

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
MARCH 16, 2016**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Marc Christensen, Parks & Recreation Director
Paul Fulgham, Public Works Director
Shawn Warnke, City Manager
Darlene S. Hess, City Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:00 a.m. The meeting was held March 16, 2016 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Director Marc Christensen, Director Paul Fulgham, City Manager Shawn Warnke (arrived at 9:16 a.m.), and City Recorder Darlene S.Hess were in attendance.

1. Approval of agenda:

Motion by Director Fulgham to approve the March 16, 2016 agenda. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Christensen – aye, Director Fulgham – aye, Manager Warnke – aye. Motion approved.

2. New Business:

- a. Review and consideration for preliminary/final plat for Tremont Center Subdivision Phase 3 – Micah Capener and John Losee.

Micah Capener stated he has not seen the comments from Engineer Breinholt.

Administrator Bench stated that a 15' utility easement needs to be shown on all front and back lot lines, and a 15' utility easement is shared on all side lot lines with 7.5" on each lot.

One of the properties needs to send in the Final Plat information to be approved by the County Recorder/Surveyor.

Engineer Breinholt stated that the current date is now showing on the plat.

Chairman Bench stated that all ingress/egress easements need to be clearly identified by bearing and distance with reference to the lot corners or any other identifiable landmark, all curve radii need to be shown and the width of all drive aisles should be dimensioned.

Engineer Breinholt noted that these items have not been dimensioned.

Mr. Capener asked if the plat needs to show the dimensions on all of the areas.

Engineer Breinholt stated that in order for this to be a legal easement the location needs to be identified.

Chairman Bench stated that the minimum driveway width allowed is 25'. The driveway along the south side of Lots six (6) and seven (7) have been modified from the original 24' to the correct width of 25'.

If Lot seven (7) will be developed before the next phase is recorded, it should include the full width of the drive aisle along the south frontage of the lot in this subdivision.

Engineer Breinholt noted that this information has been added to the easement, but not the lot dimension.

Chairman Bench stated that the location of the building pads should be dimensioned from the property lines.

Engineer Breinholt noted that is his preference, as it would make it easier to locate and easier to measure off of the line for rough identification.

Chairman Bench stated that the businesses need to know that they cannot build out to the outer limits and they do have to meet the minimum setbacks.

Mr. Capener wanted to specify that the request is for a dimension from the building to the line so a measurement can be made from the corners.

Engineer Breinholt stated that the dimensions make it easier for the builders and inspectors to accurately measure. He also noted they can build up to the property line as long as they have a fire wall.

Chairman Bench stated that an easement for the sidewalk along Main Street and for the canal need to be shown. All easements should be specifically dedicated to the appropriate entities.

Mr. Capener noted that the plat does not document how big the easement is for the canal.

Chairman Bench stated they can identify the box and put the survey information on the plat.

Chairman Bench stated that a storm drain easement was recorded with Lot two (2) and needs to be shown on the plat.

The water, sewer, and storm drain lines need to have easements recorded and dedicated to the parties who will be using those utilities.

Engineer Breinholt stated they can be listed separately with each site plan as a separate document.

Mr. Capener asked if that needs to be listed if there is a Public Utility Easement (PUE).

Engineer Breinholt stated that the PUE would cover that requirement, but a note should be written if the utilities are going to be private, but if they are public then they would be covered.

Mr. Capener asked how the utilities should be owned. If it's not going to be public then they need to be listed on the covenants and restrictions.

Director Fulgham said they could put in a master plan to where there is a shared lateral and they would have shared responsibilities for maintenance.

Engineer Breinholt asked how often the city maintains the sewer lines.

Director Fulgham said they maintain the sewer lines annually. There are some areas that have to be maintained two (2) or three (3) times a year if they are prone to grease build-up. Because this project is mostly commercial buildings, it would probably only need to be cleaned out every other year. Unless a restaurant is put in that doesn't put in a grease trap.

Mr. Capener asked if a restaurant was approved prior to the grease trap code, would they have to put in one now.

Director Fulgham said that existing restaurants should at least have one in their kitchen.

Chairman Bench read the full Main Street and 400 West rights-of-way should be shown.

Engineer Breinholt stated he needs to see the right-of-way width and the location of the 480 West stub on the south side of Main Street.

Chairman Bench stated there are no locations shown for storm water detention. Unless detention will happen underground or off-site, space should be planned for that purpose.

Mr. Capener stated that some of that will be underground, but that will be in the future. The location of the future pond is where the homes are currently located. Also, some of the drains will be shifted when the canal is buried.

Engineer Breinholt stated they will address the issue of storm water detention on a site-by-site basis as they are put in and if the site is under one (1) acre then the water detention is not required.

Chairman Bench stated there is a concern about locking in the building pad locations without approval of a site plan for each lot. Any changes that would be required to the location of the building would require a subdivision amendment.

Chairman Bench stated that as long as the footprint stays as designed then it won't be a problem, but if there are changes made it is not very forgiving.

Mr. Capener is encouraging each business to have all of the work completed by the same contractors so all of the properties will flow together.

Manager Warnke asked about the dedication of Main Street width. He thought that UDOT had required an expansion to be made on Main Street width.

Mr. Capener stated that UDOT does not own that property but they will be improving up to UDOT property. The plan adds 14 feet, 12 feet of pavement and 2 feet of curb and gutter.

