

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 21, 2025**

Members Present:

Jeff Seedall, Chairman & City Planner
Chris Breinholt, City Engineer
Bill Cobabe, City Manager
Zach LeFevre, Parks and Recreation Director
Carl Mackley, Public Works Director
Tiffany Lannefeld, Deputy Recorder

Chairman Seedall called the Development Review Committee Meeting to order at 9:32 a.m. The meeting was held May 21, 2025 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Manager Cobabe, Engineer Breinholt, Director LeFevre, Director Mackley, and Deputy Recorder Lannefeld were in attendance.

1. Approval of agenda:

Motion by Manager Cobabe to approve the May 21, 2025 agenda. Motion seconded by Director Mackley. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes. Motion approved.

2. Approval of minutes—April 23, 2025

Chairman Seedall said one correction. It is the PUD ordinance, not PID.

Motion by Director Mackley to approve the April 23, 2025 minutes with that correction. Motion seconded by Manager Cobabe. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes. Motion approved.

3. New Business:

- a. Discussion and consideration of Athenian eAcademy Site Plan—Contractor Evan Parslow was in attendance, Civil Engineer Josh Jensen and Logan Hammer joined through Zoom

Chairman Seedall said there are 23 standard parking stalls and two ADA stalls. That should be plenty of parking for nine staff members. Engineer Breinholt said has there been any traffic problems associated with this school? Mr. Jensen said Alice C. Harris is on that same street and when they get out at the same time, there is congestion during drop-off and pick-up. If they are at different times, it lessens that. Chairman Seedall said it is not an issue to the point of being a hazard. How many students does this add? Mr. Jensen said approximately 90. There are about 250 total students. The Committee also reviewed the setbacks.

Motion by Chairman Seedall to approve the academy site plan as shown. Motion seconded by Engineer Breinholt. Vote: Chairman Seedall – yes, Manager Cobabe – yes,

Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes. Motion approved.

- b. Discussion of Overlook Concept Plan— Pat Burns and Ashley with Link Development and Chris Kay from Oregon Associates.

Chairman Seedall discussed decreasing the alleyways and making some connections to avoid too many hammerheads and create more connectivity. Can we find a way to combine the basins at the bottom. We might get a more efficient footprint. Manager Cobabe said if you do combine, I think it would make more sense to do it behind those buildings, so you preserve the frontage. Mr. Burns said a couple of things have changed from the first concept we reviewed. We mixed the units more and got rid of some of the larger lots. We added the pathway here, which will also act as water collection from the hillside. This will have 658 units and you would be at almost 1,900 people (three people per dwelling). Manager Cobabe said one of the concerns we are seeing south of town is that people who have larger lots in the existing neighborhood, do not want townhomes and duplexes. Could you move those toward the middle of the development and have the larger lots border them? This would create a better transition. I like the open space and trail behind those lots.

They discussed water shares for the area, as well as sewer. Manager Cobabe said it looks good. We are moving in the right direction. If you want to put together a development agreement, we will look at that. The property will need the rezone and PUD overlay. Director LeFevre said we need a bigger park for the number of homes. Otherwise, we are becoming more deficit. We need an additional 11 acres so eight acres could go here and three could go somewhere else. Manager Cobabe said we can negotiate that. We have other acreage set aside in these trails and paths that could turn into usable park space or open space. If we are asking for more than what they are required to have, then we can look at a break on the impact fees for parks. Chairman Seedall said if we get the ponds combined, I would look at putting the pump track there and could use the side slopes for some amenities. The rezone is going to the Planning Commission and then we will work on the development agreement. We would then work on the preliminary plat. When the layout is good, the preliminary plat will kick in the vested rights for the property. We will wait for the rezone to happen.

