

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
AUGUST 7, 2024**

Members Present:

Jeff Seedall, Chairman & City Planner  
Chris Breinholt, City Engineer  
Bill Cobabe, City Manager  
Zach LeFevre, Parks and Recreation Director—excused  
Paul Fulgham, Public Works Director—excused  
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 9:34 a.m. The meeting was held August 7, 2024 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Engineer Breinholt, Manager Cobabe, Inspector Seaman, Landscape Planner Taylor (via Zoom), and Deputy Recorder Lannefeld were in attendance. Director Fulgham, Director LeFevre and Councilmember Vance were excused.

1. Approval of agenda:

**Motion by Chairman Seedall to approve the August 7, 2024 agenda.** Motion seconded by Manager Cobabe. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Manager Cobabe – aye, Director Fulgham – absent, Director LeFevre – absent, Inspector Seaman – aye. Motion approved.

2. Approval of minutes— July 3, 2024

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

3. New Business:

- a. Discussion and consideration of final approval for Envision Estates, Phase 1 and Development Agreement – Ben Steele, Visionary Homes

Engineer Breinholt said for those drains we needed to come up with the best solution. It is difficult because everything is so shallow and flat. Mr. Steele said we have addressed temporary turnarounds and dedications. There are a few things we would like to work through on the development agreement. As far as the CDs and final plat goes, we can make these changes. Engineer Breinholt said I am comfortable if we want to approve it today but continue to wrap things up through my review. Mine are fairly minor corrections. We need the easements for the utilities that are extended. Chairman Seedall said we want the development agreement to be an amendable document. I want to have

was right, but you could use the old Aspen Ridges geotech. That one said the site contained a large amount of topsoil (2.5 feet) that needed to be removed. I think we are covered by using that spec and I would accept the geotech. You do need to raise your property from the trail onto your property.

**Motion by Chairman Seedall to table this item until they get a landscape and irrigation plan finalized.** Motion seconded by Manager Cobabe. Vote: Chairman Seedall – aye, Engineer Breinholt – aye, Manager Cobabe – aye, Director Fulgham – absent, Director LeFevre – absent, Inspector Seaman – aye. Motion approved.

- c. Discussion and consideration of ES Solar & Tremonton Storage site development – Chis Lock and Jeff Dimond

Chairman Seedall said there needs to be a restroom inside the building. Inspector Seaman said the last time I talked to Hansen and Associates they said they were going to talk to the architect. Mr. Lock said we will do what you guys want. We have eight other facilities with indoor storage and have never had to do a bathroom. Inspector Seaman said it is not what we want, it is the building code. That is why I want to get the architect involved. I want the design professional to tell us it does not need to be there because I completely disagree, I think it does. Why do some of these facilities have them and others do not? Either a building inspector did not know what they were reviewing or they did not enforce the code. Is it just about money? Mr. Lock said no, it is more about running the sewer all the way there for one bathroom. Also, we do not have an office on site so if a toilet gets clogged and overflowed we would not know. We would not have anyone on site to catch that. They further discussed ways to avoid squatters and needs for power in some areas. The units will have climate control through power.

Engineer Breinholt said on the geotech report there were some pretty variable soils so I asked your engineer to address that on the construction plans. There will have to be some on-site adjustments when you get out there. There are a lot of unknowns on this site. You need to submit a landscape plan. I know the fire chief approved it the way it is, but I would like to have him confirm the location of that hydrant. We need an email tracking what he is okay with. The fence details need to be submitted. The storm drain crosses City property so the City will have to grant you an easement. There are two easements. We have to have that with the site plan approval. We need to know Jasmine trucking is okay with vacating that share of the easement and we need the documents. Chairman Seedall said get the plat prepared and submit it so we can review it and approve all of them uniformly. Engineer Breinholt said we are fine with building that layout so then you can move forward with confidence, you just have a few things that still need to be completed. Chairman Seedall said get the easements prepared and submitted. Get the comments done and come back to this meeting in two weeks.

- d. Discussion and consideration of Rivers Edge, Phase 2 construction drawings

Nic Porter with Triiiio was not in attendance. Chairman Seedall would see what motion

minutes that said that was approved. What was in the development agreement is very different than what was built. They will go to Planning Commission next week to see if they will recommend an amendment the development agreement to the City Council and let the building go as it stands. These are built out of all the same material with no variations. We have been working on updating our standards for site development and reviews, and architectural standards. Allowing them to do this would be a step backwards in my opinion. The landscape ordinance as it currently stands is pretty vague and so we are working on that. We want to have more forceful quantities ratios and development standards mainly because of water conservation that the State has been pushing. Also, it is tough to read and hard to enforce. There is a lot of ambiguity in it.

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

**Motion by Seedall to adjourn the meeting.** Motion seconded by consensus of the Committee. The meeting adjourned at 11:34 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 18 day of September, 2024

Cynthia Nelson  
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.