

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 3, 2026**

Members Present:

ChrisDean Epling, Chairman & Zoning Administrator
Andrew Beecher, Assistant Public Works Director
Chris Breinholt, City Engineer
Zach LeFevre, Parks and Recreation Director—excused
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 9:32 a.m. The meeting was held June 3, 2026, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Epling, Assistant Director Beecher, Engineer Breinholt, Director Mackley, Manager Nessen, Planner Lance and Deputy Recorder Lannefeld were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the June 3, 2026 agenda. Motion seconded by Assistant Director Beecher. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Planner Lance – yes, Director LeFevre – absent, Director Mackley – yes, Manager Nessen – yes. Motion approved.

2. Approval of minutes— May 6, 2026

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

The following items were discussed out of order.

3. New Business:

a. Discussion of Eakle Industrial Complex (Pre-Application Consultation)—Richard Eakle

Mr. Eakle said I own the property on the other side of the freeway from McDonald's. We have 250 acres. Over the last three mayors we have talked off and on about what we could do for sewer on that side. We have been working with a developer to come up with plans as far as putting in commercial. The City talked to us a year and a half ago about pumping under the freeway to the existing treatment plant. As of late, they have

been telling us there would need to be a new plant. Chairman Epling said when we met, their request was that as they get ready to annex we let them know so they can engineer where the drains are going to go and have an idea of what the City's plans are as far as a new plant so they can do their pre-work. Engineer Breinholt said there are not any plans right now. Chairman Epling said this is very preliminary. Mr. Eakle said we are not in a rush. We just want to get you thinking to start figuring out for the future. We are still farming the land and are not ready to move. Engineer Breinholt said the master planning for commercial and this sewer system are underway. If there were another plant built, it would be by Salt Creek. Director Mackley said if I have my way, we are trying to make improvements to the current treatment plant, which would buy us 20 more years. We do need a new plant, a regional one. Engineer Breinholt said anything in the next 10 years he will have to pump to the existing treatment plant.

b. Discussion and consideration of Disposition of Tremonton City Property 2000 West

Chairman Epling said the City has been approached by someone wanting to purchase the land and the City is interested in selling it. The DRC's responsibility is to decide if the land is significant or insignificant. Director Mackley said it did not seem like it met the definition of significant. The Committee reviewed the qualifications for that and determined it would be insignificant.

Motion by Director Mackley to declare this property as insignificant. Motion seconded by Assistant Director Beecher. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Planner Lance – yes, Director LeFevre – absent, Director Mackley – yes, Manager Nessen – yes. Motion approved.

c. Discussion and consideration of Spring Hollow Phase 5 Final Plat

Engineer Breinholt said I provided review comments about this drain that runs through several lots. Did you decide if that was abandoned or not? They are working on relocating that and avoiding having to cut into asphalt. Engineer Breinholt said his proposal was to pipe it down to the street. I said you have to pipe it over to the box. He has proposed a sump there, which is not acceptable to me. You can just make these corrections and then we are good. This is basically done except for this drain line issue.

Motion by Director Mackley to table the item and continue their discussion at the June 17 meeting. Motion seconded by Engineer Breinholt. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Planner Lance – yes, Director LeFevre – absent, Director Mackley – yes, Manager Nessen – yes. Motion approved.

d. Walk-ins:

Kaden Marshall and Spencer Johnson were in attendance. Mr. Marshall said Rocky Mountain Power is doing upgrades for Rivian. They are putting those EV chargers behind Miller's and McDonald's. Our contractor is doing the work for us. We are just looking to get a permit. Basically, Rocky Mountain Power is upgrading some of the pole work, as well as some of the underground distribution in this area. There is an existing pole line we would come off of. We would bore over to here and wondered about an easement. We are working with UDOT for their portion. Normally we submit plans with an engineer or Public Works and then we are running. We also pay a permit fee. Engineer Breinholt said there was a site plan submitted a while back for Rivian's portion. They are developing a site and we returned comments. I have never seen anything addressed and do not think we have actually approved the site plan, which is why the permit would come based off the site plan. Mr. Marshall said this is just for upgrades to the infrastructure in the area. We are ending a few blocks away from their site and then it goes overhead again. This is underground improvement in that vicinity to get ready for future. Mr. Johnson said the project is about 17% for Rivian, and the rest is upgrades to feed the rest of Tremonton to make sure we have enough capacity. Director Mackley said as far as the boring I do not even know if they have to do a permit, because it is not really within our right-of-way. Mr. Marshall said we would probably need a permit going from the transformer into our switchgear. It would be for just that section of conduit. This is just upgrades to the general area in preparation for their project. Our work is about four or five days and then two days of drilling. Most of it is on UDOT property. We have submitted everything to them. There will be no hard closures, just shoulder work. Director Mackley said as long as they know where our utilities are and we know what they are doing, this is fine. I do not think you need any permits from us. I just wanted to make sure they chatted to have things clear and confirm.

4. Public Comments: None

5. Comments/Reports:

Assistant Director Beecher said it sounds like the school district is starting construction on their project. They are digging and bringing in base. Engineer Breinholt said we do not have a review of their site. It would be a courtesy to us to provide that even though they can get started since they are government. That would be a courteous to submit a site plan, so we know how they are connecting to our systems. Director Mackley said they came here and showed us one, but I do not think they sent it. Engineer Breinholt said there was a site plan years and years ago, but we need to see how they are connecting to our system. Assistant Director Beecher said they were concerned about the fire stub not being large enough. They were going to go out into the road and upsize that. We do need to be involved in those type of things. Chairman Epling said I will call them. Director Mackley said I am pretty sure they are recycling their previous plan. Their funding got pulled and now that it is there, it is all hands-on deck.

6. Adjournment:

Motion by Director Mackley to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:16 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.