

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
APRIL 9, 2025**

Members Present:

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

Chairman Seedall called the Development Review Committee Meeting to order at 9:35 a.m. The meeting was held April 9, 2025 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Manager Cobabe, Engineer Breinholt, Director Mackley, and Deputy Recorder Lannefeld were in attendance. Director LeFevre and Inspector Seaman were excused.

1. Approval of agenda:

Motion by Chairman Seedall to approve the April 9, 2025 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director Mackley – yes, Director LeFevre – absent, Inspector Seaman – absent. Motion approved.

2. Approval of minutes— March 19, 2025

Motion by Engineer Breinholt to approve the March 19, 2025 minutes. Motion seconded by Director Mackley. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director Mackley – yes, Director LeFevre – absent, Inspector Seaman – absent. Motion approved.

3. New Business:

- a. Discussion and consideration of Envision Estates, Phases 3 & 4 Final Plat Josh Marble and Colton Page

Chairman Seedall said the plat looks good, at least the lot layout. I am still getting up to speed on what all the notes need to say. Engineer Breinholt said This is what we have already approved through the preliminary plat so I am good with it, but I want to review the final plat and phasing termination plans. Chairman Seedall said there are some fees in lieu we need to update in the development agreement.

The Committee spent time discussing streetlighting in other areas. Josh Marble said in Phase 1, we will be ready for streetlights in about a month. There will be some landscaping done at the entrance the first week of May. Chairman Seedall would send an email with the fees in lieu for these two phases, with the development agreement and updated fee table.

Motion by Chairman Seedall to approve the final plat, pending Engineer Breinholt's comments. Motion seconded by Manager Cobabe. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director Mackley – yes, Director LeFevre – absent, Inspector Seaman – absent. Motion approved.

b. Discussion and consideration of Spring Hollow, Phase 4 Final Plat

Chairman Seedall said I have no comments, I thought the construction drawings looked good, as does the easement. Engineer Breinholt said the comments on his review need to be addressed, but there is nothing critical. They will also need water shares.

Motion by Chairman Seedall to approve Phase 4, pending any changes Engineer Breinholt would have on the construction drawings. Motion seconded by Director Mackley. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director Mackley – yes, Director LeFevre – absent, Inspector Seaman – absent. Motion approved.

c. Discussion and consideration of River Valley, Phase 10 Preliminary Plat

This item was tabled until their next meeting, but the Committee spent some time discussing the development. Chairman Seedall said I think the whole phase is large enough for our PUD ordinance, if we felt that was acceptable. The Committee discussed the setbacks and how those could be adapted. They will further discuss this item at a future meeting.

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

4. Comments/Reports:

Manager Cobabe said our City engineer provides storm drain calcs to size things appropriately. At what point do we say, this is your license and you have come up with this solution so we should just rely on that? When I was in Morgan County, we had a geologist who did not want to have to go through all the hoops. He said this is my stamp as a licensed geologist and you should just accept what I am telling you. The responsibility then shifts from the County to me. As our hired engineer you look over these things and make sure the interests of the City are being protected. Engineer Breinholt said my approach has always been, if I see a problem, I say you should check this out, but I am not going to say you need to fix that. If I have an issue that is going to cause harm or damage to somebody else, then I bring it up. When it will not cause problems, that is 100% our call. I have the right to say I do not want your storm water leaving through their site and has to go in the street. That minimizes our burden going forward. Manager Cobabe said even when the City is exacting from the developer, they are not owned by the City at the time. They will be dedicated to the City once the improvements are accepted. This applies to Inspector Seaman as a building official, too. Technically, the building official for the City is just a second line of guarantee that the improvements required are being met. Why do we not make the developers bring in their own inspector? That removes the City from

the equation. Why is the City involved other than to collect the certification? At what point does the City assume responsibility and liability? Engineer Breinholt said we are protecting the public. The public wants to know there has been some oversight of construction when buying a home. Nobody trusts the guy who is building, to inspect for himself. They want someone else to have oversight. How many builders would get away with things if they just hired their own guy? A ton would do it right, but some would not. On the utilities, we have an obligation to make sure things are sized right to serve the public. We are going to get different opinions from different engineers, but we just have to ensure they function. Storm water is definitely not an exact science. Things are usually overkill, but we run the numbers and check the model.

