

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
July 9, 2014**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
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 9:03 a.m. The meeting was held July 9, 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 Deputy Recorder Linsey Nessen were in attendance. Manager Shawn Warnke was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the July 9, 2014 agenda. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: June 11, 2014

Motion by Director Fulgham to approve the minutes of June 11, 2014. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

The following items were discussed out of order.

a. Discussion and consideration of a preliminary plat for Spring Hollow View and Spring Hollow Legends at 1225 North 2660 West – Rick Christensen

Mr. Rick Christensen stated that they have spoke with Mr. Clayton Grover who suggested that in order to make it easier to put the sewer line in, they can shade the water line so it's protected and put a load of gravel in every so often, which would keep the trench open enough to put the sewer line in and asked if the City was okay with that. Director Fulgham stated that would be okay. Mr. Rick Christensen also stated that there are two more fire hydrants they would like to put in and would like to put them in while the line is already open so they don't have to open it up again later. Director Fulgham asked if they would just be putting the "T" pipes in or actually placing the fire hydrants. Engineer Breinholt stated that they could do it

either way. Mr. Rick Christensen stated that if they don't put the hydrants in yet, it would make it easier during construction, but they will put the "T" pipes in and stub the line out. Director Fulgham stated that the hydrants can be placed as long as Mr. Grover can work around them when cutting the roads.

Mr. Jay Christensen asked what the City's requirements are for asphalt for turnarounds. Chairman Bench stated that a turnaround is not required on a stub street. Engineer Breinholt stated that he didn't see a need for a turnaround for a single lot. Mr. Rick Christensen stated that even if they needed a turnaround, it only needed to be gravel.

Mr. Jay Christensen asked if there were any red flags on the current preliminary plat. Director Fulgham stated that on stub streets a fire hydrant is required rather than a blow off so that the water line can be flushed and maintained. The hydrants can also be moved as the subdivision advances up. Engineer Breinholt asked if the right-of-way is 50 or 60 feet. Director Fulgham stated they had discussed it previously and were going to make the right-of-way big enough to meet the requirements to be a public street.

Mr. Rick Christensen stated that they have it in a bid to put in secondary water. Engineer Breinholt stated that his only question would be whether they can do secondary water at that elevation and stated that he would look at it. Mr. Jay Christensen stated that they are going to be doing dry landscaping around the exterior and there would also be very little landscaping around each lot so the only area that may need secondary water would be the common area.

Chairman Bench gave the Christensen's an application for the preliminary plat and asked them to take care of it as soon as possible and stated that Engineer Breinholt will take a look at the plat and do his review along with looking at the secondary water issue. The next step is for the Preliminary Plat to go to the Planning Commission meeting on August 12, 2014.

Motion by Director Fulgham to approve the Preliminary Plat for Spring Hollow View and Spring Hollow Legends Subdivision. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

- b. Discussion of deferment agreements for lot and subdivision improvements.

Item was tabled.

- c. Walk ins*

Mr. Lyle Holmgren stated that he has several people interested in building lots above Phase 2 of Holmgren Estates East Subdivision and was wondering if he could do just

a half phase of around 12 lots as he is not interested in doing a full phase at this point. One buyer is interested in buying 3 lots, which would be turned into 1 lot and one lot would also be used as a park. Mr. Holmgren also stated that he and Director Fulgham had previously discussed secondary water and Mr. Holmgren suggested that the City start working on a master plan for secondary water throughout the City. Director Fulgham asked Mr. Holmgren if he owns the water rights on the property so that there is water available for a secondary water system. Mr. Holmgren stated that he does.

Mr. Holmgren stated that he was just interested in presenting the idea to the City today. Chairman Bench stated that the next step for Mr. Holmgren would be to have an engineer draw up the plans.

4. Comments/Reports:

- a. Chairman/Zoning Administrator – Steve Bench

No comments.

- b. City Engineer – Chris Breinholt

Engineer Breinholt stated that there is more property at the Senior Center than he thought they had. When it was recently staked, there is a little different buffer between the property and the curb than he expected. They reshot the corners that Hansen Engineering staked and it is about 2 ½ feet wider and 3 feet longer than what he had on his records. Everything can be widened or the area can just be landscaped. Director Fulgham stated that it would be easiest and cheapest to just landscape it. Engineer Breinholt stated that there will now be a 10 foot buffer all the way around rather than a 7 ½ foot buffer.

- c. Recreation Director – Marc Christensen

No comments.

- d. Public Works Director – Paul Fulgham

No comments.

- e. City Manager – Shawn Warnke

Manager Warnke was excused from the meeting.

5. Public comments: Comments limited to five minutes.

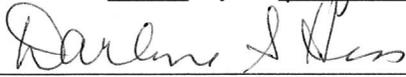
No public comments.

6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 9:45 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 Deputy Recorder Linsey Nessen.

Dated this 20th day of August, 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.