

**TREMONTON CITY CORPORATION**  
**LAND USE AUTHORITY BOARD**  
**August 27, 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 9:10 a.m. The meeting was held August 27, 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 Engineer Breinholt to approve the August 27, 2014 agenda.** Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: No minutes to approve.

3. New Business:

- a. Discussion of Spring Hollow View and Spring Hollow Legends Subdivision at 1225 North 2660 West – Ricky Christensen.

Chairman Bench stated that a chapter in the Zoning Code specifically for residential overlay zones was recorded along with an artists' rendering that was submitted at that time for the Spring Hollow View and Spring Hollow Legends Subdivision. A slightly different rendering has now been submitted and a discussion needs to be had to see if there are any adjustments that need to be made.

Manager Warnke stated that the significance of this issue is that the City created an ordinance, which became the overlay, which allowed the City to change the underlying zoning to accommodate the project. In conjunction with doing that, there was discussion of the improvements that would be done and the timing of those improvements. Mr. Jay Christensen stated that those improvements are in the record and recalled that as the project progresses that improvements have to be done. Manager Warnke stated that is included in the ordinance and shows what the improvements are, the configuration of the open space, parking, etc. Mr. Jay Christensen stated that there were some concerns on lot sizes because they didn't lay

out as well as they had hoped. In speaking with their engineer, it was decided that they could add a few more lots so they let the engineer go back to the drawing board, not realizing that they already had something recorded. Mr. Jay Christensen also stated that it is going to boil down to whether they meet the criteria still as far as what they are trying to accomplish and felt as though they did. Everything is still included that was originally planned, but they were able to add more lots, which made everything more uniform. Mr. Ricky Christensen stated that after some of the lots were reconfigured, it gave more access to the common areas. There was also no parking originally by the clubhouse. Mr. Ricky Christensen asked if an amendment can be made. Mr. Jay Christensen stated that they cannot see themselves making any more changes as they are happy with the current concept.

Manager Warnke stated that when there is a dense project, there is more common open space needed. There is better access, but there is a concern about the change in open space and asked if there is a way to recapture some open space by adjusting lot sizes or something. Mr. Jay Christensen stated that he has been to other developments such as this and there is not much, if any, common space.

Engineer Breinholt stated that the parking needs to be off-street. Manager Warnke asked if the street is a City street. Mr. Jay Christensen stated that it meets the criteria for being a City street. Mr. Jay Christensen asked what a solution would be for the parking out front. Manager Warnke asked if the clubhouse area is an area that is exclusive to the development itself. Mr. Ricky Christensen stated that is their intention and they have considered placing signs stating that it is exclusive to the development if it becomes a problem with outsiders using the facilities. Manager Warnke stated that if parking is placed on the exterior, it seems inviting to outsiders. Mr. Ricky Christensen stated that the parking was intended to be for visitors of property owners to park.

Manager Warnke suggested turning Lots 39 and 46 into smaller parking areas and sliding other lots, which would create better access and a little bit more green space to get closer to the original plan. Chairman Bench stated that they gained 6 lots with the reconfiguration. Mr. Jay Christensen stated that they will go back to their engineer to discuss the parking issue.

Mr. Jay Christensen asked what process they need to follow now. Chairman Bench stated that the ordinance references the map that is recorded and would have to redo the map. Manager Warnke asked about a drop off in the amenities. Mr. Jay Christensen stated that the tennis court is not showing and is now showing two pickle ball courts instead. Mr. Ricky Christensen stated that they will come back to the Land Use Authority Board with an updated concept plan and go from there.

Manager Warnke asked about the plan for the trail. Mr. Jay Christensen stated that the majority will be dry landscaped with some trees and they are thinking about even having a small stream that flows down into a pond or two. Engineer Breinholt stated

that an easement will need to be dedicated to the City for access to the manholes. There will also need to be space provided for equipment to get to the manholes. Mr. Jay Christensen asked how much room was needed for equipment. Engineer Breinholt stated that they will need to work with Director Fulgham on that issue.

b. Walk ins\*

Mr. Micah Capener stated that the Land Use Authority Board had some questions about his development design last meeting that he came to discuss. Mr. Capener stated that they are fine making the road a public road. Mr. Capener stated that they are trying to get the concept approval submitted to the Planning Commission. Chairman Bench stated that site plan approvals are done through the Land Use Authority Board. The subdivision of the property will go through the Planning Commission.