Manager Warnke asked about the easements for the sidewalk.

Mr. Capener stated they could add in the easements where the actual box culvert is. There were previous documents that guessed where the easements were located.

Manager Warnke stated that it had been discussed previously about the width of the access so that bigger trucks would be able to get in.

Engineer Breinholt stated that he thinks most of the traffic in that location will be local traffic and there should be plenty of room for trucks to have access.

Mr. Capener also stated that the plan has been approved by UDOT and if there are any changes made, it will delay the project.

Manager Warnke asked if the turning radius is sufficient on that corner.

Engineer Breinholt stated it is sufficient for regular vehicles. He stated he was fine with this access because there is another larger access for larger trucks.

Chairman Bench stated that a note should be added to the plat regarding the preservation of field drains and the signature block for the Mayor needs to be amended to say "Tremonton City" instead of "Willard City."

Chairman Bench stated they need an Engineer's estimate to calculate the fee that is owed for Chris.

Mr. Capener stated they had estimated it would be \$80,000 and he has already paid the fees for the permit.

Chairman Bench noted there was a credit amount of about \$500. He asked for a breakdown of the amounts paid and they would apply the credit to the amounts now owing.

He also stated that the roll-back taxes would need to be paid.

Engineer Breinholt stated that Utopia was asking if there was conduit installed for the Shopko site.

Mr. Capener stated that it was installed, but when Shopko added the Utopia conduit they installed it directly to their location. He stated they will probably need to redo it and extend the conduit along the North side of Shopko.

Mr. Capener stated they would need to make all of the adjustments for any changes to the DRC and zoning.

Chairman Bench asked if the off-site improvements on Main Street will be bonded by UDOT.

John Losee stated that UDOT will not be guaranteeing the improvements.

Mr. Capener stated that the canal needs to be completed by the first of May. Upon completion the pavement can be started.

Chairman Bench stated that the curb, gutter, and the sidewalks would be the guaranteed portion. He noted that the plans would need to go the Planning Commission for preliminary approval.

Mr. Capener stated that the landscaping was designed so that access to the stores would be open and customers wouldn't have to walk through the landscaping to get from business to business.

Chairman Bench asked if Mr. Capener would be putting in all of the landscaping along Main Street and if it would not be the tenant's responsibility.

Mr. Capener stated he would be putting in all of the landscaping on Main Street up to the curb.

Manager Warnke stated the maintenance would then be completed by the HOA.

Chairman Bench stated that the two (2) signs would not be maintained by the HOA, but by the businesses.

Mr. Capener stated that 400 West would be maintained by Shopko and the HOA would maintain the landscaping along the main road and the common signs.

Motion by Director Fulgham to pass the preliminary plans. Motion seconded by Manager Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Director Christensen – aye Director Fulgham – aye, Manager Warnke – aye. Motion approved.

b. Review and consideration of site plan for Station Assisted Living – Lora Burrell

Ms. Burrell noted the change of the sign location. Mr. Burrell stated that the sign was moved because of the power pole.

Manager Warnke asked if the sign will be a double-faced sign.

Mr. Burrell stated it would be a double-faced sign.

Engineer Breinholt asked about the long-term outlook for Main Street.

Ms. Burrell stated they are waiting for a few items to be finished before taking the final plans to the Planning Commission.

Engineer Breinholt stated that the plan did not have any dimensions on the parking lot. This would need to be on the final plan.

Ms. Burrell asked if there has been a determination made yet on the requirement to have a street light.

Chairman Bench stated that a determination has not been made yet. He stated he would have to talk to the developer, Lyle Holmgren. He also stated that conduit would have to be run from the power boxes.

Ms. Burrell addressed the concerns about the desertscape for landscaping. She stated they would be adding in different plants that will bloom throughout the year.

Mr. Burrell stated they would also have ground cover along with barrels of flowers.

Ms. Burrell asked about the impact fees and if they included the fire suppression system.

Director Fulgham stated that the impact fee does not go up because of a fire suppression system, but is based on your normal daily usage.

Ms. Burrell wanted to know what is specifically needed to get the final site plan approval.

Chairman Bench stated that a separate landscape plan, the site plan, and the engineered plans would be needed for final approval.

c. Walk ins*

There were no walk ins.

3. Comments/Reports:

a. Chairman/Zoning Administrator – Steve Bench

No comments.

b. City Engineer – Chris Breinholt

Engineer Breinholt asked if everything was approved for AutoZone.

Chairman Bench stated they are waiting for a final site plat for approval. He also stated they had questions about the main sewer lines.

Engineer Breinholt said that the fee to cover his cost for subdivisions is generally based on the cost estimate, but on site plan issues there are usually minimal public utilities. He stated that the fee for a site plan is low and oftentimes are more involved.

Manager Warnke stated they may need to amend the resolution to include site plans.

c. Recreation Director – Marc Christensen

No comments.

d. Public Works Director – Paul Fulgham

No comments.

e. City Manager – Shawn Warnke

No comments.

4. Public comments:

No public comments.

5. Adjournment:

Motion by Director Fulgham to adjourn the meeting. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, and Director Christensen – aye Director Fulgham – aye, Manager Warnke – aye. Motion approved. 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 Wendi Stickney.

Dated this ____ day of _____, 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.