

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
December 16, 2015**

Members Present:

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

Chairman Bench called the Land Use Authority Board Meeting to order at 9:13 a.m. The meeting was held December 16, 2015 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Director Paul Fulgham, and Deputy Recorder Linsey Nessen were in attendance. Manager Shawn Warnke and Director Marc Christensen were excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the December 16, 2015 agenda. Motion seconded by Chairman Bench. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Director Fulgham – aye. Motion approved.

2. Approval of minutes: November 18, 2015 and December 2, 2015

Motion by Director Fulgham to approve the minutes of November 18, 2015 and December 2, 2015. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Director Fulgham – aye. Motion approved.

3. New Business:

a. Discussion and consideration of approving a Preliminary/Final Plat for Pheasant Run Subdivision Phase 2 – John Simmons

Mr. Ben Johnston stated it will cost the Simmons' \$10,000 to pave a cul-de-sac temporary turn-around and stated they would rather do a hammerhead turn-around, which is allowed by the Fire Code, as it will only cost around \$3,500 to pave. Engineer Breinholt stated that maybe the hammerhead turn-around should be the City's standard from now on. Mr. Johnston stated to asphalt the entire circle turn-around would be a waste of \$10,000 as it would be unusable by the end of construction.

Engineer Breinholt stated the temporary turn-arounds don't normally get used by drivers to turn around. Director Fulgham stated they are used by garbage trucks and snowplows. Chairman Bench stated fire equipment will use them as well, but as far as the homeowners, they probably won't use it. Engineer Breinholt asked if the hammerhead turn-around was okay for the snow plows. Director Fulgham stated they are as it gives the driver a place to back up without worrying about hitting a mailbox,

curbs, or cars parked there. Mr. Johnston stated the hammerhead turn-around would be easier for snowplows anyway.

Chairman Bench stated there is a hydrant installed and asked if it needs to be moved. Mr. Johnston stated it meets the required spacing distances. Chairman Bench stated it is essentially at the end of the line. Director Fulgham stated he is okay with it being that close to the end of the line as they can still keep the water fresh there.

Director Fulgham asked about the sewer manhole. Mr. Johnston stated he is showing extending the manhole to just past the asphalt. Director Fulgham stated that would work. Mr. Johnston asked if they would need to install a clean-out. Director Fulgham stated they should just plug it.

Chairman Bench stated as the subdivision progresses, there will be a development agreement created for the chip seal and Engineer Breinholt will need to give his final approval on the construction drawings.

Motion by Engineer Breinholt to approve the Final Plat for Pheasant Run Subdivision Phase 2. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Director Fulgham – aye. Motion approved.

- b. Walk ins*

There were 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

Director Christensen was excused from the meeting.

- 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.

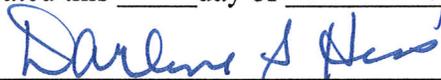
No public comments.

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 6th day of January, 2016



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.