Engineer Breinholt stated that he was fairly certain that UDOT will not grant two accesses off Main Street for the development. Mr. Capener asked Engineer Breinholt if he reviewed the Master Plan. Engineer Breinholt stated that he had and there is not enough room there with the spacing on the roads. Two accesses would be an exception to their rule, but it is worth a try. Manager Warnke asked where the roads line up. Mr. Capener stated that one road lines up with Top Lube Express and Coldwell Banker and the other road lines up with Crump Reese Motor Company.

Manager Warnke stated that it looks like there is a lot of parking on the plan. Mr. Capener stated that they are just trying to get a concept idea and then the designer will put in the correct parking, trees, clubhouse, etc. Chairman Bench stated that when he measured the concept square footage of the building space in relation to the parking stalls, it was correct. Mr. Capener stated that the designer stated there were 600 parking stalls, which is around 50 spaces over what is required. Chairman Bench stated that there has been more parking added by the apartments. Manager Warnke asked about the landscaping. Mr. Capener stated that the designer hasn't had time to add the landscaping into the design yet, but they are going to start surveying next week.

Manager Warnke asked about the storm drain. Mr. Capener stated that the storm drain will be drawn in also, but the designer wanted to handle the storm drain on a site by site basis and include it in the landscaping. Mr. Capener stated that it would be ideal to have on-street parking on the commercial entrances. Engineer Breinholt asked whether it would be on-street parking or diagonal parking. Mr. Capener stated that it would be both. Engineer Breinholt stated that parallel parking would be fine. Chairman Bench stated that Tremont Street with diagonal parking is an 80 foot right-of-way. Manager Warnke stated that he was concerned that diagonal parking would not work and would make the traffic circulation difficult. Engineer Breinholt stated that diagonal parking is not preferred on City streets but that he could see the reason

for it in a commercial development. Engineer Breinholt also stated that UDOT will require a Traffic Impact Study to be done with this development.

Chairman Bench asked what will be done with Phase 1. Mr. Capener stated that everything that is developable on 400 West will be in Phase 1 and then they will work with UDOT for the developments on Main Street in another phase. Chairman Bench stated that there will be buffering required between the residential area and commercial area that will be looked at when the development gets to that point.

Manager Warnke asked if there needs to be a rezone of the property. Chairman Bench stated that there are a couple of different options. It could be rezoned accordingly to accommodate the size of the buildings or to do a commercial overlay. Either way it is a rezone, but an overlay would not affect the zoning districts.

Mr. Capener asked what the width needs to be of the road and stated that it is designed as a 30 foot road. Chairman Bench stated that if the City owns the street, it needs to be at least a 60 foot right-of-way. Manager Warnke stated that road requirements are listed in the City's Public Works standards. Engineer Breinholt stated that a 60 foot right-of-way is designed for parking in front of houses, but not designed for parking into dedicated travel lanes. Engineer Breinholt also stated that commercial areas are designed to accommodate on-street parking, which will not be done here so the City may need to look at an exception. The standard residential street has an 8 ½ foot parking lane on a 60 foot right-of-way. A fifty foot road with no on-street parking would be acceptable. Mr. Capener stated that the 30 foot road is planned to be a 30 foot travel lane.

Chairman Bench stated that Mr. Capener needs to bring a subdivision plat for Phase 1 to get started on that process. Manager Warnke stated there is also a Master Site Plan review that will need to be done along with specific site plans for each phase. Mr. Capener asked to be on the Land Use agenda for next week and stated that he would try to have a site plan ready. Manager Warnke asked if Mr. Capener had the applications for subdivisions and site plans. Chairman Bench stated that the application and checklist for the site plan was given to Mr. Capener. Chairman Bench stated that the items that need to be included on the site plan are boundaries, accesses, acceleration/deceleration, off-street parking, screening and buffering, locations of collection areas, storage areas, mechanical equipment, utility locations, signage, square footage of land uses, fire hydrants, etc. Manager Warnke stated there is also a Master Site Plan section in the Code if Mr. Capener wanted to look at it.

Mr. Capener stated that he will also bring a site plan to the next meeting. Chairman Bench asked if the site plan includes improvements to 400 West including the street being widened and curb and gutter. Mr. Capener stated that he thought they are included.

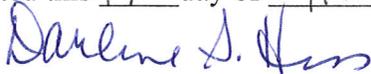
4. Comments/Reports:

- 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  
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 Engineer Breinholt to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 10:50 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 17<sup>th</sup> day of September, 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.