

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JANUARY 21, 2026**

Members Present:

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

Chairman Seedall called the Development Review Committee Meeting to order at 9:35 a.m. The meeting was held January 21, 2026, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Assistant Director Beecher, Engineer Breinholt, and Deputy Recorder Lannefeld were in attendance. Director LeFevre, Director Mackley and Manager Nessen were excused.

1. Approval of agenda:

Motion by Chairman Seedall to approve the January 21, 2026 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Seedall – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – absent, Director Mackley – absent, Manager Nessen – absent. Motion approved.

2. Approval of minutes — December 3, 2025

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

3. New Business:

a. Discussion of Weese Glass Property—Todd Thornley

Mr. Thorley said I am a realtor with All American Real Estate. I bought the building at 55 South Tremont Street. I am going to put a real estate office in part of it with other offices or retail. One of the benefits of this property is ample parking. I have a 90-foot parking lot in the back with a 17-foot alleyway that is City-owned. I have a bid to repave my parking lot because there are major potholes. The alleyway is being blocked off by dumpsters. I have not had it surveyed yet but have talked to Johnston Engineering. I need to preserve my parking lot. There is quite a bit of traffic through

there because of the other businesses. I want to start doing construction. There was never any oversight on the construction that other building owners did, and they attached things to my building. I am concerned about their rainwater coming onto my property since their roof slopes onto mine. I want to ensure they are honoring that property line and building like they should. The Committee suggested Mr. Thornley have the survey done and get in contact with Officer Horspool to figure out the next steps.

b. Discussion and Consideration of Final Plat Application—Rivers Edge Phase 6 Garrett Kelly

Chairman Seedall said based on our discussion last week, my only comment was about widening the sidewalk from 300 North to the entrance. There was supposed to be an eight-foot sidewalk from the park over to the trailhead that was missed in Phase 2. We should have that in the construction drawings for Phase 6. The Committee then discussed the road layout and where the single-family, townhomes and apartments would be. Assistant Director Beecher said part of Phase 6 includes the pond. Mr. Kelly said we will put those storm drains in and get that retention basin in, so we are ready to move forward with the park when we hash everything out. Engineer Breinholt said the pond is supposed to be the final grading and will need to be landscaped. This is the regional pond. We do not want to leave it unfinished or let it turn into a mud hole. What is the timing for the park itself? Mr. Kelly said that is what we have been discussing along with updating the MDA. We are waiting to see what the City wants in that park and what we can make work with the impact fees that are generated, staying within the MDA. Obviously, we are both incentivized and want to make it the best.

Councilmember Bowcutt asked how many apartments and townhomes there will be? Mr. Kelly said in total 240 apartments and 224 townhomes. Chairman Seedall said we need to finalize the MDA because there are some very specific amenities in there for the park. Mr. Kelly, Director LeFevre and I have been discussing what amenities we need. The Committee also discussed parking that would be available throughout. Engineer Breinholt said once we decide timing, we should make decisions on landscaping, but something needs to be done with this phase, whether it be temporary or final. It would be more efficient to have the final grading and some turf to be ready for the park. Councilmember Bowcutt said is the City going to be responsible for mowing? Chairman Seedall said we will be responsible for the park, that is why we have made it big enough and are looking at expanding so it is a worthwhile asset. I recommend we hold this off until Director LeFevre is back for further discussion, we could table until the next meeting. Then we will just have minor corrections.

Motion by Chairman Seedall to table this item. Motion seconded by Assistant Director Breecher. Vote: Chairman Seedall – yes, Assistant Director Beecher – yes,

Engineer Breinholt – yes, Director LeFevre – absent, Director Mackley – absent, Manager Nessen – absent. Motion approved.

c. Discussion and Consideration of Preliminary Plat Application—Valley Vistas

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

d. Discussion and Consideration of Site Plan Application—Rivian Tremonton: Lloyd McCarthy and Justin Boston from Dewberry Engineers and Ken Takada Rivian Representative

Chairman Seedall said this is next to McDonald's and they are looking at doing an EV charging station, which matches the zoning and code. They are just using the southern portion of the parcel. It will be a parking lot with some chargers. Engineer Breinholt said we will need to look at drainage and setback requirements. I do not see anything for garbage. What about the remainder piece of property that is undeveloped? Mr. Takada said the developer is going to work on something in the future for that. He is working with vendors and potential developers. For now, it will remain as is. The piece we are proposing now is about 12,561 square feet. Chairman Seedall suggested a temporary basin on the remaining parcel. Engineer Breinholt said it is less than an acre and does not discharge under the neighboring property. There is really actually no requirement for doing anything with the stormwater at this point, other than do not dump it on the neighbor's property. Chairman Seedall said I would like to see the swale where you are dumping and have that landscaped enough so it does not turn into a mud pit. You could put native grasses where the water discharges. Mr. Boston said we did not provide a landscaping plan because I had previously reached out asking about it. The code stated, on a parking lot less than 15 spaces landscaping is not required. Chairman Seedall said I will go through the code. We do not want to end up with an unvegetated strip between McDonald's and yours. It would be nice to see some natural mulch and even drought resistant grasses to handle flow. I am okay giving an approval pending that the landscaping meets our code.

Motion by Chairman Seedall for a conditional approval based on review of City landscape plan to see what is sufficient. Motion seconded by Assistant Director Breecher. Vote: Chairman Seedall – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – absent, Director Mackley – absent, Manager Nessen – absent. Motion approved.

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

4. Comments/Reports: None.
5. Public comments: No public comments.
6. Adjournment:

Motion by Chairman Seedall to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:29 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.