

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
JULY 15, 2026**

Members Present:

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

Co-Chairman Nessen called the Development Review Committee Meeting to order at 9:31 a.m. The meeting was held July 15, 2026 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Co-Chairman Nessen, Assistant Director Beecher, Engineer Breinholt, Planner Lance, Director LeFevre, Director Mackley, and Deputy Recorder Lannefeld were in attendance. Chairman Epling was excused.

1. Approval of agenda:

Motion by Director Mackley to approve the July 15, 2026 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Epling – absent, Co-Chairman Nessen – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes. Motion approved.

2. Approval of minutes— June 3, 2026 & June 17, 2026

Motion by Director Mackley to approve the minutes stated above. Motion seconded by Director LeFevre. Vote: Chairman Epling – absent, Co-Chairman Nessen – yes, Assistant Director Beecher – yes, Engineer Breinholt – yes, Director LeFevre – yes, Director Mackley – yes. Motion approved.

3. New Business:

- a. Discussion of Pre-Application Consultation (No Decision): Black River OZ Commercial Center--Alex Harris, Sarah Butters and Jake Clark.

Mr. Harris said there are a couple things we want to do on these parcels. Zoning is highway commercial with some mixed-use. On the south pad, we are looking at doing a hotel. On the front two pads, restaurants could go in. To the north, we are looking at any type of retail. If it is an option, we might try to add an additional fifth lot on the north. We would love to know the City's input and vision for what you want. Planner Lance said it is less about the vision and more about with the zone. There is a table with all the land uses that are either permitted by conditional use or not permitted. That is a menu for you to select from. The zone is CH, highway commercial.

The Committee discussed their accesses to the site. Engineer Breinholt said our long-term goal is BR Mountain Road, which will continue to the east and connect in at a signalized intersection over 2000 West. If you are going to get access, you would probably have to work with a neighboring property. They discussed the future plans of BR Mountain Road and that it is an 80-foot right-of-way and arterial road. The Committee then discussed signage. Planner Lance said there are different provisions you can review in our chapter. They also discussed their lots and configurations relative to this area, along with easements, utilities and the potential of shared lines. As a group they discussed what type of business might do well in this area. They also discussed the detention area and how it could be utilized for a park that is intended for the area (8 acre of grass). Director LeFevre said this is my number one priority to get this built for our park system so we can alleviate the pressure off our other parks. It will be heavily used in the future.

- b. Discussion and Consideration of Tremonton West Elementary School Site Plan— Civil Engineer Nicole Luthy, Architect Dave Cox, Neil Stevens with the School District and Shane Weil with DWA Construction.

Director Mackley said thank you for coming to discuss, we are interested in updating our drawings and confirming your plans. Mrs. Luthy said we found the record drawings from when the roads were built that are slightly different than what you guys have on your City maps. We use that as our base of connections but have also completed the design. Mrs. Luthy sent an email with the updated plans for their review. One of the big problems we ran into is that there was a two-inch line put in for the two-inch meter, but two inches is not enough with the pressure to run the school. We need a three-inch line and will go back into the street to replace that. The original drawings from 2018 also showed a 15-inch pipe, but there is only an eight in the road. We are keeping the 15 on our side. Engineer Breinholt said the road should have been a 15, that is the minimum size for gravity drainage lines. She then discussed the fire hydrants and their locations, as well as their sewer flow and water basins. We have above-ground retention basins because of how the water table is. We are making use of all the little landscape area we can. They are all four-to-one slope and less than three feet deep so there is no reason to fence them off. We are not going into the storm drain but are putting in overflow boxes on all the connections and are following your detention rules. The storm drain that is well above the 100-year storm. The pretreatment is in and we have connections for irrigation, both off of the culinary and secondary. Mr. Cox said it is a standard detail we use throughout the State. We fit that so it is either connected on the culinary side or physically disconnected and swung over to the secondary side. It cannot be connected to both at the same time. The intention is to use the secondary, but for a school, our playground is essentially their gymnasium so the need to maintain that is crucial. It is setup this way just in case secondary were to ever go away then we would have the ability to work with you to maintain that function. Mrs. Luthy said these details are all in the landscape plans. We have a whole hydrology report we will send as well, showing that we meet your standards.

Mrs. Luthy said another change is we determined the building needed to go higher to make everything work for the water table. We significantly raised the building, which put us into having to surcharge the building to be able to handle it going up. Those are really the only

changes. Director Mackley said we appreciate you being willing to come every so often to make sure the channels of communication are open. We are happy to share our contact information and want to make sure you are successful with your project and we can help with any information you may need from us.

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

4. Public Comments: None.

5. Staff Comments/Reports: None.

6. Adjournment:

Motion by Assistant Director Beecher to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:21 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.