

TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
May 6, 2015

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Shawn Warnke, City Manager
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 9:03 a.m. The meeting was held May 6, 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, Director Marc Christensen, and Deputy Recorder Linsey Nessen were in attendance.

1. Approval of agenda:

Motion by Director Christensen to approve the May 6, 2015 agenda with Item b being tabled until next meeting. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: April 29, 2015

Motion by Engineer Breinholt to approve the minutes of April 29, 2015. 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 final plat and Site Plan for Results Gym and Fitness – Chelsea Capener

Chairman Bench asked Engineer Breinholt if he had received a copy of the construction drawings yet. Engineer Breinholt stated that he has not received them. Ms. Chelsea Capener stated that she would email the construction drawings to Engineer Breinholt.

Mr. Michael Taylor joined the meeting via telephone. Manager Warnke stated that the plat is calling out a temporary easement for the water and sewer line, but it can be made permanent now that there is a fire hydrant and other items in that easement. Mr. Taylor stated that he could change it from a temporary easement to a permanent easement. Manager Warnke asked if it would change the subdivision boundary description to change it to a permanent easement. Mr. Taylor stated it would not change the description. Manager Warnke asked Director Fulgham if the City will own that fire

hydrant. Director Fulgham stated that the City would own the hydrant as long as it remains in the public easement. Mr. Taylor stated that it is clearly called out on the construction drawings that the sewer and water lines will be owned by the City.

Manager Warnke stated that there are two easements called out midway through the plat; the easement at the top has language that calls out the easement for the property owners and guests of the Tremont Center Subdivision. The second easement in front of the buildings should have the same call out language for the property owners and guests of the Tremont Center Subdivision. Mr. Taylor stated he would add that to the second easement. Mr. Micah Capener stated they had discussed making the easement in the back a public easement because they want the ability for the apartment traffic to use the service drive until the road goes all the way through the development. Mr. Taylor stated that is fine because the apartments will be part of the Tremont Center Subdivision.

Manager Warnke asked about making the 10 foot storm drain easement larger. Engineer Breinholt stated that 10 feet is too small and the City would require a 20 foot storm drain easement for a development such as this. Mr. Taylor stated he could update it to be a 20 foot storm drain easement and asked Mr. Capener if that was okay. Mr. Capener stated it would be fine if it was stretched to the north rather than the south. Mr. Taylor stated that there is a jog in the easement to go around the islands Shopko has already put in for parking lot light poles. Mr. Capener asked Mr. Taylor to put the 20 foot easement starting at the south end of Shoko's property line heading 20 feet south.

Manager Warnke asked about the landscape plan and wondered about the plantings in between the buildings and if there would be enough sunlight. Mr. Taylor stated that they will use plants that are shade tolerant. Manager Warnke also asked about the Engineer's Estimate. Mr. Taylor stated that he is working on that and would have it to Engineer Breinholt soon.

Manager Warnke asked about the back-in angle parking proposed in front of the building. Engineer Breinholt stated that he wasn't sold on it, but would like to see how it works. Manager Warnke stated that he also likes the concept, but doesn't want it to create conflicts for circulation through the development. Engineer Breinholt stated that it shouldn't cause conflicts with circulation at this one site. If in the future they see that it doesn't work, it won't be continued throughout the development. Manager Warnke asked if there will be back-in parking signage. Mr. Taylor stated that they will have signage. Mr. Capener suggested painting "back-in" on the pavement. Director Fulgham stated that the same people will be coming to the building and will learn that it is back-in parking.

Ms. Capener stated that artificial turf is more expensive than she expected and will instead plant sod at the back of the building. Mr. Taylor stated that he will make that change on the plan. Mr. Capener asked what they will do for sprinklers. Ms. Capener stated that they would like to use the drip system that will be installed for the other plants to water the sod. Manager Warnke asked about the parking lot lighting plan. Ms. Capener stated that they coordinated with what Shopko did and are continuing that on.

Manager Warnke asked about the Business Owner's Association (BOA) and how all the improvements will be managed. Mr. Capener stated that he spoke with Shopko and they are fine with doing a BOA and just needs to get the documents written up. The BOA will include parking lot maintenance, yard care, etc. Mr. Capener asked if there is a specific agreement the City is wanting or if he should get a document written up to be approved by the Land Use Authority Board. Manager Warnke stated that a document needs to be written up and approved. Manager Warnke asked if the BOA will be managed by Mr. Capener. Mr. Capener stated that it would be for the first 10 years or so and then will be turned over ultimately once it is built out. Engineer Breinholt stated that the lots will need to be called out in the agreement and it will have to state that the agreement will be added on to when other businesses come in. Mr. Capener stated that it will be rerecorded against the new subdivided lots.

Engineer Breinholt asked if cross access parking agreements for the development will be discussed in the BOA as it is needed. Mr. Capener stated that they could put together an agreement to work out that issue and include it in the BOA. Mr. Taylor suggested the agreement be for cross access customer parking agreements, not for employee parking. Manager Warnke suggested placing the cross access parking agreements on the plat. Engineer Breinholt suggested just placing a note on the plat that refers to the cross access parking agreement in the BOA. Chairman Bench stated that it would be better in the BOA, with a note on the plat referring to the BOA, as a new owner wouldn't get a copy of the plat, but would get a copy of the BOA. Mr. Capener suggested looking at what other developments of this nature have done.

Manager Warnke asked about the storm drain issue and if anything has been decided. Engineer Breinholt stated that he would suggest letting Results Gym get started, tie into the 15 inch storm drain line in 400 West, with the understanding that with any future development, the storm drain issues need to be figured out for the site as a whole. Whether it be putting in a storm drain line down to the Malad, retaining it on-site, or working with the canal. Mr. Capener asked if the City would help with putting in a storm drain line because of the storm drain impact fees and monthly storm drain fees it collects. Manager Warnke stated that it will need to be a joint effort, but it is all a matter of timing. Mr. Capener suggested working with the canal company to dump storm water into the canal temporarily until UDOT redoes Main Street and a storm drain to the Malad River can be put in. Mr. Capener asked Engineer Breinholt to get him the cost estimate for putting the storm drain in down Main Street to the Malad River and stated that he will work with the canal company in the meantime.

Manager Warnke asked about the signage plan. Mr. Capener stated that he emailed the original signage plan to Manager Warnke. It is proposed to have three master signs on the property and another sign for the apartments. Manager Warnke stated that he would like to see the sign structure and keep the same structure throughout the development. Manager Warnke stated that he could provide the Signage Code to Mr. Capener to develop the master signage plan.

Mr. Taylor stated that he will make the changes to the plat that were discussed and send them on to Engineer Breinholt for his review. Manager Warnke asked to have the whole packet emailed to Chairman Bench, who can then distribute them out to all the Board members.

- b. Discussion and consideration of a concept/preliminary plan for Pope Commercial Subdivision – Don Pope

Item was tabled until next meeting.

- c. 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.

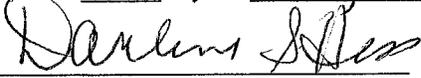
No public comments.

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 13th day of May, 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.