenda:

   Motion by Director Fulgham to approve the July 3, 2024 agenda. Motion seconded by Manager Cobabe. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Manager Cobabe – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye, Director Taylor – absent. Motion approved.

2. Approval of minutes— May 22, 2024 & June 5, 2024

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

3. New Business:
   a. Discussion and consideration of Final approval for Envision Estates, Phase 1 and Development Agreement – Ben Steele

      Mr. Steele said Engineer Breinholt had concerns on Phase 1, which we have addressed, minus a couple that we could not respond to exactly. Engineer Breinholt said let us discuss these to make sure Director Fulgham is in agreement with the changes you are making. Mr. Steele said we have worked through the storm drain differences. We still have comments on the CD's to work through. Director Fulgham said you have to phase it. You do not want to estimate on something that might happen five years later. Standards can change and the cost will change. Engineer Breinholt said do it phase by phase. You do

not want to do the whole thing unless you are going to build it in a year. You are going to want substantial completion so you can start your year warranty period. I am going to do the whole construction drawing set as one approval. We will be done with that before we move on, but I think for escrowing and everything else it makes more sense to do it phase by phase.

Engineer Breinholt said I told them to move the storm drain to the other side of the street where the public works standards have it. The sewer laterals conflict with the storm drains if they are on the same side. Have you looked at the storm drain outfall? They are replacing the pipe there that is undersized. I told him to move the control structure for the basin up to the basin, not down at the intersection. There are a few comments they need to correct. I wanted Director Fulgham to be aware of the storm drain issue and that being on the same side of the street. The Committee also discussed the ditch and irrigation in the area.

Manager Cobabe said my only concern is to make sure it references this as being for Phase 1 and that subsequent phases will require an addendum. I think we can approve it with the idea that we will work through some of these remaining issues. Director Fulgham said water shares still need to be recorded and given. The Committee then reviewed the size of the lots and pricing. Mr. Steele said we do have new plans called the cottage series that are a little smaller. They have a garage, but it is a little bit tighter. They also have a nice, secluded backyard without much side yard. There will be three and four bedrooms.

Motion by Manager Cobabe to table this item until their next meeting. Motion seconded by Inspector Seaman. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Manager Cobabe – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye, Director Taylor – absent. Motion approved.

b. Discussion and consideration of Final approval for Aspen Ridges North, Phase 1 and Development Agreement – Dominique Rogers

Mr. Rogers said the upfront fees and development agreement are tied to Phase 1 and then we do an addendum. They will all go phase by phase. Director Fulgham said see what former City Manager Shawn Warnke had in there. I think the previous owner had turned over some water shares for credit. Mr. Rogers said we are also doing an asphalt trail. Could we do it at the end of Phase 2? The bridge will have to go first. We worry that could get torn up. Engineer Breinholt said the plans call for fencing on both sides of the trail, but it is only one side. We cannot fence the canal from the trail. When you change things update the preliminary plat, too. I have not seen a landscaping plan or a geotechnical report. Mr. Rogers said I will send that to you. The Committee also discussed secondary water and parking.

Director Fulgham said the roundabout has to be asphalt. We do not plow that, but garbage and fire trucks have to be able to get in and turn around. Do that or a hammerhead turn around. Since this was a different owner, we carried it through and made these public

utilities. Engineer Breinholt said street lights come in after you are done. The Committee also discussed improvements on the street side of the canal.

Engineer Breinholt would review the geotechs for the area and still needs the landscape plan, as well as storm drain calculations for review. Engineer Breinholt said I need it on the construction set that includes the ponds, too. It needs a little more information.

Motion by Planner Seedall to table this item. Motion seconded by Engineer Breinholt. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Manager Cobabe – aye, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye, Director Taylor – absent. Motion approved.

The Committee discussed when a second access point would come into play based off the 30 units per access rule in the code. They also discussed the bridge and widening that section of road on Rocket Road, as well as the power poles that will be moved. Director Fulgham said as soon as Rocky Mountain Power gets those poles done, then the developers on both sides can finish their project and we can finish ours.

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

4. Comments/Reports:

Inspector Seaman brought up a townhome project across from IFA and issues with their facade. Engineer Breinholt said it does not match the development agreement and what was stated for architectural plans. Inspector Seaman said they switched hands. Director Fulgham said the new owner did not even know there was a development agreement. I brought that to his attention and sent it to him. Engineer Breinholt said the agreement had a mix of colors and a mix of hardy board siding and stucco. Former City Manager Shawn Warnke was pretty particular about these things when he negotiated the looks. However, what they built is all stucco and it is pretty ugly. He is not in compliance with the agreement. That is in a bad spot to have a big ugly gray wall. Planner Seedall said it is going to look even worse when the Union Townhomes come in. If they do theirs to the standard, they will be drastically different. Inspector Seaman would have more conversation with them.

5. Public comments: No public comments.

6. Adjournment:

Motion by Manager Cobabe to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:43 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 7 day of August, 2024

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Cynthia Nelson, 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.