

TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
July 15, 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 9:18 a.m. The meeting was held July 15, 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 Engineer Breinholt to approve the July 15, 2015 agenda. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: June 24, 2015 and July 1, 2015

Motion by Director Fulgham to approve the minutes of June 24, 2015 and July 1, 2015. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

a. Discussion of Tremont Center Storm Water System – Micah Capener

Mr. Micah Capener provided the Board with the official Signage Plan for Tremont Center Subdivision. General areas have been marked on the plan where signs will go, depending on what businesses open in the development.

Mr. Capener stated he spoke with his engineer, Mr. Michael Taylor, and they are proposing expanding the park to accommodate the storm water from Results Gym, the grocery store, and the hardware store. There will probably be another pond placed in the development also.

Mr. Capener stated they would like to exchange Results Gym approval to dump storm water into the line at 400 West to the corner pad, which will be a little bigger. The corner pad will be made into two retail pads instead of office space, as originally planned. Engineer Breinholt stated that because there was an approved Site Plan before

the Canal Board met, the approval for Results Gym dumping storm water into the line in 400 West can be exchanged for the corner pad.

Chairman Bench asked if Mr. Taylor is working on construction drawings for the ponds. Mr. Capener stated they wanted to discuss their plans with the Board first before Mr. Taylor redoes the drawings again.

Mr. Capener asked if storm water impact fees will be charged since they will be retaining storm water rather than detaining. Engineer Breinholt stated the ponds cannot be left as retention forever. The City's Storm Water Policy states that retention is temporary in nature, with the goal being to tie into the City's Storm Water System at some point. There is an outfall line for this project included in the Capital Facilities Plan. The storm water impact fee needs to be charged and the outfall line needs to be built at some point. Engineer Breinholt stated that would be his suggestion as the impact fee calculation includes the outfall line for this project.

Engineer Breinholt stated the plan will need to be designed as retention, but with the ultimate plan to construct a line to take the water away to the south. Mr. John Losee clarified that it will need to be designed as retention but with the capability of being detention in the future. Mr. Capener asked if the ponds can be designed to detention size rather than retention size. Engineer Breinholt stated the ultimate size will be the size needed for detention but the release rate will remain at .06 CFS per acre.

Engineer Breinholt stated a pond for Results Gym will need to be built to accommodate a three hour/100 year storm, the size for retention, but ultimately when designing the whole site; it will be designed for detention sizing. When it gets to the point where that size of pond won't retain anymore and the outfall line isn't built yet, it will need to be built soon.

Mr. Capener asked if the Code requires detention. Engineer Breinholt stated the policy states that retention ponds are temporary in nature, when allowed. It is fairly restrictive when retention can even be allowed. Director Fulgham stated the design for the entire site needs to be for detention, but the ponds will be used for retention until they reach the point they no longer have the capacity for retention.

Mr. Capener stated the Business Owners Association (BOA) is the last item that needs to be finalized along with updated construction drawings.

b. Walk ins*

No walk ins.

4. Comments/Reports:

a. Chairman/Zoning Administrator – Steve Bench

No comments.

- b. City Engineer – Chris Breinholt

Engineer Breinholt stated he received a letter from the State about getting plan approvals for items such as multi-connection subdivisions. These regulations have always been in place, but have had no teeth. Engineer Breinholt stated the City can draft a letter to the State designating an engineer to be the person to oversee the water model. In the future, when a subdivision comes in, a project notification form is sent to the State that notifies them of the project and requests a plan review waiver. Director Fulgham stated he would draft the letter to the State.

- 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 10:28 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 July, 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.