

TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
April 22, 2015

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director
Marc Christensen, Parks & Recreation Director
Linsey Nessen, Deputy Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:02 a.m. The meeting was held April 22, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Director Paul Fulgham, Director Marc Christensen, and Deputy Recorder Linsey Nessen were in attendance. Manager Shawn Warnke was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the April 22, 2015 agenda. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: April 8, 2015

Motion by Director Fulgham to approve the minutes of April 8, 2015. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of a final plat for Spring Hollow and Spring Hollow Legends Subdivision – Ricky and Jay Christensen

Chairman Bench asked Engineer Breinholt if he had received the construction drawings for Spring Hollow and Spring Hollow Legends Subdivision. Engineer Breinholt stated that he received the cost estimate in March, but he had not received the construction drawings yet. Mr. Ben Johnston stated that he sent them to Engineer Breinholt, but that he would check and see if they didn't send.

Mr. Ricky Christensen stated that they received the results of the Geo Tech Survey and stated that the surveyor was very pleased with the results he found. That information will be emailed to Mr. Jay Christensen in the next two weeks and will be forwarded on to the City. Engineer Breinholt asked if the Geo Tech Survey was done for all of the Christensen's property. Mr. Jay Christensen stated that they only did the Geo Tech Survey for the Spring Hollow and Spring Hollow Legends property.

Mr. Ricky Christensen stated to help with expenses, they would like to entertain the thought of only doing curb and gutter through a portion of the development and then finishing the improvements after they have sold some lots. Engineer Breinholt stated that once the final plat is recorded, the Christensen's would only have one year to complete all the improvements. The plat could be changed to show the development in phases, which would allow them more time to complete the improvements. Mr. Ricky Christensen stated they hope to not have to develop in phases.

Chairman Bench read from the City Code that "a written agreement to extend the completion of the improvements may be granted by the Land Use Authority Board or due to circumstances as determined by the Land Use Authority Board, they could delay the completion of the required improvements." Mr. Jay Christensen stated that they will have to look into these options. Mr. Ricky Christensen asked if they can sell lots if the improvements are not in. Chairman Bench stated that lots can be sold as soon as the final plat is recorded, but no certificates of occupancy will be issued until the improvements are in.

Mr. Ricky Christensen stated that they are looking at building homes that range from 1,600 square feet to 2,100 square feet, but they are having trouble fitting those homes on the smaller lots due to the current setback requirements. It was proposed to change the side setbacks to six feet, the rear setback to 15 feet, and the front setback to 20 feet. Mr. Jay Christensen stated that they will already have an extra 30 feet in the rear of the homes because of the proposed walking trail.

Chairman Bench stated that he didn't see any issues with changing the setback requirements specifically for this development, but the Christensen's will have to get that approval through the Planning Commission at the next meeting on May 12, 2015.

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

Manager Warnke was excused from the meeting.

5. Public comments: Comments limited to five minutes.

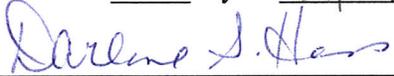
No public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 9:44 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 29th day of April, 2015



Darlene S. Hess, City 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.