

TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
May 27, 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
Darlene Hess, City Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:03 a.m. The meeting was held May 27, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench (left at 10:16 a.m.), Engineer Chris Breinholt (arrived at 9:05 a.m.), Manager Shawn Warnke, Director Paul Fulgham, Director Marc Christensen, and City Recorder Darlene Hess were in attendance.

1. Approval of agenda:

Motion by Director Fulgham to approve the May 27, 2015 agenda. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: May 20, 2015

Motion by Director Christensen to approve the minutes of May 20, 2015. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

a. Concept discussion of a 30-35 unit senior living center on Lots 3-7 at 2460 West 450 North – Blake Parkinson

Mr. Blake Parkinson stated that the name they are considering using for the development is Park Haven Lodge. Originally they were considering the development be a senior living center but have decided to pursue an intergenerational living center which will cater towards seniors. The other tenants that live in the center have to be a benefit to the seniors living there; whether it is to assist them or make their life more meaningful by having other generations living there with them. As people are aging, they lose that contact with younger generations and this development might be something that would benefit them.

Engineer Breinholt asked if this would be an assisted living development. Ms. Parkinson stated that it is a step beyond an assisted living center. As people come to

sanitary sewers are a required improvement with any subdivision. The Code could be amended, but it would be the Planning Commission's recommendation to the City Council and ultimately the City Council's decision. Manager Warnke stated that his recommendation would be to require sanitary sewer. Director Fulgham stated that he looked at the Master Plan, which would require the developer to bring the sewer from 600 South beside Mr. Clayton Grover's property and tie into the City's main sewer line that runs down the Malad River. The developer would have to get an easement from Mr. Grover to do that. Mr. Capener stated that running a sewer line 1 ½ miles would be expensive.

Engineer Breinholt asked about the water connection. Mr. Capener stated they are planning to connect to the 14 inch water main in Main Street. Director Fulgham stated that it would cost less than taking the water line under the canal and through the State road. Mr. Capener stated there is currently a 1 ½ inch water line coming down 1550 East frontage road that they would replace. Director Fulgham stated that line only serves a few homes and the City already has an easement for them to run a water line there. Engineer Breinholt stated in order to get fire flow, the line would need to be bigger than an inch.

Manager Warnke stated that it sounds like Mr. Capener wants to put in the sanitary sewer collection system. Mr. Capener stated it isn't a matter of not wanting to put the sewer collection system in, it's a matter of the lift station and bringing the sewer line 1 ½ miles not being affordable for this size of subdivision. Director Fulgham stated that sewer collection system will be the big hold up with this development and suggested that Mr. Capener and Mr. Tanner speak with some of the surrounding land owners that may want to develop in the future about participating in the construction of the sewer collection system line. Mr. Capener asked if a sewer line ran through other land owner's property if they would be required to hook up to the sewer. Director Fulgham stated that they would be required to hook up if they had been annexed into City limits.

Mr. Capener asked Director Fulgham how many feet it would be to run the sewer line from 600 South to the property. Director Fulgham stated that it would be approximately 4,000 feet to the corner of Bernie's property. Mr. Capener stated to get it to Mr. Tanner's property it would be approximately 6,000 feet. Mr. Capener asked if they would have to pay for an 8 inch sewer pipe. Director Fulgham stated that they would be required to pay for an 8 inch sewer pipe, manholes, and the digging. If the manholes needed to be upsized, the City would pay for that. Mr. Capener asked how deep the sewer would need to be. Director Fulgham stated that it has to be 3 feet deep.

Director Fulgham stated that another issue is storm drainage. Mr. Capener stated that they were considering running barrow pits on both sides with a little detention basin of some sort. Director Fulgham stated that if the City acquires a sewer easement that direction in the future, it would be a combined sewer and storm drain easement.

Mr. Capener stated they are proposing a rural residential cross section with 28 feet of pavement and 9 foot swells and he knew that a sidewalk would be required on one side of the bridge but asked if sidewalks would be required on both sides of the bridge. The cross section shows sidewalks on both sides but in the City's Subdivision Code it states that sidewalks, curb, and gutter can be waived in the RR-1 Zone by the Land Use Authority Board if it finds the property has a topography or location that does not lend itself to curb, gutter, or sidewalk construction. Engineer Breinholt stated that the topography does not apply to this property. Director Fulgham stated that 28 feet of pavement, a 2 foot concrete strip on each side, a 9 foot swell, and a 4 foot sidewalk would be required.

Mr. Capener asked about the stub streets and if there is a Master Road Plan that shows where the streets should stub to. Engineer Breinholt stated that there is a Master Road Plan and that he would email it to Mr. Capener.

c. Walk ins*

No walk ins.

4. Comments/Reports:

a. Chairman/Zoning Administrator – Steve Bench

Chairman Bench left the meeting at 10:16 a.m.

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.

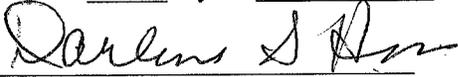
No public comments.

6. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 11:02 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 3rd day of June, 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.