

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
May 12, 2010**

Members Present:

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

Chairman Bench called the Land Use Authority Board Meeting to order at 9:00 a.m. The meeting was held May 12, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager/Deputy Recorder Shawn Warnke, Director Paul Fulgham, and Director Marc Christensen were in attendance.

1. Approval of agenda:

**Motion by Director Fulgham to approve the May 12, 2010 agenda.** Motion seconded by Director Christensen. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: April 28, 2010.

Engineer Breinholt stated on Item 4c it should read “considering either 10<sup>th</sup> North or Iowa String.”

**Motion by Director Fulgham to approve the minutes of April 28, 2010 with changing Item 4c to read “considering 10<sup>th</sup> North or Iowa String”.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

The following items were discussed out of order.

a. Discussion and consideration of approving a Concept Plan for the Elliott Estates Subdivision – Sally Simmons and Johnston Engineering.

Ben Johnston stated he is going to suggest to Sally Simmons to run the sewer line to the future phase manhole. Director Fulgham stated that if they don't put the laterals in they will have to pressure test the sewer line again. Engineer Breinholt asked about fire hydrants. Mr. Johnston stated that they will not be putting a fire hydrant in the first phase.

Manager/Deputy Recorder Warnke asked why some lots are deeper than others. Mr. Johnston stated they are only that way for right now because of the existing silo pad and building that the fire department is going to burn. Manager/Deputy Recorder Warnke also asked how they can be sure the road and sidewalks will all line up since they are going in sections. Engineer Breinholt stated that the surveys will establish the right-of-way lines which establish the horizontal location of everything.

Chairman Bench stated that Item a will be put back on the agenda for next week to vote on it as a preliminary.

- b. Discussion and consideration of approving a Concept Plan for the Spring Hollow Subdivision.

Engineer Breinholt suggested to avoid confusion that when they start addressing the streets in the subdivision to name the streets rather than number them. Director Fulgham suggested keeping the number where the street starts out. Engineer Breinholt then suggested using the east and west like a street name instead of trying to fit a grid.

Engineer Breinholt asked about one of the lots having a shorter depth than the rest. Ben from Johnston Engineering stated that the owner of the lot behind wants the additional 15 foot strip. Mr. Johnston stated that the 15 foot strip will be deeded over to the property owner creating two separate parcels rather than doing a total subdivision boundary adjustment and have every person in the subdivision sign off on the plat. Manager/Deputy Recorder Warnke stated that the piece of property is required to go through some subdivision process when subdividing land. Mr. Johnston stated that this is not the case as they are not doing any approval for building lots. Manager/Deputy Recorder Warnke asked if it is possible to make it so the 15 foot strip is inseparable from the parcel. Chairman Bench stated that Mr. Johnston should speak with the County on the issue.

**Motion by Engineer Breinholt to approve the Concept Plan for Spring Hollow Phase 1.** Motion seconded by Director Fulgham. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, Director Fulgham - aye and Director Christensen - aye. Motion approved.

- c. Discussion and review of Concept Plan for Bear River Health Subdivision - 10-001LUA.

Chairman Bench stated that the Health Department is acquiring the old hospital which is currently attached to the nursing home by a breezeway and owned by the nursing home operators. Chairman Bench also stated that the health department is proposing to take the breezeway out to create two separate buildings. Director Fulgham stated that the fire line running through the property needs to be replaced and that the

mechanical building housing the boiler takes care of both facilities and one water meter feeds both facilities.

4. Comments/Reports:

a. Chairman/Building Inspector - Steve Bench

No comments.

b. City Engineer - Chris Breinholt

No comments.

c. City Manager/Deputy Recorder – 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 Manager/Deputy Recorder Warnke to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 10:10 a.m.

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 \_\_\_\_\_, 2010

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Shawn Warnke, Deputy 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.