

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
MARCH 20, 2024**

Members Present:

Marc Christensen, Chairman & City Manager  
Chris Breinholt, City Engineer  
Paul Fulgham, Public Works Director  
Zach LeFevre, Parks and Recreation Director—excused  
Sam Taylor, Landmark Design Planner  
Tyler Seaman, Building Inspector  
Cynthia Nelson, Deputy Recorder

Chairman Christensen called the Development Review Committee Meeting to order at 9:33 a.m. The meeting was held March 20, 2024 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Christensen, Engineer Breinholt, Director Fulgham, Planner Taylor (via Zoom), Inspector Seaman and Deputy Recorder Nelson were in attendance. Director LeFevre was excused.

1. Approval of agenda:

**Motion by Director Fulgham to approve the March 20, 2024 agenda.** Motion seconded by Inspector Seaman. Vote: Chairman Christensen – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Planner Taylor – aye, Inspector Seaman – aye. Motion approved.

2. Approval of minutes—January 31, 2024

**Motion by Director Fulgham to approve the minutes of January 31, 2024.** Motion seconded by Chairman Christensen. Vote: Chairman Christensen – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Planner Taylor – aye, Inspector Seaman – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of approving an amended site plan for Jack in the Box restaurant located at 2341 West Main Street (Redevelopment of the Denny’s restaurant site) – Sheri Miller, Magellan Architects joined via Zoom

Chairman Christensen said this was approved previously based on conditions that Engineer Breinholt had notes on. At the last meeting we approved the site plan. Jack in the Box amended that site plan enough that we felt it should come back to this meeting. There were some significant changes that we need to review.

Mrs. Miller said Jack in the Box has been working with the property owner to process the easement package that was requested during the site plan review. A 70-foot easement along the front of the property that was already established for access was found. It was missed earlier and we were not aware it existed. That 70 feet is currently

where we planned the front of the building and sidewalk. Both were within those 70 feet. We are now shifting those to get out of the easement. The other issue we ran into is the adjacent property owner of the hotel would not sign our cross-access easement for the driveway at the south of the property to allow us into that back corner. The property owner started demolition work and now the Denny's is gone and the site is prepped. This design has the required parking. Since we cannot loop through their property, we have provided a large turn around so vehicles can adequately exit the site. We moved the retention pond. Instead of a long skinny one to the south, we provided a square on the east side. We did some extensive vehicle review to make sure we have the same number of stacking and parking stalls. The landscape and parking are basically the same. It was mostly just shifting the building.

Engineer Breinholt said I have not done a full review, but have looked through it. I have done a preliminary and want some of that stuff shown on the plan, like the stormwater calculations. We want those to be recorded. Director Fulgham discussed the sewer. We do not have too much information on that existing sewer line. We know the manholes are at the back of the site for Denny's. We have our utility plan noted in a couple of areas. Planner Taylor said thank you for addressing our previous comments regarding the headlight screening. I want to compliment your landscape architect. Chairman Christensen said Engineer Breinholt has a final review to do, but I would entertain a motion pending that.

**Motion by Engineer Breinholt to approve this updated site plan for Jack in the Box with the caveat that I will provide further comments.** Motion seconded by Director Fulgham. Vote: Chairman Christensen – aye, Engineer Breinholt – aye, Director Fulgham – aye, Director LeFevre – absent, Planner Taylor – aye, Inspector Seaman – aye. Motion approved.

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

4. Comments/Reports:

Resident Connie Archibald asked about the timeline of Jack in the Box. Director Fulgham said their goal was December, but there have been a lot of hiccups so it will be postponed. The Committee continued discussion on the Jack in the Box site.

Director Fulgham said I sent a report to the Council explaining what would be required of that development if it was annexed. Part of the annexation would require Brodie Calder to do those improvements. I do not know how it will ever be affordable. There is a lot of infrastructure to build. We have discussed a lift station that would serve more than that area. The Committee discussed other land he had acquired and may annex for development. Manager Christensen said there were a lot of concerns raised, but this does fit our future annexation boundary lines and is contiguous to the City. The zoning fits and can also be served by our utilities. We have always planned on servicing this area and those services will come through developers wanting to annex and build the infrastructure. Director Fulgham said we have worked with the County to come up with this new ordinance in conjunction with the health department to curtail some of these developments in the County that we will eventually serve. Engineer Breinholt said I

would rather control it up front. We have somebody willing to build the infrastructure and they would participate in the lift station because that is part of their impact.

Chairman Christensen said last agenda a woman was in attendance discussing a streetlight, do you have an update? Director Fulgham said the shield was installed and she seemed happy. It was totally dark in her yard and still reflected down on those boxes.

Inspector Seaman said I am going to 70 West Main today to see what is happening there. She wants to know where the contractor is on the process. I have never been able to do any inspections. I am going to walk through it and see what is delaying them. The contractor will have to contact us because they are expired on their permit.

Planner Taylor brought up the River's Edge development and multi-family housing. They have emailed me some numbers, but I need a couple more items. They are wondering what the next steps are. Chairman Christensen said if everything they are proposing falls within the development agreement and the current zoning, they could do an overlay zone and should not have to rezone. They are planning to put the apartments and townhomes together. There is also the trigger for secondary water and the pump station. They will also work with UDOT to install a signal on Main Street.

Chairman Christensen said the overlay for Envision Estates is going to public hearing on Tuesday. We talked to the Planning Commission last week about it and they seem to be very comfortable with it. Planner Taylor said on average these would be 4,500 square foot lot size. Chairman Christensen said they have some of the cottage style. They will be smaller lots with a little bit smaller footprint, but should be nice. Engineer Breinholt said they need to do their engineering as a whole. They will have some challenges with sewer so they need to make sure it is going to work. Director Fulgham said that and the road flow are really the concerns.

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 10:15 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 8<sup>th</sup> day of May, 2024

---

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.