

**TREMONTON CITY CORPORATION  
DEVELOPMENT REVIEW COMMITTEE  
MARCH 8, 2023**

Members Present:

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

Chairman Warnke called the Development Review Committee Meeting to order at 9:31 a.m. The meeting was held March 8, 2023 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Bench, Engineer Breinholt, Manager Warnke, Councilmember Archibald and Deputy Recorder Nelson were in attendance. Director Fulgham and Director LeFevre were excused.

1. Approval of agenda:

**Motion by Engineer Breinholt to approve the March 8, 2023 agenda.** Motion seconded by Councilmember Archibald. Vote: Chairman Bench – aye, Councilmember Archibald – aye, Engineer Breinholt – aye, Director Fulgham – absent, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

2. Approval of minutes—November 30, 2022 & January 18, 2023

**Motion by Engineer Breinholt to approve the minutes stated above.** Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Councilmember Archibald – aye, Engineer Breinholt – aye, Director Fulgham – absent, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

3. New Business:

a. Final review of River’s Edge, Phase 1 – Andy Hubbard & Caison Bates

Manager Warnke said this is a complicated, big project, especially the first phase, which is front loaded. The Committee cleared up any confusion on the easement and parcel dedication. The developer will button up the sidewalk dimensions on Main Street and check the grades. They reviewed the park and what improvements would take place along the frontage and what will be fee in lieu. They discussed the upsizing for storm drain and secondary water, as well as the pump station and impact fee reimbursements. They also discussed fencing. The agreement with UDOT will be signed, ratified, and taken to the City Council. Manager Warnke discussed the need for a master HOA and a sub-HOA for the townhomes since they will have additional amenities compared to the

single-family units. That would help distinguish between the two levels of obligations. They will work on finalizing the agreements. The Committee agreed to approve Phase 1 with some caveats as they work through the final.

**Motion by Manager Warnke to approve Phase 1.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – absent, Director LeFevre – absent, Manager Warnke – aye. Motion approved.

- b. Discussion of Saylor Townhomes – Jonathan Roberts & Bret Cummings

Items b. and c. were discussed together.

- c. Discussion of Homes at Tremonton on 172 North 400 West – Danny Macfarlane

Together they discussed the extension of the secondary water line and where they would connect to sewer, as well as the PUE and MUE for utilities. The Committee asked the two developers to coordinate their elevations since their properties are adjacent. Engineer Breinholt said both will have detention. Manager Warnke said that could function as green space for the families. Fencing is required for both. He also discussed the dumpster details. They further discussed the layout, making sure there are clear vision triangles and relocation of a power pole. Chairman Bench suggested they call the cable company and inquire what it is being utilized for and the process moving forward. Manager Warkne said people are up in arms about multi-family and their impacts. We are working with developers to do what is acceptable. A low-cost barrier to reach that gap is landscaping, which can influence the site. You need to have more trees on the front elevations to break it up. Trees help mitigate the impacts. Since your buildings will be higher than the adjoining property owners you need to create privacy with generous landscaping to create those buffers and help ease the situation. Lighting will be required in the parking lot and there will be dumpster enclosure requirements. Manager Warnke said we are working on standards to improve the appearance of buildings. Creating dimension to the front façades will help.

- d. Discussion of travel plaza at 1000 North & I-84 –Rob Lindsey, Brandon Lindsey, and Katerina Bongard

Mr. Rob Lindsey said we have discussed different concepts and updated our plans. Mr. Brandon Lindsey said we agreed that putting the truck stop down further makes sense from a planning perspective with the adjacencies. One issue was the cost, and another is the slope. Our truck stop user said it will not work with those steep grades. We could put the main convenience store and restaurant here. There would be the need for some overnight parking. We can fit everything we need except the parking if we keep it all here. This is the best solution we have found. Is there a way to bridge this at this location through screening and topography? What type of mitigations work? Mr. Rob Lindsey said the main concern is the three residents. Manager Warnke agreed. If you

lived there you would worry about trucks idling all night and being parked there. This is 90 acres and I do not think that is the location to do that use. It is too intensive for those residents. There are also some access issues. Mr. Rob Lindsey said the freeway is noisy already. Engineer Breinholt said you are adding to the noise right on their property line. How much overnight parking do you need, and could you get that farther away from those homes? Mr. Rob Lindsey said it would be a 20–30-foot buffer, but we would love to explore what works. There would be a minimum of 50 parking stalls. Ms. Bongard said if we add a wall and trees along there it would be quite nice for everyone. We could talk to the residents who live there and give them some options. Mr. Rob Lindsey said there is the south side of BR Mountain Road, and we would do no parking here, would that work? That could be a good buffer. Manager Warnke said we want it to function well. We will deal with the aftermath. I would like to see something like this here, but we want it in the right location.

