

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
AUGUST 6, 2025**

Members Present:

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

Co-Chairman Cobabe called the Development Review Committee Meeting to order at 9:34 a.m. The meeting was held August 6, 2025 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Co-Chairman Cobabe, Engineer Breinholt, Director Mackley, Assistant Director Beecher and Deputy Recorder Nelson were in attendance. Chairman Seedall was excused.

1. Approval of agenda:

Motion by Director LeFevre to approve the August 6, 2025 agenda. Motion seconded by Director Mackley. Vote: Chairman Seedall – absent, Co-Chairman Cobabe – yes, Engineer Breinholt – yes, Director Mackley – yes, Director LeFevre – yes, Assistant Director Beecher – yes. Motion approved.

2. New Business:

a. Discussion of Clover Field Subdivision—Keith Russell

Mr. Russell said our previous plan had issues. The biggest thing was trying to connect to the south parcel. Here is a revised plan. At this point I do not control the south parcel. Hopefully I can make that connection in the future. We do not believe the sewer goes through. Engineer Breinholt said you show this as a continued stub street, but it is not a public right-of-way anymore. There are a couple of challenges if you were to do that. You would have to construct a turnaround at the end of the sub street. There is also concern with the proposed density based on the zoning. Co-Chairman Cobabe said there is an infill overlay that could be applied to this to give the additional density. As far as the zoning is concerned, it would still be a legislative process to get that overlay applied. We are going through this concept plan now to make sure what he is asking for can work. He would then apply for the zone. Engineer Breinholt said the whole idea of showing a sub street with a future street that will not likely happen is a disingenuous way to put out a temporary turnaround because it would be a cul-de-sac. I do not see that as anything other than a cul-de-sac without being able to punch that road through. Director Mackley said that proposed road is going through an existing lot with a home. Engineer Breinholt said there was a plan for that road to go through at one time, but then someone built a house in the way. This is just a hope. Mr. Russell said I have talked to that owner, who may sell his property. He has property in Portage. Engineer Breinholt said that would be great if he is on board. The Committee further discussed

the need for a turnaround, not only for emergency vehicles, but for snowplows and garbage trucks.

When asked about the width of the proposed lots, Mr. Russell said they would be 50 feet wide. Co-Chairman Cobabe said the number of homes on one access is more of a concern. If our standard is no more than four homes on a turnaround, we ought to stick to that. However, if the code is poorly written compared to other locations and if that is just an arbitrary number, we could look at changing the code to accommodate something reasonable. There just has to be a reason for it. Engineer Breinholt said the 150 feet is usually applied to City streets. The decision was made by Public Works, so they are not backing up vehicles. It is about being servicing those lots at the end of sub-streets safely. Co-Chairman Cobabe said I prefer a turnaround for a host of reasons. The length and number of units served is the question. What triggers it. Engineer Breinholt said if you are terminating the street there has to be a cul-de-sac. Mr. Russell said the through road would be the best scenario. At this point we are just looking for more assurances that it could happen and if not, we are discussing other options. Co-Chairman Cobabe said the hammerhead seems to be the option at this point and you will lose a couple lots. Engineer Breinholt said regarding private drives, the way the codes are written, the better layout would be the turnaround. Co-Chairman Cobabe said I think this is a good solution, the question is how do we develop that upper left corner. I want to be as flexible as possible and if it involves a change to the code, we can look at that. We need to have the rationale behind it though. This is a unique situation where you have a road stubbed out on the east and south sides, but you do not own the property in between. Right now, we cannot approve this layout, but with more tweaking and homework, I think we can get there.

b. Discussion and consideration of revising Title II and Title III of the Tremonton City Zoning Ordinance

Engineer Breinholt said we should look at updating our written public works standards to use the APWA. I would not suggest giving up our drawings, but we could make some updates. We have things that are uniquely Tremonton that should remain. This is more about the text portion. Director Mackley said it sounds like it would help cover us better. It covers everything and would be a security blanket. Engineer Breinholt said APWA is used by lots of communities and all the contractors know it. Co-Chairman Cobabe said developers crave predictability in the process more than anything. You can budget for predictability. The Committee agreed to table the item until they could have a conversation with Chairman Jeff Seedall.

Motion by Co-Chairman Cobabe to table the item. Motion seconded by Director Mackley. Vote: Chairman Seedall – absent, Co-Chairman Cobabe – yes, Engineer Breinholt – yes, Director Mackley – yes, Director LeFevre – yes, Assistant Director Beecher – yes. Motion approved.

c. Walk-ins:

Ben Johnston was in attendance to speak about a development at 500 South. We reviewed the platted lots. That was a dedicated street that went through and later on they changed the road. These parcels went to auction, and Dennis Fuhrman bought them because it was owned by the school district. The school district never recorded the deed. For the last year, we have been trying to get this changed. Finally, we have this parcel. This parcel still was dedicated as a street and we need to get that vacated and back to Dennis. That is a dedicated right-of-way in Tremonton. There was never anything recorded. How do you want to vacate this? Co-Chairman Cobabe said you would do an amended plat. The vacation can be done through the recordation of an amended. Especially if he wants to realign these two lots and change the configuration. I would prefer to have that all done in one instrument. You just indicate on there that there is an existing road right-of-way that has to be abandoned, and the ownership will revert back to the adjacent property owners.

3. Comments/Reports:

Director LeFevre asked how they can be sure streets are not being sold off so future roads and connections are no longer available, like in their conversations today. Co-Chairman Cobabe said we have to allow people to build on their property the way they want, unless it goes against the requirements of the code. It also depends on who is watching. Sometimes a building permit is issued without consideration of future requirements. If people have built into our right-of-way, we have full authority to go in and plow down anything they may have put in there. If you build your house over the property line thinking, this road will never go in because I own it, the City can take it down because you built on top of it. Now, the City should issue a building permit for that, but people do things without building permits all the time.

4. Public comments: None.

5. Adjournment:

Motion by Co-Chairman Cobabe to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:48 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.