

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MARCH 4, 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
Carl Mackley, Public Works Director
Linsey Nessen, City Manager
Tiffany Lannefeld, Deputy Recorder

Chairman Seedall called the Development Review Committee Meeting to order at 9:30 a.m. The meeting was held March 4, 2026, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Seedall, Assistant Director Beecher, Engineer Breinholt, Director Mackley, Manager Nessen and Deputy Recorder Lannefeld were in attendance.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the March 4, 2026 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. New Business:

- a. Discussion and Consideration of Preliminary Plat application - Heritage Country PUD - Brody Calder

Mr. Calder said I am here for consideration of the preliminary plat on both parcels. We have gone back and forth on the park sizing to configure what the City will need. We have townhomes and small single homes. When asked about the park, Director LeFevre said if we are hosting tournaments, we will need more parking. I would have to do some research to see what amount would be required. Parking is always the biggest issue. Jeanie Stevens has about 280 stalls and that is not enough. We are looking at 150 minimum. Engineer Breinholt said what is that northern park space going to be? Mr. Calder said that is still being decided, but there could be two playgrounds, one for younger age children and one for older with a couple of pavilions. Director LeFevre said the northern one would be more of a neighborhood park, while the southern one will be more of a sports facility for the City.

When asked about the regional lift station, Mr. Calder said that would be further south on the Anderson parcel. Engineer Breinholt said this is a regional station, so I should probably design it. When asked about fencing requirements, Chairman Seedall said I think the code calls for fencing along the railroad. We have yet to negotiate anything outside of the code. We could include that in the development agreement. Engineer Breinholt said I wonder about these units whose backs are facing Iowa String. We should consider some there. Mr. Calder said there is going to be a gap there for quite some time since we are dedicating road

frontage. Chairman Seedall said there is going to be quite a bit of space between the edge of the road and the backyards. Engineer Breinholt said some of that is about appearance too, not just distance. When asked about storm water, Mr. Calder said that has to be retained until a certain phase and we detain it all the way to the Malad. That is Phase 12, right at the end. Engineer Breinholt said as a retention pond, that makes that park not usable at certain times of the year because the water will just sit there. That cannot be a park until that outfall is built. I have not seen any numbers and have only had this since Friday. Mr. Flint has not submitted anything as far as volumes. When are the parks to be built? Mr. Calder said this park to the south will be built at Phase 6. Retention is going to be built immediately. Engineer Breinholt said the outfall ought to be built with the park. To get a preliminary plan approved, we need everything. You have to show us how things are going to happen. Director Mackley said I am interested in knowing the City's upsizing costs. We might want to put that on the agenda for further discussion.

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 – yes. Motion approved.

b. Discussion and Consideration of Preliminary Plat application - Clover Field Subdivision - Phase 3 – Keith Russell and Russell Thornley

Mr. Russell said the Planning Commission had concerns about the cul-de-sac and knowing there was a possibility of a road connection. Mr. Thornley owns the land to the south of mine. The Commission decided they wanted us to come to an agreement on how to make this work. Mr. Thornley said we were told these were never going to be anything other than horse property and that is why I put a house in the middle. I had no anticipation of moving until I learned it had been sold to the developer, who will add six double decker houses in my backyard. Knowing that information we intend to move. Mr. Russell said they denied my plan and told us to work out the through street. We do not have an actual agreement yet but are working on that. This plan has the road straight up. We would love to have you guys move this forward so we can go back to the Planning Commission for approval. The Committee agreed they do not have enough details and will check the overlay zone to make sure things work. Engineer Breinholt said I am not against this, but getting this through street is of no benefit to the City this way. The point of having a through street is to not have a cul-de-sac.

When asked about the section of road stubbed to Mr. Thornley's property, Mr. Thornley said the two owners below me are on board to create a through street. Currently we all have a maintenance and snow removal agreement. They are willing to release it back to the City. There is already sidewalk there. Chairman Seedall said I am going to need a little time to review this just because of how nuanced the overlay zone is. The Committee agreed they need to have their agreement before proceeding.

Motion by Director Mackley to table this item until the proper reviews and comments can be addressed. Motion seconded by Engineer Breinholt. Vote: Chairman

Seedall – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – yes. Motion approved.

