

**TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
SEPTEMBER 16, 2025**

Members Present:

Wes Estep - Zoom

Beau Lewis

Bret Rohde

Brandon Vonk - Zoom

Blair Westergard

Lyle Holmgren, Mayor

Linsey Nessen, Interim City Manager

Cynthia Nelson, City Recorder

CITY COUNCIL WORKSHOP

Mayor Holmgren called the September 16, 2025 City Council Workshop to order at 5:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep (via Zoom), Lewis, Rohde, Vonk (via Zoom arrived at 5:23 p.m.), and Westergard, Interim City Manager Nessen, and City Recorder Nelson. The following Department Heads were also present: Community Development Director Jeff Seedall, Public Works Director Carl Mackley, Assistant Public Works Director, Police Chief Dustin Cordova, and Treasurer Michelle Rhodes. Also in attendance was City Engineer Chris Breinholt.

1. Review Discussion on urgent culinary water infrastructure repair and replacement

Director Mackley said some of our culinary water lines are breaking. We have had a lot of repairs this summer. This is just to update the Council on our issues. The Public Works Department oversees 3 million gallons per day in our wastewater treatment plant, 49 miles of roads, 89 miles of culinary pipelines, 59 miles of secondary pipelines, 39 miles of sanitary sewer pipelines, 31 miles of storm drain lines, multiple pumps and pump stations, valves, six water tanks, the Riverview Cemetery, and more. Tonight, we will discuss two particular culinary water issues. Portions of the inner part of the City have undersized cast iron pipes that are approximately 90 years old. We have identified 4.4 miles of pipe that fall under this category. In the past, aging infrastructure has been included as part of the Capital Facilities Plan. We have not necessarily addressed our entire infrastructure as a proactive component of repair and replacement. We want to be more proactive. In the last three years, there have been 32-plus mainline breaks, not just leaks, mainline breaks in that infrastructure. Replacing those portions south of Main Street have been on our radar. We have tentatively scheduled that for 2028. The north part was scheduled for two years later. Estimated cost was \$1.5 million to replace the north portion and \$900,000 for the south portion. Those numbers are no longer valid. The south went from \$900,000 to \$1.4 million (58% increase). The north went from \$1.5 million to \$3.8 million. Besides mainline breaks, we have had leaks in old services. Those would all be updated to the meter. That \$5.2 million, excludes Main Street. We know that Main Street has had its share of breaks, but Main Street is its own animal in

that we have other improvements we want to make along there. We could do phases, and this does include road repair patching. Engineer Breinholt said these estimates include some damage to curb, sidewalk, and landscaping. Director Mackley said it also includes a 20% contingency. It does not include refinishing any of those sections of road, just patching. Getting 90 years out of a pipe is wonderful. PVC should last longer. Engineer Breinholt said all these are 4-inch diameter lines. They are undersized. The minimum size we put in now is 8-inch.

Director Mackley then addressed their sanitary survey. We got 815 points assessed. That is not something we are proud of and tells us things needs to be done. Getting that many points is very subjective, depending on the surveyor. The surveyor that came, was pretty young. I do not mind them being strict because it helps us know the expectations. We want to be above that even. A lot of it was gasket related. Those are easy to fix and not that concerning. Others included woody vegetation like brush and bushes. They want to have a 50-foot radius cleared around the spring collection area. In most cases, you just maintain what you own and we do. We keep it clear and fenced. However, there are property owners that surround us. We do not own or control that property. It was very helpful and beneficial to have that meeting. We will probably ask for some exceptions, but in other cases, we are going to totally comply and exceed expectations. We have four months to address the current deficiencies.

2. Update on Transportation Utility Fee (TUF)

Assistant Director Beecher said in April of this year the Council approved a resolution establishing a special revenue fund for roads—taking roads out of the General Fund. The City Manager directed Public Works to research a Transportation Utility Fee (TUF). TUF considers City roads as a utility and provides funding for maintenance and reconstruction through utility billing. TUF associates a trip value to each utility account in the City (residential, multi-family, commercial, and industrial). Each account pays their portion. The more trips associated with that, the bigger impact they have on roads. We have just over 49 miles of City-owned roads in Tremonton. It is recommended to chip seal every seven years and repave every 28 years. Chip seal costs \$3.25 per square yard while repaving varies from \$19 to \$27 per square yard. If we followed those guidelines, the average annual maintenance costs would be \$1.3 million with those current numbers and miles of roads. Director Mackley said we need a good database to keep up. That is something we are working on. I would like to be a bit more proactive on our maintenance, repairs, and replacement. If those have a 100-year life, we are replacing 2.2 miles every year. When is the last time we have done that? Right now, we are talking about doing 4.4 miles. After that we want to maintain and inspect our infrastructure better. Councilmember Rohde said I appreciate that approach. We need to look at a proactive way to inspect, find our problems, and fix them before they happen. Councilmember Lewis said do we have a capital improvement plan updated and ready to go? Engineer Breinholt said we are currently updating the Culinary Water Capital Facilities Plan. Then I would like to move on to the collection system. The Transportation Master Plan is up to date. Councilmember Lewis said do we have good crossover there where our projections meet what those plans are saying? Engineer Breinholt said the last

one we did was in 2013 so the growth projections are behind, but not terribly. The growth has been faster than we anticipated. Historically, there will be periods of quick growth that eventually balances out. There was an update for the impact fee in 2017. Director Mackley said our asset management makes that more like a living document that can be updated easier and kept more current. Instead of building a new plan from scratch. It just helps us to stay on top of things before they get bad. Our water infrastructure is really old, but our water quality is good and safe. We test all the time, but the older that infrastructure gets, the harder it is to maintain that status. Water infrastructure is obviously very expensive and gets more expensive as time marches on.

After more discussion, Director Mackley said we would like to schedule a follow-up conversation in a month or so to talk more about this. We would like to discuss how we financially get this done. I have talked with City staff about looking for additional funding. We will have Finance Director Curtis Roberts in attendance for that conversation. Councilmember Lewis said we need to all be working toward the Capital Improvement Plan so we can make better decisions. Director Mackley said this is why we needed an Assistant Public Works Director. He is very capable and smart, and will help us create and update our asset management system.

3. Presentation on the Inland Port – Associate Vice President Stephanie Peck & Vice President of Business Development Scott Wolford

Mr. Wolford said the Tremonton section for now limits itself to the northern portion of Lakeshore Learning Complex. It is about 30 acres. We have triggered that portion. The property tax differential is an incentive we use to lure in companies. The Harwood Zone, has been amended by Box Elder County into the Inland Port Project Area with the anticipation that it will be annexed into Tremonton City limits. We are excited to begin recruitment and will take the City's lead on what you want us to do and how you want us to chase those opportunities. Ms. Pack said I am excited to discuss what is been happening with the Golden Spike Project area. We just completed our second year as a project area, working with Tremonton, Garland, Box Elder County, and Brigham City. All the zones within our project area will remain independent in terms of how we allocate tax differential dollars. All of Tremonton's money will stay here. We are excited about the opportunities we have with the Harwood Zone. We have worked closely with the City to determine the best course of action of how the City wants to see that area develop. We believe that our financing tools will be a huge benefit as you look to bring in new projects. We are prepared to help the City be choosy about what ends up there and be able to provide the financial means to bring infrastructure that is needed to help that expansion. We have about 20 active recruitment projects that have identified Box Elder County as a potential opportunity. We anticipate that number will continue to grow as we identify partners who are going to be a good fit for Tremonton. We are excited about our partnerships with Savage, Union Pacific, and Bailey Farms. They have a lot of opportunities for us to expand the rail usage here. We know that expansion is going to take time and investment, but we are hopeful. When a project comes, we would want to vet them in partnership with the City to ensure they fit the plan and budget outlined. The great thing about our partnership and the tools we have is it allows us to be choosy. As

long as the company fits the zoning in the area, there is not a lot we can do. If they become a landowner and their use is a permitted use, we will let them do their business and make something happen, but we do not have to provide them with those financial tools. We are your administrative agent and represent the City. Mayor Holmgren said we appreciate your outreach in working with these companies and look forward to continuing to work with you. It is going to be a major thing to get the infrastructure over there. We appreciate that.

4. Discussion on enacting a temporary land use regulation on the acceptance, processing, and approval of certain land use applications

Councilmember Rohde said this is an ordinance we put before the Council for discussion. A while ago we talked about the Outlook Subdivision rezone, and it was suggested we look back at our General Plan and update that. Our current plan is outdated (2002) and that is an issue. The City's growth has already significantly exceeded the foundation assumption of that plan. The other concern is critical infrastructure. City infrastructure is aging and under stress. There is a rising public concern that rapid development is straining infrastructure and water. We need to update the whole City plan, so we are all working toward the same common goal. Residents are concerned that the long-term financial burden for repairs, upkeep, and operation of new infrastructure is passed on to them through increased taxes or fees. This ordinance would pause rezones for six months. We would not allow any changes to zoning of a piece of property from one district to another. It changes the ordinance text that would create a new zoning district or significantly alter the density or types of uses allowed in those areas. This ordinance does not affect development applications that are fully vetted and being worked on. This ordinance is asking us to start with a six-month pause in our rezonings and go to the drawing board to develop a General Plan. Until we have an updated plan, we do not lift this ordinance. Part of the problem is we do not have different areas identified as part of our General Plan. When we do start building do we have the roads, water ,and everything we need to get to that area? Hopefully this General Plan would make sure all that is in place. Councilmember Lewis said when you are referencing the General Plan, are you also alluding to the Capital Improvement Plan, Transportation Master Plan, and Water and Sewer Plans? Are we addressing those or the General Plan itself? The General Plan is more vague and vision setting, where the Capital Improvement Plan talks about some of the concerns you just raised. I am less concerned about the General Plan. I think we need to update numbers, but it is a higher-level vision of where we see things going. The documents I am most concerned about are the supplemental ones that feed the General Plan. In my mind, citizen concerns are addressed in those. If we update just the General Plan and not those documents, we are still going to have concerns. Councilmember Rohde said therein lies the problem—our vision matching that of what the public feels. Are we all coming together and working toward a common good? I am not feeling or hearing that from the public. They feel our visions may be different than theirs. We need to look at our City as a whole. Where do we want growth to take place? What kind of growth do we want? Where do we want to put specific type of growth? Councilmember Lewis said we address those concerns in the Land Use Plan. Where in the Land Use Plan are we off? Does that match what the public is hoping for? The General Plan would then

be updated with some of that vision. If we are going to address the General Plan, I want to make sure in that motion, we are updating the documents that will execute change. Councilmember Rohde said the General Plan needs to drive the vision. We can all use that guiding principle to decide what we want to do as a City. Mayor Holmgren said because of the market, we are looking at a different situation altogether with affordability. I think whatever the Council decides, we need to address today's market versus 2002's market. Updating this will require public input. The cost is significant anywhere from \$80,000 to \$120,000.

5. Review of the agenda items identified on 7:00 p.m. City Council Agenda

Mayor Holmgren said under Reports and Comments, we are going to have that be Council reports. Our directors will send out a monthly update to the Council through email to help shorten our meetings. There is one change to the agenda. I would like us to remove item c. under New Council business. We have a few awards and presentations.

When discussing an amendment to the Personnel Policies and Procedure, Section 2, Manager Nessen said there are a couple changes. Our payroll administrator needs to be on there as somebody who can sign purchase orders. We also are allowing stamped signatures. The Council then discussed an amendment on collection fees. Director Mackley said this creates a formal way to have contractors and temporary water users pay for the water they are taking. Instead of just filling it from a hydrant, we feel they should pay for that use. It should be metered and more strictly controlled. This will allow us to do that. We will have two designated fill stations—one for secondary and one for culinary. Pricing is tied to the usage of 100,000 gallons per month. Director Mackley also discussed a vactor truck he would like the Council to approve for purchase, which is already budgeted. We are significantly under budget. After some research we decided which model we like best, and it ended up being the least expensive option. It is a Freightliner chassis, which can be serviced locally.

The Council then discussed enacting a temporary land use regulation. Councilmember Rohde said has our focus from 2002 to today changed. I would suspect so. I think the public wants to be a part and this gives them that chance to help drive our vision. We are getting a lot of public input. For the last five years, we have been asked to pause and get ourselves together instead of just putting subdivisions wherever people are asking. Where is the structure? Do we have everything in place to prepare for those things? Is our infrastructure ready? With all these plans comes the need to upsize lines and prepare for our growth. Are we ready to do that or will the General Plan help us decide the best course. We need to make sure these pieces are in place before we move on to other areas. It would be nice if we had a document with guiding principles. This plan needs to grow with the City. Councilmember Lewis said is it necessary to spend that money to update the General Plan or is it something we can do using surveys? The General Plan is more visionary. The Land Use Plan is what actually makes the changes for zoning around that higher vision. We might be putting the cart before the horse. Councilmember Rohde said growth has hit us so fast that we are putting in subdivisions and trying to catch up with our infrastructure. It is putting a lot of stress on our system and getting harder to

maintain. We do not have revenues coming in to keep ourselves up to date with what we already have. I get concerned about that. Our General Plan also needs to consider safety. What happens when we start adding a thousand more people to the City? Are we hiring the appropriate amount of police officers to keep us safe? There is a lot to consider when we grow. I do not know that our current plan is taking those things into consideration. Councilmember Lewis said I agree, but the General Plan is more visionary. The Capital Improvement Plan is really where that rubber meets the road. We should update the General Plan, but what is that process? Councilmember Vonk said what are the guiding principles for the Land Use Plan, the Capital Improvement Plan, or Transportation Plan? Where do those particular plans intersect? There ought to be guiding principles in the General Plan that help direct and give solutions to all these areas. Councilmember Rohde said if we go through and identify those in the General Plan, a document that all the other ones feed off of, then we are bringing everyone together and working as one unit. Each one of our plans have been developed with good intent, but do we have a guiding principle that is driving all of them toward the same vision? I would like to see us take the time to bring everything together into a vision and move forward. If we can pause and give our staff a vision to work on, this would be good. Then when they have discussions on zoning, hopefully the Land Use Plan can define this is what a zone should look like and stay. Then when a developer wants to develop land and increase the density, we have already had those discussions. We need to make sure these pieces are included in that General Plan. This is where we would make sure our other plans all focus on this vision.

6. *CLOSED MEETING: No Closed Meeting held at this time.*

- a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
- b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***
- c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or***
- d. *Discussions regarding security personnel, devices or systems***

The meeting adjourned at 6:44 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Holmgren called the September 16, 2025 City Council Meeting to order at 7:01 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep (via Zoom), Lewis, Rohde, Vonk (via Zoom left at 8:58 p.m.), and Westergard, Interim City Manager Nessen, and City Recorder Nelson. The following Department Heads were also present: Community Development Director Jeff Seedall, Public Works Director Carl Mackley, Assistant Public Works Director Andrew Beecher, Police Chief Dustin Cordova, and Treasurer Michelle Rhodes. Also in attendance was City Engineer Chris Breinholt.

1. Opening Ceremony: Prayer— Councilmember Rohde and Pledge – Mayor Holmgren

2. Introduction of Council
3. Declaration of Conflict of Interest: None.
4. Approval of Agenda:

Motion by Councilmember Westergard to approve the agenda of September 16, 2025 with item 10. c. being removed. Motion seconded by Councilmembers Rohde and Estep. Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

5. Approval of minutes – August 26, 2025

Motion by Councilmember Lewis to approve the minutes of August 26, 2025. Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

6. Years of Service Awards
 - a. Jaden Hassard, Police Sergeant – 5 years

Chief Cordova provide a bio and the Council thanked him for his service.

7. Proclamation
 - a. Proclamation honoring the sacrifice and bravery of Sergeant Lee Sorensen, Officer Eric Estrada, Sheriff's Deputy Mike Allred, and K9 Azula, and recognizing the ongoing fight against domestic violence – Mayor Holmgren

After a video presentation the Council recognized Annette Sorensen, Deputy Mike Allred, and K9 Azula for their sacrifices. Brittany Estrada was also recognized but was not in attendance. Mayor Holmgren then read a proclamation to honor the sacrifice and bravery of Sergeant Lee Sorensen, Officer Eric Estrada, Sheriff's Deputy Mike Allred, and K-9 Azula, and recognize the ongoing fight against domestic violence.