The Committee further discussed how storm drain functions and some future development. Manager Cobabe said the volume of water you are putting into the system will increase, but the flow does not necessarily increase? Engineer Breinholt said that is the goal. You are just holding it on site in a pond—retaining or detaining. Manager Cobabe said we want impact fees as that area develops. I would like to see an appropriately sized regional detention pond there. We do not want each individual lot with their own detention ponds, that is inefficient. Engineer Breinholt said the best thing would be to do one big one, but the problem is everything is so flat. The pipe size has to become bigger and bigger until it is not realistic.

Manager Cobabe said my next question is related to the sanitary sewer and the second treatment plant in the southwest corner of the City. We have discussed it, but we might need to do a study and get impact fees as well. Engineer Breinholt said we do need to look at that whole area for sewer, secondary and storm water. Director Mackley said from an infrastructure perspective on the sanitary sewer, we are talking pump stations unless there is another treatment facility, which is something we need to figure out soon. Developers would pay for the lift stations, but they are not going to pay for a treatment plan. Manager Cobabe said they will if it is in our impact fees. I also want to look at having that second treatment plant take care of the development happening in the northwest corner on the hill. Chairman Seedall said you could use Iowa String as your delineator. Anything west of Iowa String goes to the new plant and anything east of Iowa String goes to the old one. Manager Cobabe said my point is, the alternative is not appealing, which is lift stations and forcing all that to our existing plant. That is going to require expansion and growth anyway. We will have to double the size of the treatment plant based on the number of new residences coming online in the next 10 years. Director Mackley said if we cannot get support for a regional treatment plant northwest of Iowa String, then we are not going to have a second plant and will have to do lift stations. Director Mackley said we cannot change what has been planned to this point and we are trying to plan for the future. I am just not sold on this. It has to be done in stages. I envision that including lift stations for a time. Manager Cobabe said we do not want 35 lift stations and we definitely do not want six PIDs out there trying to figure out how to do it. Engineer Breinholt said it may make sense to do a few large lift station locations and pump it back. It comes down to an analysis on what is cost effective. We need to look at a financial analysis. The Committee agreed to have Engineer Breinholt look into that. Manager Cobabe said let us put in the different variables regarding participation from property owners and developers. Understand this is coming. Director Mackley said are there any other communities that have had that kind of scenario? It would be worth a lot to talk to those people about what the specific set of circumstances were that led to that.

Mayor Holmgren was in attendance to discuss design updates on Main Street and Midland Square. Engineer Breinholt said we will have plans ready to start advertising this week on Midland. Chairman Seedall said the restrooms are important, but I think having the plantings and having the park look completed is also important. Mayor Holmgren said we just need to get the plan and budget so we can go to work on getting funding. I would like to get it done, if possible, before the fair since it is the 100-year anniversary. If not, we do not want it all tore up. We ought to figure out the lighting. It would be nice to use the same style lighting in Midland as Main Street. That is something the Steering Committee can help with. The light poles can be different, but we want them to be a similar style. Manager Cobabe asked Director Mackley to have a presentation ready for the Steering Committee with ideas so they can put a budget together. Mayor Holgmren said what do you think about pots hanging from the lights? Engineer Breinholt said every time I hear things hanging from poles, the follow-up is, we had to take those out because they were bending or got broke. I think they look nice, but they can be a huge maintenance problem long-term. Mayor Holmgren said what if we had planters on the sidewalk? Engineer Breinholt said they are easier to plant and maintain. They do not put the stress on the poles. Things do break overtime. The ones up high do look nice. There are pluses and minuses to both. You just have to decide what you want and what you are willing to live with. Mayor Holmgren has ordered pots to add greenery to Main Street until permanent changes can be made. The Committee agreed construction would likely not start until next year.

5. Public comments: No public comments.

6. Adjournment:

Motion by Chairman Seedall to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:49 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.