

TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
August 5, 2015

Members Present:

Shawn Warnke, Acting Chairman/City Manager
Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director
Marc Christensen, Parks & Recreation Director
Linsey Nessen, Deputy Recorder

Acting Chairman Warnke called the Land Use Authority Board Meeting to order at 9:09 a.m. The meeting was held August 5, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Acting Chairman Shawn Warnke, Engineer Chris Breinholt, Director Paul Fulgham, Director Marc Christensen, and Deputy Recorder Linsey Nessen were in attendance. Chairman Steve Bench was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the August 5, 2015 agenda. Motion seconded by Director Christensen. Vote: Acting Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: July 29, 2015

Motion by Director Fulgham to approve the minutes of July 29, 2015. Motion seconded by Engineer Breinholt. Vote: Acting Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

a. Discussion and consideration of a concept/preliminary plan for Spring Acres Phase 5 – Marc Allred

Mr. Ben Johnston stated that Spring Acres Phase 5 will include only three lots and his only question was concerning the sewer. The pressure testing has already been done on part of the line and he wondered if another pressure test needed to be done. Director Fulgham stated it would be fine to just video the line since it is such a short distance. The City does now require a fire hydrant to be placed at the end of the line rather than a blow off. There is already a fire hydrant installed that could be moved, but Director Fulgham suggested installing a new hydrant at the end of this line and save the other hydrant for when they expand further.

Mr. Marc Allred stated that sewer lines have already been run to the three lots included in this phase, which was done with the last phase. Manager Warnke asked if this area has a secondary water system. Mr. Allred stated it does. Manager Warnke asked if there

are any drainage issues in this area. Engineer Breinholt stated there are not any drainage issues as everything is already in place.

Manager Warnke asked if a Geo Tech Survey has been done. Engineer Breinholt stated a Geo Tech Survey wouldn't have been required with the last phase that was done. Engineer Breinholt suggested that Mr. Allred have a Geo Tech Survey done of the area.

Manager Warnke stated that one issue that has gone unresolved in Spring Acres is the unpaid fee for chip seal. The City now requires developers to pay a fee-in-lieu upfront for chip seal. It doesn't make sense for the City to continue with approvals for Spring Acres when there are still unfinished phases. Mr. Allred asked if the amount owing includes Mr. Mike Hugie's portion. Manager Warnke stated the City is just charging Mr. Allred his portion of the chip seal. Mr. Allred stated that he doesn't have a problem getting the fee taken care of and asked what needs to be paid in order to move forward with Phase 5. Manager Warnke stated half of the fee needs to be paid now and the other half needs to be paid before Phase 5 is recorded. The City does Development Agreements now, which include a fee paid upfront for the cost of chip seal and street lighting. Manager Warnke also stated that Mr. Allred won't be put on the agenda again until half of the fee has been paid.

- b. Discussion and consideration of recommending approval, in accordance with Section 4.7 of Ordinance 14-02, of an Impact Fee Credit Agreement associated with the potential dedication of land (parcel numbers: 05-062-0084, 05-062-0088, and a portion of parcel number 05-062-0091) for system improvements for a trail system

Director Fulgham asked if this is the property through Chadaz Estates. Manager Warnke stated that it is. Manager Warnke spoke with the property owner and put together a draft agreement that City Attorney Dustin Ericson is currently reviewing and that will also be reviewed by the City Finance Director Curtis Roberts. Essentially, the agreement would give the property owner Impact Fee credits for the dedication of land. The City's Impact Fee Ordinance requires recommendation from the Land Use Authority Board to the City Council.

Manager Warnke stated the trail would come along the railroad with a short jog up the canal road. It will be tricky around the rail corridor that will hopefully run adjacent to the trail. Manager Warnke asked the Board if they have any concerns. The Board had no concerns.

Motion by Director Christensen to recommend to the City Council an Impact Fee Agreement associated with the potential dedication of land (parcel numbers: 05-062-0084, 05-062-0088, and a portion of parcel number 05-062-0091) for system improvements for a trail system. Motion seconded by Director Fulgham. Vote: Acting Chairman Warnke – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

- c. Walk ins*

No walk ins.

4. Comments/Reports:

a. Chairman/Zoning Administrator – Steve Bench

Chairman Bench was excused from the meeting.

b. City Engineer – Chris Breinholt

No comments.

c. Recreation Director – Marc Christensen

No comments.

d. Public Works Director – Paul Fulgham

No comments.

e. Acting Chairman/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 10:15 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 9th day of September, 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.