TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
February 25, 2015

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

Chairman Bench called the Land Use Authority Board Meeting to order at 9:07 a.m. The meeting was held February 25, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke, and Deputy Recorder Linsey Nessen were in attendance. Director Paul Fulgham and Director Marc Christensen were excused.

1. Approval of agenda:

   Motion by Manager Warnke to approve the February 25, 2015 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

2. Approval of minutes: February 4, 2015

   Motion by Chairman Bench to approve the minutes of February 4, 2015. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – aye. Motion approved.

3. New Business:

   a. Discussion and consideration of a final approval for Spring Hollow Legends Subdivision – Jay Christensen

      Mr. Ben Johnston stated that they have made all the changes requested such as adding a temporary turn-around, an easement on 2800 West, and street light placement. The only other item that was requested that Mr. Johnston had a question on was the Geo Technical Report and what specifically the report needs to show. The main item listed in the Code that needs to be shown on the report is the sub-surface ground water areas. This development is on the mountain where there is no water table. The roads already meet the City Standards for collector roads and minor roads.

      Engineer Breinholt stated that the Geo Technical Reports aren't just for the roads and will typically show any geological hazards for homes also. It is not uncommon to require this report for even a single lot subdivision. Manager Warnke stated that the Geo Technical Reports also talk about cross sections of road and any items that the

Building Inspector should be looking for as he reviews plans for footings and foundations.

Chairman Bench asked if the Geo Technical Report would be good for the entire development. Mr. Ricky Christensen asked if they could use the report from the existing subdivision down below this development. Engineer Breinholt stated that he would have a problem saying that this area was okay because the report for the area below was okay. Engineer Breinholt suggested asking the Geo Technical Engineer if the report would be good for the entire development. Mr. Johnston stated they would ask the Engineer to do the report for this development all the way north through the rest of the Christensen's property. Mr. Jay Christensen stated they would look into that.

Mr. Johnston stated that the construction drawings are done for the development but Engineer Breinholt hasn't seen them yet and asked if they can get a preliminary approval today. Chairman Bench stated that construction drawings need to be given to Engineer Breinholt, the Geo Technical Report done, and the development agreement finalized.

Mr. Ricky Christensen stated that he had a question about the City improving the secondary water system and asked if there are grants or other options available for helping the development of that. The thought was entertained of using the tank on the hill, which the City is no longer using, for secondary water that can be pumped up higher in the future. It makes more sense to put that system in now before they start developing. If that is the direction the City wants to go in the future, why not do it now as it could help the current secondary water system and it could tie in to the system in the future and asked if this could be looked into. Engineer Breinholt stated that he would like to look into this and see what it would take. Manager Warnke asked Engineer Breinholt to include the amount of water shares that would be needed and the associated cost in his estimate.

Manager Warnke asked if the Christensen's would allow the City to have the outdoor reservoir storage on their property for a time until it can be moved further up the mountain. Mr. Jay Christensen stated that was a good idea. Mr. Johnston stated that Director Fulgham needs to be in on that conversation to decide what would be the best solution. Mr. Jay Christensen asked Engineer Breinholt to look at all the different scenarios suggested. Engineer Breinholt stated that he would look into it.

Motion by Engineer Breinholt to approve the preliminary plat for Spring Hollow Subdivision with the items discussed at the December 31, 2014 meeting being addressed. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Manager Warnke – 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

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 10:05 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 18th day of March, 2015

Linsey Nessen

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.