

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 7, 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—excused
Tiffany Lannefeld, Deputy Recorder

Chairman Seedall called the Development Review Committee Meeting to order at 9:34 a.m. The meeting was held January 7, 2026 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Assistant Director Beecher, Engineer Breinholt, Director Mackley, and Deputy Recorder Lannefeld were in attendance. Manager Nessen was excused.

1. Approval of agenda:

Motion by Chairman Seedall to approve the January 7, 2026 agenda. Motion seconded by Director LeFevre. Vote: Chairman Seedall – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – absent. Motion approved.

2. Approval of minutes—November 19, 2025

Motion by Director Mackley to approve the November 19, 2025 minutes. Motion seconded by Director Beecher. Vote: Chairman Seedall – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – absent. Motion approved.

3. New Business:

a. Discussion and Consideration of Site Plan Application—Old Grist Mill Curtis Heaton

Chairman Seedall said everything looked good on the landscaping plan. It was pretty simple. We were able to talk to UDOT about temporary access. Mr. Heaton said we filled out an application and submitted it, but their system was down. We are seeing if they can get it fixed. We have an application number just not an application in the system. Engineer Breinholt said we need a plat for that five-foot right-of-way dedication along the highway. He accommodated it here, but we need the plat to convey that property is a right-of-way. It requires a separate document. He has planned for it on your site plan, we just do not have the document to convey that. Your engineer needs to prepare it. I am fine with the plan we just need that last document.

Motion by Chairman Seedall to make a conditional approval that the site plan can go forward and start construction as is. The right-of-way dedication has to be

completed before occupancy can be granted. 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. Walk-ins:

Mike Alvord, Steve Grange and Clayton Grover were in attendance to discuss Hidden Valley. Mr. Grange said we need resolution on a couple of the outstanding things so we are all on the same page. One being the pond and also the tree removal. There is still quite a bit of money being held in escrow. I want to know what you guys expect to get that released. Engineer Breinholt said I stopped releasing money because of the pond problem. Without an outfall, you are going to have to sacrifice another lot and shallow it up. I am looking at the dollar amount and saying what do I need to be guaranteed this pond is going to be fixed. I am not looking at line items. What is it going to take to guarantee this is not a problem for the City. Initially, we discussed getting an easement for the main to outfall for the future storm drain. I guess that did not work. In looking at the map, just south there is a storm drain that stubs through the lots and picks up the ditch. I have not been out there to verify grades. They might be too shallow. It is meant for the ditch, but that might be an option short-term. Long-term, we want the storm drain to go out. You would still have to have the detention ponds instead of retention. We need to get rid of the water and not have it standing in the bottom. They discussed options to fix that and to get the escrow released. The Committee then discussed water meters and sidewalks, along with other improvements.

Marisha Menlove was in attendance to discuss Bear River Manors. She asked about adding pickleball courts to their retention pond and having that turned over to the City. After several discussions, Engineer Breinholt said I have sent all my concerns about access. Mrs. Menlove said we want to keep our plan in place and see how the absorption is. If we can get approval to do the studio apartment buildings in the front two lots we will keep the others as townhomes. We will just see what the absorption is. We will build one building at a time and see how that goes. After discussing options with the pickleball courts, the Committee agreed those would need to be under an HOA due to their size and location. Director LeFevre said we are planning to build eight to 12 pickleball courts at the Stokes Park in the future. I do not know that these would be used. Engineer Breinholt said it feels like that is not as much a benefit to the City because of the size. I would suggest this remains private and not a public facility. They also discussed potential for a dog park or frisbee golf. These smaller parks are less utilized and there is a greater need for larger spaces opposed to these small parks throughout the City. Director LeFevre said I need to talk to some of my colleagues and see what they are doing with detention basins to better utilize that space. Engineer Breinholt said it would be nice to make some of these areas multi-use, but they also become a drain on City resources and budget to maintain and operate. It is easier to consolidate these types of things into a large regional area. The Committee agreed that this area, whether it be grass or pickleball courts, would need to remain in the HOA and not be turned over to the City to maintain.

4. Comments/Reports: None.
5. Public comments: None.
6. Adjournment:

Motion by Chairman Seedall to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:37 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.