

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
MAY 6, 2026**

Members Present:

ChrisDean Epling, Chairman & Zoning Administrator
Andrew Beecher, Assistant Public Works Director
Chris Breinholt, City Engineer
Zach LeFevre, Parks and Recreation Director
Carl Mackley, Public Works Director
Jeremy Lance, City Planner
Linsey Nessen, City Manager
Tiffany Lannefeld, Deputy Recorder

Chairman Epling called the Development Review Committee Meeting to order at 9:31 a.m. The meeting was held May 6, 2026 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Epling, Assistant Director Beecher, Engineer Breinholt, Jeremy Lance (arrived at 10:29 a.m.), Director LeFevre, Director Mackley, Manager Nessen, and Deputy Recorder Lannefeld were in attendance.

1. Approval of agenda:

Motion by Director Mackley to approve the May 6, 2026 agenda. Motion seconded by Manager Nessen. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Planner Lance – absent, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – yes. Motion approved.

2. Approval of minutes— April 15, 2026

Motion by Engineer Breinholt to approve the April 15, 2026 minutes. Motion seconded by Director Mackley. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Planner Lance – absent, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – yes. Motion approved.

The following items were discussed out of order.

3. New Business:

a. Discussion and consideration of parking adjustments on Tremont Street—Todd Thornley and Ben Johnston

Mr. Johnston said I modified the parking a bit out front and have the no parking area. I also adjusted the parking in front of each building. Mr. Thornley has spots one through four and then the rest, further south, goes with each building. This is public parking but deciphers who is responsible for improvements. Director Mackley said I think we like the concept and it is going to be a good addition. Sounds like we just need to get support from the neighboring businesses. Mr. Thornley said this is a City street and I do not think I can bear the financial impact of this. I have already done much to improve

my space. What is the City's plan for this area? Engineer Breinholt said there are not plans for the City to do anything on this. We would just allow it to happen. Mr. Thornley said if that is the case, is it possible to do just the improvements on mine in front of my space? Or do I have to do it all? Director Mackley said it would be all or nothing. Chairman Epling said we can look into seeing if RDA money could be used on an improvement like this. I did talk to Kelly Wood, chair of the Main Street Committee, and she said the RDA zone boundary could be amended. You could have a conversation with her about your options. She did not understand why the RDA stopped when this is clearly part of downtown Tremonton. That might be something worth looking into if funding is an option. I would love to have this done right. Some people want to use the money for frosting along Main, but I am going to lobby that we use it for things that make our City usable and walkable for people first, and then we can get some frosting.

After reviewing the layout of the front parking, the Committee then discussed the back parking lot. Director Mackley said we have to make storm drain modifications. Mr. Johnston said I have designed this all to slope with one at 2% to one catch basin in the middle, which would then be piped over to this manhole. Mr. Thornley said I have filled in the potholes, but the alley is blocked by Ridley's dumpster. I am trying to work with Don's Furniture on their delivery trucks coming and going and maneuvering around this dumpster. They used to pull in the alleyway behind the post office. They had a straight shot, but not anymore because of this dumpster. Ridley's owns that. Is that an enforcement thing? Nothing has been done. Officer Greg Horspool said the City attorney was looking at it to see if there has been an agreement made. The Committee told Mr. Thornley he could get the drain installed to keep water from standing and add the new pavement. Director Mackley would review the area to determine where that asphalt would end

Director Mackley said I think we are okay with the design, but there is a question as to whether or not sidewalk improvements should be made. Engineer Breinholt said the implication is that the City would pay for the sidewalk. Do we have the money for that? Chairman Epling said how about we have the condition based on the cost estimate, and then we can move forward. The City would have the ability to decide whether we pitch in or not. Director Mackley made a motion to approve this design concept subject to the property owners bearing the cost to extend the shoulder parking area and tie that into the sidewalk. Property owners would bear the burden for moving any water meters and the City will replace the sidewalk, along the road and the parking improvement area.

