

Tremonton City Council Meeting

3 March 2026

Missing Links
Approved Zoning vs PUDs

Presentation by Layne Wilding

Please add a copy of these charts to the minutes for this meeting.

It appears that Tremonton is striving to be more transparent, and I believe that the city is really trying to get the “Public Input”...

Tremonton will announce a meeting or hearing and will set aside some time for “Public Input/Comment”...

However...

Have you ever tried to find the documentation related to the requested “Public Input” to look at or study...

It is nearly impossible to find on the website prior to the meeting...

So... I ask...

How are we as citizens going to provide any kind of good reasonable “Public Input/Comments” that you are looking for if we cannot find the documents to review/study before a meeting or hearing???

Example #1:

Tremonton City Corporation
Development Review Committee
March 4, 2026
Meeting to be held at 102 South Tremont Street
9:30 a.m.

AGENDA

1. Approval of agenda
2. New Business:
 - a. Discussion and Consideration of Preliminary Plat application - Heritage Country PUD
 - b. Discussion and Consideration of Preliminary Plat application - Clover Field Subdivision - Phase 3
 - c. Discussion and Consideration of Final Plat application - River Valley Phase 10
 - d. Discussion of Site Plan application - JR Subdivision
 - e. Walk-ins: *
3. Comments/Reports:
4. Public comments: This is an opportunity to address the Staff regarding your concerns or ideas. Please limit your comments to five minutes.

Awesome...

Looking for “Public Comments”, why not add a link to the meeting notice that would take us, the citizens, to the Plat Maps that are going to be discussed...

I challenge you to just try to find any of the Plat Maps on any Tremonton website for the “Citizens” to even look at prior to the meeting...

I sent an email to Jeff Seedall requesting the documents but was told that...

“All DRC material is accessible to ChrisDean for distribution to the NPI.”

Why put all the pressure on one person to distribute the information???

So... If Tremonton really wanted the citizens input, why make it so difficult to get the information...

Example #2:

Public Notice: Passage of Ordinance 26-01 Rezone

PUBLIC NOTICE

Tremonton City Council has passed Ordinance No. 26-01 rezoning parcel 05-060-0089 located at approximately **900 West 2250 South**, from Residential District, (RR-1) to Residential District (R1-10) on January 20, 2026.

Cynthia Nelson,
City Recorder

Posted on the Public Notice Website
and www.tremontoncity.gov on
January 21, 2026

Try looking on the Tremonton website for a copy of the approved Ordinance 26-01...

Why not just add a link to the to the “Public Notice”...

And... Can you find on Google Maps 900 West 2250 South, Tremonton... It does not exist...

With a link to the ordinance that past, at least a citizen might be able to find where the rezoning took place...

Thanks to Cynthia Nelson for sending me a copy of this ordinance...

Example #3:

(Today – 3 Mar 2026)

Tremonton City Council Agenda
Item #9

9. Strategic Business (Ordinances
& Policies)

a. Discussion and consideration
of adopting Ordinance No. 26-03
Establishing the Citizens Advisory
Committee

Presented by: Mayor Rohde
Technical Questions (Clarification
only)

Public Input: 3 minutes per
individual

Council Debate

This is excellent...

An update was sent yesterday...

Thanks to Cynthia Nelson for
sending me a link this morning...
80+ pages...

It is possible to turn on “Track
Changes” and have change bars
to the document, thus making it
much easier to review...

VS

Trying to figure out what
changed...

Example #4:

Utah Public Notice

Development Review Committee

Notice Date & Time: 3/13/26 9:30 AM

Description/Agenda:

Notice of Public Hearing: Variance
Public Hearing Notice

I got this email this morning looking for public comments... Thanks for including the street address...

Where can I find the Variance???

It would be so easy if it were linked...

How do I know if I should send this out to my NPI or not for comments???

The Tremonton City will hold a Public Hearing on March 13th, 2026, in the Civic Center located at 102 South Tremont Street, Tremonton, Utah 84337 at 9:30 a.m. or soon thereafter. At which time, public comments will be heard and consideration given to a Variance on parcel 05-055-0115 in line with Tremonton City Code Chapter 1.29 at approximately 426 N 2300 W, Tremonton, Utah.

Comments may be submitted to Tiffany Lannefeld at tlannefeld@tremontonciv.gov before the public hearing or at the Tremonton City Offices, 102 South Tremont Street, Tremonton, Utah 84337, during regular business hours.

