

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 21, 2024**

Members Present:

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

Chairman Seedall called the Development Review Committee Meeting to order at 9:36 a.m. The meeting was held August 21, 2024 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Engineer Breinholt, Director Fulgham, Inspector Seaman, Landscape Planner Taylor (via Zoom) and Deputy Recorder Lannefeld were in attendance. Manager Cobabe, Director LeFevre and Councilmember Vance were excused.

1. Approval of agenda:

Motion by Chairman Seedall to approve the August 21, 2024 agenda. Motion seconded by Fulgham. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Manager Cobabe – absent, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye. Motion approved.

2. Approval of minutes— No minutes to approve at this time.

3. New Business:

a. Discussion and consideration of Aspen Ridges North, Phase 1—Dominique Rogers

Engineer Breinholt said I have not seen the updated plans, but did not have anything significant from my previous review. Director Fulgham said I was looking on the construction drawing and wondered what this is here? They do not call out what that is at the end of that cul-de-sac. It should not be a blow-off. We do not allow them. If we are going to need a blow-off, then we need to just move the hydrant to the very end. With that short distance from the hydrant, we should be good until the next phase. Engineer Breinholt said we needed to include the parking area and temporary easement on the plat. We did talk about the geotech report and using the previous one. The Committee suggested getting rid of the air vac and connecting to the existing catch basins.

Motion by Director Fulgham to approve Phase 1, pending Engineer Breinholt's review. Motion seconded by Chairman Seedall. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Manager Cobabe – absent, Director Fulgham – aye, Director LeFevre – absent, Inspector Seaman – aye. Motion approved.

- d. Discussion of master development agreement for Rivers Edge

They were not in attendance.

- e. Walk-ins:

Chairman Seedall said the Old Grist Mill is looking at this property next to the light. They will need to work some things out, including the access with UDOT.

Kelvin Eaves and Thomas Hunt walked in to discuss The Junction. Mr. Eaves said we are trying to create a mix of unit types. We want something a little different, but obviously this is not a real luxury place. It is economical, but we want to provide some amenities that make it a comfortable place to live. We are open to input. Director Fulgham said we got really close on the last plan. I thought they had some good stuff. The Committee discussed the roads and sidewalks. Chairman Seedall said I wondered about doing a perimeter trail system that acts as a retention. Mr. Eaves said we would like to buffer the freeway with nice landscaping and big trees. That is more difficult on the south side with those power lines. We would probably have to do an HOA with some of these amenities. Chairman Seedall said he would review this and provide feedback. I would like to see some elevations because this will be the most viewed subdivision and development in Tremonton. We could permit more density to have a very nice-looking product. Where it is located, there will be a ton of people who see it. We will need a fire access on the north side. If that road is blocked this provides another way to get back there. This could become a fire lane only access. There is potential for commercial development here because of the frontage to Iowa string, even though there is limited access. Mr. Hunt said we figured it was just residential. The only single-family use we would do are cottage homes (4500 square foot lots).

The developers discussed the comments from previous reviews. Mr. Eaves said for sewer we have to put in our own lift station. Chairman Seedall said there is a developer south of you that is looking at doing a regional lift station at 9600 and the Iowa String area. This could be serviced by it. The Committee discussed other utilities as well as a traffic study that was conducted. Engineer Breinholt said it did require widening to that road. Chairman Seedall said we would do a preliminary to get the big-ticket items figured out and then would do phase-by-phase final plats. We do not have any twin family homes or duplexes. We need more of the missing middle housing. I would love to see any of that product be brought here. I am up for anything and would love to see a greater variety of models to see how they would function here. Mr. Eaves said our goal is to provide three or four different levels of housing.

- 4. Comments/Reports: None.
- 5. Public comments: No public comments.
- 6. Adjournment: