

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
May 21, 2014**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director
Marc Christensen, Recreation Director
Darlene Hess, City Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:05 a.m. The meeting was held May 21, 2014 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Director Paul Fulgham, Director Marc Christensen, and City Recorder Darlene Hess were in attendance. Manager Shawn Warnke was excused.

1. Approval of agenda:

Motion by Director Christensen to approve the May 21, 2014 agenda. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: There were no minutes to approve.

3. New Business:

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

Engineer Breinholt stated that the architect was able to move the access the distance the City required in the last meeting and was able to keep the parking spaces and asked how that was done. Mr. Clint Ward stated that there was a landscape island that they made smaller in order to keep the parking stalls. Engineer Breinholt stated that a light is still showing in the parking lot and asked if that was a choice made by Western Ag Credit to keep that light. Chairman Bench stated that he received an answer to that question and Western Ag Credit would prefer to maintain the light pole for the parking lot to provide for a more controlled light level in the parking lot.

Manager Warnke provided comments to Chairman Bench before the meeting that Chairman Bench reviewed. Manager Warnke wanted to make sure that the sidewalk along Main Street is designated as an eight foot sidewalk. Engineer Breinholt stated that it is. The parking lot lights also need to shine down onto their property and not onto someone else's property. Manager Warnke also noted the intersection streetlight and Chairman Bench stated that he agrees with Engineer Breinholt that the requirement for an intersection streetlight should be that of the developer. Another

note from Manager Warnke was about the development agreement. In the Land Use Code it discusses a development agreement for public improvements including sidewalks and streetlights. Manager Warnke also asked in his notes whether Western Ag Credit has submitted a complete application, which Chairman Bench stated that they have.

Director Fulgham stated that because they are buying what was originally subdivided as two lots, they currently have two water meter and two sewer connections going into the lots and the extra water and sewer connections need to be plugged off properly. It would be acceptable for one meter to be used for the building and the other for the landscaping outside and Western Ag Credit would still only be required to pay the impact fee for one lot and a second meter fee. Director Fulgham explained that on a commercial building, if there isn't a second meter, the outside water usage would go towards the sewer bill, so it's best to have a second meter so there is no question what usage is from the inside of the building and the outside. Mr. Ward reiterated that it would be best to use one meter for the building and one for irrigation. Director Fulgham stated that it would be and that they will just need to make sure the second sewer connection is properly plugged. Mr. Ward asked if that is their responsibility. Director Fulgham stated that it is.

Engineer Breinholt stated that the only other item that needs to be addressed is the ADA ramp on the curb that is not showing on the plat. Mr. Ward stated that the curb is already cut and they will make sure it gets done. Engineer Breinholt stated that he will send the architect an email addressing the ADA ramp.

Chairman Bench stated that he will put together a development agreement for the sidewalks and the ADA ramp. The sidewalk along Main Street will be an eight foot sidewalk and a four foot sidewalk along 775 East with an ADA ramp.

Mr. Ward asked, for budgeting purposes, what the impact fees will be. Chairman Bench stated that the water connection is \$324 (which will be times two if they keep both water connections for a landscape meter) and the water impact is \$1,284. The sewer connection is \$100 and the sewer impact fee is \$1,695.93, which is a combined total of the treatment and collection. The storm water impact fee is \$1,499 and there are no parks impact fees because it is a commercial building. The public safety impact fee is \$56.94 and a police impact fee of \$46.92. The building permit fee will be based upon the valuation of the building.

Motion by Chairman Bench to approve the Site Plan for Western Ag Credit, with Western Ag Credit being responsible for their parking lot lighting and that the streetlight will be the responsibility of the developer of the subdivision, and that there will be a development agreement for the completion of the sidewalk. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – 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

Chairman Bench asked Engineer Breinholt about the Transportation Plan. Engineer Breinholt stated that it will be another couple of weeks.

- 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

Manager Shawn Warnke was excused from the meeting.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 9:27 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 11th day of JUNE, 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.