Motion by Councilmember Lewis to approve this proclamation. Motion seconded by Councilmembers Rohde and Westergard. Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

8. Presentations
 - a. Presentation on water usage in the City – Mayor Holmgren

Mayor Holmgren provided some history and assurances that Tremonton's water supply is good. In 2018, we had a week or two where our water supply exceeded capacity. The reason we did not run out of water during that time was because of

our storage capacity. We were told by our engineer that we need to change things and make some serious decision about our water supply. Tremonton has an advantage with canals running through our city. As a Council we decided to develop a secondary water system. We were able to secure \$4.5 million in grant funding, plus we did a citywide bond for this infrastructure. This has protected the City's culinary use and provided space for us to look at additional commercial businesses and households. We have worked on being good neighbors with the canal company and local farmers. Since residents do not work on a turn like the farmers, we developed an equalization basin. That basically makes sure farmers are not hindered by the use of secondary water in the City. We are also developing an aquifer storage and recovery system. This is a way for us to capture spring water. We have a good supply of spring water that flows year-round. The ASR system will capture water in the wintertime to use in the summertime when demand is high. He then reviewed those numbers on a chart. Today you can see that our secondary water usage is continuing to go up. I think this was a great decision by the Council back then to move forward. As a result, we have ensured capacity. Secondary water allowed Tremonton to save almost 200 million gallons of culinary water in 2024.

b. Presentation of Community Oasis Wellness Garden by the Northern Box Elder County Suicide Prevention Coalition – Doreen Stever

Ms. Stever said September is National Suicide Prevention Awareness Month. This helps us address the serious public health crisis by raising awareness, fighting stigma, educating the public on warning signs and providing hope to those in need. It provides a dedicated time for organizations, communities, and individuals to unite and focus on suicide prevention efforts. Mental health issues often carry a heavy stigma, which can make people feel ashamed, isolated, and less likely to seek help. Awareness campaigns promote open and honest communications about mental health and suicide, helping to create a safer, more supportive environment. Talking about the realities of suicide normalize conversations by making it easier for people to share their struggles without fear of judgment. One of the main objectives of our coalition is to let people know it is okay to ask for help. We live in a wonderful community but have limited mental health resources. The process to get help is long and frustrating. Our coalition came up with the Community Oasis Wellness Garden. Green spaces are vital for mental health because they provide psychological restoration by reducing stress hormones and increasing happiness-inducing neurotransmitters. Access to nature also boosts functions, promotes physical activity, provides opportunities for social interaction and community connection. It helps regulate sleep cycles through exposure of natural light. Regular exposure to green spaces is linked to lower rates of depression, anxiety, and other psychiatric disorders, and contributes to overall happiness and well-being. That is why it is important for us to ask for your support in our garden. Though it is located in Garland, it is for the entire community.

9. Public comments:

Leah Heise suggested having a survey or question on the City's website that would allow public input and ideas. That would not take much time and people could become more aware of things through postings. Your vision is awesome. I think you already have a taste of it in your theme with the murals. The love of the arts or a come to Tremonton to celebrate the arts would be fun. You do have an art walk already, which is awesome. You could also have sidewalk contests for children in the summer or sculptures in the park. The idea of a grander vision for the community with urban planning development. Go to the colleges and have a contest. The best student presentations from different colleges would win and get an award. That is a way to lower prices and give kids experience.

Jonathan Gardner said I live in Beckham's Edge subdivision, which is adjacent to the Harwood zone. I am here to speak in opposition to this site for the Inland Port or heavy industrial development next to our subdivision. Those of us who are most affected by this port in the adjoining subdivision are not excited about the prospect of having it in our backyard. I assume you would not be excited about if it were in your backyard. I want to stress both the risks, as well as a potential constructive solution. First, the risks to our community. Locating an Inland Port beside an established neighborhood caused health harms from diesel truck emissions, noise, dust and light pollution that directly affect our children and families. It would cause traffic and safety issues on already stressed roads with heavy trucks mixed with local traffic. It will cause property values to decline as industrial operations reduced the quality of life and our safe rural residential community. Lastly, it will cause a loss of character. We moved here for clean air, quiet streets and open space. A constructive solution would be to use overlay zoning as a tool for protection. Overlay districts are a proven tool used throughout Utah and surrounding states to buffer residential areas from industrial activity. An industrial overlay zone would require a minimum buffer distance of 500 to 1,000 feet between heavy industrial uses and residential property. You could restrict hours of operation, including truck idling and noise levels, mandate landscaping, sound walls and lighting controls to reduce impact on residents, and channel the highest impact activities to reduce elsewhere toward existing railway corridors and away from subdivisions. I urge the Council to reject any Inland Port zoning directly adjacent to residential areas. Direct staff to draft an overlay district that buffers homes, schools and farms from heavy industrial development, and hold public meetings so Tremonton residents can help shape these protections. Council, you have the authority to decide whether Tremonton becomes a City where families can thrive or where industry overwhelms neighborhoods. Overlaying zoning gives you a way to support economic development while protecting the health, safety and property values of citizens. Please let us grow wisely and keep the Inland Port away from our homes. Once you industrialize Tremonton, you lose the character of our community.

Kristie Bowcutt said I attended the Planning Commission meeting this week and left very disheartened. Some disrespectful comments were made. A resident handed out a packet she spent a lot of time doing. Not one person on the Planning Commission gave it half of a second acknowledge. One person on the Planning Commission shoved it off to the side and said, I have already made my decision. I do not need to look at that. Another Planning Commission Member made the comment, it is all your fault, referring to the residents on Radio Hill. That was disrespectful. They are there to make educated

decisions based on facts and not their personal feelings or agenda, which they did. I reached out to Ombudsman Group asking them questions about land use and future land use. They asked about our General Land Use Plan and I said, it is from 2002. He told me that needs to be changed. That is what drives land use. Without it, you do not have a plan. This needs to be taken seriously. You need to pause and take into consideration what needs to be done in Tremonton. I also received a very disturbing phone call from residents about annexation. The land grabbing is troubling. They had no idea this was coming. It was a shock to them. I am very troubled by this and would encourage you to put your differences aside and fix the General Land Use map. It is not going to hurt to pause. We do not even have enough money to fund the police department.

Vioma Anderson said I live in Tremonton and have several concerns. I am going to start with Halloween. You guys are so awesome to support a Halloween trick-or-treat on Main Street for our kids. What if we close Main Street so the kids can safely walk up and down the streets. Second, over by North Park Park, on the south side of the basketball area, there is a bunch of garbage—rebar, slides, cement, and all sorts of things from the park that was ripped out and put there. I have talked to three different Councilmembers, who all said they were going to get right on it and do something about it. This is a dangerous mess that children play on. I do not want the City to be sued because someone's child got killed on your rebar trash. Clean up your mess. Mayor Holmgren told Officer Greg Horspool to take care of that problem.

Layne Wilding said I am not part of Tremonton City. I live in Box Elder County on Radio Hill on Harley Drive. I am here because I received a letter relative to our being annexed into the City. I was caught by surprise and have done research to help me understand that better. Here are some of the documents I have found relative to the annexation plan. It needs to be signed by the property owners who are going to be annexed. The City Council must notify us in writing relative to that annexation. I have not been notified in writing unless you consider that letter a part of that. It will cost me to hook up for City services. I also have water rights that I will be forced to give up and who knows what will happen to my well. I have a list of concerns. First, that your City plan was last updated in 2002. In that document it says every 10 years that plan will undergo a comprehensive update. It has now been over 20 years. When are you going to update it? In that same paragraph it discusses that planning and zoning hearings should happen as zoning and annexation take place. The map is for the long-term use and it looks like it is going to be for single-family homes. However, we keep hearing of places on Radio Hill where things change and we do not get notified about density. Our home was built over 25 years ago. One of your main water lines runs through my property. The owner at the time asked to tie into that and they were denied. We had to drill a well. My septic system is working fine. I don't know how much my taxes will be increased. I currently have a Garland post office address. I am still not sure we will have enough water to supply all that has been planned for Radio Hill.

Mishae Hare said I am a Box Elder County resident who lives on Harley Drive. I am here to read letters presented from two of my neighbors. The first is from Tyler Thompson and Natalie Thompson, who own Golden Spike Electric. She read, Tremonton City Council,

we live where we live for a reason. Many years of blood, sweat and tears have gone into our home and property. We moved out of City limits to give our children the opportunity to help care for the land and animals that graze it. We are not interested in your proposed annexation or your utilities. We feel it is a violation of our rights to try to take away our dreams and sanctuary we call home. We own our property and we along with our good neighbors reject your proposal. We will stay in the County. This next letter is from Laurie and Darwin Thompson who are also residents on Harley Drive. Their letter says, City Council, we received a letter from Jeff Seedall about possible annexation into Tremonton, which was a surprise. We have no interest in being annexed. We are very happy being part of the County and hope the Council can respect that. We have a well and septic system that work great. We are able to take care of and maintain ourselves as we have for the last 30 years. These big city developers are trying to turn our area into a huge city too fast without much planning and citizen involvement. When that happens it only benefits the developers. Please vote to hold off on the rezoning and annexation until further studies have been completed including funding, security and medical impacts with citizen involvement. I just want to echo what my neighbors have said. I also live on Harley Drive. We do not want to be in Tremonton City.

Tiffany Purcell said tonight I ask you to put a moratorium on rezoning and annexation. I appreciate both the time and effort you are putting in on behalf of the City. I also have some concerns. I have come to a number of meetings and the resounding public opinion is to slow down growth. Last time I spoke in a meeting, the Council voted against rezoning my area to RM-8. I thank you for listening to the voices of the community. Since that meeting, rezoning has come up a number of times and for a number of areas. The planning meetings I have attended seemed to be perfunctory at best before agreeing to rezone again and again. In fact, I have only seen them not approve a rezoning once and they just delayed it. They did not deny it. In the last Planning meeting, ChrisDean Epling compiled a comprehensive survey from a number of people in our area. It was not even read, much less considered in their decision making. I know there are a lot of issues with planning and building that I cannot understand, but that being said, our concerns were overlooked. Police and safety were not even discussed. If our General Plan is not worth being followed, can we take a break from rezoning until we can create something that is updated and has the best interest of where we want to be. At the Planning meeting, it was discussed the need for attainable housing. How many of you live in a townhouse, condo or multi-family dwelling and hope that to be your permanent residence? I have lived in them and I am so grateful for that option, but it should be a stepping stone. One thing I love about Tremonton is community. I welcome more neighbors, but ideally, I want the kind who are going to be invested in the City's future because it is their future, too. I do not want to fill the town with people who are treating our City like a rental and not somewhere they want to stay. I am not the only one who feels this way. Please take a step back and take the time to find out what the voice of the people who live here is. Let us come up with a plan that represents what we want our City to look like. Include adequate basic needs with police, EMTs, schools, sewer and water facilities. We need a committee to help evaluate this. I love my neighbors and do not blame them for any of the issues we are having on the hill even though it was suggested by the Planning Commission that it is their fault. Instead, I blame developing at a rate we cannot keep up with and without

enough thought. I blame developers who did not hold up their end of the deal and approving developments without doing our due diligence. Please help us take a step back so we can serve the best interests of our community. Please place a moratorium on rezoning at this time. Let us build right not just fast.

Laura Ware said employment opportunities brought my husband and I back to Northern Utah. I have lived here for over 17 years and truly love Tremonton. I value and appreciate the sense of safety I feel. The green and open spaces that are here and most importantly the community I have found. I know growth in Tremonton is inevitable. I feel we have probably already outgrown our current City plan and with that growth we have had piecemeal rezoning and annexations. Our current infrastructure is designed for a rural population. Without appropriate planning I worry that our roads, water systems, schools and emergency services will not be able to keep up with that rapid growth. As I have listened to and attended Council meetings, I have come to learn how rapid growth affects not only farmland, but also the quality of life of residents. I can only imagine the pressure the City feels to grow and expand and provide affordable housing. I am not opposed to growth. I just want it to happen carefully in ways that fit our community values and without losing what makes Tremonton so special. I am asking the Council to pause, take a breath and stop piecemealing. Support the creation of an updated Land Use Plan and City Master Plan. A thoughtful updated plan with a broader vision for the future would help prepare for sustainable growth while protecting our rural roots.

Colton Hare said, my parents are developers in Central Utah so I understand the need for growth and the City's need to expand and be run as a business to be successful. It is important that the business is healthy and thriving and has funds to support employees. I think the most important thing we have to remember is that it is the employees who actually run the business. Without them the business would fail and without the citizens of Tremonton, Box Elder County and surrounding area, the City will not be an enjoyable and successful place to live. Everyone's opinions need to be appreciated and asked for in these decisions on annexation. I do not want to be annexed into the City. I like the freedom of the County and what it provides. That is one of the reasons we live where we live. I do not feel that my opinion or anyone's on our street was considered in this annexation. In my opinion the letter started out like your opinion matters and then it was well it is going to happen anyways so let us talk you through how that is going to work and how that is going to affect you. I understand the reasoning and purpose behind the need for expansion, but I have been sitting here for three hours and heard you talk about the General Use Plan from 2002. I was nine years old when that was created and the world has changed a lot. We need to update that and continue to grow. This Country was built on the back of the people and they need to be involved in that process. I hope that we can continue to do that as we move forward and consider our opinions.

ChrisDean Epling handed the Council a letter from resident Lisa Christensen. She said I also emailed my comments. The charts on the survey are in color in that email. These are the results of the survey. She then shared a quote, "I have found the small things, everyday deeds of the ordinary folk keep the darkness at bay." This has been a hard time for my family personally over the last few weeks with the tragedies we have had in

Tremonton and our Country. I believe in the presentation for our fallen officers they said Tremonton is where neighbors look out for each other and that is what we are doing. We are here, looking out for our neighbors. We are worried about growth and multi-family housing. These are the surveys I collected. These are the voices of your constituents that I put together in a packet so you can see what the neighbors of Tremonton are saying. Rapid growth without following a plan has us worried. I loved being able to talk to my neighbors. I really appreciate your time and thoughtfulness.

Jami Poppleton said there are a few things we keep kicking down the road to discuss week after week. I see kids walking to the bowling alley with no sidewalks. I see kids walking to McDonald's with no sidewalks. Kids are on bicycles crossing the intersection at the Crossroads with no crossing guard or crosswalk and no lights to wave them on while traffic is going all different directions. When we are talking about safety I would personally like to know where we are at with developments that have already been approved. Is the infrastructure for those to connect the lines from A to B already done and paid for? Is that going to fall on taxpayers? Is it possible for all of those safety measures to be done ahead of time while we are working on some of these? Is it possible to have on the agenda a presentation showing the public how many subdivisions or developments have been approved and where they are going so residents can have an overall picture of what our City will look like? Right now, we do not see addresses we just see names. If we could get that on the agenda, I would appreciate that. Are we the taxpayers going to keep footing the bill for development safety measurements while we try to connect the dots? Over the past few meetings, I have heard Truth in Taxation and a transportation fee be brought up. The residents are going to get taxed to death to continue to pay for everything to connect these dots.

Michelle Martineau said you guys have a very hard job. I appreciate the time you put into it. You are here because you care and so do we. I believe you listen and I hope you will listen to us with an open mind. I think the proposal of the General Use Plan hold is an excellent idea. I have attended a lot of meetings recently and what comes up over and over is sustainable and affordable housing. People say I want my kids to live here and I do too. I have a daughter who is trying to get here. We spent a lot of money to get a water share and time making our house a subdivision so one of our kids could build there, but she cannot afford to build. She is now looking for housing. Multi-unit housing is not the only way to have sustainable housing. A new townhome is about \$314,000 while a cottage home with their own piece of property with a little yard and fence cost \$349,000 and up to \$ \$389,000. There are other ways to accomplish attainable housing without putting 10 homes attached to each other. I asked my daughter would you rather pay a lower amount and be attached to six homes or would you rather have a tiny yard and she picks the one with a yard. Let us think outside the box.

Bruce Jeppesen said you have a tough job. My parents moved here in 1960 up on the hill. You could shoot guns out your back door and just be a kid so I liked that so much that I built a house next door to my parents. We have it good there. We are close to Tremonton but have our own septic and our own water that tastes a lot better than Tremonton's. I got the letter about the annexation and talked to Jeff Seedall about my concerns. I want to say

thank you guys for listening. I am just concerned about things. I am an old country boy and I do not see any real benefit to being in the City.

Kelly Harris said I am a lifelong resident of the valley and was born in Tremonton. I am a homeowner and business owner. I love this community. I would like to see Tremonton be a vibrant, fiscally responsible community with enough money at the end of the month to pay the bills. I appreciate you guys and want to say thanks for the time you are spending because it is a thankless job. You are community minded. I hear talk about moratoriums. I wonder how is that going to affect the city. Where is the revenue going to come from? Think about the amount of revenue that comes to the City through development. What is that going to be replaced with if we have a moratorium? After that moratorium is over there will be an inrush of development and how is that going to be handled? I do not see anything wrong with having well-planned development. The City has hired professional, capable people. Listen to them as they have the best interest of the City at heart. You have got to be the one who makes the decisions. I appreciate people's feelings about wanting Tremonton to stay a small community, but look around the valley and you see growth is coming in all around us. We are not going to stop it by trying to board up Tremonton. We want to be responsible and conscientious of our neighbors, but the reality is what worked 10 years ago does not work anymore. I am pro-growth and I want to see Tremonton grow and prosper.

Molly Tisdell said I have been here for a few years and have only been to three meetings. It appears there is not a set plan in place that will work and part of our issue is we do not trust the committee to show that plan. We have not seen any kind of proof that this is going to work and help infrastructure. All the questions that were supposed to get asked at the last meeting did not get asked, nobody from the committee asked any of those questions. How are you going to police? Who is going to put the fires out? Who is going to teach the youth? Where are they going to go to school? You plan to put all these extra people in who are probably going to have five kids so who is going to teach them? I saw a comment about our high school and how our kids are out of control. I am asking that you slow things down. I like the small-town feel. I like to see the stars at night and you certainly will not have that if you build 600 houses on the hill. As far as the water goes there are already people who cannot even take a shower and wash their clothes at the same time. I do not know where the equilibrium is. We would like to see something we can trust not just something that is an idea. ChrisDean Epling put a lot of work into those packets so please take the time to look it over. Show us the respect we show you and pass that on to your Planning Commission.

