

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
September 16, 2009**

Members Present:

Steve Bench, Chairman/Zoning Administrator

Chris Breinholt, City Engineer

Paul Fulgham, Public Works Director

Shawn Warnke, City Manager

Land Use Authority Board Meeting

Chairman Bench called the September 16, 2009 Land Use Authority Board Meeting to order at 9:10 a.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Chairman Steve Bench, City Engineer Chris Breinholt, Public Works Director Paul Fulgham, City Manager Shawn Warnke, and Recreation Director Marc Christensen.

1. Approval of agenda.

Motion by Engineer Breinholt to approve the September 16, 2009 agenda. Motion seconded by Manager Warnke. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Director Fulgham - aye, and Manager Warnke - aye. Motion approved.

2. Approval of minutes. September 2, 2009

Motion by Director Fulgham to approve the September 2, 2009 minutes. Motion seconded by Director Fulgham. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Director Fulgham - aye, and Manager Warnke - aye. Motion approved.

3. Unfinished Business:

- a. Discussion regarding property ownership issues between parcels located at approximately 100 East 250 South owned by Tremonton City and Arno Copley.

Mr. Copley presented a survey map of his property at 100 East 250 South where he wants to place a manufactured home. Mr. Copley also displayed pictures of the property from his laptop computer and said he needs five additional feet for a setback from the City's 15 foot wide parcel which is located north of his property. Mr. Copley said he will pour a concrete foundation for the 60 by 28 foot home. Eighteen feet of total setbacks is needed in this zoning district.

It was noted the Minutes of July 18, 2007, where this item was first discussed, that

there was an error. The address in the July 18, 2007 minutes stated the address as “between 200 and 300 South on 100 West.” The address should have read “between 200 and 300 South on 100 East”. The Minutes of July 18, 2007 also stated the issue involved abandonment of a 30 to 25 foot right-of-way, where it was actually a fifteen-foot strip of City owned property which provides access to another parcel of City property.

The Board discussed the setbacks, parcel width, and house dimensions. Engineer Breinholt said the City had considered using the area below this property as a possible walking trail. Mr. Copley asked if the City might be interested in purchasing a portion of his property for the trail and a park? Manager Warnke suggested a possible trade of property.

Director Fulgham said Mr. Copley will also need to obtain a permit from the U.S. Army Corp of Engineers since a portion of the construction of his sewer line will go through wet lands.

The Board discussed placement of the home and setbacks. Chairman Bench said the City Ordinance requires the front door of manufactured homes to face the street.

Manager Warnke told Mr. Copley that he may want to consider obtaining a Lot Line Adjustment from the adjacent property owner to the south. The Lot Line Adjustment can be done administratively. Chairman Bench said another option could be for Mr. Copley to obtain a setback variance from the City’s Board of Adjustments.

The Board recommended Mr. Copley first inquire about a construction permit from the U.S. Army Corp of Engineers for constructing a sewer line in the wetlands if the adjacent property owner to the south consents to a Lot Line Adjustment, and then a survey map with signature sections for City officials and adjacent property owners needs to be prepared and submitted to the City for processing.

4. New Business:

- a. Review of Utah Department of Transportation’s Functional Classification Map for Tremonton City.

Manager Warnke handed out copies of UDOT’s Small Urbanized Area map of Tremonton City. The Board discussed the currently approved map. The Board discussed that changes to the map had been requested to UDOT sometime ago. Manager Warnke was going to follow up with UDOT regarding the status of the submitted changes.

No action was taken on this item.

- b. Discussion and consideration of recommending possible road projects for application submission for the Small Urban Fund Statewide Transportation Improvement funding.

Manager Warnke asked the Board what projects would the City want to consider? The Board discussed the option of swapping State and Federal Funding and the requirements associated with the funding and sources.

Director Fulgham suggested submitting the hillside development on 1000 North, along with the widening of 1000 West Street south of Main Street. The 1000 West project would need to consider including curb and gutter, and a storm drain system if there is enough funding. The Board discussed the funding and whether or not it would cover the extent of each project.

No action was taken on this item.

- c. Discussion and consideration of recommending projects to be on the Consolidated Capitol Improvement List for application submission for Community Impact Board (CIB) and Community Development Block Grant (CDBG) funding.

Manager Warnke said the CDBG money is only targeted for low to moderate income groups. The City may not be interested in the CDBG funding right now due to all of the corresponding grant requirements. The CIB has backed away from issuing grants and has moved to issuing loans. In order to submit a CIB application the City needs to submit to Bear River Association of Government a capital improvement project list.

Director Fulgham said the water line at 2000 West to 1000 North needs to be up-sized. The sewer line at 1000 West Main to 1200 South needs to be changed from 10" concrete to 12"pvc pipe. A long-term project is to up-size the water line at 300 East to 1600 East. A sprinkler pump is needed at the North Park.

Manager Warnke gave the application form to Director Fulgham to fill in with the specifics of the projects he wanted the City Council to consider approving.

No action was taken on this item.

5. Comments/Reports:

- a. Building Inspector - Steve Bench: No comments.

- b. City Engineer - Chris Breinholt: Engineer Breinholt said he has the draft application and concept plat for subdividing the property where the new City well will be located. One of the requirements is approval from the existing property owners to subdivide the well site and ownership of the site being transferred to the City, which Mr. Dave Thompson will have to obtain. Manager Warnke will give the draft application and plan to Mayor Weese to give to Mr. Thompson. The draft is not ready to go to the County yet. Manager Warnke asked Engineer Breinholt if he would send him an aerial view of the subdivision.
 - c. City Attorney - Dustin Ericson - Attorney Ericson did not attend the meeting.
 - d. Public Works Director - Paul Fulgham: Director Fulgham said he had received a bill from Rupp's Trucking in the amount of \$6,961.50 for up-sizing the River Valley Phase 6 line from 12" to 15".
 - e. City Manager - Shawn Warnke: Manager Warnke said the City is still working on the Christensen agreement and looking into different funding options.
6. Public Comments: Comments limited to three minutes.

No public comments were made.

7. Adjournment:

Motion by Chairman Bench to adjourn the meeting. Motion seconded by Director Fulgham. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Director Fulgham - aye, and Manager Warnke - aye. Motion approved. The meeting adjourned at 11:08 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 for the Land Use Authority Board Meeting held on the above referenced date. Minutes were taken by Shirley Colvin.

Dated this 14th day of October, 2009.

Shawn Warnke, Deputy Recorder