

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
DECEMBER 3, 2025**

Members Present:

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

Co-Chairman Mackley called the Development Review Committee Meeting to order at 9:34 a.m. The meeting was held December 3, 2025, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Co-Chairman Mackley, Assistant Director Beecher, Engineer Breinholt, Manager Nessen, Inspector Seaman and Deputy Recorder Lannefeld were in attendance. Chairman Seedall was excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the December 3, 2025 agenda. Motion seconded by Manager Nessen. Vote: Co-Chairman Mackley – yes, Chairman Seedall – absent, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Manager Nessen – yes. Motion approved.

2. Approval of minutes—November 5, 2025

Motion by Assistant Director Beecher to approve the November 5, 2025 minutes. Motion seconded by Engineer Breinholt. Vote: Co-Chairman Mackley – yes, Chairman Seedall – absent, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Manager Nessen – yes. Motion approved.

The following items were discussed out of order.

3. New Business:

a. Discussion and consideration of Old Grist Mill—Site Plan application

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

b. Discussion and consideration of Valley Vistas—Preliminary Plat application Brock Burns and Andrew Peterson (via Zoom)

Mr. Burns said this is a project on the hill right below the water tanks. It is a PUD. We have single-family, townhomes and cottage lots. We will have 306 doors in this subdivision with some open space. This will be one of the main accesses to the future developments above. We are shy of 59 acres, and this will happen in three phases. We can start as soon as we get approval. From the original submission, we wanted to add pathways and access points to future developments. We have had quite a few conversations with Chairman Seedall. We have had conversations back and forth as far as water, running pressurized irrigation, unit numbers and community feel. When asked about the spring and tanks? Mr. Burns said we do not have a plan yet because we are waiting for your input on what you would like to see. Engineer Breinholt said I am not prepared to do anything official today. We just received it and have not had time to get into this.

The Committee spent time discussing the detention and water flow through this area, along with water shares. Assistant Director Beecher said I am a little concerned about that west spring collection area. It is pretty tight and we need to look into that. Engineer Breinholt said I will find the spring recharge area, and we will have to get it plotted on there to see how it fits. It is a source protection zone regulated by State and City code. When asked about infrastructure Mr. Burns said we have had a couple of conversations about the water tank that will be added and potential impacts to the sewer system downstream. Our community will not have much of an impact compared to what is coming. Right now, the sewer has capacity, but with the new development coming in up above, that sewer capacity would be different. The water tank is definitely on our radar.

Assistant Director Beecher said on these proposed areas for a trail what is the plan for maintenance? Is that a City thing? Mr. Burns said it was my assumption it would be a City-wide trail system. Assistant Director Beecher said those will go between lots and we will end up with weeds and all sorts of stuff. They will have to be taken care of. Engineer Breinholt said you are showing a couple of roads with a 50-foot right-of-way. That is not a Public Works approved width. Those will have to be bigger than what is planned. I have seen this one before, but it has been changed a bit. Mr. Peterson said we did attend a DRC before we realized the plans and made some changes to the layout. The Committee agreed to send their comments through email to continue to work things out.

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

- c. Discussion and consideration of Clover Field Estates Phase 3—Preliminary Plat Keith Russell

Mr. Russell said I have submitted a cul-de-sac and to see if we can move forward with this layout. Engineer Breinholt said in general, I prefer this layout, so you do not have

to rely on anything going through to the south. Mr. Russell said these are smaller. One parcel will have three houses the other one will have two. It has been rezoned to R1-10. Co-Chairman Mackley confirmed that the City would own and maintain the 110 South Street and cul-de-sac. The others would have private driveways. Mr. Russell said I have done a primary layout of utilities. I own the road because the City vacated it back to the intersection. I can deed the property back or put it on the plat. Engineer Breinholt said it needs to be rededicated as a public right-of-way. I am comfortable if we want to move forward, pending a technical review.

Motion by Assistant Director Beecher to approve the preliminary plat for Clover Field 3 pending Chairman Seedall's and Engineer Breinholt's review. Motion seconded by Inspector Seamans. Vote: Co-Chairman Mackley – yes, Chairman Seedall – absent, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Manager Nessen – yes. Motion approved.

- d. Discussion and consideration of River Valley Phase 10 and PUD Development Agreement—Final Plat application, Garth Day

Mr. Day said we have addressed most of Engineer Breinholt's comments. We did calculate the parking wrong and are only short two. We are either going to add a block of parking there or add a couple here. The other items will be easy to deal with. The Committee discussed the sewer connections, drainage and garbage service. Mr. Day said we are going to run individual services for water and sewer. The HOA pays the bill as a whole. Inspector Seaman said if there is an HOA established, you could have a maintenance agreement in place to avoid issues. If not, each unit would have to be on their own meter. Engineer Breinholt said I think we need individual laterals into each unit, but I am fine with the single meter. Mr. Day said I will run the individual lines. The sewer will be owned by the HOA. Co-Chairman Mackley said I have some concerns about storm drain drainage and ponds in this area. I would like to see it come and go. Mr. Day said we are working toward the regional basin. In Phase 11, we are prepared to run the storm drain all the way through and across to BR Mountain Road. Originally, we were going to do all of this as one phase, which would have solved the storm drain and built BR Mountain Road immediately. Two administrations ago, there were other road priorities. The City asked us to break this up into a bunch of phases and give them time to save. That sounded like a good idea at the time, but now it has caused me a bunch of problems because it was planned as a big unit, but now I am breaking it off into little pieces, which all have to be considered individually. On top of that, we have added this to the PUD ordinance, which has caused some delay. We did reorient these buildings. We tried to get them out on the road so it has a better community feel. There are things we can do in lieu of having open space. The Committee agreed to continue this discussion on January.

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

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

4. Comments/Reports:

The Committee discussed progress being made at the Tremont Center and will continue those discussions at a later meeting.

5. Public comments:

Resident Michelle Martineau wanted to address the current and proposed developments on Radio Hill and how that would impact traffic on 1000 North. She said all this traffic coming down on 10th North is going to be crazy when the almost 600 units that were approved last week are built and now another 300 are proposed. I am afraid improvements will take place years down the road and by then we will have a thousand houses up there with all the traffic coming down 1000 North. Even with additional roads being built, all of them come down into 10th North. My concern and hope is that Tremonton City will budget for stoplights and other needed improvements. I live on 10th North and work at the hospital. Cars do get backed up at that four way by the hospital and you cannot get through there. That is now, before all these homes are built. Something has got to be done. We are going to add hundreds of homes and this is the only route into town. Director LeFevre said we are making sure property owners are following the laws. We can try to improve things in the future and have agreements, but we cannot require every single person who comes to do big things. We can try to work with them but that is the City's responsibility. We do not have anything planned right now that will push us to improvement that road. The Committee encouraged her to attend meetings to stay in the know. Developers will help with their proportionate share for infrastructure as development occurs. Officer Horspool said we cannot allow something to go through without looking at all of the processes that go into that and road structure is one of those. There are a whole bunch of things that have to be taken into account. Mrs. Martineau said the timeline of this occurring is my concern. With all of these homes going up on the hill, 10th North needs to be a priority on the transportation plan. I do hope BR Mountain Road can alleviate some problems.

6. Adjournment:

Motion by Co-Chairman Mackley to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:09 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.**