TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JUNE 17, 2026

Members Present:
ChrisDean Epling, Chairman & Zoning Administrator
Andrew Beecher, Assistant Public Works Director
Chris Breinholt, City Engineer
Jeremy Lance, Planner
Zach LeFevre, Parks and Recreation Director—excused
Carl Mackley, Public Works Director
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 17, 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 and Deputy Recorder Lannefeld were in attendance. Director LeFevre was excused.

1. Approval of agenda:

   Motion by Manager Nessen to approve the June 17, 2026 agenda. Motion seconded by Director Mackley. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – absent, Director Mackley – yes, Manager Nessen – yes. Motion approved.

2. Approval of minutes— May 20, 2026

   Motion by Assistant Director Beecher to approve the May 20, 2026 minutes. Motion seconded by Director Mackley. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – absent, Director Mackley – yes, Manager Nessen – yes. Motion approved.

3. New Business:
   a. Discussion and consideration of Spring Hollow Phase 5 Final Plat—Danny Macfarlane

   Mr. Macfarlane said the major concern last time was the drainage line. The neighboring developer was not interested in granting an easement. We are going to keep the drain line coming through lots 24, 25 and 26, and then bring it through the City street. We are going back to this design. We will do a watertight connection in the midpoint. Engineer Breinholt said I am fine with what we have left to go ahead and approve it. It can be finalized through the building permit.

   Motion by Engineer Breinholt to approve Spring Hollows Phase 5 final plan pending corrections. Motion seconded by Director Mackley. Vote: Chairman Epling – yes, Assistant

Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – absent, Director Mackley – yes, Manager Nessen – yes. Motion approved.

b. Discussion and consideration of River's Edge, Phase 5

Engineer Breinholt said for Phase 5 we need their estimate. Phase 4, let me know when that one is done. It sounds like it is already recorded, but I did not prepare an escrow summary. I am not sure what the status is on that. Phase 3 I think we did a worksheet, but they held off on that one. Phase 2 actually needs a bunch of release. Chairman Epling said they are saying we owe them money. That is probably because of the release on Phase 2. Engineer Breinholt said the process is, they request release when they want it, but they have never done so. They have kind of been disjointed from their escrows. Phase 1 was changed to Phase 1 A. That got done and Phase 1 is obsolete.

Motion by Assistant Director Beecher to table this item for further discussion. Motion seconded by Manager Nessen. Vote: Chairman Epling – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – absent, Director Mackley – yes, Manager Nessen – yes. Motion approved.

c. Discussion of Black River Pre-Application Consultation

This item will be on the next meeting agenda for further discussion. Planner Lance said this is BR Mountain Road. They have to access from there but want to access from the south where there is a dirt frontage road. That is UDOT property. They own seven parcels and want access to the frontage road. Chairman Epling said they are working with this landowner to see if they can create some connectivity. They want to bring in a hotel and service station. If they own all three of these lots, they should be able to get access to this lot by whatever configuration they come up with.

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

4. Public Comments: None.

5. Staff Comments/Reports:

Chairman Epling said we currently had the PUD overlays repealed with the intention to replace it with something better. We want something that separates legislative and administrative a bit more so that when the application comes here, you will have all the guardrails and code really clear, so it gets implemented in a way that is favorable to the legislation and the administrative bodies.

Chairman Epling said we also repealed the lot split code. The lot split code said if there are any discrepancies in this application to refer to the subdivision code. That code was outdated and did not align with what the State wants us to do. So, we repealed that code. We have some adjustments on setbacks and different things that will be coming for review.

Chairman Epling said our first PUD application made it out of pre-review. That is Heritage Country. Planner Lance said this is the first application to follow this chapter to a T. The code does outline the requirements very clearly. This would probably be the first application to be a true PUD. Chairman Epling said this one would will not come to this body until it makes it through the legislative process. Engineer Breinholt said they submitted what they called preliminary plat, but it was incomplete and should not have been. It did not fulfill all the requirements of the preliminary. Chairman Epling said that application is set aside for now, it was submitted months ago, and nobody has done anything. Our code says they need to fill out an application for a PUD overlay before they submit a preliminary plat application. They know that. They were given the opportunity to move the preliminary plat application forward, because legally we cannot stop them, but we will have a recommendation of denial from the staff because of the order they were going in. They chose to do it in the proper order and submit the PUD Overlay.

6. Adjournment:

Motion by Director Mackley to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:14 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

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Cynthia Nelson, City Recorder

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