

Tremonton City Corporation
Land Use Authority Board
January 2, 2008

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Alyson Draper, City Attorney
Paul Fulgham, Public Works Director
Richard E. Woodworth, City Manager
Elizabeth Miller, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting held January 2, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:00 a.m. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, Richard Woodworth, and Elizabeth Miller were in attendance.

1. Approval of agenda

Steve Bench moved to approve the agenda with the following correction of changing the date from "2007" to "2008". Richard Woodworth seconded. Chris Breinholt, Alyson Draper, and Paul Fulgham approved the motion.

2. Approval of minutes November 14, 2007; November 21, 2007

The Board discussed the approval of the minutes for November 14, 2007, and November 21, 2007. **Alyson Draper moved to table the minutes until the next meeting.** Steve Bench and Richard Woodworth seconded the motion unanimously. Chris Breinholt and Paul Fulgham approved the motion.

3. Unfinished Business:

a. UTOPIA

No representation was present. This agenda item was tabled until the next meeting.

b. Consider Fairview Estates Phase 2 for Final subject to all checklist items being completed - Garth Day

The Board discussed the pond for Fairview Estates with Garth Day. Ben Johnston, Fairview Estates Engineer was not yet present but is expected to arrive shortly. Garth Day stated that they would like to run the water from Phase 2 to the pond in Phase 1. To have all of the water go into one pond, it would make the Phase 1's pond part of the improvements for Phase 2. The pond will need to be reconstructed to handle the storm drain water from both phases. **Chris Breinholt moved to approve Fairview Estates for Final subject to his memorandum.** Richard Woodworth seconded the motion. Steve Bench, Alyson Draper, and Paul Fulgham approved the motion. Ben Johnston brought in the changed plat. The Board discussed dispersing of the storm drain water. They would like to use a public utility easement. To use the

easement, they will have to move a dog run and a fence line. Garth Day or Ben Johnston will inform the homeowners along the public utility easement that Fairview Estates has been given permission to use the easement. Their first goal is to have Bob Butters approve taking the storm drain water straight out of the pond to Main Street. Ben Johnston will send the estimates to Chris Breinholt later today. Steve Bench gave Ben Johnston the addresses for the subdivision.

Garth Day asked Richard Woodworth how the Land Use Authority Board is working for the City. Richard Woodworth stated that it is going great. It has everyone who specializes in the area doing the administrative process. Garth Day is looking at doing a Land Use Authority Board in Cache County.

4. New Business:

- a. Discuss property north of La-Z-Boy in regards to possible annexation, roadway access, easements, and utilities - Mark Richardson & Bruce Zollinger

Steve Bench distributed the plan for Mark Richardson and Bruce Zollinger. The Board discussed how they can access the 40 acres of land. It is currently in Tremonton City. The representatives were not able to make the meeting and asked Steve Bench to place them on the next meeting.

- b. Walk ins - Concept review only

Ben Johnston asked the Board how they are draining the land on approximately 1,000 West 1200 South. Paul Fulgham stated that there is a 15-inch line that is used to drain the storm drain water. The line starts at Tremont Street with a 12-inch line and connects into the 15-inch line at 660 West. The entire area across the freeway will need to connect into this line.

5. Monthly review

- a. 10th West and Main Traffic Safety Study

UDOT is projected to build the light at the intersection in Spring of 2008

- b. Easements/Vacation and recording of

The Board discussed the easements and vacations of the City. The Haramoto's and Steve Hansen are still working things out for the roadway access to Main Street for Tremonton Pines Subdivision.

Alyson Draper sent David Griffin a letter in regards to the selling of the property next to Jiffy Lube. The land appraised for \$65,000, and he is willing to sell it for the appraised price. The Board would like to make sure that the access will be permitted by UDOT prior to facilitating the purchase. Chris Breinholt will verify the access with UDOT and report back to the Board.

There will be an easement in Spring Hollow for the water line that runs next to

the City tank and then along the street in Country View Estates. The easement cannot be established until Country View Estates establishes their roads.

Garfield Estates has submitted their agreement for the drainage. The City still needs the amended agreement between Garth Day and Jerry Buchanan for Fairview Estates drainage.

c. Policy and Procedures/Impact Fees (i.e.: Storm Drain/Roads)

Rich Woodworth has authorized \$10,000 for the research of the Storm Drain System. The Board discussed the Storm Drain System for the northwest hillside and the obligation of the landowners. The Board would like the developers to pay for their impact, not the Cities deficiency. Chris Breinholt will develop a Storm Drain Master plan for the hillside.

Alyson Draper is developing a quarter cent Road Sales Tax to be implemented during the next Municipal Election.

d. Sewer Study

Tremonton City needs to develop a better plan for the Sewer System and roads. Chris Breinholt is developing an impact fee range for the budget. It will be done by the end of the month.

e. Comprehensive review of utility and roads

Item Tabled.

f. Road Bond Review/Dig Permits

Item Tabled.

g. Ponds

Item Tabled.

h. New water source

Item Tabled.

i. West Side Design for Storm Drain System

Item Tabled.

j. Task list review

Item Tabled.

5. Comments/Reports:

- a. Building Inspector - Steve Bench

Since the Board has not heard anything in regards to the sewer line for Harmony Heights, Steve Bench will call Doug Nosler to see the status of the meeting.

- b. City Engineer - Chris Breinholt

Item Tabled.

- c. City Attorney - Alyson Draper

Item Tabled.

- d. Public Works Director - Paul Fulgham

Item Tabled.

- e. City Manager - Richard E. Woodworth

Item Tabled.

6. Public comments:

There were no public comments.

7. Adjournment

Rich Woodworth moved to adjourn. Chris Breinholt seconded the motion. Steve Bench, Alyson Draper, and Paul Fulgham approved the motion. The meeting adjourned at 10:33 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 13th day of February, 2008

Elizabeth Miller, DEPUTY RECORDER