Marisha Menlove said I am pro planned growth. Without planned growth the cost of running the City is going to fall back on the people who are already here. Developments can help pay for infrastructure, housing and amenities, like parks and trails, things that residents really want and our children need. Careful planning is about building smarter so families can stay here to thrive and keep our small-town character alive. If we freeze development how will our budget balance without the revenue from development and how will that affect our citizens that are currently struggling to pay property taxes.

10. New Council Business:

- a. Discussion and consideration of approving Resolution No. 25-47 amending Section II: Purchasing Policy & Contracts of the City's Personnel Policies and Procedures Manual

Motion by Councilmember Westergard to approve the resolution. Motion seconded by Councilmember Estep. Roll Call Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

- b. Discussion and consideration of approving Resolution No. 25-48 creating a new water supply use type and reaffirming, amending and enacting new fees and fines in a schedule entitled the Tremonton City Consolidated Fees and Fines Schedule including collection fees

Director Mackley said we have had an unmetered hydrant for contractors to get water. We are creating a new water use type to sell. We will have two water fill stations (culinary and secondary). Water will be available for this use year-round. This is a common practice and will bring in some revenue. This will allow us to monitor who is using it and they will be limited to 100,000 gallons a month.

Motion by Councilmember Rohde to adopt the resolution. Motion seconded by Councilmember Westergard. Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

- c. Discussion and consideration of approving Resolution No. 25-49 amending and updating the Mutual Water Supply Agreement with Bear River Water Conservancy District (BRWCD)

This item was removed from the agenda for this week.

- d. Discussion and consideration of adopting Resolution No. 25-50 authorizing the purchase of a vactor truck

Director Mackley said the resolution describes all the reasons why we need this vehicle. We have 218 miles of underground pipes within the city and almost 50 miles of road. Having an additional vactor truck will help the City as we have grown a lot and as we continue to add infrastructure. The Council approved \$705,000 in our budget this year for this purpose. After doing a lot of homework, we researched the best trucks and have seen them in action. The super products option has the design and features we really want. The cost of this one is significantly less. About \$135,000 could be used elsewhere for Public Works.

Motion by Councilmember Estep to approve this purchase. Motion seconded by Councilmember Lewis. Roll Call Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

- e. Discussion and consideration of approving Ordinance No. 25-17 granting an electrical utility franchise and general utility easement to Rocky Mountain Power—Regional Business Manager Russ Fox

Mr. Fox said I am the representative for Box Elder County. This is our standard franchise agreement with communities. The last one we approved was in 2021. That is going to expire next year so we are trying to get ahead. This agreement basically allows us to put our utilities within the right-of-way and establishes the rules for us to apply for City permits. We are asking for another five years for this utility easement. We appreciate the support. This is very similar to the previous agreement, with minor changes.

Motion by Councilmember Westergard to approve the ordinance. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

- f. Discussion and consideration of approving Ordinance 25-18 enacting a temporary land use regulation on the acceptance, processing, and approval of certain land use applications

Councilmember Rohde said the General Plan is really a comprehensive plan. We need this plan in our City to bring all of our plans together under one umbrella. This a document that guides our policies and investments in decision making. Doing that with our 2002 plan will not work. This is not a moratorium. All this is doing is asking that we do not do any additional zoning changes until we come up with a new comprehensive General Plan. Any applications that have been applied for or set forth at this point would not fall under this. They were done prior to this discussion. We have a community that wants to come together, share their ideas and develop a vision for our City to define smart growth. Mayor Holmgren said we are putting a pause on zoning changes, but we want to make sure we are not stopping commercial growth. Councilmember Lewis said it says that this temporary land use regulation shall not affect applications for subdivisions, conditional use permits, building permits or other development approvals that are fully compliant with the City's zoning map and ordinances as they exist at the time of the ordinance's adoption amendments to the General Plan or zoning ordinance initiated by the Planning Commission or City Council for the express purpose of implementing an updated General Plan. Councilmember Rohde said they can develop if it matches the zoning for that area. This is not an attack on one group or another. This is to help us come together and design a plan that we can all work with. When asked how this could affect planning, Director Seedall said the architectural and form-based code I have been working on for Main Street would have to stop because I was creating a new zone to encompass those. That is 100 plus pages of zoning documents I have been working on with Landmark Design for seven months. That is in the RDA zone, which also extends and covers Main Street from I-84 over to the Bear River. We also have the industrial code changes we have been working on and changing permitted uses. This was to help

the City make more educated decisions with the industrial growth that is starting to turn toward Tremonton. The Inland Port is also putting serious focus on that. We have met with other developers who own industrially zoned lands that are interested. It is not clear to me what to continue doing or what pauses until we update these plans. This also changes updates I was going to make to the residential code in terms of lots, setbacks and sizing requirements. Councilmember Lewis said how difficult would it be to update this with carve-outs for the concerns of Director Seedall. Those are really important changes so I would hate to see those be lumped into this especially the Main Street Steering Committee, who has worked really hard to make progress toward a lot of those changes. I do not want to see their efforts be slowed down. We are also going to start seeing RDA monies that could be spent on downtown. We have some businesses who are interested in coming here.

After much discussion, Mayor Holmgren said this is the first we have really had an opportunity to address this in any sort of real depth. We still have lots of questions on the impact that this ordinance would have on things that are being addressed. Maybe we need to take a little more time to think this through. Could we fine tune this just a little bit more before we go forward with it.

Motion by Councilmember Rohde to table this item so issues can be addressed and have more discussion at a later time. Motion seconded by Councilmember Lewis. Roll Call Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

11. Consent Agenda
 - a. Appointing a Tremonton Justice Court Judge

Mayor Holmgren said we have been without a justice court judge for several months now. We went through quite a process and interviewed several individuals. After review, my recommendation is that we go with Dustin Ericson to be our new justice court judge.

Motion by Councilmember Rohde to appoint Mr. Ericson as the new judge. Motion seconded by Councilmember Westergard. Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

12. Calendar Items and Previous Assignment
 - a. Review of calendar

Our City party is Thursday at 5:30 p.m. at North Park Park. On September 23, the Council will hold a workshop to present information on the Overlook Development rezone at 6 p.m. A town hall will follow. The Main Street Showcase will be September 29 at 4:30 p.m. The Main Street Steering Committee has worked hard on putting this together, along with City staff. It will be a great opportunity for people to see a life-size mock-up. This will be at the fairgrounds in the home arts building. The Utah League of

Cities and Towns will hold their fall conference in Salt Lake. We also have the Farmers Market and GET OUT events at Shuman park.

b. Unfinished Business/Action Items: None.

13. Reports & Comments:

a. Council Reports and Comments

Councilmember Lewis said I love this city and the people. As I watched the procession, I was impressed with all the people who turned out. There are citizens who are engaged in healthy ways and providing solutions. I hope they recognize the gratitude we have for all the hours they are putting in to help us as a Council to be informed. It is seen and valued. On the flip side some citizens are going about it in an unhealthy way. I would counsel them to come up with solutions and be careful with how they frame information because it can divide people quickly.

Councilmember Westergard said I echo that. We have to be careful after what has happened the last couple of weeks and the rhetoric about how people get mad about something. Yes, we need things like sidewalks, but we also need money. When I used to sit down there it was easy to say what we ought to do. We cannot name call and be negative. Social media is terrible. If you can say it without saying your name there is no validity in it. When you are just complaining the whole time, you are part of the problem. We need solutions.

Councilmember Rohde said I agree I think citizens are doing a great job of helping us out. The last couple months have been horrible and it is heart-wrenching, but there is joy in seeing our community and nation come together. I am optimistic we will continue to see that in our community.

Councilmember Estep said I am proud of our City. We are managing our growth and with time and money we will get parks and trails and sidewalks. We just have to be patient. We as a Council are doing the best we can. We do listen with open minds. I want to thank everybody for their commitment and involvement.

Mayor Holmgren said I want to echo everything that has been said and thank those who have commented and provided input. As we work together, we can learn lessons. There might be compromise on both sides, but somehow, we are going to work it out. I am thrilled with the interest and concerns of our citizens. I am grateful to Councilmember Rohde for all the work he has gone through to get this ordinance to this point. There is still work we need to do and are going to make it right. I also want to recognize those involved in public safety and publicly thank them for what they do for us on a day-to-day basis.

14. ***CLOSED MEETING: No Closed Meeting held at this time.***

- a. ***Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or***
- b. ***Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or***

- c. Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
- d. Discussions regarding security personnel, devices or systems*

15. Adjournment.

Motion by Councilmember Rohde to adjourn the meeting. Motion seconded by consensus of the Council. Vote: Councilmember Estep - yes, Councilmember Lewis - yes, Councilmember Rohde - yes, Councilmember Vonk - yes, Councilmember Westergard - yes. Motion approved.

The meeting adjourned at 9:07 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 for the City Council Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2025.

Cynthia Nelson, City Recorder

ChrisDean Epling
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Tremonton, UT 84337
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435-282-0012

September 15, 2025

Tremonton City Council
Attn: Mayor Holmgren and Council Members
102 South Tremont Street
Tremonton, UT 84337

Dear Mayor and Members of the City Council,

I am writing in the wake of a very disheartening planning commission meeting. While the outcome was not what we had hoped for, my greater concern is that the commission appears to have drifted from its core responsibilities and guiding principles. According to Utah Code Title 10, Chapter 9a, the planning commission is entrusted with three primary functions.

1. Consistency with the General Plan. Planning commissions are tasked with implementing the City's general plan. Every development, every zoning change should align with this plan. Changes to zoning should only be recommended if they are consistent with the general plan or they have done their due diligence to ensure that the change is justifiable. (Utah Code § 10-9a-302, 403)
2. Compliance with City Ordinances. Ordinances are what puts the plan into action and creates laws to implement subdivision regulations and such.
3. Due Process and Equal Treatment. Developers and citizens alike are entitled to fair hearings based on objective standards in the ordinance rather than on personal opinions.

The planning commission has a legal obligation to follow the current land use general plan. This is such an important part of Land Use Regulation that Utah's Land Use Institute Handbook recommends an amendment to the plan if the commission recommends a deviation from the plan. It states:

"If local decision-makers ignore a clear directive from the plan...their decision may be more effectively challenged as arbitrary and capricious. Often the consideration of a request for a change in the zoning for a particular property will include an amendment to the general plan to be certain that there is philosophical consistency between the plan and the re-zoning, if granted."

Following a community driven plan is of paramount importance in preserving and maintaining the characteristics of the community. Growth is a wonderful thing when guided by the principles of the community. This is how towns with integrity become thriving cities of inspiration rooted in the fundamental values that formed the city. A general plan is what guides growth in a direction that reflects the values of the community. When a town does not follow or have a concise plan to follow then it is vulnerable to following the short sighted plans of the market or developers. As evidenced in the discussion of the last planning commission meeting. Utah Institute of Land Use Development further explains the tendency of municipalities when not following an approved plan:

The tendency when a specific issue looms importantly over municipalities' land use, however, is for government officials and citizens alike to skip the preliminary steps

*required to understand the general plan and related land use ordinance. Skipping such is short-sighted. The entire concept of local land use planning was intended to move from general decision making to making specific lot-by-lot decisions **in light of general community goals**. Land use decisions that avoid acknowledging such context **are more likely to fail if challenged and more likely to breed cynicism in those most affected.***

The attached survey supports the statement that not following the general plan is likely to breed cynicism in those most affected. A majority of those surveyed said they had no confidence that the city planning process represents their values. Every respondent rated the city a 3 or lower, with 3 meaning "indifferent." No one felt confident in the process.

At the last planning commission meeting, City Planner Jeff Sedall stated that he believes the current zoning change request aligns with the Land Use Plan. I respectfully disagree. While I could present a detailed case showing how this zoning change conflicts with the plan, I do not believe it is necessary to escalate matters in that way. For now, I will simply point out that the zoning change is inconsistent with the guiding principles, the overall housing preferences of the citizens and with maps 2-1, 2-4, 2-5, and C-1.

Based on my attendance at the planning commission meetings since May, instead of basing decisions off of our general plan, the planning commission seems to be basing their decisions off of the perceived financial benefit for the city and the developer's master plan. As mentioned in the Institute of Land Use and Development this is short sighted and ignores the values and principles of the citizens that live in this amazing community. Tremonton is full of amazing citizens with a deep desire for a quality of life that includes more single family housing and open space that comes with larger lots. Basing development decisions off of current market trends such as attainable and affordable housing completely changes the character of the town and ignores the values of the citizens thus affecting their quality of life.

I do not wish to appear to be completely against developers. In fact, I will be the first to agree that having a developer with the ability to work with the city for infrastructure improvements can be a win-win situation. I am not ignorant to the fact that when a city works with a developer it can save millions of dollars on infrastructure improvements. I want this for the city. I want this for the citizens. However, I am very hesitant to trust a developer's master plan and the city if the planning commission has not done a thorough evaluation. This is especially important if the proposed zoning change goes against the general plan as well as the desires of the citizens.

The citizens of Radio Hill have presented concerns about the re-zoning proposal that have been ignored or not fully answered. A few of these concerns include the following:

- How much will this cost the city? I asked for a formal trade analysis to analyze the overall benefit or detriment to the city finances based on the location and increased density. At the planning commission meeting not one person asked how much the increased density would impact our police department, fire department, sidewalks, lights and road improvement costs to get those people into town. They did not discuss if the added revenue from the taxes would cover those costs. I am not an expert. However, my few calculations showed that high density on the outskirts of town would NOT be financially beneficial and it would spread out the first responders in a way that would add unnecessary burden on them for their response time goals. Why were things like this not discussed at the planning commission meeting, especially when citizens commented on these concerns? I am surprised at what the planning commission did take time discussing in the meetings regarding this parcel of land. They spent an ample amount of time discussing how much money the developer would be putting into this project, how much their risk would be and what density or zoning they

would need to make the development beneficial to the developer. They also spent a large amount of time discussing the importance of attainable housing. While I feel this is an important topic, discussing such a subject with a developer seems to present a biased conversation. According to the state code as cited above and the Utah's Land Use Institute guidebook, the planning commission should have had a discussion with the developer on how the proposed project fits into the city's current land use plan. As a citizen who wants to help the community this was a very hard conversation to listen to.

- Water. As evidenced in the attached survey, water pressure and resources are very important to the residents on the hill. One thing we picked up at the meeting is the water towers needed to support the development would not be started until AFTER phase 1 of the project and they are not going to be put in by this developer. They will be helping pay for it, but the towers will be located on a different parcel of land and largely paid for by a different developer. This means that the current developer will be allowed to develop **at least** 266 new units BEFORE they make any water infrastructure improvements. Currently there are only 281 homes on the entire hill - with only 70 in the subdivision adjacent to the proposed development. This **one phase** of the development almost doubles the amount of houses on the hill, in a very small space, without any water infrastructure improvements. This seems to be unwise and is exactly how to create more potential problems. We want to know what the safety precautions are if the developer decides to not finish the other phases and we are left with no water infrastructure improvements. Will there be enough water pressure? How will our current pumps hold up? If there is no water pressure, is the city prepared for a lawsuit from insurance companies in case of a fire and there is not sufficient water to properly put the fire out? (There have been well documented concerns about water pressure in multiple municipal meetings, insurance companies will not overlook this.) Insufficient pressure can also cause a water hammer, leaving the city with damages to water lines with no developer to help pay for the repairs.
- Sidewalks: I already mentioned this as part of the total cost of development, however, I mention it again because this is a very important thing to me personally. There was no solid plan or commitment to help improve the sidewalks and road on 1000 North. This is already a very unsafe road for the many children that live on this hill. Adding multi-family, high density housing is irresponsible for the families moving in as well as the current families living on the hill.
- Density. The attached survey is clear. The residents do not support multi-family housing. They built on the hill with the current zoning laws of R1-12 and they are simply asking that the city honor the current zoning laws. These laws accurately reflect the wishes of the people as well as support the general land use plan.
- Land Fill. The citizens are worried that the new development will be built over an old city land fill. Has this issue been properly looked into?
- Crime. With increased multi-family housing the residents have expressed concerns about crime. Recent events in Tremonton and Utah have hit home to many residents and they are concerned about the safety in Tremonton, especially if we are already spreading our first responders thin.

When zoning laws are changed to favor developers against the wishes of residents and the city's general land use plan, it feels less like good governance and more like coercion. Citizens are essentially being told to give up something of real value in exchange for infrastructure that should already be covered by the taxes we pay. Our community has shown willingness to explore other funding avenues—I personally volunteered to draft grants and organize fundraising to match city funds for improvements on 1000 North, so the road could be widened and sidewalks installed for children's safety. Yet, despite my requests, I have not received the necessary information from city leadership to pursue this option. Another viable approach would be establishing an RDA account dedicated to capital improvements on Radio Hill, where residents' property taxes have consistently increased, unlike in other areas of the city where they have not. Redirecting those gains into local

infrastructure is both fair and practical. For this reason, I question Councilmember Micah Capener's recommendation of a Special Service Area Tax (SSA) instead. Considering his familiarity with RDAs—and the personal benefit he has received from such funds in the city—it is notable that he would avoid proposing the same solution for Radio Hill. While I acknowledge a SSA Tax as an alternative funding solution, I cannot agree with the idea of burdening residents with a SSA Tax, especially when a more equitable option exists.

