**TREMONTON CITY CORPORATION**
**LAND USE AUTHORITY BOARD**
**December 31, 2014**

Members Present:
Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Shawn Warnke, City Manager
Paul Fulgham, Public Works Director
Linsey Nessen, Deputy Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:04 a.m. The meeting was held December 31, 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, and Deputy Recorder Linsey Nessen were in attendance. Director Marc Christensen was excused.

1. Approval of agenda:

   **Motion by Director Fulgham to approve the December 31, 2014 agenda**. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Fulgham – aye. Motion approved.

2. Approval of minutes: December 16, 2014

   **Motion by Director Fulgham to approve the December 16, 2014 minutes**. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Fulgham – aye. Motion approved.

3. New Business:

   a. Discussion of a concept plan for Results Gym and Fitness – Chelsea Capener

      Ms. Chelsea Capener stated that they are looking to move Results Gym and Fitness to the Tremont Center Subdivision. The gym would be next to a retail store and they are hoping to build a metal building, but stated that it won't look like a metal building from the front. Ms. Capener stated that eventually they would like to make the gym more of a community recreation center with a gym for basketball that could be rented out to dance companies and a swimming pool.

      Chairman Bench asked if the concept plan shows the entire building with possible future expansions or not. Ms. Capener stated that the concept plan shows only the main building. They are only purchasing enough property for the main building currently, including the 10 foot setbacks, but would like to expand in the future if they can. Chairman Bench asked how many square feet the building would be. Ms. Capener stated that it will be 18,000 square feet. Engineer Breinholt asked if there is a 10 foot

setback requirement in this area. Manager Warnke stated that the setbacks would be determined by the Land Use Authority Board.

Ms. Capener stated that their biggest concern was about building a metal building and whether that would be approved by the City. The cost would be substantially less for them if they were to build a metal building. Manager Warnke stated that the City is currently working on design guidelines as part of the Tremont Center Subdivision Master Site Plan, which will dictate the architectural requirements. Manager Warnke also stated that once the standards are in place, they will be shared with Ms. Capener.

Engineer Breinholt stated that if there is a zero lot line requirement and the gym is butted up to another building, you won't see the metal sides of the building. Chairman Bench stated that it wouldn't be a zero lot line as the buildings won't be connected, but even if there was five or ten feet between buildings, you wouldn't be able to see much of the sides of the building. Ms. Capener stated that the design of the brick from the front of the building will go down twenty feet along the sides of the building also. Manager Warnke stated that would certainly help. Director Fulgham stated that he can understand not having the buildings connected but instead having a wall or structure up front so they look connected and avoid having an alley that collects junk or that people hang out in.

Ms. Capener stated that her next step, after having talked with the City, will be to go back to their architect. Chairman Bench gave Ms. Capener the applications and checklists for subdividing and for the concept/preliminary and final approvals. Ms. Capener asked about the Impact Fees for this project. Director Fulgham asked how many restrooms there will be. Ms. Capener stated that there will be two restrooms, each having four showers and four stalls within each restroom. Director Fulgham stated that the City will take a look at the gym's water consumption and will use that to calculate the Impact Fees and estimated that the Impact Fees would be roughly $12,000 to $13,000. Director Fulgham also stated that the City might make a development note that if a swimming pool is added in the future, there might be another Impact Fee at that point.

Chairman Bench stated that another portion of the project besides the subdivision will be the Site Plan that shows parking, setbacks, etc. Chairman Bench also provided Ms. Capener with a copy of the Tremont Center Subdivision chapter from the City's Zoning Ordinance.

b. Walk ins*

Mr. Jay Christensen, Mr. Ricky Christensen, and Mr. Ben Johnston were in attendance at the meeting.

Mr. Johnston stated that they are working on Engineer Breinholt's punch list. Mr. Johnston clarified that the City wants manholes, not cleanouts at the end of lines.

Engineer Breinholt stated that was correct. Mr. Johnston asked if another manhole needs to be put in the right-of-way as it would only be sixty feet apart from the next manhole. Engineer Breinholt stated that the problem is that there will be a stub that can't be found in the future. Mr. Johnston stated that if the manhole is out of the right-of-way, it can be moved and extended in the future rather than being paved over in the right-of-way. Engineer Breinholt stated that his punch list stated that the manhole either needs to be in the right-of-way or there needs to be an easement. Mr. Johnston stated that if there were two lots, there would be a turnaround, but it's just a one stub lot and it doesn't make sense to put the manhole in the right-of-way. Engineer Breinholt agreed to not put the manholes in the pavement if they are going to be moved. Director Fulgham stated that is fine because nothing will be hooked to it until it is extended out.

Mr. Johnston stated that the next issue is secondary water and the Christensen's want to leave it off the plat so he will take it off. Manager Warnke stated that part of the secondary water discussion included the zoning requirements, which the City modified, that showed more open space and more amenities. Mr. Jay Christensen stated that they will be putting in a sprinkling system so there will be water. Manager Warnke stated that there is some value to the City in having secondary irrigation. Mr. Johnston stated that it will change what he does with the utilities if the secondary irrigation is removed, which will be a lot of work and he needs to know whether to put them on there or not.

Manager Warnke stated that his concern is that when the zone was changed, it was based on a specific plan. Mr. Jay Christensen stated that plan was very preliminary and they should have treated it as a concept plan rather than getting the final approval on it so quickly. Manager Warnke stated that the Board had a very detailed conversation with the Christensen's about when amenities would be put in and now some of those amenities have been removed and the open space has gotten smaller. Mr. Jay Christensen stated that the only amenity that was removed was the tennis courts. Engineer Breinholt stated that the City agreed to this current layout and that agreement included a discussion on secondary water.

Mr. Ricky Christensen stated that they were hoping to have secondary water to take care of the subdivision because it would help with the sale of the lots but then found out they could only use half of it for secondary water. Director Fulgham stated that it is an issue of pressure. Mr. Ricky Christensen stated that they are having a hard time with the idea of putting in dry lines when there is no guarantee when they will have secondary water.

Mr. Jay Christensen stated that they may end up putting in artificial turf in Spring Hollow Legends and don't want to have to put the water line in if they aren't needing the water. Engineer Breinholt stated that he would like to see the water system extended so that somewhere down the road it can be expanded. Mr. Ricky Christensen stated that they may look into that. Manager Warnke asked if there would be laterals to the property also. Director Fulgham stated that generally a lateral would be stubbed to the center of the property line. Manager Warnke clarified that the Christensen's are going to

do secondary water through the water mains. Mr. Johnston stated that he will show 6 inch stubs to the north side and no lateral boxes.

4. Comments/Reports:

a. Chairman/Zoning Administrator – Steve Bench

No comments.

b. City Engineer – Chris Breinholt

No comments.

c. Recreation Director – Marc Christensen

Director Christensen was excused from the meeting.

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 10:49 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 28th day of January, 2015

Linsey Nessen, DEPUTY 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.