

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
January 28, 2015**

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 January 28, 2015 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 January 28, 2015 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Fulgham – aye. Motion approved.

2. Approval of minutes: December 31, 2014 and January 21, 2015

Motion by Director Fulgham to approve the minutes of December 31, 2014 and January 21, 2015. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Fulgham – aye. Motion approved.

3. New Business:

a. Discussion and consideration of a Site Plan for Phase 1 of Tremont Center Subdivision

Mr. Nate Lechtenberg from Stout Building Contractors and Mr. Jeremy Terry from Ensign Development were in attendance at the meeting. Mr. Lechtenberg stated that they are hoping to get approval at this meeting and then let Chairman Bench check, in his review, that all the items discussed in this meeting have been addressed.

Manager Warnke asked if all of Engineer Breinholt's comments have been addressed. Engineer Breinholt stated that they have been. Manager Warnke stated that he had a few comments such as the drive aisle for the pharmacy drive up window had been changed to add a cue pocket and he was hoping to have some

pavement markings or something to let people know the function of the drive aisle. Mr. Lechtenberg asked what kind of pavement markings the City would like to see. Manager Warnke stated that he envisioned a white line and “Drive Thru” labeled and an arrow. Mr. Lechtenberg stated that they could make that change.

Manager Warnke asked Engineer Breinholt and Chairman Bench if they had reviewed the lighting plan. Engineer Breinholt stated that he had just received the lighting plan and had not been able to review it yet. Mr. Lechtenberg stated that they are planning to install lights that are fully shielded and that they don’t have a problem complying with zero foot candles at the property line.

Manager Warnke stated that one item the City Code talks about is buffering and headlight screening with berms. Mr. Lechtenberg clarified that they were talking about the parking stalls where headlights would shine to the east toward 400 West. Manager Warnke stated that was correct. Mr. Lechtenberg stated that it impacts the ability to detain water in that area and proposed planting a taller hedge in the landscape area that would serve the same purpose over time. Engineer Breinholt stated that would be fine as detention is the better use for that area.

Manager Warnke asked about the blow offs occurring outside the plat boundary and that there is not an easement. Mr. Micah Capener stated that the whole road will have an easement but won’t be a dedicated City street. Engineer Breinholt stated that when a street is dead ended, the hydrants that go beyond that are in an easement, but they can keep those utilities there, it is not a problem.

Manager Warnke stated that his understanding of the proposed construction drawings is that there is no curb and gutter and asphalt shown past Phase 1 and asked who would be responsible for making curb improvements for the next phase of the development. Engineer Breinholt stated that when that development happens, that developer will be required to complete the road, which will be covered in the Master Development Agreement.

Manager Warnke stated that the City has a Telecommunications Ordinance that requires conduit to be installed. Engineer Breinholt stated that they have never required that to be shown on the plan. Chairman Bench stated that the Code requires notification to the telecommunication companies, which would be the general contractor’s responsibility to notify. Mr. Lechtenberg stated that it is their typical mode of operation to coordinate with the local utilities during construction of their project. Engineer Breinholt stated that the conduit should come through the easement with water and sewer. Manager Warnke stated that his understanding of the ordinance is that this is a common conduit that is dedicated to the City and is solely for fiber and suggested they contact UTOPIA.

Mr. Capener brought the signage plan and stated that they will need to get with Shopko's designer to come up with a sign that meets their needs. It would be a common sign along with two other common signs throughout the development. Mr. Lechtenberg stated that the Shopko sign will need to go in during construction of the building. Mr. Terry stated that Shopko is okay with having a common sign but are fairly particular where it would be located on their property. Mr. Capener stated that the best place for that sign is right in the middle of the canal rather than eighty feet off the main road. They will need to address exactly where the sign will be placed and if there is a way to place the sign currently without the canal being buried yet. Mr. Terry stated that the sign will be the last item they do, which will be done roughly around June or July. Director Fulgham asked about the height of the proposed sign. Mr. Capener stated that it is proposed to be 24 feet tall, but will need to be bigger than that. Director Fulgham stated that they will want the sign to be on either side of the canal, not on top.

Chairman Bench stated that the Code requires screening for the roof top units, but there is a caveat that allows the Board to approve other methods and it was proposed by Mr. Lechtenberg to paint the roof top units the same color as the building. The Board would approve that as part of the Site Plan.

Manager Warnke stated that the City allowed the recordation of the plat so that they could sell the lot and now the cash escrow is needed by January 30th. Mr. Lechtenberg stated that they just need to know the total amount and what account to put the escrow in. Engineer Breinholt stated that he hasn't seen the contractor's bid to review it yet. Mr. Capener stated that he would forward it to him and that he would deliver a check to the City for the cash escrow.

Motion by Director Fulgham to approve the Site Plan for Phase 1 of Tremont Center Subdivision based on the changes discussed; the conduit for the fiber, the landscaping plan showing taller bushes for headlight screening on the east side, painting the rooftop units, and adding striping to the drive through, and pending Chairman Bench and Engineer Breinholt's review. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, and Director Fulgham – aye. Motion approved.

- 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
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 Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 9:48 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 ____ day of _____, 2015

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.