

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 2, 2026**

Members Present:

ChrisDean Epling, Chairman & Zoning Administrator
Andrew Beecher, Assistant Public Works Director
Chris Breinholt, City Engineer
Jeremy Lance, City 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 9:33 a.m. The meeting was held September 2, 2026 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Epling, Assistant Director Beecher, Engineer Breinholt, Planner Lance, Director Mackley, Manager Nessen and Deputy Recorder Lannefeld were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Mackley to approve the September 2, 2026 agenda. Motion seconded by Manager Nessen. 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—July 15, 2026 & August 5, 2026

Motion by Engineer Breinholt to approve the minutes stated above. Motion seconded by Planner Lance. 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.

3. New Business:

a. Discussion of Harris 2 Lot Subdivision Pre-Application Consultation

Chairman Epling said Shane Harris has a two-lot subdivision. He has filled out an application but is not present today. Here is the subdivision for your review. This is an acre zoned R1-20. He can subdivide it down to about half-acre lots. Planner Lance said are there any reservations about access and accessing from two separate rights-of-way. The Committee agreed that would be okay and they would continue their discuss in a future meeting.

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

4. Public comments:

Layne Wilding said I was here last night for City Council. I would like to have a brief discussion about what is going in Tremonton. Driving around, I have seen at least three instances where the front door of townhouses face fences. This one is pointing toward a canal. Why are we having townhouses built with the front doors pointing toward those things? That seems really odd. I do not know how this got in place and may have happened under a prior administration. How would a firefighter get in the front door with the vinyl fence there with only six feet of clearance. On this one, the front door is facing R1-10 lots so the neighbors are building super high barns behind their houses to block the people from looking into their yards. Why are we allowing this? Is there anything we can do as a community? Do we need to change a document to restrict this from happening? The Committee explained setback requirements and how that could impact how things are laid out. They also discussed parking and how they ensure there is adequate space for what is built. They even talked about fire requirements. Chairman Epling said Fire Chief Jeff Jarow looks at all of these and verifies we have proper width access to every unit. It does not have to be through the front door. It can also be through the back door. All of those concerns are addressed in the code. Engineer Breinholt said usually, multi-family has reduced setbacks. Nothing has been done against the code. Chairman Epling said we are actively making code updates and seeking input to ensure we are using fire code. Engineer Breinholt said the fire issue is addressed within fire code. Our code seems to have worked pretty well for parking in these areas. That addresses those two concerns and the rest of this is just a matter of opinion. Chairman Epling directed him to the City website and the zoning ordinances.

5. Staff Comments/Reports: None.

6. Adjournment:

Motion by Manager Nessen to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 9:55 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.