Motion by Director Mackley to approve the concept plan with the property owners relocating two water meters and removing curb and gutter, with the City paying for the new sidewalk and installation. Motion seconded by Engineer Breinholt. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Planner Lance – absent, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – yes. Motion approved.

- b. Discussion and consideration of Rivers Edge Phase 6 Construction Drawings—Garrett Kelley with Triiiio Group

The Committee discussed the need for updated plans. Engineer Breinholt said I did not see any water or sewer stubs to the park. How are we servicing that? Mr. Kelley said we have not gone through the design process of that park yet. What exactly do you want that park to look like? We are happy to include that if we can get the design ironed out. For now, we know that is going to be the rough shape and size. We do need to get storm drain in. Chairman Epling said we do not have record of the final plat fees being paid so before this would be able to move forward, we would have to have the final plat application fees paid. Preliminary plat is valid for one year, but the DRC may grant a one-year extension if the plat still complies with all applicable ordinances. The DRC may approve the extension subject to complete compliance with the new standard in ordinances. I do not have a date of when the preliminary plat was approved or the process of that. I am trying to align it with code and make sure we are doing things correctly. There are some things in our code that need to get updated. We are in the process of updating those. If I know the timelines then it can help us move forward. They reviewed the fees and what has already been paid. Chairman Epling said I need to look into the development agreement, as well as the old fee schedule. I will do some research on what you would be vested under the old fee schedule.

Engineer Breinholt said Phase 3 needs to happen with this. Mr. Kelley said we are waiting on our encroachment permit for UDOT to bore under Rocky Mountain Power to move those lines. As soon as they do that, we are on it. When discussing the pump station, Engineer Breinholt said what phase was that irrigation run with? I have been trying to find drawings for that. Mr. Kelley said I can get you those construction drawings. Phase 2 was done before my time, so I do not have all that information. One of the other holdups on Phase 6 was getting that pump station up and going.

Motion by Engineer Breinholt to approve Phase 6 for final. Motion seconded by Director Mackley. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Planner Lance – absent, Director LeFevre – yes, Director Mackley – yes, Manager Nessen – yes. Motion approved.

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

4. Public comments: None.

5. Comments/Reports:

Engineer Breinholt further discussed the park at River's Edge. I think Phase 3 needs to be constructed or a guarantee of construction in good faith they are working on it. Before we sign the final plat for six, we need to make sure we have the escrow in place for Phase 3. The plans are all approved but let us make sure Phase 3 is guaranteed. They need to provide a cost estimate, and we need to put together an escrow summary. They need to provide you with an escrow before we can sign and approve those plans. Phase 3 needs to happen before Phase 6.

Chairman Epling reviewed the fee schedule and code changes. We are making a list of

suggested changes we want to present to the DRC to get us up to date. I think there are some disproportionate amounts of charging on our current fee schedule that I am not comfortable with and think there is a better way of doing that. This is supposed to cover review fees, but right now it is just a flat fee. Planner Lance said in Morgan, when they did reviews there is an escrow where they pull from or pass through a fee. That way the larger applicants are paying more for their review and the smaller applicants are not paying as much. Right now, how it is set up, the little guy is paying as much for his review as a larger one. I do not think that is fair. Your time is just passed on to the developer for our review fees. Planner Lance said currently you are chasing down developers for money, versus a bond setting the expectation of a realistic cost upfront for no less than two to three review cycles and how much could reasonably be charged per department. Instead of collecting it at final you collect that upfront and reimburse any extra at the end for a refund. Chairman Epling said that would be on us to get that set up. We are trying to capture these because some fees are not being paid.

6. Adjournment:

Motion by Director Mackley to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:35 a.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Development Review Committee Meeting held on the above referenced date. Minutes prepared by Jessica Tanner.

Dated this ____ day of _____, 2026

Cynthia Nelson, City Recorder

*Utah Code 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.