- c. Discussion and Consideration of Final Plat application - River Valley Phase 10
- d. Discussion of Site Plan application - JR Subdivision

Motion by Chairman Seedall to table items 2. c. and 2. d. since neither developer was in attendance. 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.

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

3. Comments/Reports: None.

4. Public comments:

Lane Wilding said thank you for taking a minute to listen and help me understand. I am part of the NPI, Neighborhood Partnership Initiative, on the west side. I am trying to figure out the flow of how things happen and move from this Committee to the Council for approval. As I have looked at the Heritage Country development, I am concerned by the density you are putting there. That really bothers me. Based off current codes the minimum lot size is 8,000 square feet. However, 95% of the lots being planned for that division are less than 8,000 square feet. Only 5% of the single-family homes are scheduled to be bigger than the minimum allowed by the code. Everything you are allowing is going to be done by this PUD, up to a 3,000 square foot lot. In my opinion, 3,000 square feet is not big enough to build a house that is 20 by 40. Why and how did we get to this state? This is farmland. Why was this not zoned to maintained at least 8,000 square feet? Where do citizens actually get a voice in what happens? If you are putting 500 homes in there, where are they working? I know it is not your problem, but they will be employed somewhere. What kind of accesses are we giving them to the freeway and to get out of that subdivision? If both spouses work, you are looking at 1,000 people leaving this community every morning and 1,000 people coming home every night. Plus, what are we doing with the schools? Engineer Breinholt said our job here as a DRC is to enforce the code. We do not make the code. You take this up with the City Council. They are the ones who create the ordinances we follow. Mr. Wilding said how do we as citizens have an influence? The Council says I cannot do anything until you present something to them so I am trying to understand the flow of how things happen. ChrisDean Epling, also with the NPI, asked me to ask a couple questions. One relative to the Heritage Country is on the lift station. Are they planning to pay for that update or is Tremonton going to pay for that? Engineer Breinholt said that will be a regional station designed for the area it will serve. Mr. Wilding said for residents who live on Iowa String there is a \$15,000 hook up fee for the City sewer system. Her understanding was the developer was going to pay for the residents to be hooked up that are already established. Is that part of this agreement? Chairman Seedall said so far it is a part of the development agreement. \$15,000 is about the sum of the impact and connection fees altogether. Mr. Wilding said currently it is zoned at R1-8. If they were to build to that density, how many homes would

they put in there? Chairman Seedall said R1-8 would be, five units an acre just about 375. Mr. Wilding said the purpose of the NPI is to gather input from residents who live in the areas relative to the developments coming in. This provides us with voice and possible feedback to the City. Engineer Breinholt said our charge is to enforce the existing code. You can tell us your opinions, but we cannot do anything about it. We follow the code. Your voice is with the Council. Mr. Wilding said for this development to meet City code the lots should be 8,000 square feet. Engineer Breinholt said there are other parts of the code that allow bonus densities. Mr. Wilding said there is a drive to change the PUD with some changes not making sense, where do we get to have input on that? Does that come from this group? Chairman Seedall said that is the Planning Commission. Engineer Breinholt said they just advise the Council. Officer Horspool said developers also have vested rights. When someone is interested in developing property, they acquire that and then have vested rights, but still have to meet guidelines. Mr. Wilding said, on the Cloverfield subdivision, what is the zone? Chairman Seedall said it is zoned R1-10 right now, but they are looking at using the single-family transition overlay zone. They are designing it to meet the approval of that, but there is still a process to go through with the Planning Commission and City Council for approval. Mr. Wilding said eventually I would like to see the City establish a flow chart of what this process is so we can give it to residents. If we had a flow chart we could say, here is the process. If you do not like something, how do we go about changing the code? The process on how this whole thing takes place would be very helpful. Officer Horspool said it would be a very general flow chart because there are many wheels. It is really not a voice. It is an influence for what people around that area want. Chairman Seedall said the NPI is a volunteer body working on behalf of the Council, it would be better for the citizens to go to them to address their concerns.

5. Adjournment:

Motion by Chairman Seedall to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:40 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 _____, 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.