

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
September 21, 2011**

Members Present:

Chris Breinholt, City Engineer
Shawn Warnke, City Manager/Deputy Recorder
Paul Fulgham, Public Works Director
Marc Christensen, Recreation Director

Manager/Deputy Recorder Warnke called the Land Use Authority Board Meeting to order at 9:05 a.m. The meeting was held September 21, 2011, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Engineer Chris Breinholt, Manager/Deputy Recorder Shawn Warnke, Director Paul Fulgham, and Director Marc Christensen were in attendance. Chairman Steve Bench was excused.

1. Approval of agenda:
2. Approval of minutes: September 7, 2011.

Manager/Deputy Recorder Warnke stated that on item 3a paragraph 1 it should read "Mr. Lyle Holmgren stated that he thought the City had an easement in place with Mr. John Hurley allowing access for maintenance of the detention pond that should have been recorded with the original Phase 1." Manager/Deputy Recorder Warnke also stated that on item 3a paragraph 2 it should read "Manager/Deputy Recorder Warnke asked about showing on the plat the City's right to discharge storm water from the pond over the property." **Motion by Engineer Breinholt to approve the minutes of September 7, 2011 with the noted changes.** Motion seconded by Director Christensen. Vote: 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 concept plan for Brough Subdivision – Todd Lish and Curtis Brough

Mr. Curtis Brough stated that the Brough Subdivision is located at 1600 east and that they would like to develop a small subdivision of 6 lots. Mr. Curtis Brough also stated that there is a 66' access for utilities and another 25' access, which would be used as the road into the subdivision because there is a high ditch in front of the 66' access. Director Fulgham asked if the 66' access was planned for a road in the future. Mr. Curtis Brough stated that they have had it engineered and it is possible to build the road over the ditch,

but it is not cost effective for 6 lots. Director Fulgham stated that with only a 25' paved access, it would have to be a private lane with a turn-around for emergency vehicles and only 4 lots are allowed on a private lane. Engineer Breinholt added that a right of way has to be 60' to be a City street. Director Fulgham stated that if they did a private lane, they would be required to maintain the road and the utilities. Mr. Curtis Brough asked what size water line they would need to put in. Director Fulgham stated that they would need an 8" water line and a hydrant.

Manager/Deputy Recorder Warnke asked about utilities. Director Fulgham stated that there is a 12" water line that runs along the south side of 12000 North but that sewer is not there. Mr. Curtis Brough stated that the proposed lots are ½ acre lots, which is sufficient space for septic systems. Director Fulgham stated they would be required to get approval from the Health Department for septic systems. Manager/Deputy Recorder Warnke asked if they would be required to put in sewer lines. Director Fulgham stated that the City hasn't required that in the past but that it is an option to put in the sewer mains, manholes, and laterals to each lot for future connection to the City's sewer system.

Mr. Curtis Brough asked about reserving a 60' right of way but only paving 24' of it for a private lane. Director Fulgham stated that would work but only 4 lots would be allowed on the private lane. Director Paul Fulgham also stated that curb and gutter would need to be put in for storm drain runoff if they developed a City street but curb and gutter is not required on a private lane.

Mr. Curtis Brough stated that they will make some changes and bring back the concept plan to next week's meeting.

b. Walk ins*

No walk ins.

4. Comments/Reports:

a. City Engineer – Chris Breinholt

No comments.

b. City Manager/Deputy Recorder – Shawn Warnke

No comments.

c. Public Works Director – Paul Fulgham

No comments.

d. Recreation Director – Marc Christensen

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 10:06 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 5 day of Oct, 2011


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.