

**Tremonton City Corporation  
Land Use Authority Board  
January 14, 2009**

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Dustin Ericson, City Attorney  
Paul Fulgham, Public Works Director  
Rich Woodworth, City Manager  
Dottie Garn, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting to order at 9:06 a.m. The meeting was held January 14, 2009, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, Rich Woodworth and Dottie Garn were in attendance.

1. Approval of agenda

**Rich Woodworth moved to approve the agenda.** Paul Fulgham seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, Rich Woodworth - aye. Motion approved.

2. New Business:

a. Walk-ins - Concept review only

There were no walk-ins.

3. Unfinished Business:

a. Mountain View Subdivision - Final, John Hulce

Mr. Hulce, and Lee Hansen were present to discuss the Final for Mountain View Subdivision. Mr. Hansen said they will add a 15 foot utility easement to the development. The Board discussed letters of notification to the utility companies. Rich Woodworth asked if there would be a fence. The fence will be 6' tall and will line the property edge. **Chris Breinholt moved to approve the Mountain View PUD.** Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, Rich Woodworth - aye. Motion approved.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench has the Plat for Tremonton Pines, but they do not have an approved set of construction drawings for Phase I. Chris Breinholt said the construction is already done. Steve Bench said before this will be recorded, he will let Tremonton Pines know they have to submit approved construction drawings.

The Board discussed Chadaz Estates and the road-way that needs to be done. Steve Bench asked Dottie Garn to add Jiffy Lube road onto the task list.

The Planning Commission traffic advisor was in agreement with the proposed changes to 100 South. The fence should be opaque, and is still being negotiated. Carl & Don's Enterprises still owns the building, so there is an issue of who will need to put up the fence, whether it will be Carl & Don's Enterprises or Ridley's. The Planning Commission was concerned about the alley with traffic coming out to the south. Rich Woodworth said the fence should not limit sight for out-going traffic.

b. City Engineer - Chris Breinholt

Chris Breinholt gave the Board the Quit Claim and Construction Easement for the trail at the new hospital.

The Board discussed the issues concerning 1200 South, and bills the City is receiving from Allied and Staker-Parson's.

c. Public Works Director - Paul Fulgham

Paul Fulgham had nothing further to discuss.

d. Rich Woodworth - City Manager

Rich Woodworth would like Mrs. Garn to update the task list with today's items and email the list to the Board.

e. City Attorney - Dustin Ericson

Dustin Ericson spoke with Brent Rupp about the City reimbursing his impact fee. Mr. Rupp felt as though the City should reimburse him since he is moving. The City will not be doing that.

5. Public comments:

There were no public comments.

6. Adjournment

**Steve Bench moved to adjourn the meeting at 9:53 a.m.** Rich Woodworth seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Paul Fulgham - aye, Rich Woodworth - 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 21<sup>st</sup> day of January, 2009.

---

Dottie Garn, Deputy Recorder