

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
June 30, 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 9:10 a.m. The meeting was held June 30, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager/Deputy Recorder Warnke, Director Paul Fulgham, and Director Marc Christensen were in attendance.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the June 30, 2010 agenda. 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.

2. Approval of minutes: June 23, 2010.

Motion by Director Christensen to approve the minutes of June 23, 2010. 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:

a. Discussion and consideration of approving a Final for Cozy Corner Subdivision - Johnston Engineering.

Ben Johnston stated that he shifted the cul-de-sac about five feet to the north and five feet to the east so the lots will have more frontage and will still meet the minimum lot size requirement.

Mr. Johnston stated that the storm drain pipe will be at a .63 slope along Iowa String, at a .4 slope along Rocket Road, and at a .5 slope through the cul-de-sac. Mr. Johnston also stated that they are going to have to extend the curb around one of the manholes and asked if it would be permissible to turn

two of the manholes into collection boxes. Director Fulgham stated that will work. Manager/Deputy Recorder Warnke asked if improvements were shown up to the property line. Mr. Johnston stated that the curb and gutter and sidewalk are offset and asked whether they should improve beyond their property or stop just short of their property. Engineer Breinholt suggested running the sidewalk longer and cutting the curb and gutter shorter.

Ms. Pingel asked if it would be better to bring the sewer lateral to the existing house on Lot 1 from Rocket Road or from Iowa String. Director Fulgham stated that bringing it from Rocket Road down the new property line through a sewer easement on Lot 2 would be easier and save them from having to cut through Iowa String. Ms. Pingel then asked about a ditch that runs along Lot 1 and stated that any time there is water in that ditch they get water in the basement of the existing home on Lot 1 and asked if they can pipe the water out into the drain. Director Fulgham stated they will have to work that out with the owners of the ditch but that they might be better off to pipe the ditch itself. Mr. Johnston stated he thought they didn't need a separate sewer easement on Lot 2 for Lot 1. Engineer Breinholt stated that they will want it stated specifically that it is sewer lateral easement for Lot 1.

Chairman Bench stated that the Pingel's will be responsible for the maintenance on the sewer line until it reaches the main City line on Rocket Road so they will want to have clean outs about every 90 feet.

Manager/Deputy Recorder Warnke asked if there will be impact fees associated with the existing house on Lot 1 hooking into the City's sewer system. Director Fulgham stated that he wasn't sure what the City Council decided on the issue where the Pingel's have been paying City sewer fees when they were not actually hooked up to the sewer and stated that they will probably be able to credit the amount they have already paid to their impact fees.

Motion by Director Fulgham to approve a Final for Cozy Corner Subdivision subject to the engineer's review. Motion seconded by Manager/Deputy Recorder Warnke. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager/Deputy Recorder Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

- b. Discussion of Title II Amendments to the Subdivision Code.

The Board discussed the Title II Amendments after the closing of the meeting.

- c. Walk ins*

Ben Johnston consulted with the Board about the power poles along Iowa String by Pheasant Run Subdivision. Chairman Bench stated that he had spoke with Bob from Rocky Mountain Power and that Bob stated that the power lines are adequate for a few more homes but that the power line is going to have to be upsized. Mr. Johnston stated that the power poles there now are right on the back of the sidewalk. Engineer Breinholt suggested cutting the sidewalk down to 7 ½ feet instead of 8 feet. Director Fulgham suggested moving the sidewalk rather than building the sidewalk around the power poles. Engineer Breinholt stated that he will finish his review on the final plat after meeting with Rocky Mountain Power to determine what is to be done with the power poles.

4. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

No comments.

- b. City Engineer - Chris Breinholt

Engineer Breinholt stated that he received the survey back from Jeff Hansen on the Nelson property and that they didn't have the piece of property dedicated as the City's right-of-way and that he would give Mr. Hansen a call.

- c. Recreation Director – Marc Christensen

No comments.

- d. Manager/Deputy Recorder – Shawn Warnke

Manager/Deputy Recorder Warnke asked Director Fulgham if he was aware of the change in the cost for the sidewalk at the church on Iowa String. Director Fulgham stated that he was aware and gave Engineer Breinholt the go ahead.

- e. Public Works Director – Paul Fulgham

No comments.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

Motion by Director Fulgham 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

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.