

Tremonton City Corporation
Land Use Authority Board
January 16, 2008

Members Present:

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

Member Excused:

Richard E. Woodworth, City Manager

Steve Bench called the Land Use Authority Board Meeting held January 16, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:30 a.m. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, and Elizabeth Miller were in attendance. Richard Woodworth was excused from the meeting.

1. Approval of agenda

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

2. Unfinished Business:

a. UTOPIA

Elizabeth Miller informed the Board that Richard Woodworth stated that UTOPIA is six weeks out from advertising in the neighborhoods.

b. Discuss Townhomes in River Valley Phase 1 lot 2 - Jay Stocking

Jay Stocking would like to a Mixed-Use Phase in River Valley Subdivision to incorporate more low-income-housing. To do the Mixed-Use Zone, Jay Stocking would either need to do a PUD or change the zoning of the Subdivision. Jay Stocking would like to have the interior roads narrow and the collector roads 66-feet. There would be no parking on the interior roads. Alyson Draper stated that she is working on an ordinance to deal with on street parking because of the safety issues.

Steve Bench informed Jay Stocking that the plat for Phase 1 and 2 needs to be to scale and comply with the memorandum sent by Chris Breinholt. The addressing of the townhome units can be the same and just add A, B, C, and D. **Chris Breinholt moved to approve River Valley Phase 1 lot 2's townhomes for Final subject to his memorandum.** Alyson Draper seconded the motion. Steve Bench and Paul Fulgham approved the motion. Steve Bench informed Jay Stocking that he will need to have the plat reviewed by the County prior to bringing in the Mylar for signatures. Steve Bench will need the Mylar and three paper copies. Jay Stocking will also need to pay \$140 for Final approval either now or before they record the plat.

4. New Business:

a. Walk-ins - Concept review only

There were no walk-ins

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench reported that Marc Allred has not recorded Phase 4 and is requesting a release for escrow.

Steve Bench gave Garfield Estates Phase 2 to Chris Breinholt. Paul Fulgham does not need a Mylar as long as Chris Breinholt has one.

Steve Bench asked Paul Fulgham and Chris Breinholt to attend the Planning Commission Meeting on Saturday, January 26th, if they are available. Paul Fulgham has a mandatory personal event Friday and Saturday, but he will try to make it to as much as he can. Chris Breinholt will be in Saint George for training Steve Bench commented that he believes Cooper Robert Simonsen Associates will be a great asset to the community for their excellence in planning and design. Alyson Draper stated that Richard Woodworth has looked at the budget to ensure that there funds are allocated to pay for their services.

b. City Engineer - Chris Breinholt

Chris Breinholt emailed Dan Davidson copy of the changes to the service area for Spring Acres Phases 1, 2, and 3. It will need to be done again for Phases 4 once it is recorded. Chris Breinholt will verify that Dan Davidson will approve the changes.

c. City Attorney - Alyson Draper

Alyson Draper had nothing further to discuss.

d. Public Works Director - Paul Fulgham

Paul Fulgham had nothing further to discuss.

e. City Manager - Richard E. Woodworth

Rich Woodworth was excused from the meeting.

6. Public comments:

There were no public comments.

7. Adjournment

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