Mr. Rob Lindsey said we have been spinning our wheels on this a long time, we have to do something, or we will lose our tenants. This is their top site, but we need to be able to commit pretty quick. Ms. Bongard said not a final just a reassurance that we can make this work. Manager Warnke said I want the land uses to work well together. Land uses will be here for decades. This is something we have to get right, or we live with those consequences. I wish we could solve it through design. You have 90 acres and room to do it, but I understand it does not function for you in ways, too. Views can be screened through landscaping, but there are impacts like health and safety, noise and fumes, noxious issues that are related to the incompatible uses. These are people's homes. Mr. Rob Lindsey said if we move everything to the south side of BR Mountain Road are you in favor of this? Manager Warnke said there still is risk, but that is better. Mr. Rob Lindsey said we want it to be a win-win. Where do we go from here? Manager Warnke said you could throw out another plan, but you know my concerns. My solution was to move it down, but that is not your solution. We need to consider if the use is allowed and what are the issues it would bring? Engineer Breinholt said I do not like it by the homes, but I am okay with it on the other side. Mr. Rob Lindsey said let us know what needs to happen for you to be in favor of this. We are not sure if we have the backing of the City. Manager Warnke said we do not know what BR Mountain Road looks like yet and it is hard to say yes to something we cannot see, but I know you want some assurances. Engineer Breinholt said if you had truck parking along the freeway and south side of the road it could help. I do not think you need 165 stalls. Having 50 along the freeway would ease my mind. A sound study would help people understand.

Manager Warnke said do we think this is a conditional use or not? The code has different processes and different bodies to interpret it. A conditional use has its own process. Site plans and conditional uses can run concurrently, we are just adding different measures to mitigate it. I know you are looking to get comfort, but I have my reservations. I want to see what it looks like and assess everything, which is difficult to do at this point. How does it affect the site, what is the layout, how much room do you actually have? The details matter. Mr. Rob Lindsey said we would have the truck stop

there, residents here, is that an obstacle? It is really about proximity. We would love to move forward if we can. Engineer Breinholt said if you can do away with the other parking lot, I would be okay moving forward. Manager Warnke said I would wait and see. Ms. Bongard said this is a business, but it has to fit right. We want to be good neighbors and we want to be welcome.

e. Discussion of The Junction at 1150 South 1000 West – Joe Darger

Mr. Darger said I want to do the path of least resistance on what we all agree on as quickly as possible. Before I engage too much money and time in a site plan, I wanted specific feedback from you. Density was a problem, but the code was written for residential setbacks, enlighten me on that. The code is not designed for townhomes so tell me how we approach that? Manager Warnke said the zoning is not allowed for a single-use, it is mixed-use. I have a couple problems with the development—one is how tight it is, and two, that it is by the freeway. I felt like some of those edges were sitting on top of the property line. They need to be set back and have a reasonable space. This whole area is pretty prominent. Mr. Darger said we cannot do basements here and with residential it will be hard to make a mixed-use that makes sense. Townhomes are really all that works here. It would be nice to have a mix, but that is tough. Manager Warnke said it is tough when the whole neighborhood has 500 units of one product and no diversity. Diversity makes a good community. We need some separation. Mr. Darger said we could have trees to buffer and a dog park for open space, but I want more feedback before I spend too much money on a site plan. Can the setbacks be modified based on amenities? I am taking it down 100 units. Manager Warnke said walking trails are popular. You have a good opportunity with the power lines to create a good loop. Chairman Bench said 475 units total is about 9.5 units per acre. Mr. Darger said if the density level was 9.5 would we have flexibility during the site plan and come up with modifications that make sense? Manager Warnke said we have negotiated things that work well with other sites, but we are addressing the density and how people can live in close proximity. It has to function and the City has to be able to provide services. You have 50 acres to work with.

Engineer Breinholt said parking needs to be addressed, the code requires 2.25 stalls per unit. If there is on-street parking the roads need to be wider. We need to consider the dumpster locations or if you have cans and what that will look like. Manager Warnke said I think dumpsters are a better solution, but they have their pitfalls too. Cans are kept at the front door and give the wrong image for the neighborhood. Mr. Darger said we could write in the HOA that they have to be in the garage.

Manager Warnke said engineers say it is okay, but I feel there is going to be a lot of traffic exiting that site and the site distance concerns me. If a traffic light was ever needed, our plan is to intercept traffic and push it around up to our Main Street. Mr. Darger said we want this to be an entry level product. We have looked at a lot of concepts. We will keep looking at how to make this work. Manager Warnke said

density gets pushback, so we are trying to improve the look of those through landscaping and screening. We want to design a good building that looks nice.

- f. 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 1:13 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 14<sup>th</sup> day of June, 2023

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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.