After all is said and done, I want to sincerely thank the council and the Mayor for their continued devotion to our great city. I have hope and optimism. I have not forgotten when the council denied this zoning request last time, I thanked you in writing. In that note, I committed to water the grass here and help build a future in this community we all love. That commitment has only grown stronger. Since then, I've studied land development in depth and reached out to my neighbors. The survey I conducted had a remarkable response rate, with many residents hand-delivering their surveys to me and voicing heartfelt concerns. Over and over, I heard worries about infrastructure that isn't keeping pace, about how multi-family housing would affect schools and first responders, how crime will increase, and about preserving the rural atmosphere that our general land use plan promises to protect. People asked me to carry their voices forward—some with hope, some with resignation—but all with sincerity. I cannot fail them. That is why I ask you, our council, to carefully read the survey results. Every household that participated is documented, and I have the paper copies in hand. If needed, I will continue door-to-door until every voice is represented. If I can take the time to type every response, I know you can take the time to hear them. I am not here just to oppose; I am here to help shape solutions. Like so many others, I want Tremonton to grow in a way that protects what makes it special and keeps it a safe, welcoming place for families. Thank you for listening, and I look forward to meeting with you at the next council session.

Sincerely,

ChrisDean Epling

Tremonton Resident

A Community Report on the Proposed Rezoning of the Overlook Development

Submitted to: The Tremonton City Planning Commission, City Council, and City Planner **Date:** Sept. 9th 2025

Prepared by: ChrisDean Epling **Representing:** The Residents of the Radio Hill

Executive Summary

The survey findings show a strong and consistent community preference for a rural, low-density residential environment. Residents are deeply concerned about the potential negative impacts of multi-family housing, including increased traffic, strain on infrastructure, and a change in neighborhood character. The data suggests an overwhelming desire to protect the existing community feel, and a significant lack of confidence in the current city planning process.

This report presents the definitive findings of a comprehensive neighborhood survey regarding the proposed rezoning of Radio Hill. With a remarkable participation rate of 43% (123 of 281 homes), the data reveals a clear and overwhelming opposition from residents to the proposed change. A staggering **80.9%** of respondents would support a special zoning area that prohibits all forms of multi-family housing. The findings demonstrate a strong community desire for growth that is aligned with the existing General Land Use Plan, is fiscally responsible, and prioritizes the safety and well-being of current residents. We urge the Planning Commission and City Council to review these findings, consider the documented concerns, and vote against the proposed rezoning. Furthermore, we call for a collaborative process to develop a new, updated General Land Use Plan that reflects the community's vision for the future of Tremonton.

1. Survey Findings: A Resounding Message from Residents

The residents of our neighborhood have spoken with a single, clear voice. The survey results indicate that a substantial majority of the community opposes the proposed zoning change. The evidence is resoundingly clear: **80.9% of respondents** would support the creation of a special zoning area for our neighborhood that prohibits all forms of multi-family housing.

When asked about their housing preferences for the neighborhood, residents overwhelmingly chose:

- **Single-family homes on large lots:** 87.3%
- **Rural residential / agricultural:** 54.2%

Conversely, there was **zero support** for apartments, large multi-family, or small-scale townhomes. The preferred zoning designations for the area were R1-12 (79.3%) and R1-10 (35.1%), both of which support large and medium-lot single-family homes.

2. Top Concerns of the Community

The survey clearly identifies the primary concerns about introducing multi-family housing. The top three concerns, as ranked by residents, are:

- **Strain on infrastructure (roads, water, sewer etc.):** 82.8%
- **Increased Traffic:** 73.3%
- **Safety Concerns:** 56%

The proposed rezoning would allow for an additional 650 units, which is more than double our current number of 281 homes, leaving us with almost triple the density on the hill. This would drastically increase traffic on 1000 North, the only main access road on and off the hill at the moment. To change the zoning now, before the infrastructure can safely support it, is to place the safety of every driver and pedestrian, including our children, at undue risk.

3. Summary of Resident Comments

The qualitative feedback from residents provides a powerful human context to the data. Key themes and representative quotes include:

- **Preserving the rural character:** Many residents moved here for a specific lifestyle and are concerned that the proposed change would alter the "peaceful" and "quiet living" they cherish.
- **Infrastructure and Planning:** Residents expressed frustration that the city allows development to outpace infrastructure. As one resident put it, the problems with low water pressure, lack of sidewalks, and insufficient exits are not "our problems" but "problems the city gave us with previous development."
- **Community Values:** Many comments reflect a desire for a development approach that prioritizes community over short-term financial gains. As one resident noted, "The decisions should not be made without the local community in mind as well as letting the community have a say so and vote."

4. Consistency with the General Land Use Plan

The proposed rezoning directly contradicts the city's current General Land Use Plan. The survey data reinforces this conflict, showing that only 13.1% of residents are confident that the city's current planning process reflects their values. A staggering **58.6% have no confidence at all.**

As noted by Craig M. Call, J.D., in "Ground Rules: Your Handbook to Utah Land Use Regulation," land use decisions should be guided by the General Plan:

"The tendency with a specific issue looms importantly over municipalities' land use, however, is for government officials and citizens alike to skip the preliminary steps required to understand the general plan and related land use ordinance. Skipping such is short-sighted. The entire concept of local land use planning was intended to move from general decision making to making specific lot-by-lot decisions in light of

general community goals. Land use decisions that avoid acknowledging such context are more likely to fail if challenged and more likely to breed cynicism in those most affected.”

He further states:

“If local decision-makers ignore a clear directive from the plan...their decision may be more effectively challenged as arbitrary and capricious. Often the consideration of a request for a change in the zoning for a particular property will include an amendment to the general plan to be certain that there is philosophical consistency between the plan and the re-zoning, if granted.”

5. Conclusion and Recommendations

This report is a plea for responsible governance and genuine community involvement. The citizens of our neighborhood are united in their desire to see growth in Tremonton, but it must be growth that is safe, sustainable, and guided by a clear and updated plan. We have gathered this data to provide an accurate representation of citizen wishes, and we ask that you consider it.

We respectfully request that the Planning Commission:

1. **Vote to deny the proposed rezoning request** based on the overwhelming evidence of citizen opposition, public safety concerns, and the proposal's inconsistency with the General Land Use Plan.
2. **Acknowledge and uphold the importance of an updated General Land Use Plan** as the proper mechanism for guiding future development.

The residents of Radio Hill are eager to collaborate with the city to create a new General Land Use Plan that reflects the shared goals of both the citizens and the city's long-term vision.

Appendix A: Results of the Survey by section

Section 1: Demographics

The survey had a strong response rate from long-term residents.

- Longevity: The majority of respondents (over 50%) have lived on or near Radio Hill for more than 10 years, with a significant portion (20%) living there for 6-10 years.
- Homeownership: All respondents are homeowners, which indicates a strong vested interest in the long-term stability and value of the neighborhood.
- Household Size: The most common household size is 2 people, followed by 5-6 people. A large number of households (over 50%) also have school-aged children.

(See Demographics Charts)

Section 2: Community Values

When asked to rank values on a scale of 1 to 5 (with 5 being "Very Important"), residents gave high scores across the board, demonstrating a unified vision for the neighborhood.

- Top Priorities: The highest-ranked values were Protecting home values, Maintaining a quiet, residential feel, Safety for pedestrians and kids, Preserving open space and views, and Preventing traffic congestion. All of these values received average scores of 4.5 or higher.
- Lower Priorities: While still considered important, "Encouraging walkability and trails" and "Offering a range of housing types for different income levels" received slightly lower average scores, but still ranked high at 4.4 and 4.2 respectively. The lowest-ranked value was "Offering a range of housing types for different life stages" with an average score of 4.0.

(See Community Values Chart)

Section 3: Housing and Zoning Preferences

The results for this section highlight a strong preference for housing types and zoning that align with the current rural, low-density character of the neighborhood.

- Preferred Housing: The most preferred housing types were Rural residential and Single-family homes on large lots. This was followed by Senior housing and Accessory Dwelling Units (ADUs).
- Preferred Zoning: Residents strongly favor R1-12 and Rural residential zoning, which are consistent with large-lot single-family homes. A significant number of respondents also support R1-10 and R1-8, but with less frequency.

(See Preferred Housing and Zoning Charts)

Section 4: Concerns About Multi-Family Housing

This section clearly identifies the primary reasons for resident opposition to multi-family development.

- Top Concerns: The most frequently cited concerns were Increased Traffic, Strain on infrastructure (roads, water, sewer), and Change in neighborhood character. Impact on property values and Safety concerns were also top concerns.

(See Primary Concerns About Multi-Family Housing Chart)

Section 5: Special Protection and Confidence in City Planning

The results from this section deliver a powerful message about resident sentiment towards the city's current planning process.

- Special Zoning Area: A vast majority of respondents, 80.9%, stated they would support a special zoning area to prohibit all forms of multi-family housing.
- Confidence in City Planning: Confidence in the current city planning process is extremely low, with the majority of respondents ranking their confidence as 1 (Not Confident) on a 1-5 scale.

(See Special Protection and Confidence Charts)

-
- Further Analysis and Raw Data: I have also attached a summary of the raw survey data and the charts I generated.

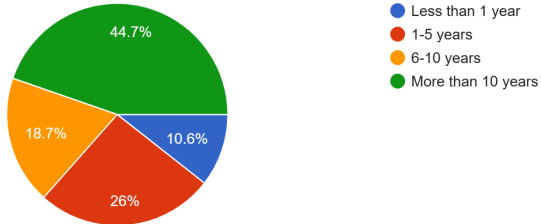
I hope this detailed analysis is helpful for your community report. Please let me know if you need any further assistance.

Appendix B - Survey Result Charts

Demographics

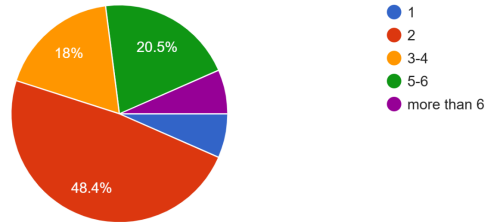
How long have you lived on or near Radio Hill?

123 responses



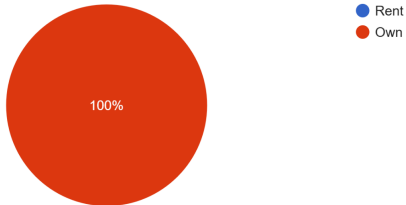
How many People Live in your Household

122 responses



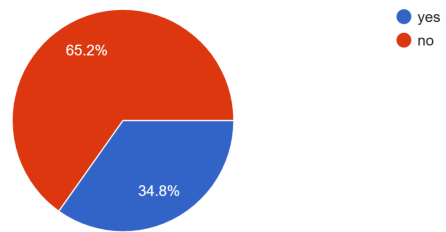
Do you Rent or Own your house

121 responses



Do you have school aged children at home?

