

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
JANUARY 17, 2024**

Members Present:

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

Chairman Warnke called the Development Review Committee Meeting to order at 9:56 a.m. The meeting was held January 17, 2024, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Warnke, Engineer Breinholt, Director Fulgham, Assistant City Manager Christensen and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

**Motion by Director Fulgham to approve the January 17, 2024, agenda.** Motion seconded by Chairman Warnke. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Assistant City Manager Christensen – aye, Director LeFevre – absent. Motion approved.

2. Approval of minutes—November 18, 2023

**Motion by Director Fulgham to approve the minutes of November 18, 2023.** Motion seconded by Chairman Warnke. Vote: Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, Assistant City Manager Christensen – aye, Director LeFevre – absent. Motion approved.

3. New Business:

- a. Discussion and consideration of approving a Site Plan for Jack in the Box restaurant located at 2341 West Main Street (Redevelopment of the Denny’s restaurant site) – Sherri Miller, Magellan Architects, and Ted Didas and Eugene Larue both from McNeil Engineering (via Zoom)

Chairman Warnke said I did not have the time for a review but can do that today. We could work through some of the engineering comments with your engineers present. Ms. Miller said Jack in the Box is getting closer to their deadline with the potential landlord. We are trying to get approval or conditional approval as soon as possible. We have submitted for our building permit as well to run concurrently.

Engineer Breinholt said has UDOT responded to your plan for the turn lane submittal? Ms. Miller said they have taken our project in, but we have not received approval yet. Engineer Breinholt said they are going to require you to do a cross access easement

across the frontage, providing access to the neighboring businesses. Ms. Miller said we have a draft. Jack in the Box leases the property, so the property owner is working with the two neighbors to get that document signed. Our traffic engineer who did the submittal sent me that confirmation. The property owner is in the process of obtaining signatures from his two neighbors. We will have an exhibit with the process access agreement. Both properties have seen the site plan to allow for the greater cross access. Neither seem to have concerns. Engineer Breinholt said historically they have had a little more room, but that appears to be wide enough. I do not think that should cause any problems. Ms. Miller said we ran a truck turn analysis in our program to make sure Miller Trucking would be able to get in and out of there. We did pull everything back to allow for more stacking. Engineer Breinholt said provide me with a drawing showing that for my records.

Engineer Breinholt said there is a fire hydrant across the street. I wonder if the fire chief is going to want one on the south side of Main. The geotech report did not reflect the truck traffic coming in and out of that. I have not seen anything updated on that to give you new pavement design for the entrance. Ms. Miller said I believe our client had the geotech report updated. Let me find that and send it. They then discussed stormwater calculations. Originally, they had a retention design, but are now doing detention. Mr. Didas said that the existing pipe is so shallow that we have a combination of retention and detention. We have the site elevated as much as we can to still tie it in. Engineer Breinholt said you have some unused space at the back on the west side. It looks like you could expand that pond and get a little more capacity and lower that release rate.

Chairman Warnke went through his comments. They discussed water shares and utilities for the site. Engineer Breinholt said I would default to our standard 10-foot public and municipal utility easements along the front. They also reviewed the landscape plan. Chairman Warnke said it looks like you are working on dedicating a five-foot strip for Main Street. Share that exhibit before you record.

The Committee also addressed queuing distances and stacking for vehicles. Ms. Miller said we shifted back to get another car stack, which was the goal of the discussion we had at the last meeting. We redesigned the drive-through slightly to stretch it a little bit so we could still get the car stacking within the drive-through. We relocated the dumpster. It works better for the recycling and trash haulers as well.

Chairman Warnke said I think your development will be a catalyst to improve the area as a whole. Some of the items in this vicinity need attention. They are somewhat on the property line. Have you had conversations with the adjoining property owners about the existing trash and trees that are there? It looks like there is a broken chain link fence. There are also jersey barriers that I hope would disappear. You will be putting a landscape buffer in and drainage at the property line. We discussed the cross access, existing lights, headlight screens, noise mitigation, which you are addressing. Ms. Miller said our plans show everything on our actual property. We will accommodate the comments related to our property and have passed those along to Jack in the Box. We will do as much of this as possible, but only have the ability to touch what is on the

landlord's property directly. All our landlord can do is ask the adjacent property owner if that can happen. Jack in the Box is going to spend a lot of money for this nice, new building and to make that lot nicer than it is right now. They will want to help mitigate issues.

They further discussed the landscape plan. Chairman Warnke said I wondered about headlight screening, especially as it related to the drive-through, because there is a hotel across the way. I know that it is more densely planted and is looking good, but I wondered about the variety and if that was contemplated to accommodate a certain height that would act as a screen. I am not really sure that these plant species accomplish the headlight screening requirement. That is in our code. I need to spend some time going through the comments and checking the plans. I appreciate the thorough response.

When asked about UDOT, Ms. Miller said we have multiple projects with them. They are a little slower than we would like. I am optimistic they are not going to have any concerns with it. We are giving them the UDOT standard deceleration lane, even though it is not what we wanted to do. Hopefully we will hear from them soon. They planned to meet the following week to continue this discussion.

- b. Walk-ins: There were no walk-ins.
- 4. Comments/Reports: None.
- 5. Public comments: No public comments.
- 6. Adjournment:

**Motion by Engineer Breinholt to adjourn the meeting.** Motion seconded by consensus of the Committee. The meeting adjourned at 10:42 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 13<sup>th</sup> day of March, 2024

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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.