- c. Walk-ins:

Bradon Capener discussed Union Townhomes. This is 14 units. It was mostly approved before I bought it. We are ready to begin construction. I am ready to fund the bond and wondered if I could do a letter of credit. Engineer Breinholt said no, the City has been burned before with those. Mr. Capener said the development agreement requires us to dye the curb so there is no parking along 400 West. I think that is a bad idea. This would be the only area with red curb. The Commission agreed there could be an amendment to that requirement. Engineer Breinholt said I never did receive a submission. There were a few things that needed to be added to the landscape plan. You need to show the whole landscape areas. I did not put my stamp on any of this for site

plan approval. This was just hanging out there and then things stopped. Mr. Capener said I would love the parking in the front, mainly just for convenience. Also, the City asked that this current ten-plex and our project combine ponds. The connection to the storm drain is on my side. The development agreement says if they do not connect to my pond, then they have to do their own connection. When I talked to the developer, he said he does not have to. They have not connected to the storm drain. The previous owners of each project were going to share the pond and the connection to the storm drain and share the cost of extending secondary water. Basically, all of that blew up and they never agreed to it. I do not want to have issues because they are not connected or designed for it. Engineer Breinholt said it was just supposed to be one pond. It was designed as a single detention pond with a connection that was stronger. If they do not want to get along with you, then they probably have to make their own connection.

Justin Campbell with Ron Keller Tire said I need to get a site approval. Chairman Seedall said we want to make sure the right-of-way lines up on the east side of 2000 West. The drive aisle did shrink. The owner was hoping they could keep going on some of the construction. I have not seen a landscaping plan. If the improvements all got put in, we would be low on the amount of green space in the commercial property. It is 15% minimum landscaping for a commercial site. The developer needs to put a cost estimate together for the frontage improvements. This will include curb and gutter, sidewalk and pavement. Are we good to do a partial approval so they can move in this construction season. We will get those sorted and then do the approval for Civic Review.

Jim Flint and Marisha Menlove were in attendance to discuss Bear River Manor. Mrs. Menlove said Bear River Manor had storage units as part of our development. We are wondering about adding low-income housing. There is a need for affordable housing. Elon Musk has a company, Boxabl, kind of like a premanufactured home, but they are designed above city code. It is basically a tiny home (19x19 footprint). Our storage units are 10x20. We wondered if we could do some Boxabl units in here instead of the storage units. We would extend this area by 10 feet to make it 80x20 on this side. We would still need some storage units but are trying to create more housing. Manager Cobabe said I am concerned about parking. Mrs. Menlove said parking is built because we have parking in front of all the storage units. Manager Cobabe said I would recommend a rezone request for a PUD overlay and a development agreement for the 20 units. That would help allow for these. We could then address questions like parking and some relaxed requirements. The PUD overlay is a legislative decision and subject to review and approval by the Council. Mrs. Menlove said the way our townhomes have been designed does not fit affordability. We designed them too big. We either need to cut our footprint down and make them smaller, so it does not cost as much to build or we need to cut them down and add to them. Engineer Breinholt said parking is an issue. Chairman Seedall said I would look at trying to get a shared parking agreement with USU and the health department. Manager Cobabe said you could also turn some of that detention into parking. You can get creative to find additional parking. The development agreement becomes a powerful tool for creativity and allows us to look into what works best and makes the most sense. Chairman Seedall said let us find time next week to start working on this and the development agreement.

Mrs. Menlove said we have the Palmer property, which is County right now. It needs to be annexed in. We want to do something similar there. This is near Bear River Middle School and is about three acres. If this was a tiny home development, you could have the road on the outskirts with a center-like common area. Engineer Breinholt said our current zoning ordinance has to have five-acres or it is just regular zoning.

Nic Porter was also in attendance. When asked about the pump station he said I am going to meet with your electrician. He has to put conduit in before we pour. The pumps are on their way. We are only doing two. Your plans show three pumps, but the development agreement says we only put in two. The City will do the third. Engineer Breinholt said Phase 1 was allowed to go without secondary. We knew they would not have a secondary system for phase one. Mr. Porter said the pump station itself is considered a system improvement and 100% of that cost is reimbursed back to us through impact fees. We upsize pipe along the way and only the upsize is reimbursable. The cost of the pumps, wet wells—that whole system are considered a system improvement. The Committee reviewed the different impact fees with him.

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

Motion by consensus of the Committee to adjourn the meeting. Motion seconded by the consensus of the Committee. The meeting adjourned at 11:32 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 _____ day of _____, 2025

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.