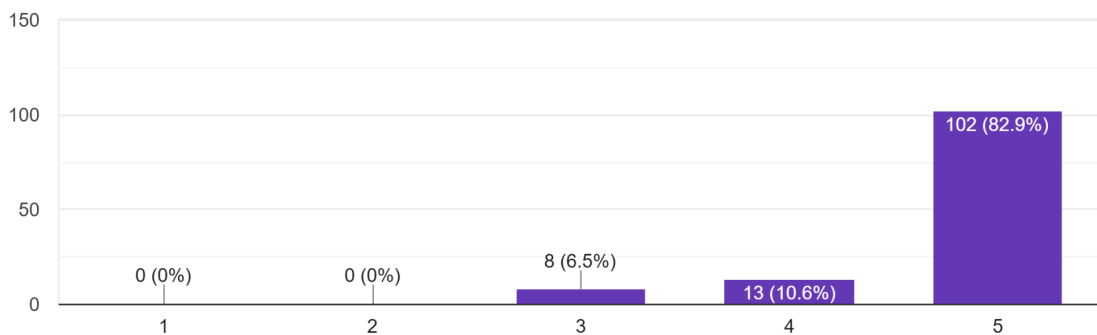
112 responses



Community Values

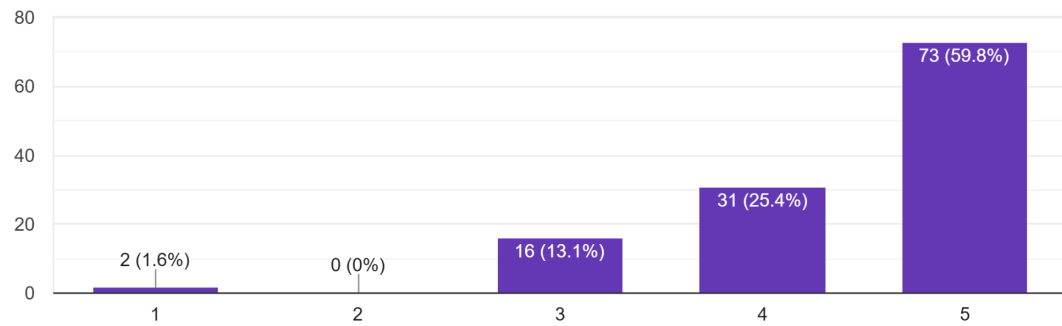
Preserving open space and views

123 responses



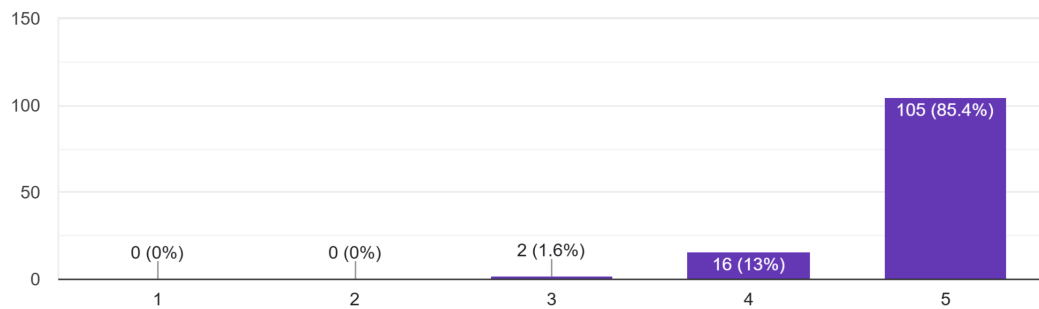
Encouraging walkability and trails

122 responses



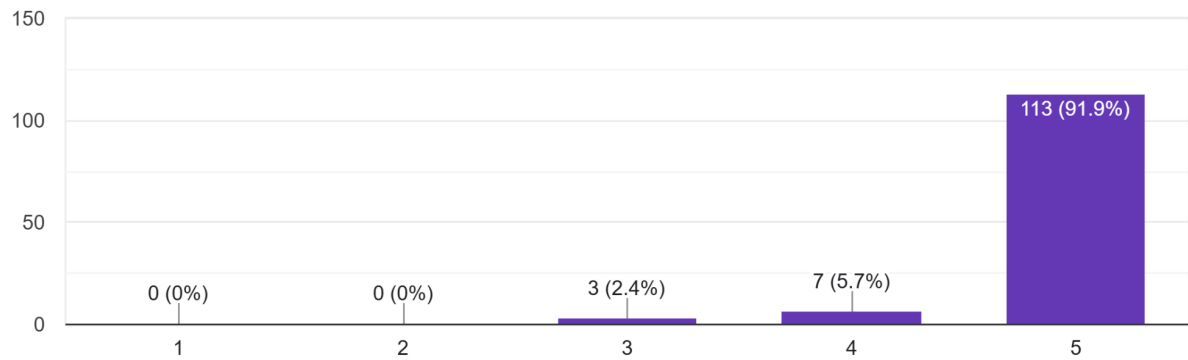
Preventing traffic congestion

123 responses



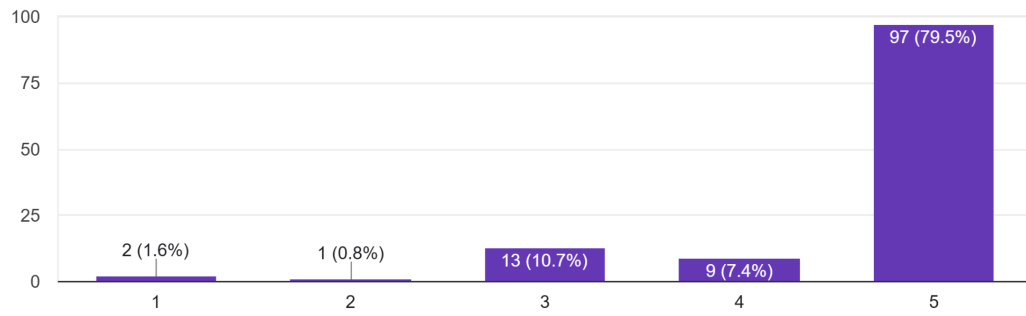
Maintaining a quiet, residential feel

123 responses



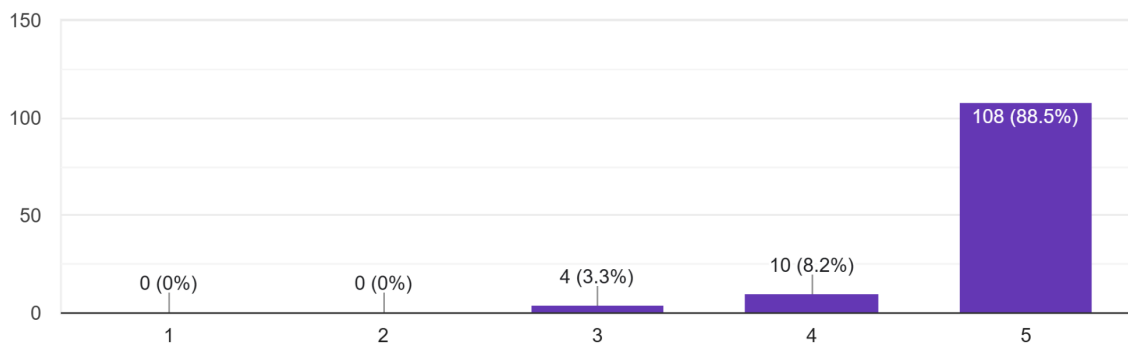
Supporting family-friendly development

122 responses



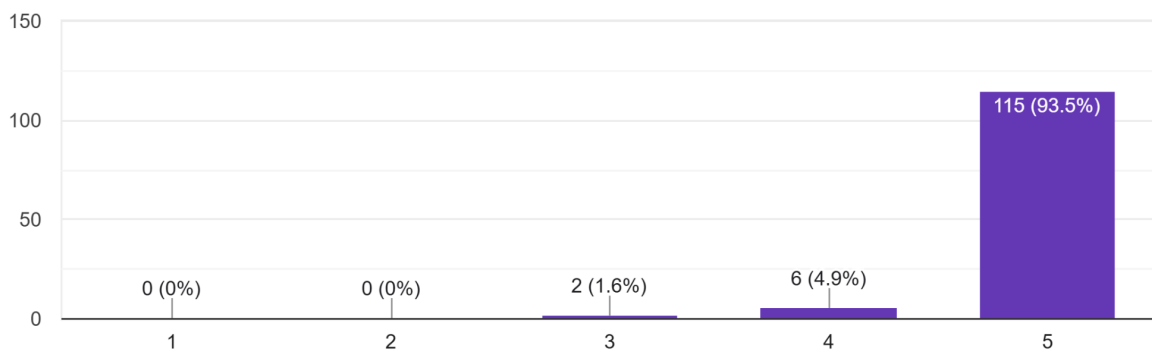
Protecting home values

122 responses



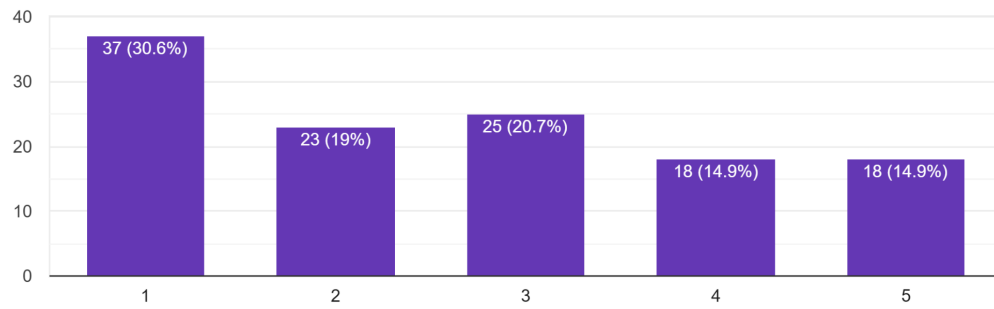
Safety for pedestrians and kids

123 responses



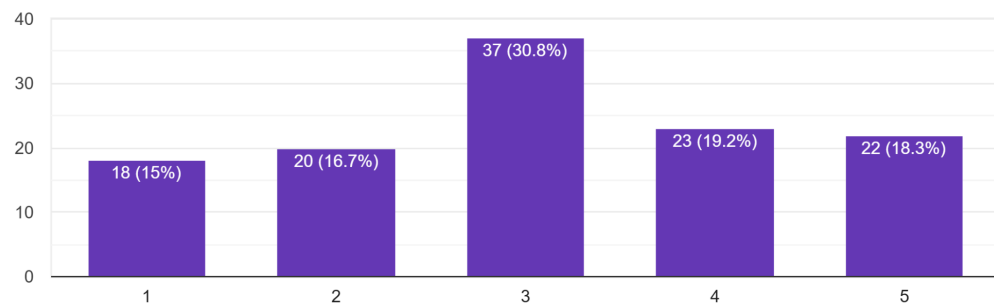
Offering a range of housing types for different income levels

121 responses



Offering a range of housing types for different life stages

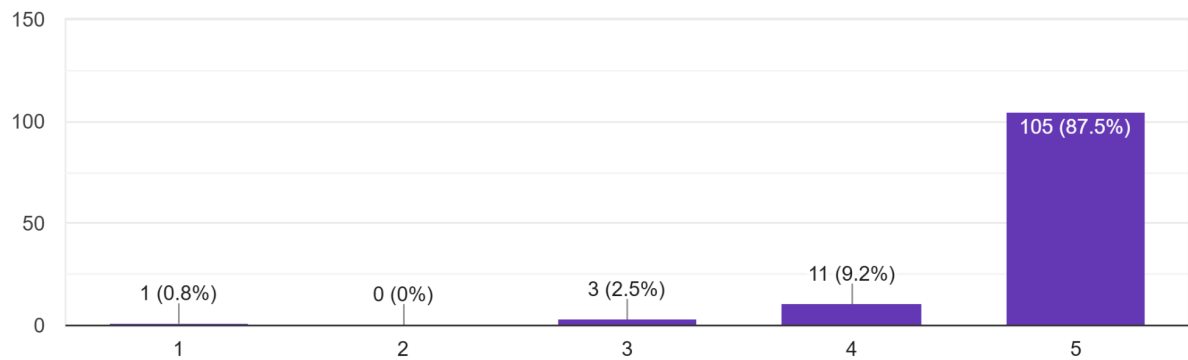
120 responses



Responsible Growth and Planning

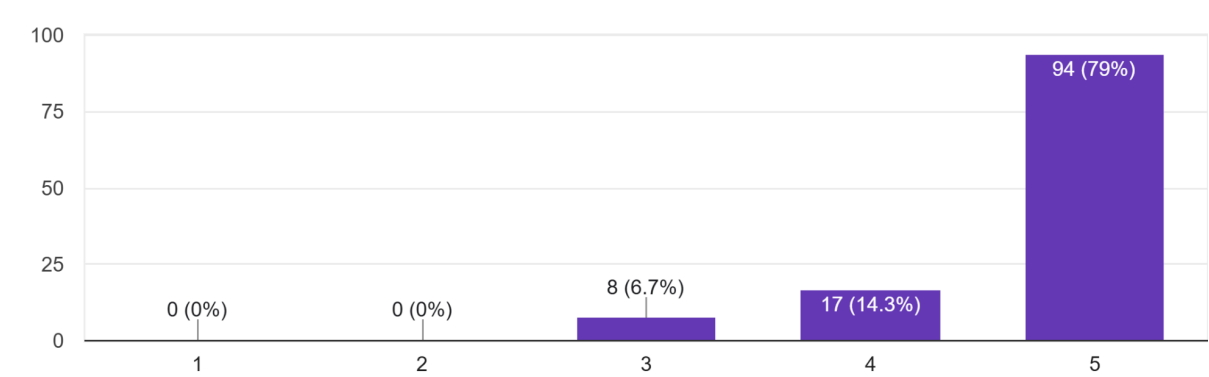
Growth that matches infrastructure capacity

120 responses



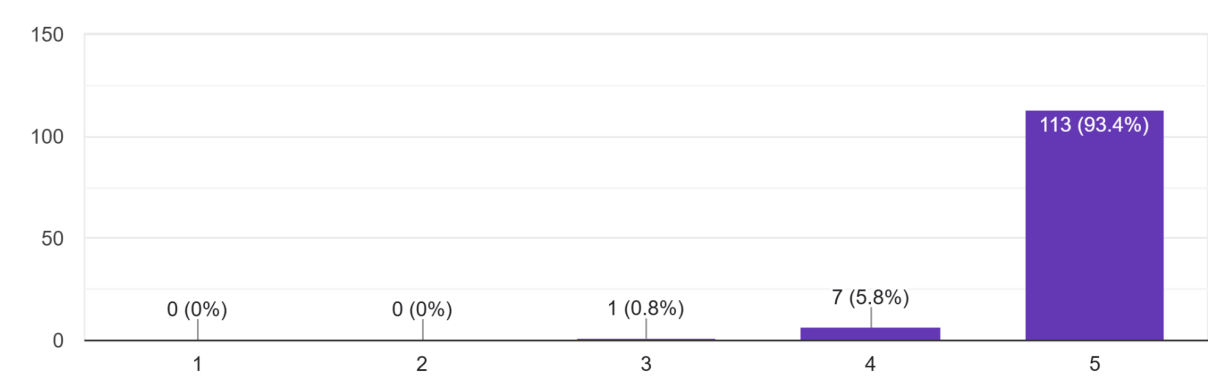
Planning that protects neighborhood identity

119 responses



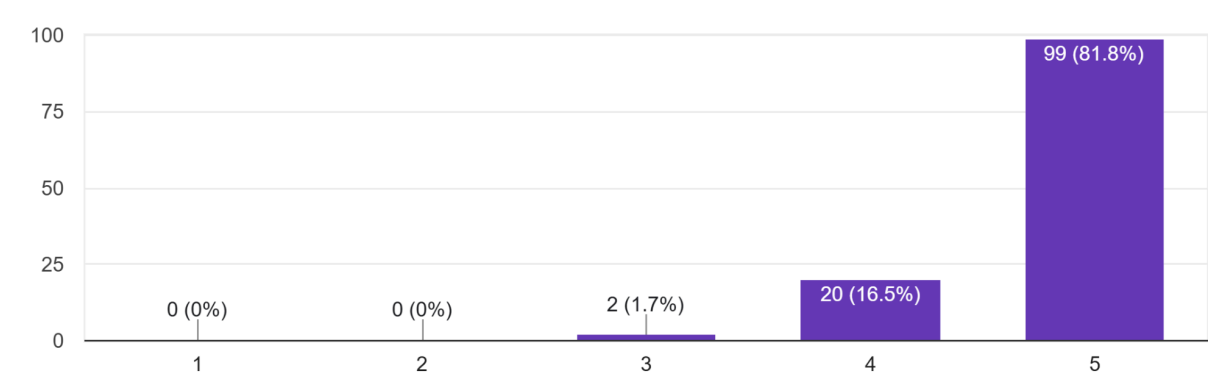
Transparency in planning decisions

121 responses



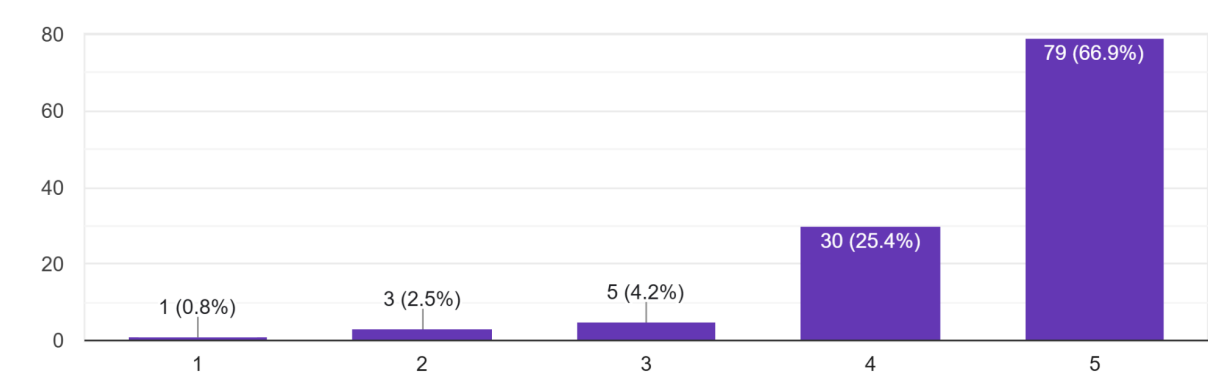
Development that prioritizes public safety

121 responses



Preserving open space while allowing additional housing

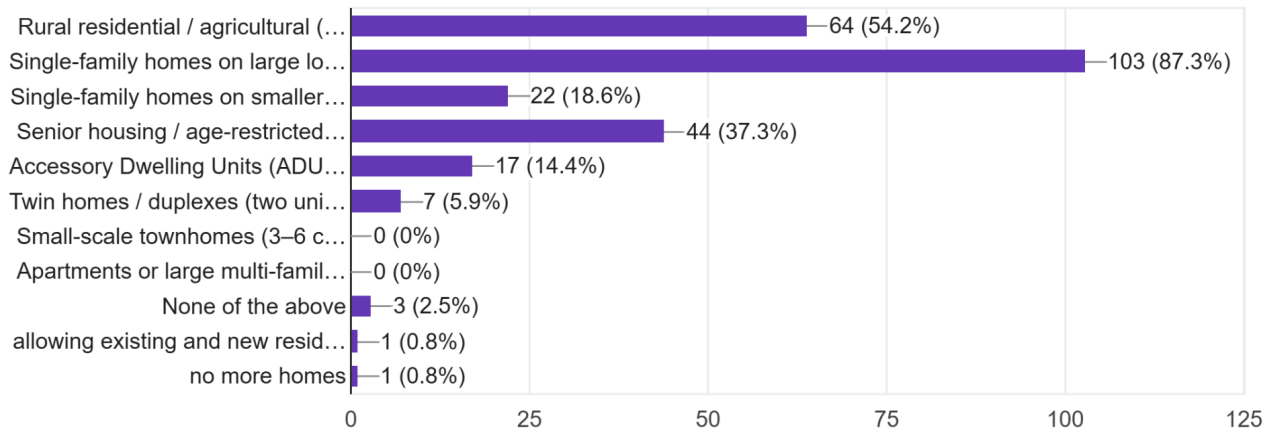
118 responses



Housing Preferences

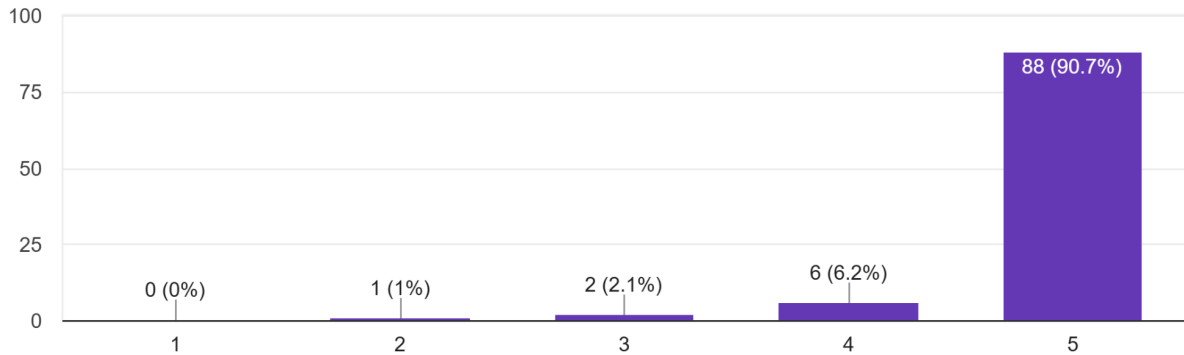
What types of housing would you prefer to see more of in our neighborhood? (Check all that apply)

118 responses



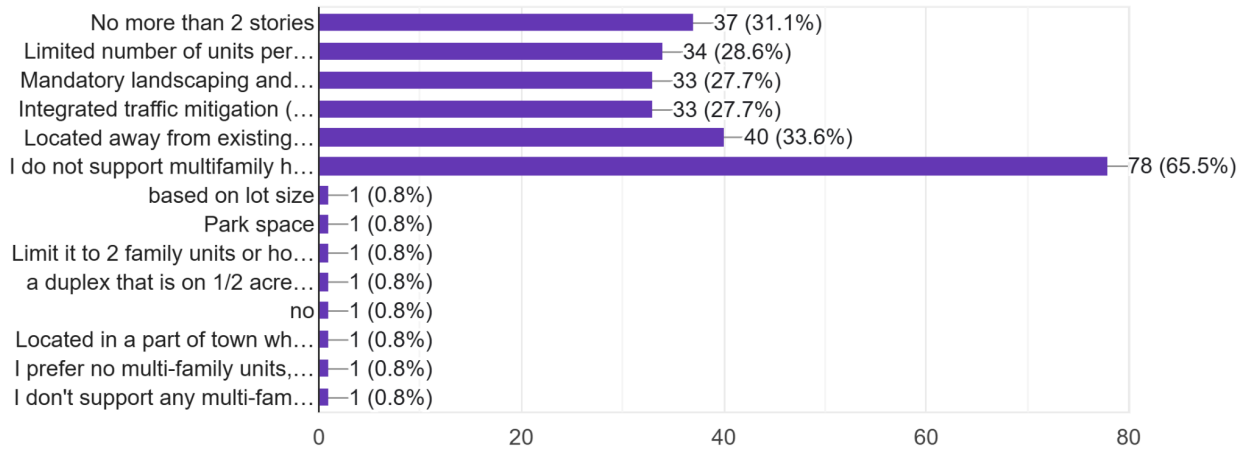
On a scale of 1–5, how concerned are you about the introduction of multifamily housing in our neighborhood?

