

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
October 29, 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 9:07 a.m. The meeting was held October 29, 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, and Deputy Recorder Linsey Nessen were in attendance.

1. Approval of agenda:

Motion by Director Christensen to approve the October 29, 2014 agenda. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: October 1, 2014 and October 8, 2014

Motion by Engineer Breinholt to approve the October 1, 2014 and October 8, 2014 minutes. Motion seconded by Director Fulgham. 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 concept/preliminary plat for Tremont Center Subdivision – Micah Capener

Mr. Micah Capener stated that he realized the parallel parking was not going to work and had that changed on the plat. Another change made was that there was an area with a lot of frontage that they would like to utilize with another building instead of frontage.

Mr. Capener stated that they met with the Utah Department of Transportation (UDOT) last week and that they are open to the scenario they presented for accesses for the development. Engineer Breinholt stated that the accesses completely fit

UDOT's guidelines for that classification of roads. Mr. Capener stated that UDOT stated that the accesses on the other side of the road will impact what they do and if medians or other safety features will be required. Mr. Michael Taylor, from Civil Solutions Group, Inc., stated that the spacing requirement between access points is 350 feet no matter which side of the road the access is on. Manager Warnke asked if UDOT was going to require them to remove the existing access. Mr. Capener stated that they will be required to remove both of the existing accesses. Once the existing homes are removed, the accesses must be removed to.

Manager Warnke asked how the parking stalls showing on the plat compare to the Code requirement. Chairman Bench stated that they have more parking stalls than are required by the Code. Mr. Taylor stated that there are three parking stalls per 1,000 square feet of commercial space. Mr. Capener stated that they are planning to exceed the parking stall requirement of the Code.

Mr. Capener stated that they met with the Canal Company and are trying to get a cost estimate for burying the canal and asked for ideas of what material to use to do that. Burying the canal would give them around 110 more parking spaces because they would be able to park on top of the canal. The Canal Company was okay with them doing that as long as it was done correctly. Engineer Breinholt stated he would suspect that it would just be a continuation of the box culvert going across Main Street, but that he would look into it and let Mr. Capener know what would work. Mr. Capener asked if it could be done with pre-fabricated concrete so no reinforcing would have to be done with the bridges. Engineer Breinholt stated that the bridges would probably need to be reinforced.

Mr. Capener stated that Mr. Taylor and Chairman Bench have worked together to go over the Master Site Plan Code requirements and defined what needed to be on the plat and what didn't and have gone through and checked off exactly what needs to be done. The Site Plan is currently showing the property as being split into three lots. That will be changed and show one lot with a remainder parcel. Mr. Taylor stated that he will make that adjustment. Manager Warnke asked Chairman Bench if preliminary plats lapse over a certain time period. Chairman Bench stated that they lapse one year after approval.

Engineer Breinholt asked if the road showing on the plat is already a dedicated road. Mr. Taylor stated that it is showing as an additional right-of-way dedication because the property lines go to the center of the road. Mr. John Losee stated that long ago, the owners of the property gave up some land in order to make the road wider in exchange for water and sewer hook ups in the future. Director Fulgham stated that he wasn't aware of that ever happening and asked if an agreement had been recorded. Mr. Losee stated that they were given that information by the past property owners. Manager Warnke stated that would need to be researched. Mr. Taylor stated that nothing was found in the research their surveyors did.

Engineer Breinholt asked how the building proposed in Phase 1 is planning to handle their storm water. Mr. Taylor stated that they are planning to retain most of it on-site but asked if there is any additional capacity in the storm drain system that runs down 400 West. Director Fulgham stated that it is a limited size because it is a ten inch line but as long as they had a detention basin they could do a controlled release into the storm drain system. Mr. Taylor asked if the rate would be .2 CFS. Engineer Breinholt stated it would be .1 CFS or less and detain a 100 year storm.

