

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
June 23, 2010**

Members Present:

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

Chairman Bench called the Land Use Authority Board Meeting to order at 9:00 a.m. The meeting was held June 23, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager/Deputy Recorder Warnke, and Director Marc Christensen were in attendance. Director Paul Fulgham was excused.

1. Approval of agenda:

**Chairman Bench stated that the agenda items were to be discussed out of order. Motion by Director Christensen to approve the June 23, 2010 agenda with the noted changes.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: June 16, 2010.

**Engineer Breinholt stated that on Item 3a paragraph one it should read “Ben Johnston stated that he has drawn in a 10” sewer line at a slope of .02”. Chairman Bench stated that also on Item 3a paragraph one it should read “Engineer Breinholt stated that he didn’t think a .02 slope would serve the homes of the subdivision very well”. Motion by Manager/Deputy Recorder Warnke to approve the minutes of June 16, 2010 with the noted changes.** Motion seconded by Director Christensen. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke – 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 Final for Pingel Subdivision - Johnston Engineering.

Ben Johnston from Johnston Engineering was not present at the meeting. The Board met with Ms. Pingel.

Engineer Breinholt stated that he has not reviewed the construction plans since he has not received them from Ben Johnston yet and that he needs to see those plans before they can approve a final. Manager/Deputy Recorder Warnke stated that the final plat isn't showing the easements and restrictions the Board asked Mr. Johnston to show on the plat either. Chairman Bench stated that this item will be tabled until next week when the Board can meet with Mr. Johnston.

Ms. Pingel also asked about the home in the subdivision that currently has a septic tank and is being required to hook into the City's sewer system. Chairman Bench stated that since the lot is being reduced from 20,000 square feet to 17,000 square feet and it is within 300 feet of the City's sewer line, they will be required to hook in as it has been drawn in on the plat.

b. Discussion of the Christensen Pond Agreement – Lewis and Ricky Christensen.

Manager/Deputy Recorder Warnke stated that the City is only proposing to get three bids and asked Engineer Breinholt if the City will have to adhere to more stringent purchasing policies for this project since B and C Road Funds will be used. Engineer Breinholt stated that since the project is under the State limit the City will not have to advertise and get bids.

Manager/Deputy Recorder Warnke stated that the agreement mentions ADA ramps and asked if they are feasible. Engineer Breinholt stated that there already is a ramp at the entrance to Spring Acres on the west side and that a tactile dome pad will need to be placed on the east side where the sidewalk will tie into the road to be ADA compliant.

Manager/Deputy Recorder Warnke stated that once the agreement is approved that the money for the project will be placed in the account. Ricky Christensen asked whether the money will be placed in the account based on the Engineer's estimate or the actual project bid. Manager/Deputy Recorder Warnke stated that they will go off the Engineer's estimate because the City will act as the construction manager and needs the money in reserve in order to move forward with the process. Engineer Breinholt stated that the City is going to be getting bids from three contractors, not advertising a public bid opening so neither party will be obligated to move forward if the bids come in too high. Manager/Deputy Recorder Warnke stated that the City will get bids first before the money is placed in the account and before the agreement is signed. Engineer Breinholt stated that the Christensen's should get the final plans and a bid schedule so the City can start getting bids.

- c. Discussion and consideration of approving a Concept Plan for Bear River Health Subdivision – Hansen and Associates.

Chairman Bench stated that the Bear River Health Department is acquiring the old hospital on 6<sup>th</sup> North and is planning to separate the hospital and the Care Center into two lots, remove the breezeway, and make access for parking around the building. Engineer Breinholt asked how the Health Department is going to handle the shared boiler, located in an out building, between the Care Center and the hospital. Chairman Bench stated that he was not sure what exactly the two buildings share. Clint Whitney from Hansen and Associates stated that he is not sure about that issue either but that the Health Department and the care center are currently working on purchase agreements before moving forward. Engineer Breinholt asked whether the water and sewer are separate between the two buildings. Mr. Whitney stated that he knows the sewer is separate but isn't sure about the water.

Manager/Deputy Recorder Warnke asked Chairman Bench if this property can be subdivided. Chairman Bench stated that it can as it meets the setback requirements. Manager/Deputy Recorder Warnke then asked how this property was originally subdivided. Mr. Whitney stated that it is currently recorded as Lot 2 of the Tremonton Hospital Subdivision and he stated that they weren't going to amend the plat if they aren't required to. Chairman Bench stated that they won't have to vacate the old subdivision but they will have to file an amendment to the underlying plat and will have to go through the planning commission and get all the required signatures. Manager/Deputy Recorder Warnke stated that he will have to check the State statute to find the process for dividing the lot into two and Chairman Bench will let Mr. Whitney know what steps to take next.

- d. Walk ins\*

No walk ins.

4. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

No comments.

- b. City Engineer - Chris Breinholt

No comments.

c. Recreation Director – Marc Christensen

No comments.

d. Manager/Deputy Recorder – Shawn Warnke

Manager/Deputy Recorder Warnke asked whether the sidewalk issue with the church is squared away. Engineer Breinholt stated that the contractor is going to bill the City directly.

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 10:45 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

\_\_\_\_\_  
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.