

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 7, 2025**

Members Present:

Jeff Seedall, Chairman & City Planner
Chris Breinholt, City Engineer
Bill Cobabe, City Manager—excused
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 9:39 a.m. The meeting was held May 7, 2025 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Engineer Breinholt, Director LeFevre, Director Mackley, and Deputy Recorder Nelson were in attendance. Manager Cobabe was excused.

1. Approval of agenda:

Motion by Chairman Seedall to approve the May 7, 2025 agenda. Motion seconded by Director LeFevre. Vote: Chairman Seedall – yes, Manager Cobabe – absent, Engineer Breinholt – yes, Director Mackley – yes, Director LeFevre – yes. Motion approved.

2. Approval of minutes—April 9, 2025

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

3. New Business:

a. Discussion of West Liberty Foods Lot Line Adjustment—Ernest from Landmarks Surveying

Chairman Seedall said lot line adjustments are an administrative decision, but with this one having some zoning implications, I wanted to bring it to the DRC for general discussion and approval. West Liberty foods and the other property owner have come to an agreement to do a lot line adjustment. They will build their buildings to share and have the lot line split where the buildings are constructed to touch. Inspector Seaman has already reviewed their building plans and given approval. The building permit is waiting on our approval. They will meet the fire code of having a shared wall.

Motion by Director Mackley to approve the lot line adjustment. Motion seconded by Director LeFevre. Vote: Chairman Seedall – yes, Manager Cobabe – absent, Engineer Breinholt – yes, Director Mackley – yes, Director LeFevre – yes. Motion approved.

b. Discussion of Tremont Center Master Site Plan—Micah Capener

Mr. Capener reviewed the plans for this area. We are trying to match this with Golden West and have it end in a positive way. We will tie into the water line. We are going to extend it along the front. We do have to dig up some of the pavement to get to the sewer manhole. They will continue by looping that line through with the other line we just put under the canal. We will tie it in and then loop all of those lines as we go back to the grocery store. Chairman Seedall said Golden West would like to see if you can merge and do a shared drive aisle, getting rid of their underground stormwater and have an above-ground for on-site detention. Mr. Capener said that could be a good idea. Engineer Breinholt said we are getting to a point where I need an overall plan. Mr. Capener said we have the master plan we did originally and nothing has changed. We were going to expand the pond as we went. I will have him round that up and send that to you.

Mr. Capener said this was Phase 3. I am building this building, which is just the mirror of that building. This entrance is already installed. Golden West will hook on here. That pond is currently here, which will be made a smidge bigger. How do we want this dumpster to work. Chairman Seedall said how does everyone feel about the dumpster over the canal? Mr. Capener said the problem is everywhere has a front. If I put it in the back, it is the front of these buildings. Engineer Breinholt said I do not like seeing them from the main road. Mr. Capener said if Golden West does not want to go through and tie these drive aisles together in the front, then it is a good spot for it because then it is not on the main road. It is a way in and you would not even notice it much. If they will let us go through, I think it will be better for circulation. I would propose we put the dumpster up against the pond. We were going to build a double dumpster so I can have one dumpster for all of these buildings in one spot. UDOT wants me to do a new \$10,000 traffic study even though I met the master plan years ago.

After more discussion, Chairman Seedall said I would prefer to see the road go through and have you guys work together. Engineer Breinholt said I think it is important to have that all interconnected to make it functional and increase traffic circulation. That needs to be interconnected. Chairman Seedall said the back of the building needs to look appealing. Mr. Capener said our buildings look so good that a lot of people go to the back door thinking it is the front. That would be better for both of us because we get a few more spaces over the canal if we connect these together. Then the dumpster does not block that visibility. I am open to the conversation if we want to eliminate both of us putting in separate drive aisles, if we can figure out how to make that be a win-win. It is just a lot of pavement to maintain when it is not going to be utilized that heavily on either side. If they are open to it our engineers could get together and come up with something that looks good. The vision was having parking across the front. this would all tie together. Chairman Seedall said I will put comments together doing some shared islands and connectivity with them. Doing the parking over the canal gives us some way to use it. Mr. Capener said the point was to do away with the eyesore and increase visibility. That would be a great sign corridor over the canal and the remaining could be for parking.

- c. Walk-ins: There were no walk-ins.
- 4. Comments/Reports: None.
- 5. Public comments: No public comments.
- 6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:23 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.