For questions regarding amending this zoning district regulation, please contact Jeff Seedall, Tremonton Community Development Director, at 435-257-9504.

**One additional item... Zoning vs PUDs ... What is going on...
 Based on the code, Tremonton City should never have single family lots less than 8,000 sq ft... **but to have this... is ridiculous...****

Valley Vista – 75% are less than 8,000 sq ft
Heritage Country – 95% are less than 8,000 sq ft

CHAPTER 1.07 RESIDENTIAL ZONE DISTRICTS

1.07.005 PURPOSE. The purposes of Residential Districts are:

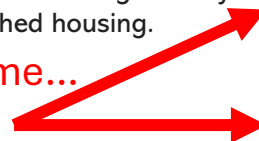
- A. RURAL RESIDENTIAL DISTRICT, RR-1. To provide rural residential to promote and preserve in appropriate areas conditions favorable to large-lot family life for single-family occupancy; the keeping of limited numbers of animals and fowl; and reduced requirements for public utilities; this district is intended to be primarily residential uses. Minimum lot size: one (1) acre, 43,560 square feet.
- B. RESIDENTIAL DISTRICT, R1-20. To provide areas for very low-density residential neighborhoods for single-family occupancy of essentially spacious and uncrowded character. Minimum lot size: twenty thousand (20,000) square feet.
- C. RESIDENTIAL DISTRICT, R1-12. To provide areas for medium density residential neighborhoods, for single-family occupancy of spacious and uncrowded character. Minimum lot size: twelve-thousand (12,000) square feet.
- D. RESIDENTIAL DISTRICTS, R1-10. To provide areas for medium density residential neighborhoods for single-family occupancy. Minimum lot size: R1-10 ten-thousand (10,000) square feet.
- E. RESIDENTIAL DISTRICT, R1-8. To provide areas for medium density residential neighborhoods for single-family occupancy. Minimum lot size: R1-8 eight-thousand (8,000) square feet.
- F. RESIDENTIAL MULTIPLE DISTRICT, RM-8. To provide areas for higher residential density with the opportunity for varied housing styles and character for single-family occupancy. Maximum density: eight (8) units per acre for attached housing.
- G. RESIDENTIAL MULTIPLE DISTRICT, RM-16. To provide areas for higher residential density with the opportunity for varied housing styles and character for single-family occupancy. Maximum density: sixteen (16) units per acre for attached housing.

Valley Vista		
Legend		
Lot - Sq Ft	Acres	Quantity
4,000 - 6,000	0.092 - 0.138	60
6,000 - 8,000	0.138 - 0.184	78
8,000 - 10,000	0.184 - 0.230	36
10,000 +	0.230 +	12
20'x75' Town H*	Front 2 Car	120
Grand Totals		306
20' x 75' = 1,500 sq ft		

Heritage Country SW				
Legend		Quantity		
Lot - Sq Ft	Acres	#12 A	#12 B	Total
3,000 - 3,999	0.069 - 0.092	7	4	11
4,000 - 4,999	0.092 - 0.115	5	32	37
5,000 - 5,999	0.115 - 0.138	15	31	46
6,000 - 6,999	0.138 - 0.161	12	27	39
7,000 - 7,999	0.161 - 0.184	15	15	30
8,000 +	0.184 +	4	5	9
20'x42' Town H*	No Garage	18	53	71
20'x52' Town H*	Alley 2 Car	84	72	156
24'x46' Town H*	Front 2 Car	90	24	114
Grand Totals		250	263	513
20' x 40' = 800, 20' x 52' = 1040, 24' x 46' = 1104				

Who will buy this size of a Townhome...

These will all become rentals...



Summary:

- I would strongly encourage all the Tremonton organizations, when they send out a meeting/hearing notice where there is time set aside for “Public Input/Comments” that links be added to make it easy for us the “citizens” to find the proposed documents/changes.
- This will give us the “Citizens” time to review/study the changes and hopefully provide to you the meaningful input/comments that you are looking for.
- I would also, encourage the city of Tremonton to add links to approved changes in the meeting minutes.
- As “Citizens” I believe that most of us want to be involved, but are finding it way to cumbersome to do so... Make it easier for us to provide you meaningful feedback...
- **Recommendations for Zoning vs PUDs will be for next time...**

Thanks for your time...