

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
May 7, 2014**

Members Present:

Steve Bench, Chairman/Zoning Administrator  
Chris Breinholt, City Engineer  
Shawn Warnke, City Manager  
Paul Fulgham, Public Works Director  
Marc Christensen, Recreation Director  
Linsey Nessen, Deputy Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:06 a.m. The meeting was held May 7, 2014 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke, Director Paul Fulgham, Director Marc Christensen (arrived at 9:07), and Deputy Recorder Linsey Nessen were in attendance.

1. Approval of agenda:

**Motion by Director Fulgham to approve the May 7, 2014 agenda.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Fulgham – aye. Director Christensen – not present. Motion approved.

2. Approval of minutes: April 30, 2014

Chairman Bench stated that on item 3.a. on the second to last paragraph that the actual impact fees are \$3,342.44 for water and \$1,932.29 for sewer. Director Fulgham asked if Mr. Garfield will be required to pay park impact fees also. Chairman Bench stated that he will.

Director Fulgham stated that his only concern is if Mr. Garfield was notified that he will have to separate the water meters and have an easement for the two sewers. The water service can't just be split; he will be required to put in a new water service line from the main water line. Otherwise there will be two homes coming off of one ¾ inch line, which will not work.

**Motion by Manager Warnke to approve the minutes of April 30, 2014 with the noted changes.** Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of a sidewalk on the south side of the County Fairgrounds – Bill Gilson.

Mr. Bill Gilson stated that the drawings he brought show the County's plans from the Maverik corner to the entrance of the rodeo grounds. The County is going to get with the USU Extension and the City to get a recommendation for two to three inch diameter trees to be planted along Main Street. The County doesn't want trees that are going to get too big and full and obstruct the view, they are just looking to add green space and beautify the road. There will be 8 foot by 8 foot planter boxes with 3 foot cement walls with flowers and an automatic sprinkler system. There will be sidewalk around the boxes so there won't be weeds growing up and the steel fence will be reapplied around it. There will also be a couple 8 foot long and 2 foot wide shrub beds on the corner on either side of the fairgrounds sign to give some more green space.

Mr. Gilson stated that the power lines that run along the front of the property will be removed. The County has a utility easement that runs behind their steel white fence that they will run a four inch conduit through from the Maverik corner down to the service pole so all the utilities will be underground. The County has an estimate from Rocky Mountain Power on the cost for relocating the lines. There will also be three 2 inch conduits, which will house Comcast and telephone.

Mr. Gilson stated that an eight foot sidewalk will be put in and run from the corner down to Alco. The sidewalk will be tapered into Alco's existing sidewalk. The entrance coming into the fairgrounds is going to be re-done as it is currently an "s" pattern that doesn't allow for traffic to flow through well. The old sign will be removed and they are going to try and create a deceleration lane off the highway and a paved entrance across the sidewalk with a new lit sign across the top.

Mr. Gilson then discussed drainage. The grade will be set starting at Alco and a 24" RCP pipe will be put in. Director Fulgham stated that ADS pipe could work there. Engineer Breinholt stated that RCP pipe will need to be used where the drive is, but Director Fulgham stated that he was comfortable with ADS pipe everywhere else. Manager Warnke asked whether UDOT or the City owns the storm drain system. Director Fulgham stated that UDOT owns it, but their drain ditch will now be piped. Engineer Breinholt stated that the system is master planned as one of the City's main outfalls so it needs to be a part of the City's system, but it will also collect water from the State highway. The plans will need to be run past UDOT.

Engineer Breinholt asked about moving the electronic sign. Mr. Gilson stated that they would like to move it back further to the west and by the sidewalk. Chairman Bench stated that the sign must be on the County's property. Chairman Bench asked about street lighting. Mr. Gilson stated that the County would be willing to pick up the cost for putting in the conduit to the location the City would like streetlights. Chairman Bench stated that since the area will be walkable and beautified,

streetlights may need to be looked into. Director Fulgham stated that if the conduit is put in now and not the streetlights, the conduit will be lost. Mr. Gilson stated that he will find out if the TAB grant would cover streetlights and asked what they would cost. Director Fulgham stated that a good estimate would be around \$2,000 per light. Director Fulgham stated that if Rocky Mountain Power will be maintaining the lights, they will probably want the County to use certain lights and stated that he will look into the options and prices for them.

Manager Warnke asked if the County needs to coordinate anything with UDOT concerning this project and the construction plans. Engineer Breinholt stated that they will need to get a permit to work in a public way, which will include submitting the construction plans to them.

**Motion by Manager Warnke to approve the construction plans for the sidewalk and other improvements on the south side of the County Fairgrounds.** Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

b. Walk ins\*

No walk ins.

4. Comments/Reports:

a. Chairman/Zoning Administrator – Steve Bench

No comments.

b. City Engineer – Chris Breinholt

No comments.

c. Recreation Director – Marc Christensen

No comments.

d. Public Works Director – Paul Fulgham

No comments.

e. City Manager – Shawn Warnke

No comments.

5. Public comments: Comments limited to five minutes.

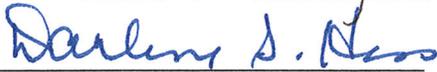
No public comments.

6. Adjournment:

**Motion by Director Christensen to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 9:57 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 Land Use Authority Board Meeting held on the above referenced date. Minutes prepared by Linsey Nessen.

Dated this 14<sup>th</sup> day of May, 2014



Darlene S. Hess, 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.