

TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
August 21, 2013

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Shawn Warnke, City Manager
Paul Fulgham, Public Works Director
Marc Christensen, Recreation Director
Linsey Nessen, Deputy Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:02 a.m. The meeting was held August 21, 2013, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke, Director Paul Fulgham, Director Marc Christensen, and Deputy Recorder Linsey Nessen were in attendance.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the August 21, 2013 agenda. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: July 31, 2013

Manager Warnke stated that he had not finished reviewing the minutes and that he would give his changes to Deputy Recorder Nessen after the meeting. Motion by Chairman Bench to approve the minutes of July 31, 2013 with Manager Warnke's changes. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of approving a final plat for Holmgren Commercial Subdivision – Lyle Holmgren

Manager Warnke asked if this can be done without the lots being vacated yet. Chairman Bench stated that they can wait and see what is going to be done with the vacation before approving the final.

Motion by Director Fulgham to table the approval of a final for Holmgren Commercial Subdivision for a future meeting. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager

Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

b. Site Plan Review for Senior Center parking lot expansion.

Manager Warnke stated that there are some new items in the Code that need to be taken into consideration such as, for every 12 parking stalls, there needs to be landscape islands. Chairman Bench read from the Code that “Parking Lots with more than 12 stalls shall be designed with landscape islands as follows: on single rows of parking there shall be one, one foot by 5 foot long landscape island at a minimum of every 12 stalls. Double rows of parking there shall be one 40 foot by 5 foot long landscape island on each end of the parking rows at a minimum of every 12 stalls”. Manager Warnke stated that there will also need to be a more detailed landscape plan and wasn’t sure if fencing would be required. There will also need to be a masonry block wall around the trash enclosure with a chain link gate with slats.

Engineer Breinholt asked about lighting. Manager Warnke stated that the Code talks about having street lights out front. Engineer Breinholt also asked about lighting in the back. Manager Warnke stated that there is lighting in the back also.

Engineer Breinholt stated that he will add the three landscape islands to the plan, which will result in two parking stalls being lost. Manager Warnke stated that he will find a landscape architect to put together the landscape plan.

c. Walk ins*

Grant and Myrl Nish were in attendance. Chairman Bench stated that Mr. and Mrs. Nish own property on 450 North that is currently under two separate Tax ID’s. The desire is to make the property one Tax ID rather than two. Mrs. Nish stated that their main concern is that when the City deeded the property to the Nish’s, it was just deeded to Grant W. Nish Trustee and they would like that to be changed. Chairman Bench stated that City Recorder, Darlene Hess, will work on that issue.

Engineer Breinholt stated that the Tax ID issue might be an issue to call the County Recorder about. Mrs. Nish stated that they spoke with the County Recorder’s Office already about changing the name on the deed and the County told them they would need to go through the City in order to have it changed. Chairman Bench reviewed the code on Lot Line Adjustments, which states that “the Zoning Administrator may approve the adjustments of lot lines of recorded plats between adjacent properties if: no dwelling lot or house results from the adjustment, the adjoining property owners consent in writing, it does not result in remnant land that did not previously exist, and the adjustment does not result in a violation of applicable zoning requirements”. The property is on an alley, which is an area that the City would not allow housing or retail or anything similar. Chairman Bench stated that the City will need to do some research on the issue and told Mr. and Mrs. Nish to have a surveyor draw this up

stating what is needing to happen. Chairman Bench also suggested talking to the County Recorder about the issue.

4. Comments/Reports:
 - a. Chairman/Zoning Administrator – Steve Bench
No comments.
 - b. City Engineer – Chris Breinholt
No comments.
 - c. City Manager – Shawn Warnke
No comments.
 - d. Public Works Director – Paul Fulgham
No comments.
 - e. Recreation Director – Marc Christensen
No comments.

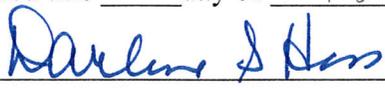
5. Public comments: Comments limited to five minutes.
No public comments.

6. Adjournment:

Motion by Engineer Breinholt to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 9:48 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 Linsey Nessen.

Dated this 2nd day of October, 2013



Darlene S. Hess, 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.