

**Tremonton City Corporation
Land Use Authority Board
November 18, 2009**

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Marc Christensen, Parks & Recreation Director
Shawn Warnke, City Manager
Dottie Garn, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting to order at 9:04 a.m. The meeting was held November 18, 2009, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Marc Christensen, Shawn Warnke and Dottie Garn were in attendance. Paul Fulgham was excused from the meeting.

1. Approval of agenda

Chris Breinholt made a motion to approve the agenda. Marc Christensen seconded the motion. Vote: Steve Bench – aye, Chris Breinholt – aye, Marc Christensen – aye, Shawn Warnke – aye. Motion approved.

2. Approval of minutes: October 14, 2009; November 4, 2009

Shawn Warnke moved to approve the minutes. Marc Christensen seconded to motion. Vote: Steve Bench – aye, Chris Breinholt – aye, Marc Christensen – aye, Shawn Warnke – aye. Motion approved.

3. Unfinished Business:

a. Richards-Bott Architects - Brian Bott, final plat approval for LDS Church Stake Center, 345 South 1000 West

Chris Breinholt commented that he did not have a chance to review the plans and needs a full size set to review. Mr Breinholt said the detention basin needs to be sized for the 100 year storm requirement. There will also need to be an easement done for the storm drain outfall down to the ditch. Steve Bench said Paul Fulgham had told him to remind Mr. Bott about the two water meters. Mr. Bott asked if the fees include the two meters and Mr. Bench said the fees might have only included one. Shawn Warnke asked about landscaping in the parking lot. Mr Bott said the Church doesn't like to do landscaping in the parking lot and they have instructed the architect not to do it unless it is absolutely required. The costs of snow removal go up and the end result is not as good. Shawn Warnke asked Mr. Bench what his interpretation of the code is. Mr. Bench said the code is more of a recommendation than a requirement. The Board discussed the right-of-way at 1000 West. The LDS Church will need a deferral agreement showing they will install the curb and gutter in the future. Mr. Warnke asked if there were enough parking stalls and they do have enough according to the

requirements. Mr. Warnke asked about power lines. The lines will go underground from whatever pole is closest, it will all be in the ground. There may be a new pole right at the north corner but lines will go underground. **Steve Bench made a motion for the final approval of the site plan pending the possibility of a few minor comments from Chris Breinholt after he reviews the full set of plans.** Chris Breinholt seconded the motion. Vote: Steve Bench – aye, Chris Breinholt – aye, Marc Christensen – aye, Shawn Warnke – aye. Motion approved.

4. New Business:

a. Mountain View Phase II, PUD - Johnny & Danny Hulce

The Hulce's were present to discuss Mountain View PUD Phase II. Utilities have been run when they did the first phase, they will put in the water lines but wait to lay asphalt until the spring. Paul Fulgham had said to do things the same way as the first phase. The Board discussed the water meters. Mr. Warnke asked if there is a Home Owner's Association set up and there is. Mr. Warnke also asked about maintenance on the exteriors and it is the same as a homeowner's insurance. The Board discussed the HOA and fees and what the fees cover. Chris Breinholt asked if they have in the HOA covenants that each unit only gets two cars and they do. Mr. Warnke said he would like Dustin Ericson to review a copy of the HOA agreement. **Chris Breinholt motioned to approve the final for Mountain View Phase II, subject to the comments he has made.** Steve Bench seconded the motion. Vote: Steve Bench – aye, Chris Breinholt – aye, Marc Christensen – aye, Shawn Warnke – aye. Motion approved.

b. Walk ins:*

There were no walk-ins.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Nothing further to discuss.

b. City Engineer - Chris Breinholt

Chris gave a copy of the Public Works Standards to the Board members that incorporates the changes made so far. Mr. Breinholt would like the Board members to go through the document again for any more changes.

c. Public Works Director - Paul Fulgham

Mr. Fulgham was not present at this meeting.

d. Parks & Recreation Director - Marc Christensen

Nothing further to discuss.

e. City Manager - Shawn Warnke

Nothing further to discuss.

6. Public comments:

There were no public comments.

7. Adjournment

Chris Breinholt motioned to adjourn the meeting at 10:37 a.m. Steve Bench seconded the motion. Vote: Steve Bench – aye, Chris Breinholt – aye, Marc Christensen – aye, Shawn Warnke – aye. Motion approved.

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 ____ day of _____, 2009.

Dottie Garn, Deputy Recorder