

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 4, 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 9:45 a.m. The meeting was held June 4, 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 June 4, 2025 agenda with the change to move 3. a. to the bottom of item 3. Motion seconded by Chairman Seedall. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes. Motion approved.

2. Approval of minutes— May 7, 2025

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

The following items were discussed out of order.

3. New Business:

- a. Discussion and consideration of Ron Keller Tire Site Plan—Blaine Keller

Mr. Keller said the last thing pending is a plat for the easement going on 2000 West. Johnston Engineering is currently working on that. I am asking for leniency to continue with our contractors and their scheduling. I am on a time crunch this year. Manager Cobabe said we have looked at this forever. We could approve it based on the condition that we hold a building permit. He wants site plan approval so he can get going on the building. Chairman Seedall said you can go ahead and start building, but we will only occupy the building after it gets recorded.

Motion by Manager Cobabe to approve this, pending plat recognition. Motion seconded by Director Mackley. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes. Motion approved.

b. Discussion and consideration of Jason Murray Lot Line Adjustment

Chairman Seedall said Jason Murray is out on the east side of the canal (1000 North). He is having issues with the underwriters on his financing, so they asked him to make this lot line adjustment. His intent is to develop on the south, rear part of the parcel. I do not have any issues with this. He will probably just have a driveway going down the middle and back to his house. The underwriters may not have been comfortable, even though he owns both parcels, with having his driveway go through one parcel to get to the other. This is zoned R1-20.

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

c. Discussion and consideration of EK & Sons CUP

Chairman Seedall said he lives on the hill and has two properties. His house is on 1050 North; the property he is hoping to get a business license on is between his house on 1050 and 1000 North. He plans to restore cars and post them for sale on this property. This would need to be re-zoned since it is not a use in the R1-20 zone. There would only be one to three cars there at a time. It would match a lot of other lots in Tremonton that have random vehicles parked on them, but it is not allowed in the residential zone. Engineer Breinholt said we have to follow the code and that is not allowed.

Motion by Manager Cobabe to deny the request. Motion seconded by Director Mackley. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes. Motion approved.

d. Discussion and consideration of Western Waste Management CUP

Planner Seedall said this is over on 400 North. They want to store a roll off dumpster that could be taken to other sites. There is enough space to have a truck with it on site, but it does seem like a more commercial style use in a residential neighborhood. The home occupation permit or having a business use out of a home was to monitor commercial uses inside residential neighborhoods. The truck will probably be on site, but the dumpster most likely will be in other locations. Not sure if it will be that noticeable or have a visual impact by having a commercial sized vehicle on a residential lot. If it is not successful then this large roll up dumpster would sit next to the house

more often than not. Manager Cobabe said could they put it behind a sight obscuring fence? Chairman Seedall said not sure if they could get it out. They do have an RV pad over on the west side of their house where they would park it. I worry about it becoming a community dumpster. Manager Cobabe said if they can park it behind the house or a fence. I am okay with it. Otherwise, we just say no. Director Mackley said this is a very small property. I do not think they have room. I do not think the fence is feasible. Manager Cobabe said if they can do it, then cool, if not then the answer is no.

Motion by Manager Cobabe to table the item until they have more information. Motion seconded by Director LeFevre. Vote: Chairman Seedall – yes, Manager Cobabe – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes. Motion approved.

e. Walk-ins:

4. Comments/Reports:

Manager Cobabe said I want to make sure we are inviting a representative from the school district for our agendas to these meetings. They can send a representative if they want. This could help the school district feel more connected with what is going on here. Planner Seedall said I will reach out to them.

5. Public comments: No public comments.

6. Adjournment:

Motion by Manager Cobabe to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:14 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.