

**Tremonton City Corporation
Land Use Authority Board
January 7, 2009**

Members present:

Chairman/Building Inspector - Steve Bench

City Engineer - Chris Breinholt

Public Works Director - Paul Fulgham

City Manager/Deputy Recorder - Rich Woodworth

City Attorney - Dustin Ericson

Chairman Steve Bench called the January 7, 2009 Land Use Authority Board Meeting to order at 9:06 a.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman/Building Inspector Steve Bench, City Engineer Chris Breinholt, Public Works Director Paul Fulgham, City Manager/Deputy Recorder Rich Woodworth, and City Attorney Dustin Ericson were in attendance.

1. Approval of Agenda

Chairman Bench asked if there were any changes or corrections to January 7, 2009 agenda?

Motion by Manager/Deputy Recorder Woodworth to approve the January 7, 2009 Land Use Authority Board Agenda. Motion seconded by Director Fulgham. Vote: Manager/Deputy Recorder Woodworth - aye, Director Fulgham - aye, Chairman Bench - aye, Engineer Breinholt - aye, and Attorney Ericson - aye. Motion approved.

2. New Business:

a. Walk-ins - Concept review only.

Chairman Bench stated there were no walk-ins.

3. Unfinished Business:

a. Blue Skies Subdivision - Final, Jay Stocking

Jay Stocking presented a plat map of his two parcel subdivision located at 600 North 900 West. This proposal has been reviewed at previous meetings as well. The Board Members discussed the proposal with Mr. Stocking and found all requirements in order.

Motion by Manager/Deputy Recorder Woodworth to approve the proposed Blue Skies subdivision plans. Motion seconded by Director Fulgham. Vote: Manager/Deputy Recorder Woodworth - aye, Director

Fulgham - aye, Chairman Bench - aye, Engineer Breinholt - aye, Attorney Ericson - aye. Motion approved.

Chairman Bench asked Mr. Stocking the status on the River Valley Subdivision. Mr. Stocking stated they were in the final stages. Chairman Bench reminded Mr. Stocking to contact the City to be put on the Land Use Authority Board Agenda when he was ready for their final approval.

Mr. Stocking asked the Board Members their stand on privately owned pressurized sewer systems. The Board Members discussed issues such as sewer laterals, pressurizing concerns, and City standards and regulation regarding this process. Storm drains and retention ponds at the River Valley Subdivision were also discussed.

4. Comments/Reports:

a. Chairman/Building Inspector Bench

Chairman Bench stated he needed a copy of plans on the Tremonton Pines Subdivision.

Chairman Bench asked what the status was on the Chadaz Estates Subdivision and the Board Members discussed this situation.

Chairman Bench gave subdivision plans for River Valley and Mountain View PUD Subdivisions to Engineer Breinholt for his review.

b. City Engineer - Chris Breinholt

Nothing to discuss at this time.

c. Public Work Director - Paul Fulgham

Director Fulgham informed the Board Members that the Well Study has been completed. Engineer Breinholt stated that the City will now need to submit a Change of Application. The Board Members then discussed the Study along with issues regarding drill testing, water levels, direction of flow, risks, and possible protests.

Manager/Deputy Recorder Woodworth asked Engineer Breinholt if he would present information on the new well at the City Council Meeting on February 3, 2009, and asked to have a request for authorization for the new well be put on the agenda for this same meeting.

The Board Members also discussed contacting David Z. Thompson regarding

his existing well in Deweyville.

Director Fulgham stated he has concerns toward contractors installing pressurized sewer systems, and felt the City should set standards and policy regarding this issue. The Board Members discussed this matter. Manager/Deputy Recorder Woodworth asked to have pressurized sewer system standards be put on the February 10, 2009 Planning Commission Meeting Agenda.

d. City Manager - Rich Woodworth

City Manager/Deputy Recorder Woodworth asked the Board Members if trees at the Ridley's/Carl & Don's sign project would be considered a contingency for the City or be a forced account. Director Fulgham stated they would be a forced account.

e. City Attorney - Dustin Ericson

Nothing to discuss at this time.

5. Public comments:

No public comments made.

6. Adjournment

Motion by Engineer Breinholt to adjourn the meeting at 10:02 a.m. Motion seconded by Attorney Ericson. Vote: Chairman/Inspector Bench - aye, Engineer Breinholt - aye, Director Fulgham - aye, Manager/Deputy Recorder Woodworth - aye, and Attorney Ericson - aye. Motion approved.

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 21st day of January, 2009.

Richard E. Woodworth
Deputy Recorder
Minutes taken by Shirley Colvin