

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

Members Present:

Jeff Seedall, Chairman & Community Development Director
Andrew Beecher, Assistant Public Works Director
Chris Breinholt, City Engineer
Zach LeFevre, Parks and Recreation Director
Carl Mackley, Public Works Director
Linsey Nessen, City Manager
Tiffany Lannefeld, Deputy Recorder

Chairman Seedall called the Development Review Committee Meeting to order at 9:31 a.m. The meeting was held October 22, 2025 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Assistant Director Beecher, Engineer Breinholt, Director LeFevre, Director Mackley, Manager Nessen and Deputy Recorder Lannefeld were in attendance.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the October 22, 2025 agenda. Motion seconded by Director Mackley. Vote: Chairman Seedall – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – yes. Motion approved.

2. Approval of minutes— September 17, 2025

Motion by Director Mackley to approve the September 17, 2025 minutes. Motion seconded by Assistant Director Beecher. Vote: Chairman Seedall – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – yes. Motion approved.

3. Approval of 2026 DRC Annual Schedule

Motion by Chairman Seedall to approve the annual schedule. Motion seconded by Director Mackley. Vote: Chairman Seedall – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – yes. Motion approved.

4. New Business:

- a. Discussion and consideration of the Northern Furniture Condominiums—Eric and Tammy Deacon

Basically, we are separating the top floor from the main floor and basement. The top floor is a residence, and the main floor and basement are used for the business. Engineer Breinholt said it has been 25 years since I have seen a condo plat, so I need to brush up on that to see what we need to do. It seems we need to identify every unit individually

with varying distances and dimensions. This is not new; we are just separating the title and deed. To do so, the County told me I had to do a condominium plat. Mrs. Deacon said he would own the top and I would own the bottom. Utilities are separate. Engineer Breinholt said with a condo, there is still an owner of the building and parcel number. Developer Garth Day said the outside is owned by someone, while the resident would own the inside. Someone has to be responsible for the exterior. You would have to set up an HOA to own and maintain the building itself. There has to be some ownership of the building. The HOA is a good mechanism, but it can be done in several ways. We are just trying to get the upper floor in my name instead of the family trust. Director LeFevre said in 50 years, if they sell the building, and the upstairs is still a condominium, what rights would the building owner have to change that if it is owned by a different person? Are there any rights there to change the condominium? Mr. Day said if you want to change the ownership, you amend the condominium. Officer Horspool said it is all going to depend on what is listed in the contract. There are a few different ways you can go about this. All those details will be laid out. You will be better off having something legal put into this on what the negotiated contract is going to be for the condo. Mr. Day said there should be three ownerships—someone who owns the land and building, someone who owns the commercial space and someone who owns the space above.

After much discussion, Engineer Breinholt said we just need to make some tweaks on the plat. These are not commonly done anymore. Chairman Seedall said Engineer Breinholt will email me the comments he has, and I can send it to you. Once those changes are made, you can come back for approval. Engineer Breinholt said we need to have some sort of plan that shows how this is going to happen and split utilities.

Motion by Chairman Seedall to table this item. Motion seconded by Director Mackley. Vote: Chairman Seedall – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – absent. Motion approved.

b. Discussion and consideration of River Valley, Phase 10 Final Plat—Garth Day

Mr. Day said the road is nearly complete. I will be calling for an inspection soon. We have to record the subdivision plat, which dedicates the road. We are here for that and final approval of Phase 10. The asphalt is in, and we are waiting on the road. We are trying something a little new with construction because of the tight areas. The private improvements on the inside will be completed by the home building team, and the vertical team is going to start on the eastern two buildings. Before occupancy, they will put the parking lot in. The plat does include the 450-extension dedication. The open space is specific to each unit. The commons areas are listed. We have made all building envelopes, so the back patio or front porch fit inside that square. The open space and common area will be dedicated on the plat to the River Valley HOA. We did at one point receive preliminary approval for all of phases down to BR Mountain Road. We were going to do it all at once, but the market softened and now we are breaking it up. We have three more phases after this. We have started discussion about the participation

agreement for BR Mountain Road. We are nearly done with our portion.

The Committee reviewed dumpster location and requirements. Mr. Day said that it will be in the common area between the two large buildings. When we did River Valley 9, we platted those as apartments, which changed the lot size and made it, so we did not have a location for a dumpster. Those buildings are on individual cans. The plan was to keep them in the same HOA management and then add the third dumpster. To the west, between those two buildings, there is a dumpster located at the back. Engineer Breinholt said because of that, I would suggest you tie in a sidewalk between the two. Mr. Day said we have and they will tie together. On our multi-family we are doing a master meter, one large two-inch meter. The HOA will sign up and pay those bills. There will be one bill instead of 30 plus. The risk is that if the HOA stops paying the water bill, everybody gets shut off, but I think that is a minimal risk.

Engineer Breinholt said there were some issues in the last version I saw. It had to do with setbacks. Mr. Day said this is a PUD, which allows flexibility in the setbacks. The Committee reviewed those requirements and discussed the orientation of the buildings. Mr. Day said we have four western buildings that side face the main road. We have changed the architectural standards and wanted to push the southern ones a little closer for more of a community feel. Chairman Seedall said I will go through and identify the setbacks and information from the PUD. We can table this until we get that figured out. We will get the development agreement wrapped up in a couple weeks.

Mr. Day then reviewed Harvest Village Phase 2. We have done the preliminary on the first three phases. We were just waiting to record the plats as we built them. We considered it all a preliminary and then I bring the plat in when ready to record.

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

c. Walk-ins: None.

5. Comments/Reports: None.

6. Public comments: None.

7. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:18 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.