97 responses



If multifamily housing were allowed, what would you want to see in terms of limits or design? (Check all that apply)

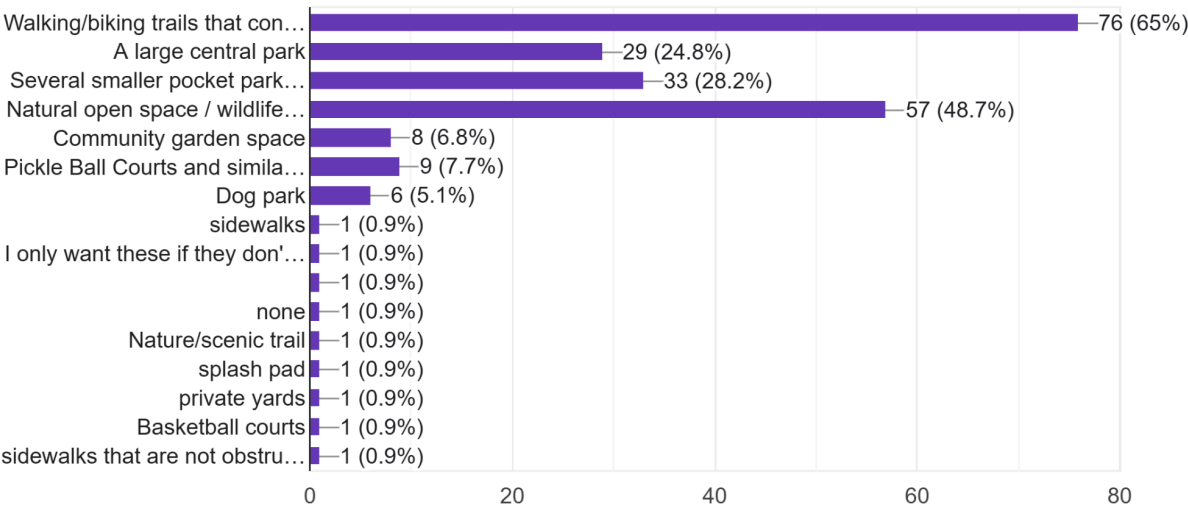
119 responses



Green Space and Outdoor Use

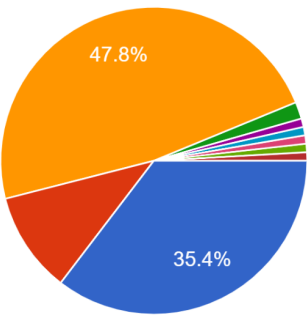
What kind of green space do you most want in our neighborhood? (Select your top two preferences)

117 responses



If you had to choose, which would you prefer?

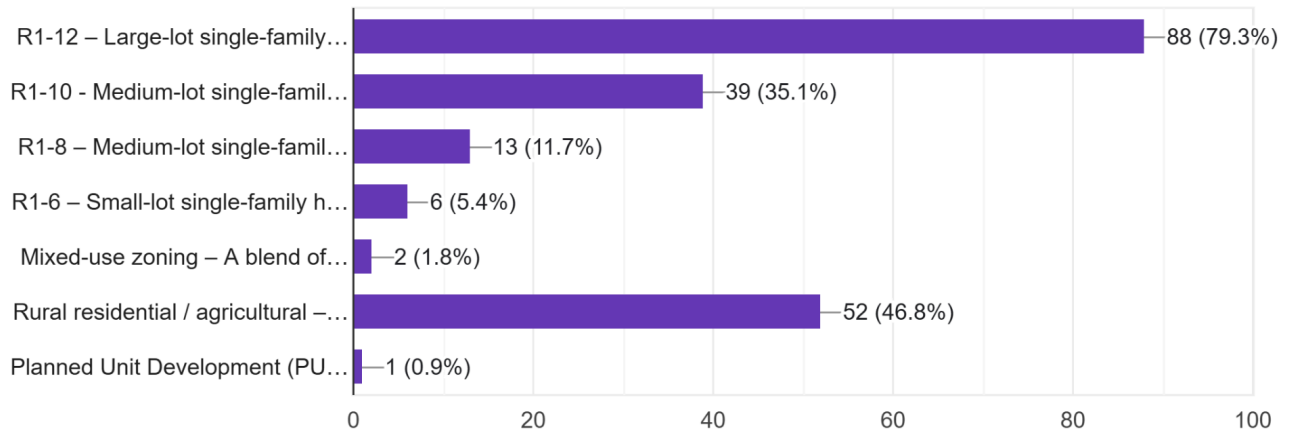
113 responses



- A well-developed trail network for walking/biking
- A large park with open grass and play...
- A mix of both
- none
- not exciting
- the natural beauty of the mountain
- Garden space and dog park!
- private yards

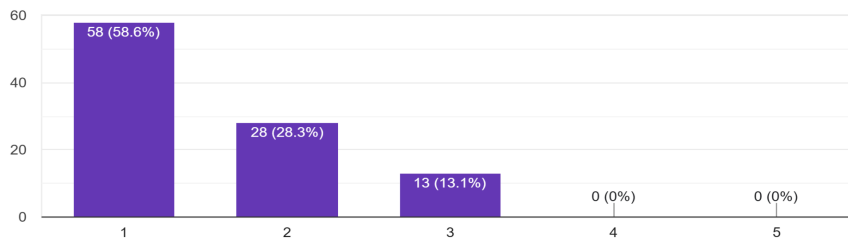
Zoning and Planning

What Zoning designations do you believe are most appropriate for our neighborhood going forward?



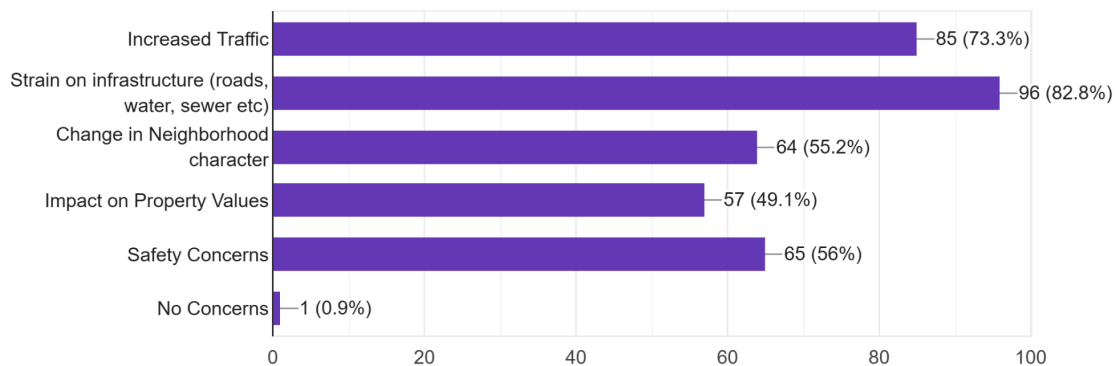
On a scale of 1–5, how confident are you that the current city planning process reflects your values as a resident?

99 responses



What is your primary concern about introducing multi-family housing to our neighborhood? Please check your top three.

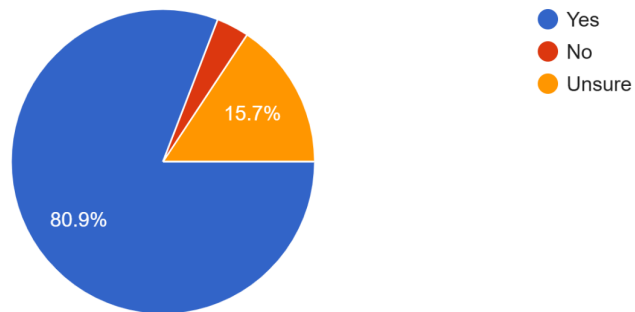
116 responses



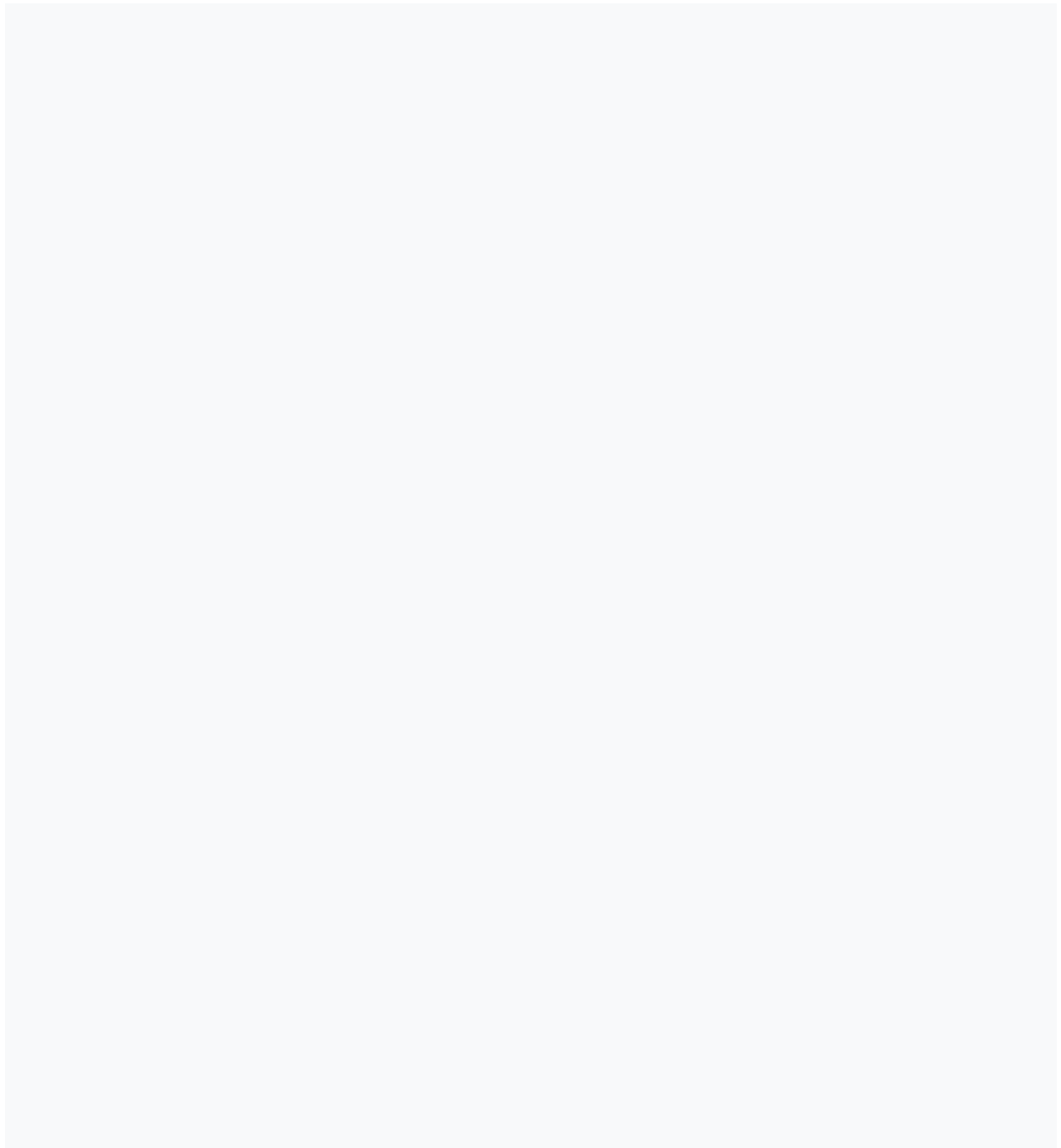
Final Thoughts

would you support the creation of a special zoning area for our neighborhood the prohibits all forms of multi-family housing?

115 responses



Appendix C - The Survey



Appendix D: Community Survey - Resident Comments

What concerns do you have about multifamily housing?

It would change the life style in this area. We live in the country and support farming and animals and quiet living. Multi-family will not be responsible for this area.

This is not the neighborhood for multi-family housing. I moved to this neighborhood to get away from multi-family housing.

A good family buys a townhome. Grows out of it. Buys a single-family home. Sells townhome. New owner rents townhome to others. Eventually someone nefarious rents it. Drug user (using illegal drugs is criminal), wife beater, child-molesters, someone with no community love. They" live anywhere. This is how you bring crime to a single-family , community - oriented, family friendly, God-fearing, American-loving neighborhood. Multi-family housing breeds criminality. It's not all of them but it always starts with one. Crime grows from 1 or 2 people.

Water! lack of water is why whole California cities burned! We don't think that can happen here but it can! High traffic, police protection. Crowded schools.

Put them in town

Tremonton has plenty of multi-family housing

We own over an acre. When purchased, it was advertised we could add another home (AUD) long term that was a goal for aging parents (2019)

Lack of space for kids to play. Transient rentals that bring higher crime rates to our neighborhood. Increased traffic without sidewalks on 1000 North. insufficient entry/exit roads in case of evacuation.

I'm concerned it'll bring more noise, less parking and way too many inflatable pools on balconies.

Junk yards, people won't take care of them

Concerns I have are: parties, loud late night actions, decrease of respect for home owners property, safety, decrease of my home value, negative economic impact due to influx of people within our community, crime, property damage, insurance increase on our residence due to lower income options within our demographics. additional increase in our taxes, water/power shortage as well as internet speed affected as we currently already experience these concerns.

We don't have water for the houses already there.

Brings in more crime.

Too many people in a small area

more low income people, more people crowded in multi-family housing.

There are already numerous multi-family projects closer to town, why do we want more when these are not filled or complete yet?

crime will increase - new multi housing will become low income housing with time.

Trashy yards - destroying views

1) I would feel crowded/boxed in

2) Property values would go down

3) They seemed to be less well maintained

Loss of view which is why most of us built on radio hill. Increased crime. Loss of home values.

Increased traffic into 1-2 roads that weren't designed to handle the traffic.

I don't want a townhouse complex next to my home on 1/2 acre.

It changes everything about the single family housing which has been established in this community.

too many people - congestion

crime that it brings in, unmaintained yards poor fencing

congestion, traffic, potential unstable or irresponsible population

The disturbance to the environment, sewer, water problems, more people, traffic etc.

more crime, lower property values, more traffic

more transient leading to a lack of connection to existing neighborhood.

That is not the sort of environment I want to raise my children in...that's why I don't live in that type of housing. We came here for the larger lots and small-town feel. Multi-family housing supports neither.

Bring in low income tenants and property values decrease. Safety for all including children

Low income residents. more condensed, populated, traffic, safety, crime

Infrastructure including roads and water

History shows they require more police force per person/ crime rate is higher/ they get run down quicker and lowers property value/quality of life.

no more homes

more traffic, more crime, we moved from an area for a reason. It didn't feel safe, too crowded, lack of respect for property and such.

It will take away the rural mountain neighborhood I love. It will increase kids which means more kids to bus and the school can't accommodate more kids or more busses.

Renters are too careless about property

Inevitably, crime increases, property values decrease, and an often ignored effect- school performance suffers.

I think smaller lots only because our water on the hill is so limited. Love our 55 plus and older area Senior Housing to allow second units in this economy makes sense.

There are enough other options in the city. We want people who want to make this a home, not a pass by.

Increased demand on services and facilities, along with increased costs to existing residents. Very concerned about water (both culinary and secondary)

crime, dogs, reduction of property value

The town does NOT have the resources for more housing. We do not have water to maintain town, secondary water has been a joke! It has been off so much this year due to pumps breaking or shut offs because of developers needing it shut off to do their own work. More people, more crime, so town needs to hire more police officers, more fire fighters, more schools, more sanitation. More City workers.

It brings on more traffic, compromising safety! High turnover so neighborhood safety is questionable. I like knowing who my neighbors are!

congestion, crime

Too many people. They don't get along. Lowers the standard. I hope Tremonton doesn't keep growing.

More traffic, no room in schools or on busses, water source are limited, we built our home here for space and privacy. resources are limited

What will the quality be like in 10 plus years? Both in people and outside appearance. Too many people funneling down the hillside.

My only concerns are infrastructure and water

congestion, crime, reduction in home values

traffic, views

density

There are too many being put in. We need more family houses. Too many multi-family houses means too many people who don't care about Tremonton because they'll soon leave.