Manager Warnke asked Director Fulgham about the utilities that are not in the public right-of-way and if they are considered private lines. Director Fulgham stated that they are private lines. Manager Warnke stated that there is a public sewer line that drains into the private line and out to 400 West and asked how Director Fulgham would treat that relative to maintenance. Director Fulgham stated that since the line is private, they don't have the rights to it if there are problems. Mr. Taylor stated that because there is no sewer line on Main Street, they have everything set up to go to 400 West. Director Fulgham stated that they just need to dedicate an easement for the City for all sewer lines not already in the public right-of-way. Mr. Taylor asked if the easements need to be shown on the plat. Engineer Breinholt stated that they do. Manager Warnke stated that cross access easements also need to be shown on the plat. Director Fulgham stated that manholes will be needed every 400 feet also.

Director Fulgham stated that there is an eight inch water line showing on the plat that isn't showing tying back into 400 West. Mr. Taylor stated that in previous meetings it was mentioned that the water line might need to loop through and he wasn't sure if that meant looping through the development or all the way through 400 West. Director Fulgham stated it needed to loop through 400 West to keep the water circulating. Mr. Taylor stated that it is a quarter mile of water line that places a bit of a development burden on the business owner. Engineer Breinholt suggested just completing items from Main Street to the back of Lot 1, up to the second hydrant, as the rest will be done with the completion of the development. Director Fulgham suggested dropping the T's and the valves at the future locations so they don't have to dig them up again while they are making taps into the water line. Mr. Losee asked if it needs to be an eight inch water line. Director Fulgham stated that it does.

Mr. Taylor asked Engineer Breinholt how wide the Public Utility Easement (PUE) needs to be. Engineer Breinholt stated it needs to be twenty feet. Engineer Breinholt asked how wide the driveway is going to be. Mr. Capener stated it will be thirty feet. Engineer Breinholt suggested just making the PUE thirty feet also. Manager Warnke asked about doing a blanket easement on a commercial development such as this and how PUE's would be done. Engineer Breinholt stated they will be shown on the plat. Manager Warnke stated that currently on 400 West there is a temporary barrier by the canal and asked what the permanent solution is. Mr. Capener stated that will depend on whether they bury the canal or not. Director Fulgham stated that there will be a barrier of curb and gutter also and the current temporary barrier will probably go away.

Mr. Capener stated that they probably won't go through the traffic study and everything until the development is a little farther along and they need the accesses because the bridges have to be built within a year of UDOT's approval. When they met with UDOT, they asked about having a Master Road Agreement with the City. Engineer Breinholt stated that he is working on that plan for UDOT, which shows what is planned in this development.

Manager Warnke stated to Mr. Taylor that there is an existing subsurface field drain in this development. No one takes ownership of it, but it does connect to some system and as development occurs, they need to make sure it still functions and there is continuity. Mr. Taylor asked if it is known where the drain is. Mr. Capener stated there is a manhole and the drain follows along the property line and it is believed that they are about four feet down. The surveyors couldn't locate exactly where they are. Once the building starts, the drains will be routed around to keep them functioning. Manager Warnke stated that he could provide Mr. Taylor with a map the City has that may get them in close proximity to where the drains are.

Manager Warnke stated that he still has some concerns with the parking in the development. Mr. Capener stated that the apartments will have on-site management and on-site maintenance that should help with any apartment parking issues. Director Fulgham also suggested having time restricted parking so someone couldn't leave their vehicle parked there for days and days.

Mr. Capener stated that they were hoping with the changes made that the Land Use Authority Board could approve the preliminary plat and send it on to the Planning Commission. Engineer Breinholt asked for a correct plat before a preliminary approval and suggested they come back to the Land Use meeting next Wednesday. The preliminary plat needs to represent what the final plat is going to look like. Chairman Bench stated that there will be three items to be approved: the subdivision plat showing Lot 1 and remainder with signature blocks, the preliminary plat showing the rest of the development as part of the Master Site Plan that will be attached to the development agreement, and then the final plat. The applications need to be completed and the fees paid and another meeting will be held next Wednesday, November 5th.

- 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 Fulgham to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 10:43 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 5th day of November, 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.