

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
May 14, 2014**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Shawn Warnke, City Manager
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 14, 2014 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke, Director Marc Christensen, and Deputy Recorder Linsey Nessen were in attendance. Director Paul Fulgham was excused.

1. Approval of agenda:

Motion by Director Christensen to approve the May 14, 2014 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: May 7, 2014

Motion by Manager Warnke to approve the minutes of May 7, 2014. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Christensen – aye. Motion approved.

3. New Business:

a. Site Plan Review for Western Ag Credit – Clint Ward.

Mr. Clint Ward stated that Western Ag Credit wants to build a new building at 775 East Main Street. Chairman Bench stated that the property is just over a ½ acre and is zoned Mixed Use (MU). The business is a permitted use in the Mixed Use zone. The front setback requirement is 30 feet and the site plan is showing they have a 38 foot setback and meet all other setback requirements. The requirements for parking stalls for office space is one parking stall per 300 square feet, which would require Western Ag Credit to have 12 parking stalls and the site plan is showing 20 stalls. Engineer Breinholt stated that a sidewalk will be required around the development. The sidewalk on Main Street will need to be eight feet and the sidewalk on the side street will be a four foot sidewalk.

Chairman Bench stated that the Code allows the City Engineer to grant exceptions to driveways being closer than 100 feet from an intersection on commercial property. The site plan is showing the driveway at only 50 feet from an intersection. Engineer Breinholt stated that he is not comfortable making an exception in this case because of the intersection being on Main Street. Manager Warnke stated that they have room to push the driveway back as they currently show excess parking stalls on the plan. Chairman Bench asked Engineer Breinholt what distance from the intersection he would be comfortable with. Engineer Breinholt stated he would be comfortable with 100 feet from the intersection. Mr. Ward stated that their biggest issue is that they serve farmers and ranchers and if they have to get rid of some of the parking, there will most likely be a problem with semi trucks and horse trailers parking on the street instead. Engineer Breinholt asked how far Mr. Ward felt they could move the driveway back. Mr. Ward stated they could move the driveway back some, but they would lose some of their parking and asked how close their access can be from the other corner. Chairman Bench stated that the access is currently 36 ½ feet from the other corner so they could move 6 feet closer to that corner.

Manager Warnke asked about moving the building closer to Main Street to create more circulation and turnaround space. Mr. Ward stated that they have looked at that. Engineer Breinholt stated that it doesn't help the entrance issue much. Mr. Ward stated that if they remove three parking stalls they would be able to move the entrance 36 more feet for a total of 75 feet off the corner. Engineer Breinholt stated that he would be alright with that. Mr. Ward asked how far from the property line parking must be. Engineer Breinholt stated parking must be 7 ½ feet from the property line. Manager Warnke stated that parking must be 15 feet off a public street. Chairman Bench read from the City's Code, "Land Use Authority Board may reduce the buffer width when site plan shows improvements within the buffer or setback area." Manager Warnke stated that the idea is if more landscaping treatment is done, the buffer can be reduced, which would allow them to meet the Code requirements. Engineer Breinholt stated that if the aisle were 14 or 15 feet wide and the parking stalls were 10 feet wide, that would be enough. Mr. Ward stated they will look at it.

Engineer Breinholt stated that for a commercial site, on-site detention is required in the parking lot. Mr. Ward asked what on-site detention means. Engineer Breinholt stated that they would be required to detain their storm water and release it at a controlled rate. Chairman Bench read from the City's Code, "Basin Requirements: for sites less than one acre generally are not required to have detention."

Manager Warnke asked about building lighting and street lights. Mr. Ward asked if it would make more sense to have the lights within the parking lot rather than one at the intersection since the sidewalk goes nowhere. Engineer Breinholt stated that the advantage is that if Western Ag Credit pays to put in a City street light, then the City will pay the power bill for it. Engineer Breinholt stated that he feels that street lights should be a requirement of the development, not the site plan. Chairman Bench stated that the City would request a light from Rocky Mountain Power and they

would send a cost estimate to the City and Western Ag Credit would pay the City for the light. Manager Warnke stated that as part of the site plan, they would need to put the conduit in.

Chairman Bench stated that the east side of the parking area needs to be more heavily landscaped. Engineer Breinholt asked if because it is a commercial site bordering a residential site if a fence would be required on the east and north property lines. Mr. Ward stated that he would prefer to put a fence up to make a nice buffer. Chairman Bench stated that according to the Code, this is a permitted use and all that is required for a permitted use is ground cover and trees. However, the parking area to the property line would require trees, fence, and headlight screen. Mr. Ward asked about landscaping. Chairman Bench stated that it would just have to meet the City's landscape requirements. Manager Warnke stated that a masonry fence is preferred. Mr. Ward asked if there are other options like a six foot vinyl fence. Chairman Bench stated that masonry is just preferred.

Manager Warnke stated that the landscape plan needs to be stamped by a landscape architect because the City has a maximum sod requirement and their plan is currently well under that at zero. The architect specked out a range of ground covers and Manager Warnke wasn't sure exactly what ground covers are being proposed. Mr. Ward stated that he didn't know the details, but that they are trying to be very conservative on water and want to do zero-scape with rock or bark. There will be a drip system to water the bushes and trees.

Chairman Bench stated that the City will put together a development agreement saying that the sidewalk, streetlight, etc. will be done. Engineer Breinholt stated that he will review the site plan and send a memo to the architect of any changes that need to be made.

b. Walk ins*

Mr. Chris Sorensen was in attendance at the meeting. Mr. Sorensen stated that he is working on a deal with the school district and has run into a few snags. There are currently two foot border strips that have been recorded around his property. Mr. Sorensen stated that Mr. Jay Stocking bought property from him that was recorded with a legal description with a two foot border strip around Mr. Stocking's Ashfield Apartment area, but Mr. Sorensen wasn't sure how the other two foot border strips around his property came to be. Mr. Sorensen asked if he will need to have a survey of the property done. Engineer Breinholt stated that Mr. Sorensen will need to start at the County Recorder's Office and ask them for the documentation for that two foot strip. Chairman Bench asked that Mr. Sorensen let the City know what he finds out at the County Recorder's Office.

4. Comments/Reports:

- a. Chairman/Zoning Administrator – Steve Bench

No comments.

- b. City Engineer – Chris Breinholt

Engineer Breinholt discussed the detention pond property on 2000 West. The detention pond needs to be big enough to take that volume and fit along the property. Engineer Breinholt stated that he would like to make the pond 100 feet instead of 80 feet. A twenty foot access could be placed on either end of the property. Manager Warnke stated that he thought easements would be better, but wanted to discuss it further with Director Fulgham.

- c. Recreation Director – Marc Christensen

No comments.

- d. Public Works Director – Paul Fulgham

Director Fulgham was excused from the meeting.

- e. City Manager – Shawn Warnke

No comments.

5. Public comments: Comments limited to five minutes.

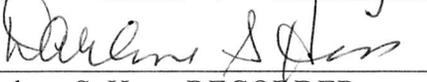
No public comments.

6. Adjournment:

Motion by Manager Warnke to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 10:48 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 28th 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.