TREMONTON CITY CORPORATION
PLANNING COMMISSION
MAY 26, 2026

Members Present:
Raulon Van Tassell, Chairman
Micah Capener, Commission Member
Karen Ellsworth, Commission Member
Ben Greener, Commission Member
Andrea Miller, Commission Member
Ashley Phillips, Commission Member—non voting
Jack Stickney, Commission Member—non voting
Jeremy Lance, City Planner
ChrisDean Epling, Zoning Administrator
Tiffany Lannefeld, Deputy Recorder

Chairman Van Tassell called the Planning Commission Meeting to order at 5:30 p.m. The meeting was held May 26, 2026 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Van Tassell, Commission Members Capener, Ellsworth, Greener, Miller, Planner Lance, Administrator Epling, and Deputy Recorder Lannefeld were in attendance. City Councilmember Kristie Bowcutt and alternate Commission Members Phillips and Stickney were also in attendance.

1. Approval of agenda:

   Motion by Commission Member Capener to approve the May 26, 2026 agenda. Motion seconded by Commission Member Miller. Vote: Chairman Van Tassell – yes, Commission Member Capener – yes, Commission Member Ellsworth – yes, Commission Member Greener – yes, Commission Member Miller – yes. Motion approved.

2. Declaration of Conflict of Interest: None.

3. Approval of minutes—April 14, 2026 & April 28, 2026

   Chairman Van Tassel amended the April 28 minutes to replace, Chairman Capener with Chairman Van Tassell in the first paragraph.

   Motion by Commission Member Miller to approve the minutes with correction. Motion seconded by Commission Member Ellsworth. Vote: Chairman Van Tassell – yes, Commission Member Capener – yes, Commission Member Ellsworth – yes, Commission Member Greener – yes, Commission Member Miller – yes. Motion approved.

4. Updates of Business Items continue from April 28, 2026—Jeremy Lance
   a. Tremont Project Rezone (MU to R1-8)

Planner Lance said the applicant is Trevor Williams and the owner is Alliance Equity Services, LLC. The project is located approximately 131 feet south of the intersection of 100 North 1000 West. The current zoning is multi-use. The general plan designation is single-family residential or low density. The request is to rezone approximately 40.88 acres of the applicable properties from multi-use to residential R1-8. The comments during the public hearing expressed some frustration that the mixed-use zone proposes primarily townhomes with limited housing diversity. There were concerns regarding the single access design and potential emergency vehicle egress limitations. Questions about whether the proposal is consistent with the 2023 Integrated Land Use Plan. Discussion from staff and the Planning Commission was minimal. Mainly just hearing public comments during the hearing. The Planning Commission voted to continue the item for discussion today. City staff requests removing this item from the agenda for revision from the applicant. They want to change their proposal and come at this from a different angle. Staff will re-notice for a future Planning Commission meeting once ready.

Motion by Commission Member Capener to table the item. Motion seconded by Commission Member Miller. Vote: Chairman Van Tassell – yes, Commission Member Capener – yes, Commission Member Ellsworth – yes, Commission Member Greener – yes, Commission Member Miller – yes. Motion approved.

b. Clover Fields: Single-Family Residential Transitional Overlay (Chapter 1.16.235)

Planner Lance said the applicant is Keith Russell. The project location is approximately 122 feet west of the intersection of 110 south and 850 west. The current zoning is R1-10. The acreage is 3.94 acres combined and the request is for approval of a preliminary plat for the Cloverfield subdivision Phase 3 PUD for the creation of 24 lots. This was also heard on the April 28 agenda. Comments were made during the public hearing expressing support for housing options for younger residents, but raising concern that the proposal could constitute spot zoning and be considered arbitrary or capricious. The Planning Commission discussed existing sub streets and the presence of private driveways. Staff clarified that the sub streets are privately owned and have been vacated by the City. Staff further explained that all three property owners in the area will be required to dedicate land for public right-of-way and that any private driveways will require recorded road maintenance agreements. Staff requests this item be removed from tonight's agenda until it is fully prepared for consideration. Administrator Epling said the applicant is applying for an SRFT overlay zone. This was an agreement between a specific developer and the City for a specific area. It is not designed to be translated and used again so we are in discussions to determine the best path forward. He would have to write a whole new ordinance to qualify for the overlay he wants. He might also use the PUD. We are consulting with the City Attorney on Monday.

Motion by Commission Member Capener to table this item. Motion seconded by Commission Member Ellsworth. Vote: Chairman Van Tassell – yes, Commission Member Capener – yes, Commission Member Ellsworth – yes, Commission Member

Greener – yes, Commission Member Miller – yes. Motion approved.

c. Valley Vista PUD Application (Chapter 1.33)

Planner Lance said the current zoning for Valley Vista is R1-12 with single-family residential, which is a medium to high density zone in the General Land Use Plan. The acreage is 58.62 combined. The request is for approval of the Valley Vista PUD preliminary plat for the creation of 306 units. There were comments made during the public hearing regarding concerns with the proposed density and compatibility with the 2023 Integrated Land Use Plan, particularly as it relates to concentrating higher density development in central Tremonton rather than on the outskirts of the community. Additional comments included concerns regarding water availability and water rights, stormwater drainage and emergency access, traffic and infrastructure impacts, school and sewer capacity, preservation of agricultural land and the use of a PUD overlay. Representatives of the Neighborhood Partnership Initiative, NPI, submitted a packet of concerns and requested specifically that their questions be addressed in writing. Discussions from the Planning Commission included comments regarding landscaping and the use of native grasses in lieu of extensive rock landscaping, as well as expressions of appreciation for the public input received during that meeting. Staff requests this be removed from the agenda. Until it is fully prepared for consideration. Once we have a better understanding of the project it will be brought back for consideration.

Motion by Commission Member Miller to table this item. Motion seconded by Commission Member Ellsworth. Vote: Chairman Van Tassell – yes, Commission Member Capener – yes, Commission Member Ellsworth – yes, Commission Member Greener – yes, Commission Member Miller – yes. Motion approved.

5. Public Comments:

Layne Wilding said I am part of the Tremonton West NPI group. I sent out a meeting notice relative to this and I got a comment back that I would like to share. One of the landowners in that area is concerned that the developer has not yet reached out to them relative to where the roads are going to go and the interaction between the properties. They asked that I made a request for that to take place. There should be some sort of written agreement between the landowners and where the roads are going to be going through their properties. Right now, no discussion has been held. That should happen and I think it should be documented and put in writing before it is brought back to the Commission.

6. Commission/Staff Reports

Commission Member Capener asked about the Commission's assignments for the NPI groups and which areas they should represent. Administrator Epling reviewed those with the Commission, as well as the dates and times of their meetings. She will email those assignments.

7. Adjournment

Motion by Commission Member Ellsworth to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 6:02 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.

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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.