High population density brings more crime

More families equals more problems that this city is not equipped to deal with

It tends to raise crime rates and bring in the riff-raff - causes more things like human trafficking - creates too much traffic and congestion.

crime, impact on water, schools, roads etc.

There is no place for them in this neighborhood

Some multi-family housing is okay, my concern is the ratio of multi family housing, town homes, duplex's to the single family lots.

water supply, traffic (infrastructure), lifestyle of a rural community will no longer exist.

Transient, high move-in move out ratio, bringing the potential of crime and devaluing of personal property value. Overall safety to the area. High traffic and pedestrian danger, especially to the high number of children in this area.

Overall crowding, no privacy, more traffic in a small area and limited view

We want single family houses on large lots that people and family purchase own and take pride in. We don't need rental types here in this area.

There is not road infrastructure to support it.

There are already a lot of multi-family housing units approved in Tremonton, I think we need more "starter" home sites than multi-family housing units.

crime, traffic, lower property values

Criminal activity

Mostly congestion of the roads, safety of children, typically owned/rented by those that don't give back to the community. Owned by investors to rent to the already hard up. Major demand on the schools in a short time.

crime and congestion

Increased congestion and strain on local infrastructure, overwhelm existing roads, schools and public services. Inadequate management can result in issues such as maintenance neglect and increased crime rates, negatively impacting overall quality of life in the area.

The will end up being noisy rentals

crowding, noise, traffic, low maintenance

Low income, renters, drug/alcohol abusers, danger to children, low water pressure issues, sewer issues, only one road in and out traffic issues, first responder issues.

safety!

concerned that any housing project be able to maintain well kept appearance to many homes that are fairly new and look like junk yards, maybe all housing projects be in an HOA to keep up appearances.

What kind of zoning would you strongly oppose for Radio Hill?

PUD, R1-6

- PUD and mixed use zoning, any zoning that changes the animals allowed, small lot housing anything less than R1-12

Multi-family housing! We do not have the water for a fire!

Please no morgue or crematorium zoning, property values are hard enough to keep alive as is.

No town houses or multi-family housing!

anything that is smaller than single family lots

multi- family and apartments

I don't want businesses that increase traffic. Especially places like Fiz that have a long line into the road.

No more businesses - we have more than we ever thought when we bought our home.

apartments

R1-6 and any multi-family housing

I would strongly oppose anything smaller than 1/4 acre lots and anything that brings a ton of businesses...there's a reason I didn't buy a house near downtown.

anything smaller than R1-12, mixed-use zoning, PUD

Anything that isn't farm friendly

Anything smaller than R1-12

Apartments/high density housing

Multi Family housing! I moved here to avoid apartments with high turnover, increased traffic, safety issues!

Multi-family housing

Multi-family lots -too small of lots

Mixed Use and PUDs

High density - anything other than what is checked above

Multi - family, apts.

multi-family units

Anything smaller than what we already have

Apartments and HOA's

R1-8, R1-6, mixed use, PUD

For Radio Hill, we feel that the most appropriate zoning designation is R1-12 for larger homes with more space that would support our current neighborhood demographics.

MULTI FAMILY HOUSING

.28 is not LARGE! I want 1/2 acre plus lots

I want no PUD zoning. Just zone it the first time they want it. No zoning for commercial or multi-family units.

Multi- family housing

Any mixed zoning and PUD or HOA, any overlay on current zoning (feels like a giant lie when they can still do that)

mixed zoning, PUDs

apartments/ condos

mixed use, high density, PUD

What outdoor places or features do you and your family currently use the most?

walking

walking trails

easy and safe access to trails by ATV.

Backyard, walking on the undeveloped part of the hill.

Trails cache valley

Parks, sidewalks, trails

My front porch

parks, pickle ball, dog park, walking trails

Jeanie Stevens Park

Dirt paths for ATV's and roads for walking with group

walking trails/sidewalks

Open night sky without all the lights so we can view the stars and use telescopes. Our children also love piling in the fields with their friends.

Hillside hiking

The hill above our home for walking the dog and biking

Disc golf, pickle ball

Walking on road because we have no sidewalks where we are

walking trail/pickle ball

We currently enjoy walking. Having trails/bike pathways would be great!

open space/walking trail

golfing, camping, fishing, bike trails

an uncluttered view of country

trails and parks

walking/biking trails/playgrounds

the road

We currently use our backyard most because we are cut off from the other neighborhoods.

The natural beauty of the mountain

open spaces

A place that has a playground for children and an open bowery for shade.

parks

We walk the dirt road up on the hill

walking trail

Wilderness area adjacent to housing areas

existing city and community parks

Walking trails, pickleball court

1000 north @ 6am

Our yard!

Just walking around neighborhood. It's quiet and friendly and safe!

Parks for large grass and playgrounds

small parks, walking trails

soccer fields, basketball courts

Walking trails, play grounds

walking on roads/sidewalks

The relaxing mountain view

Park at 2300 West and 1000 North

Walking path

Own Yard - there is no other green space.

The trail by UDOT

Walking the neighborhood

nothing because we don't have outdoor places to use.

The Park

none

Playgrounds, parks, walking trails

Because we are now senior citizens, we don't or would not use some of the green space items listed in this survey. However, as mentioned above, we do value our space and feel it is of major importance for Radio Hill to preserve the natural, open space. Our neighborhood is a mixed of families: young with children, middle-aged with teens, empty-nesters and seniors. Many of our residents utilize our sidewalks to walk for exercises and/or walk their pets. I can see safe walking trails and bike trails being a benefit to our residents, as well as a large central park/playground for a safe place for children to play and families and friends to gather.

biking/walking trails

Our own yard, but we walk up to the neighborhood above us.

my private yard and national parks

outdoor swimming pool, walking trails

Currently city parks and city side walks

Bothwell Park

dirt bike/ATV trails Horse/hiking trails

Walking/biking trails and sidewalks

Walking, Biking

Looking on my porch and seeing the Valley

What else would you like city leaders and planners to know about your hopes or concerns for the future of Radio Hill?

If you look out to the road you will see horses going down the road, people able to leave their property on ATV's, deer migrating, farmers driving equipment down the road. This is the way it is meant to be. And as of now all of the above can safely do this. If irresponsible housing is put on this road, there will be a safety issue. These things will no longer be a way of life. Too much since the road has too many curves to support country life and city life.

No town homes and apartments!

We need the road improvements, curb and gutter, drainage and SIDEWALKS ALL THE WAY UP the hill. The city allowed the zoning for all the homes years ago. Now take care of what you allowed to be built.

We also need water for fires and accessibility for emergency vehicles.

FINISH OUR ROAD, SIDEWALKS, DRAINAGE, CURB AND GUTTER!

A giant truck stop on the corner is not the answer

Extremely concerned about small lots and multi-family housing!! So many reasons! I would LOVE to see a dog park, nature walk in Tremonton! There is nothing here like that.

If we are going to plan for "maximum capacity" on 1000 N., consider changing the speed limit, 35 mph is plenty fast for that road.

We value open space for the mental health of our children who need safe spaces to run, play, explore and want to be outdoors!

I hope for character and community. I'm concerned that instead we will get beige box apartments designed for people who never plan to learn the WIFI password before they move out.

I would love to see families planting roots here. Instead, I'm worried about watching the place morph into a craigslist crash pad with more mattresses on porches than in bedrooms.

And I'm concerned about inflatable pools on balconies.

Maintain water pressure. Add more roads into new housing area's. Homes must keep their yards clear of junk and weeds

Leave our area alone! More does not translate into better. I grew up in Harrisville with 2 dairies behind my parents home. One was 'Country Boys Dairy' these are now both gone and are filled with homes and a new road running through heir once family oriented quiet neighborhood that consistently has people speeding through it. I also remarried and lived in Layton for 5 years. When I moved there with my son there were still ranchers and sheep herders by our home. Within those 5 years the rancher disappeared and the extra fields. There are now tight fitted homes with only about 15 feet between them and town homes. There which decreased our safety and took the beauty away from our families as we were encroached upon. When we built our home on Radio Hill I never thought growing up that I would live in Tremonton as i constantly passed by it on my way to Pocatello to visit family growing up. Now I understand and value open space and providing relaxation from everyday life. Living on Radio Hill has provided another chance for my children to understand the importance of community as we teach to watch out for one another. My oldest loves the out doors and our family loves the quiet neighborhood. Please do not pull this from us.

Remember that we are part of Tremonton and not just a taxing base.

The developers only care about the money, many do not even live here. They do not know how all the development and increase in population changes the character of the community. Everyone wants to move to the country, out of the city, but what good does that do when you can throw a rock and hit your neighbors house?

Listen to the people that live here, please

Traffic speed is a big concern! The roads need to be widened all the way to the freeway with side walks on both sides of the road. Water pressure needs to be addressed. It's too low!

You need to provide infrastructure capacity for what Tremonton already has - we have so much growth - our schools are bursting at the seams - Radio Hill has 1 entrance and exit to the subdivisions with no safe bus stops or sidewalks. WE need the roads widened and a plan. It seems developers are interested in money but not that causes more homes without having infrastructure in place first. I

feel for schools who do not have the capacity for the planned growth. On our hill there is no safe bus stops (main road is busy) and those kids stand on the road. Water and hook-ups and other basics are a worry with more homes that come in.

We built up here to get away from apartments and townhomes and we don't want them up here. Some of us are still on septic and have no secondary water but keep building houses - this makes no sense.

WE need to limit development to what is reasonable with available water, safety for each and every dwelling, the right of home owners to maintain and use their property for their own personal use and not take away other or unreasonable restriction on other property owners.

We as home owner need our privacy. Also the right to live our own lives as long as it doesn't restrict those same rights and privilege's of those others in the area.

We need to have the infrastructure to allow and protect everyone ones right, privileges and needs for a good life. It needs to include appropriate street, sidewalks, schools, churches water and other needed services. For example, we have owned property for 25 plus years . We were assured when we bought property secondary water would be installed within a few months. That has never happened, we still do not have secondary water. The city changed the way they charged for culinary water making it too expensive for us to continue to water our lawn and keep a garden. The city has not kept their promise to us and it has effected our quality of life.

traffic control and easability

1) what are the plans for annexation of the land between Tremonton - Radio Hill and I-15. This land is still in the county

2) If we are annexed into Tremonton City how will our taxes change?

3) If Tremonton draws more water out of the ground and the aquifer goes down will they off set the cost of my needing to dig a deeper well - especially for all the additional homes, yards, and parks being planned for radio hill.

Would they want it in their neighborhoods? I strongly doubt it.

no businesses

no apartment complexes

no to HOA's that will provide spaces without allowing the existing resident to use any of the green space

growth need to be well planned and slowed. Growing too fast without the roads, schools, water pressure to support the growth

I want trails, parks, recreation but I don't want to trade my kids safety, for increased traffic and decrease in quality of neighborhood to get it

That they don't lie to us anymore. When we came home from an overseas assignment the business was already started on 2000 west. I was told by the city then, "not to worry - they would be like a 'college campus' setting with landscaping and business hours." Well, that really panned out. Truck lights at night flashing at midnight, no landscaping on some. More trucks on our road.

I don't want high-density housing any closer to our neighborhood than we already have.

We feel like there is plenty of housing up here already. Concerned about the water and the traffic. We have lived up here for 38 years we could count on one hand how many homes were up here when we first built, that is why we built up here and now we have plenty of neighbors and do not wish for many more. WE really need things to do instead of so many houses. We did love our small town!

There is not enough lights or sidewalks up here.

There is so much construction already sometimes it's difficult to get home

Over development

Fire potential higher the more they build up the mountain

There is already a lack of infrastructure to support the houses currently here as well as a lack of safe walking spaces and bus stops. Adding a ton of housing before having infrastructure in place will only exacerbate the problems we are already facing. I don't want to lose the close community feel by turning this area into another hub for commerce and high density housing. I find the greed of the developers trying to pack people in like sardines for the sake of making a buck (at our expense, might I add) to be absolutely disgusting. The fact that so many on the planning committee have major conflicts of interest is downright alarming. Worry about the residents you already have before trying to get more.

Leave the current zoning as is, there is no need to change it the developer bought it knowing what the zone was, why do we need to accommodate his pocket book?

- Stop the runaway tax hikes - need protection for retired (fixed income)

- Fix the infrastructure before adding more load/dwelling

- in my neighborhood there are 60 homes with a single access/egress - inadequate ability for emergency vehicles to turnaround

- west end of 1000 north has a truck restriction that is constantly being violated

- it is my opinion that no more development/housing be allowed until existing neighborhoods are up to safety standards

I don't want it over populated and if there is construction/building I want large lots (1/3 acre at least) that nice homes can go on like our current community. I like our current community/neighborhood with the size lots and type of families it brings. I don't want that to change with future development.

We do not want to see apartment building of any type on Radio Hill. Future development definitely shows housing over the top of the old country dump. There are legitimate environmental and health issues when developing land over an old landfill.

Road designs need to be changed so that exit and entering homes would have more than one roadway only. That is the way it is now, only one road in or out.

It would also be nice to have some sort of encouragement to have landscaping done at each home.
no more homes

single family homes only, with 1/4 acre or bigger. Please truly consider how this affects all of us who chose to live here to get away from the tight infrastructure and crime. Keep the character the way it is to not have a necessity of high policy. Just leave it alone, please!

How about we build multi level housing and small homes next to you first, see how well it goes and then we can talk about you invading our space. If you aren't willing to do it next to your house or land why are you ok forcing it on us?

Past developers made promises that never happened. IE - secondary water, adequate water pressure. Rain water basins not maintained (a real eyesore!)

people move here because they want animals and gardens. I hope we can always have those things.

We strongly oppose Multi-Family development or rezoning on W 1000 N. We love and value our open farming spaces.

As listed already, even though its been stated. We moved here and worked hard at buying this house. Tremonton was a small town with a quiet, caring neighborhoods. Since the continued building already the traffic is like a freeway, with not enough law enforcement to be effective.

Our secondary water has been an issue. So I'm sure this new building can not support the growth. As well as our primary water. More housing will only put more of a strain as a whole. More people, more high density, more rentals, we will also need more city workers. Police officer, firefighters, City workers for cleaning snow. More actual school brick built schools. We do NOT have space for more children. It is unfair for the kids. Spending money for frivolous things like the park in town. We need our mayor and others to listen to our concerns. Ans not have already made their minds up, and they always seem to have an agenda of their own. The town meetings are a joke.

Do not change our community by allowing multi-family housing

Please don't take our quiet neighborhood and surround it with apartments and town houses! I doubt our infrastructure could handle it anyway! Keep our friendly area calm and peaceful. Safety would be threatened with so many multi family dwellings.

Lack of enforcement of rules in place

I'm concerned about crime, my hope is it stays the way it is. That's why I moved here!

I know that cities grow and change. Often people make decisions about where to live based on the feel of a neighborhood. I know we did. And we have loved it. It can be very frustrating to make changes that undercut that feel and in a sense remove a lot of what people love about living here.

Lived here 2 years. Not familiar with all of this but have relatives that live here and are concerned. I think we need more police protection as today is 8-18-2025 and you know what happened. 82 1/2 years old!

concerns of environmental impact, concerns for water sources, increase traffic, school/bus/roads infrastructure. Concerns for overwhelming our police, fire, hospital, etc. concerns for child safety while playing outside.

Support Us!!!

I would love to see trails to the top of radio hill. Private property surrounding all towns in Box Elder county prevents recreation near our homes.

The cost of secondary is so prohibited that our neighborhood is ugly. Residents can't/wont afford to pay the high cost so anyone visiting our neighborhood is unimpressed with the dead or almost dead lawn and the weed issues that creates. The secondary water service the city provided is not up to what I believe is good customer service. The extremely dirty water creates issues with the sprinkler system and filters are plugged more than they aren't. Also the preventive maintenance of the system seems to be lacking. Every year during the hottest moth the system suffers a very impactful event and the city takes their time to fix the issue.

Individuals living in apartment, townhomes and multi-family attached homes have different needs, including proximity to specific resources. Is Tremonton prepared to pay and meet those needs?

Location can minimize or strain the city funds. Get it in writing from the builder:

1 - separate entrance and exit

2- lighting payment method

3- Contribution to transportation costs and education costs

4 - Height restrictions

5 - health considerations

6 - safety considerations

7 - additional pedestrian crosswalks

We are getting told this development could fix some of "our" problems - lack of water pressure, sidewalks, emergency egress from developments. As homeowners these aren't "our" problems. These are problems the city gave us with previous development. Why should we trust that the city will truly address "our" problems and not give us more? It isn't right that new developments need to fix problems the city created, yet I see it time after time. The city needs to own their mistakes and start planning for the future instead of asking everyone else to fix it. We are where we are due to poor planning on the cities part.

To keep rural feel. Not end up with congested neighborhood due to townhomes and apartments.

We built in this area based on what it is and was. It is not RIGHT that the zoning be changed.

