

Tremonton City Corporation
Land Use Authority Board
January 9, 2007

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 9, 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

Paul Fulgham moved to approve the agenda. Alyson Draper seconded the motion. Chris Breinholt, Steve Bench, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion

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

Alyson Draper stated that in agenda item 4.a for the minutes taken on November 14, 2007, "Mark Markham" needs to be changed to "Phillip Markham" **Steve Bench moved to approve the minutes for November 14, 2007, and November 21, 2007, with the above correction.** Chris Breinholt seconded the motion. Chris Breinholt, Steve Bench, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion.

3. Unfinished Business:

a. UTOPIA

There was no representation present. The UTOPIA agenda item was tabled.

b. Consider Holmgren Estates East Phase 3 for Preliminary subject to all checklist items being completed - Lyle Holmgren

Lyle Holmgren presented Holmgren Estates East Phase 3 to discussed with the Board. This Phase will provide the second entrance into the subdivision. UDOT has given permission for the second entrance. Hansen and Associates are working on the final plans, but Lyle Holmgren does not have a copy. The engineer is going to reconfigure the pond to comply with Chris Breinholt's memorandum. Phase 3 will be a residential subdivision with the option of professional buildings. The professional buildings will need to fix the covenants and setback requirements. **Rich Woodworth moved to approve Holmgren Estates East Phase 3 for Preliminary approval.** Alyson Draper seconded the motion. Chris Breinholt, Steve Bench, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion Steve

Bench informed Lyle Holmgren that the fee for Preliminary approval was \$192 and that he could pay that to Sharri Oyler and schedule to be on the Planning Commission agenda for consideration of Preliminary approval.

Lyle Holmgren discussed the Storm Drain options for Holmgren Estates East Subdivision Phase 4 with the Board. If the Phase is to drain into the Phase 3 pond, the pond will need to be sized for both Phases. Lyle Holmgren informed the Board that he would like to run the water down the hill to the wetlands. He has already discussed the plan with Dennis Winger and felt that he would approve. The City discussed this option with Lyle Holmgren. If Lyle Holmgren has the Army Core of Engineers sign off on the disbursement into the wetland, the City will allow it. The City will need to have a copy of an approval letter for the Core of Engineers. Lyle Holmgren will place Phase 4 on hold until he has further information.

Lyle Holmgren stated that he would like to see the Tremonton City website a little more user friendly. He stated that he can use the software Dream Weaver if the City would like his assistance.

c. Discuss Detention Pond for Holmgren Estates Phase 2

Holmgren Estates Phase 2 detention pond was redone. Chris Breinholt stated that the plans were good; the construction had errors. Lyle Holmgren would like to avoid this from happening in any other phase of his subdivision. He is now looking into other options for the remaining phases.

d. Discuss future business offices area in Holmgren Estates East

Lyle Holmgren would like to have professional offices along Main Street and have the interior as residential. The professional offices would be condominiums. The offices would need to follow the same setback and covenants requirements as the homes. If this was not what Lyle Holmgren had intended, he could do a zone change to Mixed Use for the entire area. It would have to be for the entire area because the City cannot do a spot zone for individual gain. Lyle Holmgren will consider his options.

e. Consider Garfield Estates Phase 2 for Final subject to all checklist items being completed - Hansen and Associates

Lee Watkins informed the Board that they are going to pipe the storm water. They will do a box for the storm drain in this phase and the bottom in the next phase. The sewer is going to be at the minimum required depth. Paul Fulgham indicated that the temporary turnaround needs to be drawn in and constructed. Lee Watkins stated that they will be built. The Board discussed temporary blow valves verses fire hydrants at the end of all water lines. If a fire hydrant is required, Pubic Works does not have to worry about someone damaging the blow valve. A valve or fire hydrant needs to be added at 1150 East for the stub street in 180 South. The discharge agreement for Phase 1 needs to be amended to include Phase 2. The landowner will need to sign the agreement. **Chris Breinholt moved to approve Garfield Estates Phase 2 for Final subject to the Storm Drain Discharge Agreement, and his Final memorandum.** Steve Bench seconded the motion. Chris Breinholt, Steve Bench, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion

- f. Consider Country View Estates Phase 2 for Final subject to all checklist items being completed - Hansen And Associates

Lee Watkins stated the entire development plan is not finalized. The commercial is planned for the main road on 1,000 North. The residential will start at the bottom of the hill as dense and become less dense as it ascends. Since Randy Marriott is looking at using SAAs, Rich Woodworth would like Lora Luis come to Tremonton and educate the Board on SAAs. Chris Breinholt and Lee Watkins discussed the Storm Drain Water Pond. Chris Breinholt needs to review the pond calculations before Phase 2 can be approved. Tremonton City will need an easement for the secondary access to Country View Estates. The Board discussed the approval of Phase 2. The City will not be able to approve Phase 2 until the pump station and booster pump is signed off. Paul Fulgham and Chris Breinholt cannot approve Phase 2 for Final approval until they have all of the information on the Storm Water Drain Pond and the specification for the sewer and water lines. Lee Watkins will have all the changes, the pump station information, and the specification to Steve Bench by Friday, January 18, 2008.

The Board discussed with Lee Watkins the drainage issue for the entire hillside. All desired members of the Board and public are invited to attend a field trip next week, January 16, at 10:30 a.m. to view where the drainage actually occurs on the hillside. The Hillside Drainage Meeting on January 16th has been moved to January 30th at 11:00 a.m. Elizabeth Miller will notice the landowners and the developers. The meeting will include Marc Allred, Lue Christensen, Norm Fukui, Kelly Harris, Jason Holmgren, Hal Lafleur, Randy Marriott, and Lee Watkins.

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

Elizabeth Miller informed the Board that Mark Richardson and Bruce Zollinger would not be able to make the meeting due to the snow storm.

- b. Walk-ins - Concept review only

The Board discuss the McFarland Subdivision with Lee Watkins. The pond in Phase 1 is only sized for Phase 1 and not designed to serve any other phase. When Lee Watkins designs future Phases the pond will need to be up-sized. The Plat may be recorded once the City receives the bond and signature are on the plat . Steve Bench gave the Board cost estimates for the McFarland Subdivision. Steve Bench reminded Lee Watkins that City Code states that anything not constructed in the year of approval will need to be improved to the new City Standard. Lee Watkins stated that he would inform Bob McFarland.

The Board discussed the roadway over the canal in Mountain Shadows subdivision with Lee Watkins. Lee Watkins stated they are looking at different types of material for the access over the canal, and he will check with the canal company to see what they will allow.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench gave the Fairview bond to Alyson Draper and Chris Breinholt.

b. City Engineer - Chris Breinholt

Under the advisement of Alyson Draper, Chris Breinholt will check with Darlene Hess to see if she has the final invoice from Allied for the Sewer Project.

Chris Breinholt spoke with Glen Ames from UDOT about the Main Street Access on 480 East for the Chadaz Estates Subdivision. Glen Ames informed Chris Breinholt the location of the access would be permitted.

c. City Attorney - Alyson Draper

Alyson Draper informed the Board according to Utah Code, developers need to pay in advance for the professional services.

d. Public Works Director - Paul Fulgham

Paul Fulgham had nothing further to discuss.

e. City Manager - Richard E. Woodworth

Rich Woodworth had nothing further to discuss.

6. Public comments:

There were no public comments.

7. Adjournment

Steve Bench moved to adjourn. Richard Woodworth seconded the motion. Chris Breinholt, Steve Bench, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion. The meeting adjourned at 10:57 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