

**TREMONTON CITY CORPORATION
PLANNING COMMISSION
FEBRUARY 24, 2026**

Members Present:

Raulon Van Tassell, Chairman—excused
Micah Capener, Commission Member—excused
Karen Ellsworth, Commission Member
Andrea Miller, Commission Member
Mark Thompson, Commission Member
Ashley Phillips, Commission Member
Jack Stickney, Commission Member
Jeff Seedall, Community Development Director
Linsey Nessen, City Manager—excused
Tiffany Lannefeld, Deputy Recorder

Co-Chairman Ellsworth called the Planning Commission Meeting to order at 5:31 p.m. The meeting was held February 24, 2026, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Co-Chairman Ellsworth, Commission Members Miller, Phillips, Stickney, Thompson, Director Seedall, and Deputy Recorder Lannefeld were in attendance. Chairman Van Tassell, Commission Member Capener and Manager Nessen were excused.

1. Approval of agenda:

Motion by Commission Member Phillips to approve the February 24, 2026 agenda. Motion seconded by Commission Member Thompson. Vote: Chairman Van Tassell – absent, Co-Chairman Ellsworth – yes, Commission Member Capener – absent, Commission Member Miller – yes, Commission Member Phillips – yes, Commission Member Thompson – yes, Commission Member Stickney – yes. Motion approved.

2. Declaration of Conflict of Interest: None.

3. Approval of minutes—January 27, 2026

Motion by Commission Member Phillips to approve the January 27, 2026 minutes. Motion seconded by Commission Member Stickney. Vote: Chairman Van Tassell – absent, Co-Chairman Ellsworth – yes, Commission Member Capener – absent, Commission Member Miller – yes, Commission Member Phillips – yes, Commission Member Thompson – yes, Commission Member Stickney – yes. Motion approved.

4. New Business:

a. Discussion of Mixed-Use Development Code

Director Seedall said I wanted to get feedback on what the Commission feels is the best path forward. You have time to review the code as we make updates. Even though I am

resigning, there is no pressure to adopt quickly. Once our City Manager is back, we will finish interviews to get my replacement. How would the Commission like to approach this discussion? Commission Member Stickney said I would like to hear an overview of what work you have done, because we should not just throw that out and start from scratch. I got a feeling from the Council that they do not want us to make any decisions until the new positions are filled, but we ought to take seriously the work you have done. Director Seedall said Landmark Design, our previous city manager, and myself have been working on this since last spring. This is a complete change to two chapters of our current code with the intent of creating a vision for new development and redevelopment along our main streets and any other kind of commercial or industrial areas we may annex. This is taken from a template through the associates of governments. Besides taking some of their framework, all of this is new. The intent is that this code would replace the Commercial Industrial Zone chapter, along with our Mixed-Use Zone. We created these districts so as we take on large master plan communities, the Planning Commission could pick which of the districts it may want to apply to either a commercial corridor or center to have that continuity between the standards we have on our Main Street and commercial areas now and into the future. This is code we would like to put through the neighborhood initiative. It is to the point where we are letting the public see it and provide feedback. Where we have industrial right up against our current commercial and residential, we wanted to take a serious approach of how to blend and not contrasting uses of land. If we have a rezone application coming for a high-density residential next to an industrial park, what could a form-based code do to protect both properties from being negatively impacted. The best way it prepares for that is with these guidelines and protocols. We also have changes to our residential code that will help prepare the Commission and staff to more creatively navigate that conundrum of infill development that we will continue to see as the City grows.

After some discussion the Commission agreed, they would like to review this chapter by chapter over the next few months to gain more knowledge and work through it. Director Seedall said I hope through the neighborhood program we will have a chance to let the public look through it. Commission Member Stickney said perhaps a high-level summary could be presented to them on the main points rather than the specific document until it becomes more solidified. It will be important to get input from the public. Director Seedall said it will likely take eight meetings to go through all this information. I want the Commission to feel very comfortable and understand what they are recommending to the Council. We will probably end up doing this once a month. We will have one meeting to take care of business items and low hanging fruit and then we will have one where we continue to go on a chapter-by-chapter basis through this. We can speed up the process as you see fit. I have started preparing documents for my replacement to reference and give context to what ongoing tasks are and what the end goal is. If we need to change something we can always go back and change it, which is really the spirit of zoning code.

5. Public Hearings/Public Comments

ChrisDean Epling said I am representing the Neighborhood Partnership Initiative (NPI) and wanted to address the Commission. It is going really well. We have had 10 to 30 people at every meeting and have met with every district. I plan to get on your agenda and give a 10-minute report on what is going on with the NPI and the feedback we get. Personally, I am excited to present this to the citizens and am grateful we are taking the time to get that information out. Just posting a public hearing is not necessarily educating citizens so I appreciate taking the time to do that education and participating in meaningful conversations. If there is anything you need me to do, please reach out.

6. Comments and Reports

Commission Member Thompson said I talked with Russell Thornley and Keith Russell, who is developing on the back side of his property. They are working together so that can go through with a mutual agreement. The Commission would discuss the progression of that development in a future meeting.

7. Adjournment

Motion by Commission Member Thompson to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:15 p.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 Planning Commission held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this ____ day of _____, 2026.

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.