

**TREMONTON CITY CORPORATION
DEVELOPMENT REVIEW COMMITTEE
SEPTEMBER 13, 2023**

Members Present:

Shawn Warnke, Chairman & City Manager
Chris Breinholt, City Engineer
Zach LeFevre, Parks and Recreation Director—excused
Paul Fulgham, Public Works Director
Connie Archibald, City Councilmember
Cynthia Nelson, Deputy Recorder

Chairman Warnke called the Development Review Committee Meeting to order at 9:47 a.m. The meeting was held September 13, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Warnke, Engineer Breinholt, Director Fulgham, Councilmember Archibald and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the September 13, 2023 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

2. Approval of minutes—June 14, 2023

Motion by Director Fulgham to approve the minutes of June 14, 2023. Motion seconded by Chairman Warnke. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent. Motion approved.

3. New Business:

- a. Discussion and review of proposed site plan for Jack in the Box – Sherri Miller, Magellan Architects, Eugene McNeil Civil Engineer, and Jordi Berrett, Hales Engineering (via Zoom)

Chairman Warnke reviewed the comments. Ms. Miller said we are working with the facility companies to get things moving forward. The client is aware of the impact fees. I think we are in good shape. I have forwarded your comment letter to our client with the contact information of the neighbors and have asked them to start the discussion through their landlord. Jack in the Box will be using this property. They typically do not purchase land. A lot of this will be between the landlord, our property owner, and the two adjacent property owners. Mr. Berrett said we had questions raised about shared access for the proposed site. We have taken into account the existing traffic. Our other question was about the right turn deceleration lane and going into that shared project. In our model, we saw up to 50 feet of stacking—that is a 95th percentile cue distance, which is the industry standard. This is UDOT's right-of-way and UDOT goes with a minimum of 100 feet of storage before deceleration. From our study, we saw 50 feet of stacking. In my experience dealing with UDOT they typically want 100 feet. Chairman Manager said since it has been vacant for a year, it will require a new access permit.

I can envision stacking occurring onsite for people making the left turn to get back on the interstate since there is only a 15-foot landscape buffer. That would then block internal circulation. Mr. Berrett said it may interfere a little with internal circulation, but he is not sure it will be much of a problem. Ms. Miller said this is relatively a typical distance from the property line for stacking at Jack in the Box. They do not have as many vehicle trips as McDonalds. They are a much lower volume restaurant. There would likely be plenty of time between cars leaving the drive-through without stacking concerns. We can look into that though. There are some constraints with the existing sign. Jack in the Box prefers visibility of being up close to the road.

The Committee discussed the accesses and possible easements in this area and the process for those. Mr. McNeil said all the comments make sense to us. There was a comment about water and sewer laterals to be installed. We are proposing new laterals. We are connecting to existing utility features including this two-inch water meter coming off Main Street. There are existing sewer manholes on the south part of the property. Director Fulgham said we just inspect them when you make the connection. The retention you are showing should work as long as you do not go too deep. Engineer Breinholt said you could probably tie that drain out front and get rid of the cross gutter and not have to run that whole pipe there. I think your site drains to the rear, except for the front area.

The Committee discussed landscaping requirements, as well as buffering to mitigate headlights and provide screening. Chairman Warnke said planting makes a big difference in the overall function and aesthetics of a project. Landscaping goes a long way to making a much more attractive site. The Committee also discussed the layout and flow of Jack in the Box and building elevations.

Ms. Miller said Jack in the Box is really excited to come to Utah and Tremonton. This site was one of the top locations they were looking at. Engineer Breinholt said you are required to bring Bear River Canal Company water shares for this site. It will change based on landscape buffer. The City will pay for excess shares if you get more than what is required. On the Geotech report you will have to account for the truck traffic that will be using that access. Miller's has a lot of semi-trucks in and out of there. We need to make sure they can get in and out of that site. Ms. Miller said we will go ahead on the design team side and start the discussions with UDOT. We will take a look at our site plan and see what we can do with that.

b. Walk-ins:

Garth Day said this is the final for Harvest Acres. Power is going in now. Director Fulgham said all we had was an agreement that they would have a good surface going in until the curb and gutter are added. Chairman Warnke brought up legal descriptions. I think the canal company is going to take a little bit more time to work through that. You were going to take a look at how that cross section worked with the trail and crossing, if we were going to eliminate sidewalk on the south side because of the canal company and getting access. My hunch is we are going to use that remnant parcel and cross. Phase one will cross further up by the church. Engineer Breinholt said I think we crossed the trail over Rocket Road by the church. That is a wider section on the north side. It overlaps with our right-of-way. We are going to go in and build a road within our right-of-way. Without a sidewalk that is going to give us about three

feet behind the curb and gutter. Chairman Warnke said the Bear River Canal Company is implicated with some kind of ownership. He felt they needed to sign off on this dedication plat. They will not do that until they can make sure whatever we are doing is not going to impede their maintenance. I want to make sure we are communicating with them. We need to get an agreement between them and the City for the trail. There are a lot of issues we need to work out in the beginning and design around. Going through that agreement process will give us the opportunity to identify and address them. The Committee continued discussed on this section and layout.

4. Comments/Reports:

The Committee discussed a development in Archibald Estates and their punch list. They also discussed warranty dates for the different phases. Engineer Breinholt said when they get the punch list items done, we will release it. That is where it is at. The only thing being held at this point is the sidewalk and contingency money. I will summarize this and put a table together with all these phases. I will get a report From July 1, 2022 to June 30, 2023. If they are going to sit on it for a while, then maybe the sidewalk needs to be done. If they are going to move forward with construction, then we could wait. Maybe the plan is to release the whole thing with the exception that we hold money and escrow for the sidewalk. We could release everything else from the warranty.

The Committee quickly discussed a couple others that are done or have a few more items. Chairman Warnke said I will send you the language, but I am trying to get this wrapped up for 1000 North.

5. Public comments: No public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Committee. The meeting adjourned at 11:27 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 6th day of November, 2023

Linsey Nessen, 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.