

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 16, 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—excused
Linsey Nessen, City Manager
Kirk Ward, Building Inspector
Tiffany Lannefeld, Deputy Recorder

Chairman Epling called the Development Review Committee Meeting to order at 9:34 a.m. The meeting was held September 16, 2026 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Epling, Assistant Director Beecher, Engineer Breinholt, Planner Lance, Manager Nessen, Inspector Ward and Deputy Recorder Lannefeld were in attendance. Director LeFevre and Director Mackley were excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the September 16, 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 – absent, Manager Nessen – yes, Inspector Ward – yes. Motion approved.

2. New Business:

a. Discussion of Old Grist Mill Project—Curtis Heaton and Bruce Richmond

The Committee discussed the right-of-way and signatures required. Engineer Breinholt said when development happens along Main Street, we require an additional five feet of right-of-way to accommodate the sidewalk. We have already acquired that corner. Your site plan was designed around that being a right-of-way. Mr. Heaton asked about signage and running power there. Planner Lance said there are slightly different standards between the different sign types. Engineer Breinholt said there are site triangle requirements you would have to stay out of. You need to be 30 feet from that intersection. You need a plan that shows the signage and location. During my last review, a bunch of stuff had not yet been submitted. Utilities were not shown and you need landscape and lighting plans. You will also need UDOT approval. UDOT was only going to allow you temporary access to Main Street. You would have that temporary access until 950 is constructed, which is happening now. You will also need Bear River Water Canal shares for irrigation based on the irrigable acreage of your lot. The lilacs could be a buffer for the parking area. The buffer size could be reduced based on special landscaping. There are certain parking requirements.

After more discussion, Chairman Epling said you got the building permit before the site plan was buttoned up. I would recommend we put a new application in for a new site plan review and get everything marked off so as you move forward, we are on the same page and not asking at the very end. We need your escrow set up and the water shares. City staff should be able to help guide you through that process. We need to do that zone change, which has a 14-day noticing period. We will get you on the next Planning Commission agenda.

b. Walk-Ins:

Shawn Hillis and Erika Hillis discussed a five-acre property at 10400 North. Mrs. Hillis said we are hoping to subdivide this property and are wondering what the parameters are. Mr. Hillis said there is currently a home on it. This is a weird City boundary and is currently zoned mixed-use. He does have a well and septic tank, and would have the back half of that parcel (1.75 acres). The remaining three acres would be cut into half acre parcels with frontage. Engineer Breinholt said I think it would require you to connect to Tremonton City water, which is clear over in Iowa String. When subdividing you are also required to submit Bear River Water Canal shares for secondary water usage. After reading through City Code, Mrs. Hillis said are we not allowed to use West Corinne water? Engineer Breinholt said it is a little vague. It implies hooking to City water because it says it will conform to the Public Works standards. There is also fire protection and hydrants to consider.

The Committee discussed the connection fees for Tremonton. Engineer Breinholt said the hard part about this is eventually water has to be extended out there. It is within the City boundary. Allowing them to do this would mess up where we get water out there. It would cost the taxpayers of Tremonton money in the future.

3. Public Comments: None.

4. Staff Comments/Reports:

Chairman Epling said during the last City Council meeting the Heritage Country PUD was denied and Clover Field Phase 4 was approved. We will be getting you a site plan for that. They got an SRFTO overlay zone. The biggest things on that are the private streets. In the development agreement, we pin down some things. That will be in the site plan review. It ended up being a 23-page development agreement. There are four different owners we are dealing with on the rights-of-way. We made the development agreement contingent upon their signing so that the City would not acquire those private drives unless the development went through. I required an easement on the private drive for the City for the full length of the road so the City will have an easement. He just presented a concept plan. The PUD overlay for Heritage was denied. His process would be to reapply under the PC zone. Planner Lance said he is planning on zoning the northern eastern parcel R1-10 and the other one is R1-8. I have not heard back if he is just going to stick with the strict zoning or move forward with the PC zone. Chairman Epling said Valley Vistas was denied in Planning Commission by a 4-1 vote for the

PUD and will go to the City Council. They felt like the amenities were not worth the density for that area.

5. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 10:30 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.