The city needs to enforce current rules/laws/plan before building more. 1000N has large amounts of semi-truck traffic despite its restriction sign. Need detour sign to show truckers the correct route before entering residential areas. Complete side walk for pedestrian safety. Build water towers before more houses are built. Impact fees should be increased to cover infrastructure for new construction.

street lights would be nice.

two local cops were shot and it was way too long before anyone else was able to respond. Even then, they were shot as well. If you increase the size of allowable residents, there is a shortage of first responders to serve all ready. You would need to focus on what is here first before adding anymore.

Secondary water/water rights (affordable) Fluoride free culinary water

Our area seem to be overlooked by the city. Roads need to be improved, sidewalks put in, more water facilities, water pressure for secondary is horrible! It needs improvement. WE had to tell people to come get mosquitos sprayed. Every year the city puts out dumpsters for clean up. There are never dumpsters on Radio hill. I was told that we could get one, but it hasn't happened.

The lack of infrastructure is very concerning. We'd also like to see the people who profit from all this building be the one paying for the problems coming up because of it. Taxpayers are paying on unrealized gains and developers are raking in the money and leaving us with the mess. We don't have the schools, shopping, recreational facilities, etc. to support the growth as it is.

A big concern is the infrastructure with the proposed development. We need to be mindful of traffic flow, safety concerns with kids walking to and from bus stops, egress issues, etc. Currently there is a significant lack of egress out of current and projected subdivisions. There is also a lack from 1000 North currently only offering east/west major traffic flow and lacking south direction traffic patterns to ease flow without it being 15-20 years outlook to solve such issues.

Traffic is already getting crowded enough. I want Radio Hill to keep the rural feel with a good view of the beautiful Valley.

(Fire danger) infrastructure to support current and future residents

Water needs

Neighborhood safety

Impacts on wildlife (deer)

Should all be top priority

We moved here because of nice homes, large lots country feel. WE don't want radio hill to become like the neighborhood behind IFA. Stop trying to change the existing zoning so a few relators can try and get rich. NO HOA's

It's rural. No water or roads or sewers

I am concerned about the fire hazard also on that mountain. I have watched it burn severely 3 times in the 26 years I have lived here and twice fired jumped the burn lines of over 24 feet wide.

Please update the city maps and plans for the vision of our hill. It would be so much better to either support or oppose zoning changes if we had an updated master plan. Don't keep that a secret.

Please make sure the infrastructure is in place before (or put in place in conjunction with) future development. We have been told and promised things that never seem to happen. I feel like you want my tax \$ and the you don't want my input and don't want to support our hill. I see no need to put commercial zoning on our hill. Keep it residential and free from multi-family housing.

Do NOT put a park on 1000 North (40 mph road) right next to a freeway exit, really next to 2 freeway exits.

do what you say you are going to do. Stop putting \$\$ and effort in creating new plans and stick to what is current and published. Please consider what residents (long time residents!) think before what developers think and want.

I feel developers should be responsible to widen the road and add sidewalks BEFORE they build any more homes. This shouldn't be the taxpayers responsibility. I also think they should follow established rules (enough outlets in a neighborhood per certain number of homes)

no apartments or multi-family buildings. No complexes with several units per building.

No town homes, apartments, or multi family homes. single family homes only.

Radio Hill is an isolated Island of the city. There are other such islands as well. City leaders need to find ways to unite these islands to the core of the town. Start with sidewalks or paths that allow more than just road to connect them.

We are in desperate need of a new planning and zoning committee! NO realtors should be allowed because of the conflict of interest! I know they can't vote, but they constantly persuade the others. Micah Capener, his sister Ashley Phillips and his pet Jeff Sedall all need to be replaced! I'm sure plenty of people on Radio Hill will fill in! Slow the growth until the much needed infrastructure is in place! Absolutely NO low income or multi-family units. We have plenty in town. NO overlays whatsoever! Preserve Tremonton for its small town close knit community feel! We all moved here for exactly that! There are not enough jobs for all the people you want moving in. We want to continue to feel safe on Radio Hill. PUD and multi-family units WILL destroy that 100 % LISTEN TO THE PEOPLE! Implement some incentives to help the residents with water wise landscaping so large open space and larger residential lots can be improved and make the area more beautiful. Weedy lots are ugly. The decisions should not be made without the local community in mind as well as letting the community have a say so and vote. Greed is the problem with every single person in the world and that is why people cannot live comfortably.

There is not enough water to support more growth

- Safety, water use, decreased property value
- City should decide not developers and buddy, buddy padding each others pockets
- get realtors off the development and planning. We need a greater variety of people on it.

There should be some codes for yard maintenance, Some houses have no yard put in after at least 5 years of being built.

Improve water pressure server issues before more ho uses go up! I paid a lot of money to live in a nice neighborhood with great views and not a lot of traffic through it. Increased high density housing will down my property values, bring in low income people who do not care about their rental and do not contribute to the neighborhood.

Finish the road

Raise impact fees! Someone to help make sure impact fee money goes toward the "proper priorities." Sidewalks, street lights, etc.

Possible overlay for single family housing zone?

Radio Hill Community Vision Survey

Address _____
(For Survey Control – Kept Confidential)

Purpose:
This survey is part of a grassroots effort to better understand what residents of Radio Hill value when it comes to housing, zoning, green space, and neighborhood planning. Your input will help guide future conversations with the Tremonton City Council and Planning Committee.

Section 1 of 7

About You (Demographics)
Optional but helpful for understanding overall trends

How long have you lived on or near Radio Hill? <input type="radio"/> Less than 1 Year <input type="radio"/> 1-5 years <input type="radio"/> 6-10 years <input type="radio"/> More than 10 years Do you Rent or Own your house <input type="radio"/> Rent <input type="radio"/> Own <input type="radio"/> Other: _____	How many People Live in your Household? <input type="radio"/> 1 <input type="radio"/> 2 <input type="radio"/> 3-4 <input type="radio"/> 5-6 <input type="radio"/> More than 6 Do you have school aged children at home <input type="radio"/> Yes <input type="radio"/> No
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Section 2 of 7

Community Values
Please rank the importance of the following values to you as a resident of this neighborhood.
1 = Not Important 3= Indifferent 5=Very Important

Preserving open space and views 1 2 3 4 5 Maintaining a quiet, residential feel 1 2 3 4 5 Encouraging walkability and trails 1 2 3 4 5 Preventing traffic congestion 1 2 3 4 5 Supporting family-friendly development 1 2 3 4 5	Protecting home values 1 2 3 4 5 Safety for pedestrians and kids 1 2 3 4 5 Offering a range of housing types for different income levels 1 2 3 4 5 Offering a range of housing types for different life stages 1 2 3 4 5
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In your own words, what values do you believe should guide future development in our neighborhood?

Section 3 of 7

Responsible Growth and Planning

Please rank the importance of the following values to you as a resident of this neighborhood.

1 = Not Important 3= Indifferent 5=Very Important

Growth that matches infrastructure capacity 1 2 3 4 5	Transparency in planning decisions 1 2 3 4 5
Planning that protects neighborhood identity 1 2 3 4 5	Preserving open space while allowing additional housing 1 2 3 4 5
Development that prioritizes public safety 1 2 3 4 5	What does <i>responsible growth</i> mean to you?

Section 4 of 7

Housing Preferences

<p>What types of housing would you prefer to see more of in our neighborhood? (Check all that apply)</p> <ul style="list-style-type: none"><input type="radio"/> Rural residential / agricultural (homes on 1+ acre lots—space for animals, gardens, or small farms)<input type="radio"/> Single-family homes on large lots (around ½ acre or more—spacious yards, more privacy)<input type="radio"/> Single-family homes on smaller lots (around ⅓ to ¼ acre—closer together, smaller yards)<input type="radio"/> Senior housing / age-restricted homes (designed for 55+ residents, usually low-maintenance)<input type="radio"/> Accessory Dwelling Units (ADUs) (small second units like basement apartments or backyard cottages)<input type="radio"/> Twin homes / duplexes (two units connected side-by-side, each with its own entrance)<input type="radio"/> Small-scale townhomes (3–6 connected homes in a row, usually two stories)<input type="radio"/> Apartments or large multi-family buildings (larger complexes with several units per building)<input type="radio"/> None of the above<input type="radio"/> Other: _____	<p>On a scale of 1–5, how concerned are you about the introduction of multifamily housing in our neighborhood? 1 = Not Concerned 3= Indifferent 5=Very Concerned 1 2 3 4 5</p> <p>If multifamily housing <i>were</i> allowed, what would you want to see in terms of limits or design? (Check all that apply)</p> <ul style="list-style-type: none"><input type="radio"/> No more than 2 stories<input type="radio"/> Limited number of units per project<input type="radio"/> Mandatory landscaping and setbacks<input type="radio"/> Integrated traffic mitigation (e.g., turn lanes, sidewalks)<input type="radio"/> Located away from existing single-family homes<input type="radio"/> I do not support multifamily housing in any form<input type="radio"/> Other: _____
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What Concerns do you have about multi-family housing?

Section 5 of 7

Green Space & Outdoor Use

<p>What kind of green space do you most want in our neighborhood? (Select your top two preferences)</p> <ul style="list-style-type: none"> <input type="radio"/> Walking/biking trails that connect the community <input type="radio"/> A large central park <input type="radio"/> Several smaller pocket parks/playgrounds <input type="radio"/> Natural open space / wildlife areas <input type="radio"/> Community garden space <input type="radio"/> Pickle Ball Courts and similar amenities <input type="radio"/> Dog park <input type="radio"/> Other: _____ 	<p>If you had to choose, which would you prefer?</p> <ul style="list-style-type: none"> <input type="radio"/> A well-developed trail network for walking/biking <input type="radio"/> A large park with open grass and playgrounds <input type="radio"/> A mix of both <input type="radio"/> Other: _____ <p>How important is it to preserve natural open space on Radio Hill? 1 = Not Important 3= Indifferent 5=Very Important</p> <p>1 2 3 4 5</p> <p>What outdoor places or features do you and your family currently use the most?</p>
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Section 6 of 7

Zoning & Planning

<p>What zoning designations do you believe are most appropriate for our neighborhood going forward? (Check all that apply)</p> <ul style="list-style-type: none"> <input type="radio"/> R1-12 – Large-lot single-family homes (approx. 12,000 sqft per lot - .28 acres or larger) <input type="radio"/> R1-10 – Medium-lot single-family homes (approx. 10,000 sqft. - .23 acres or larger) <input type="radio"/> R1-8 – Medium-lot single-family homes (approx. 8,000 sqft – .18 acres or larger) <input type="radio"/> R1-6 – Small-lot single-family homes (approx. 6,000 sq t – .14 acres or larger) <input type="radio"/> Mixed-use zoning – A blend of homes and small local businesses (e.g. housing above shops or near cafés and offices) <input type="radio"/> Rural residential / agricultural – Larger properties with space for animals, gardens, or farming (typically 1 acre or more) <input type="radio"/> Planned Unit Development (PUD) – A mix of housing types (single-family, townhomes, etc.) and shared open space, often with private roads or HOAs. May allow more homes than standard zoning. 	<p>On a scale of 1–5, how confident are you that the current city planning process reflects your values as a resident? 1 = Not Confident 3= Indifferent 5=Very Confident</p> <p>1 2 3 4 5</p> <p>What is your primary concern about introducing multi-family housing to our neighborhood? Please check your top three.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Increased traffic <input type="checkbox"/> Strain on infrastructure (roads, water, sewer) <input type="checkbox"/> Change in neighborhood character <input type="checkbox"/> Impact on property values <input type="checkbox"/> Safety concerns – ex: lack of sidewalks, lights <input type="checkbox"/> No concerns
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What types of zoning would you strongly oppose for Radio Hill?

Section 7 of 7

What else would you like city leaders and planners to know about your hopes or concerns for the future of

Mayor Holmgren and Tremonton City Council:

My name is Layne Wilding, I live at 12115 Harley Dr, Garland, Utah. Note: This is not Tremonton, Utah. On Saturday, 13 Sep 2025, I received this letter from Jeff Seedall dated 4 Sep 2025 on Tremonton City letter head about a potential upcoming annexation of my property into Tremonton City.

I would like to have a copy of the letter from Jeff Seedall and a copy of this statement added to the minutes of this meeting.

Per the Tremonton City 2002 Annexation Policy Plan Section B Paragraph 1:

An annexation petition accompanied by an annexation plat must be submitted to the City Recorder. Said petition shall:

(a) be signed by private property owners of record which cover a majority of the area to be annexed. Said owners shall also represent at least one-third (1/3) of the assessed valuation of the private aggregate properties to be annexed, as reflected on the last assessment roles.

(b) ...

(c) include an annexation plat prepared by a surveyor licensed in the State of Utah.

(d) designate up to five (5) of the signers of the petition as sponsors, one of whom shall be designated as the contact sponsor. Each sponsor's mailing address shall be included.

(e) ...

And per Section B Paragraph 5:

The City Council, within ten (10) days after receipt of the recorder's notice of certification, shall publish a notice of the proposed annexation at least once a week for three (3) consecutive weeks. Within twenty (20) days after the receipt of the recorder's notice of certification, the City Council must mail written notice of the proposed annexation to each affected entity as defined in state law. The notice shall explain how a written protest is to be filed within thirty (30) days after the date of the City Council's receipt of the certification notice.

And per Section C Paragraph 1:

In areas where municipal services are not presently extended, services will be extended on an as-needed basis at the cost of the developer. All extensions of municipal services must comply with all city ordinance and policy criteria and will be paid for by the individual developer or property owner.

Plus, in a subsequent paragraph:

Water rights, of the type and quantity acceptable to Tremonton City, that can be utilized for underground water rights (culinary, secondary) shall be required to be conveyed to Tremonton City as a condition of development, subdivision approval or issuance of a building permit on property annexed into the Tremonton City limits. It is the intent that land annexed to Tremonton City be accompanied by water rights sufficient to accommodate the needs of the existing and potential occupants of said land when development occurs. The water rights conveyance requirements of development shall be in addition to any requirement that may be imposed upon development of the land after annexation and in addition to appropriate Tremonton City impact fees...

I have not been contacted about a potential annexation of my property, other than the letter from Jeff Seedall dated 4 Sep 2025. I would like to know who is making this request for annexation, and what is the time frame for this annexation to occur.

I have the following concerns about the proposed annexation:

- 1) Will the proper protocol will not be followed by the above-mentioned Tremonton City 2002 Annexation Policy Plan and by the Tremonton City 2002 General Plan.
 - a. Per the Tremonton City 2002 General Plan Chapter 3
 - i. Every 10 years the plan will undergo a comprehensive update. It has now been over 20 years, when will the update happen that should be done every 10 years?
 - ii. Will the planning and zoning hearings rules outlined be followed or not?
- 2) Per the Tremonton City 2023 Integrated Land Use Plan Map 2-5: Future Land Use (Long Term) it appears that the annexation of where I live will be zoned for Single-Family Residential (Low to Med Density). Based off conversations with others on Radio Hill, it appears that zoning could be potentially changed without notifications or appropriate hearings or inputs from the existing residents.
- 3) I have not seen or been asked to sign any documents related to any kind of an annexation petition of my property into Tremonton City as required by the Tremonton City 2002 Annexation Policy Plan.
- 4) It appears if my property gets annexed into Tremonton City, I will be required to give up my water rights and my well that I use for drinking water and for the watering of my ground (garden, trees, and grass).
Note: One of the main Tremonton City water lines runs through my property. When our home was built 25 years ago, Tremonton City denied a request to tie it to this main water line. Water rights were subsequently acquired and a well was drilled.
- 5) Will I be required to hook on to the sewer system? My septic system has been doing just fine for us since the home was built 25 years ago.
- 6) I will be required to pay for the hook up to the Tremonton City water and sewer with money that I do not currently have being retired and living on a fixed income? Or could I get an exclusion from doing so?
- 7) How much are my taxes going to increase?
- 8) Will I be required to change our mail/street address from Garland, Utah to Tremonton, Utah?
- 9) I am not sure that there is enough water to supply all the proposed development on Radio Hill. Does Tremonton City have the rights to water for all the proposed growth, or will the developer get the rights before they start the development? I have tried to get an additional share of water and have not been able to find anyone who would be willing to sell me theirs. As Radio Hill has never been watered, again I ask the Tremonton Mayor and City Council where is the water going to come from for people to drink, water lawns or for the proposed parks/green space?

Thanks Mayor Holmgren and Tremonton City Council for your time and willingness to listen to my concerns about the potential annexation of my property located at 12115 Harley Dr, Garland, Utah into Tremonton City.

Layne Wilding



September 4, 2025

Subject: Potential Annexation

Dear Resident,

Your property may be included in an upcoming annexation into Tremonton City. Before anything moves forward, I'd love to sit down with you, answer your questions, and talk through what this could mean. We know annexation is a big step, and we want to make sure you feel comfortable and informed along the way.

Please reach out when it's convenient for you, and we'll find a time to meet that works best with your schedule. We usually meet at the City offices at 102 S. Tremont Street, but I'm happy to be flexible. If email works better, just include "Radio Hill Annexation" in the subject line so I can catch it quickly.

Sincerely,

Jeff Seedall
Community Development Director
Tremonton City
435-257-9504
jseedall@tremontonciv.gov