

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 22, 2025**

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
Carl Mackley, Assistant Public Works Director
Tyler Seaman, Building Inspector—excused
Tiffany Lannefeld, Deputy Recorder

Chairman Seedall called the Development Review Committee Meeting to order at 9:33 a.m. The meeting was held January 22, 2025 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Engineer Breinholt, Director Fulgham, Assistant Director Mackley (arrived at 9:41 a.m.) and Deputy Recorder Lannefeld were in attendance. Manager Cobabe, Inspector Seaman and Director LeFevre were excused.

1. Approval of agenda:

Motion by Chairman Seedall to approve the January 22, 2025 agenda. Motion seconded by Director Fulgham. Vote: Chairman Seedall – yes, Manager Cobabe – absent, Engineer Breinholt – yes, Director Fulgham – yes, Director LeFevre – absent, Inspector Seaman – absent. Motion approved.

2. New Business:

- a. Discussion and consideration of accessory structure on Rudd’s Funeral Home—Joe Rudd and Josh Rudd

Chairman Seedall said Rudd’s is looking to have an accessory structure on one of their parking lots for a new crematory. We have talked through how they are going to set the building and how the drainage will flow with those grades. They will keep everything going to an existing inlet between their proposed structure and existing funeral home. We are viewing it with the zoning they are in. The setbacks are by site plan review. I feel we are good with spacing and setbacks from the property lines and alleys. Director Fulgham said I have talked to Joe Rudd about this and how it functions and have no concerns. Engineer Breinholt said it is pretty straightforward.

Motion by Chairman Seedall to approve the accessory structure as shown on the site plan. Motion seconded by Director Fulgham. Vote: Chairman Seedall – yes, Manager Cobabe – absent, Engineer Breinholt – yes, Director Fulgham – yes, Director LeFevre – absent, Inspector Seaman – absent. Motion approved.

- b. Discussion and consideration of expansion at the Bear River Valley Hospital—Nicole Lyman, Heather Avner, Milt White and Curtis Hawkes.

Mrs. Lyman said we are proposing a small expansion to the Bear River Hospital to provide more outpatient services. We think it will be a great benefit to the community. It really is just filling in a gap between two walls of the existing building along that front side. Chairman Seedall said I do not feel like you would need more parking based on our zoning requirements. You have not increased the pervious area by more than 10%. Mrs. Lyman said I agree with the parking and do not think the effects of this change are significant as far as impacts. We are not even adding any additional storm drain boxes. It will drain into the existing.

Motion by Chairman Seedall to approve this expansion at the hospital. Motion seconded by Engineer Breinholt. Vote: Chairman Seedall – yes, Manager Cobabe – absent, Engineer Breinholt – yes, Director Fulgham – yes, Director LeFevre – absent, Inspector Seaman – absent. Motion approved.

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

3. Comments/Reports

Chairman Seedall said Civic Review has the final version of our permits ready for review. Engineer Breinholt said the items need to be listed there. Add it to the checklist. We always associate the final plot with the construction drawings, but it did not say that.

Chairman Seedall said with River's Edge there is some deviations from our standard parking requirements in the overlay zone. They get to have shorter stalls and 2.1 stalls per unit instead of 2.25. The Committee also discussed requirements that will be coming to Public Work standards, but are not required at this time.

The Committee then reviewed their progress on street light. They also discussed rights-of-way and sidewalks. Engineer Breinholt said a lot of our clients have moved to five-foot sidewalks. Tremonton and Brigham have not. Put the back of the sidewalk right on the property line for new construction. Director Fulgham said all existing sidewalks are four-feet unless they are in a trail system, then they are eight feet wide.

Chairman Seedall said I told Developer Brody Calder about this low impact and that it might help with some of the stormwater conveyance. We know it is going to be retention and not detention. Director Fulgham said we built it 10 to 15 years ago and it has never been used. Nobody likes it and nobody wants to use it. They have to build curb, gutter and sidewalk. It's just a different curb—more of a protective curb. There is also the fear of what the homeowner is going to do with it and potentially fill it in with soil. We thought this was going to be an answer to storm drainage. Engineer Breinholt said everybody builds a standard section, even with this new one. We have offered a few times, but with no parking nobody wants to do it. There is limited pavement. If we are all right with the five-foot sidewalk, I will have them change and update all the street sections that are four feet to five.

4. Public Comments: None.

5. Adjournment:

Motion by Chairman Seedall to adjourn the meeting. Motion seconded by the consensus of the Committee. The meeting adjourned at 9:56 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.