

Tremonton City Corporation
Land Use Authority Board
February 27, 2008

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Alyson Draper, City Attorney
Richard E. Woodworth, City Manager
Elizabeth Miller, Deputy Recorder

Members Excused:

Paul Fulgham, Public Works Director

Steve Bench called the Land Use Authority Board Meeting held February 27, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:00 a.m. Steve Bench, Chris Breinholt, Alyson Draper, Richard Woodworth, and Elizabeth Miller were in attendance. Paul Fulgham was excused from the meeting.

1. Approval of agenda

Steve Bench stated he would entertain a motion to approve the agenda. **Rich Woodworth moved to approve the agenda.** Alyson Draper seconded the motion. Chris Breinholt, Steve Bench, Alyson Draper, and Rich Woodworth approved the motion.

2. New Business:

a. Consider rezoning property on 2108 West Main - Chip Ritter

Chip Ritter would like to rezone his land at 2108 West to 600 North to Commercial Highway. The Land Use Authority Board has rezoning come to this Board to assist the Planning Commission in their decision. If the Land Use Authority Board recommends the rezone to the Planning Commission, the Planning Commission knows that it meets all of the requirements. The Board discussed the projected use of the property. Chris Breinholt will check the boundary line of the property. Chip Ritter stated that he is going to develop a liberal general plan for the area. If the land is sold, they will give the plan to the purchaser. Unfortunately, the new owner will be able to do as they please with in retrospect to the Zoning Code. Chip Ritter gave the Board a colored copy plot map of the area to be rezoned. They are sensitive to the northwest corner of their land, because of the residential housing. **Alyson Draper moved to approve the zone change for 2108 West to 600 North from R1-20 to Commercial Highway with the caveat that the zoning on the northwest corner may need to stay R1-20 and recommend to the Planning Commission.** Rich Woodworth seconded the motion. Chris Breinholt, Steve Bench, Alyson Draper, and Rich Woodworth approved the motion. Chip Ritter will notice as required for the zone change and submit his application to Sharri Oyler by noon on the Friday before the Planning Commission meeting.

b. Walk ins - Concept review only

Robin Merrill informed the Board that she is considering doing a preschool in a commercial building at 1718 East Main Street, Tremonton. The Board discussed the building requirements for a preschool and the intended operation of the business. The space occupied is 350 square feet and the bathroom is shared with another office. There would be 8 children at a time. Two classes on Tuesday and Thursday for 2.5 hours each class and one class on Friday. There is off road parking and a back entrance. Alyson Draper read from the International Building Code section 305.1. It stated that if there were more than 5 children 2.5 years of age and older, it is classified as a daycare and must abide by the same building standards. Alyson Draper and Rich Woodworth wanted to have a exit plan for the building. Chris Breinholt stated that he would like to be better informed about the requirements of a preschool and daycare before he gives approval. The Board would like Steve Bench to review the building prior to approval. Robin Merrill will call Steve Bench to set up an inspection at her convenience. If the building is allowed by law and regulations, than the Board will approve the Preschool granted it is on the agenda for approval. If it does not comply with the needed laws and regulations, Robin Merrill will find another location.

Brad Garfield presented a two condo unit for 600 South. The two condo units would be right next to the existing apartments. The condos will be sold at \$129,000 to \$169,000. The plat will need to indicate the individual and Home Owner Association ownership. The Board discussed the zoning and density. In the sale of a condo, it is the airspace that is being sold not the land. For Preliminary approval, Brad Garfield will need to bring in a paper plat with the dimensions. When Brad Garfield is ready he will contact Elizabeth Miller to be on the agenda.

Claudia Harmon and Mica Capener were present and Clark Hendrickson was connected by conference call to discussed a proposed PUD development behind the apartments at 305 South 100 East, Tremonton with the Board. The PUD would have two four-plex buildings. The Board discussed access to the PUD. The Board would like an access off of 100 East and the second access could be a private drive. Steve Bench recommended sketching concept drawings to see what option is the best for the roads to the PUD. The roads accessing the PUD need to have 24-feet of hard surface. Chris Breinholt stated that the only problem that they see is a the parking lot access. The Board would need more information to give any further assistance. Anything is possible. It just depends on what needs to be done to meet the requirements. Micah Capener will contact Paul Fulgham to discuss the sewer and the needed access to the pipes.

Jay Stocking stated that he would like to annex all of his property West of River Valley Subdivision. The Board indicated that he would need to annex land owned by another individual or it will create an island. Jay Stocking will talk with the landowner of the island to see if they would like to annex into Tremonton City boundaries. If he individual is not interested, he will annex the rest of the land that will not create an island. Jay Stocking will obtain the paperwork from Sharri Oyler for the Planning Commission meeting.

3. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

Chris Breinholt gave Steve Bench Garfield Phase 2 Mylar with his signature. The Storm Water Agreement will be separate from the Mylar. Chris Breinholt informed the Board that he emailed Darlene Hess the complete legal description of the Phase and she is to give it to Alyson Draper to write an affidavit.

Chris Breinholt gave Steve Bench River Valley Town Homes Phase 1's Mylar and Chadaz Estates' Escrow Release.

Kathryn Bodtke notarized the Holmgren Estates East Address Change affidavit for Steve Bench and Chris Breinholt.

Chris Breinholt gave Rich Woodworth the Bear River Canal Crossing Agreement and letter. There needs to be a check attached when it is sent out.

All needed members of the Board are invited to attend the March 11, 2008, meeting in Ogden for the UDOT access to Main Street from the land next to Jiffy Lube. Chris Breinholt will verify if there is an application that needs to be completed prior to the meeting.

Elizabeth Miller will call all of the representatives for the Storm Water Drain System on the hillside for a meeting March 5, 2008 at 10:00 a.m. Chris Breinholt will bring a drawing and illustrate of what we would like done. The representatives consist of Marc Allred, Lue Christensen, Norm Fukui, Kelly Harris, Jason Holmgren, Ben Johnston, Randy Marriott, and Lee Watkins.

c. City Attorney - Alyson Draper

Alyson Draper had nothing further to discuss.

d. Public Works Director - Paul Fulgham

Paul Fulgham was excused from the meeting.

e. City Manager - Richard E. Woodworth

Rich Woodworth had nothing further to discuss.

4. Public comments:

There were no public comments.

5. Adjournment

Steve Bench moved to adjourn. Rich Woodworth seconded the motion. The meeting adjourned at 10:27 a.m. Chris Breinholt, Steve Bench, Alyson Draper, and Rich Woodworth approved the motion.

The undersigned duly acting and appointed Deputy 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.

Dated this 26th day of March, 2008

Elizabeth Miller, DEPUTY RECORDER