

Tremonton City Corporation
Land Use Authority Board
January 23, 2008

Members Present:

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

Members Excused:

Richard E. Woodworth, City Manager

Steve Bench called the Land Use Authority Board Meeting held January 23, 2007, 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, 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. Steve Bench, Chris Breinholt, Alyson Draper, and Paul Fulgham approved the motion.

2. Unfinished Business:

a. UTOPIA

UTOPIA representation was not present. Paul Fulgham stated that they should be advertising in Tremonton City soon.

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

Mark Richardson has registered the property north of La-Z-Boy on the State EDCU Website for possible sale. The property in question is in Tremonton City's Boundary. The Board, Mark Richardson, and Bruce Zollinger discussed access to the property. There are multiple options. They could access the property through Garland. They could negotiate an access with Autoliv for access from 1000 North. There is a railroad crossing that if it is recognized by the Railroad Company, it may be used. The original owner who divided the land is required to give an access to the property. A seller is not allowed to land-lock property. Mark Richardson and Bruce Zollinger will discuss the options with the landowners for a mutually rewarding access. If they need further assistance from the City, they will come again to this meeting.

b. Walk-ins

There were no walk-ins.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Chris Breinholt stated that he talked with Marc Allred about the Spring Acres Phase 4's escrow release. It is just for the material. Paul Fulgham would rather not release anything until the construction plans are finalized. The bond is not recorded because the City does not have a corrected estimate. The lines for the lower part of the subdivision have been inspected and approved. The Board will release the escrow on just the materials so that Marc Allred can pay the vendors. Before they release the funds, Marc Allred will need to show Public Works the material's and laid pipe's exact location. Ed Quinn will review the release prior to its approval.

b. City Engineer - Chris Breinholt

The Board discussed the water rights to irrigate North Park on 600 North. In January of 2002, there was a Water Rights Claim signed by the City releasing a portion of the water used to irrigate North Park. Chris Breinholt will file for the proof for the water that the City is currently using. Chris Breinholt is working with Ted Dean with the Utah Divisional Water Rights to fix the problem. Chris Breinholt and Paul Fulgham signed the proof and Kathryn Bodtke notarized the proof.

c. City Attorney - Alyson Draper

Brad Garfield has an injunction for the second home on his property in Garfield Estates Subdivision. The Board felt that this topic would be better discussed with Rich Woodworth present.

Alyson Draper asked the Board for their expert opinion on areas in Tremonton that would be designated for a specific use due to the type of soil, ability to access water, or any other limitations. The Board did not know of any. The Planning Commission is meeting Saturday, January 26, 2008, for an all day planning session. Cooper Robert Simonsen Associates will send a planner to Tremonton to give some ideas to the Planning Commission. The Planning Commission will use this day to help develop a Master Plan for Tremonton City. Alyson Draper stated that she was informed by Darlene Hess that all Board meetings need to be attended by a appointed Recorder. Since Sharri Oyler - who was approved to take the Planning Commission minutes by the City Council - will be out of town, Alyson Draper asked that Elizabeth Miller take the minutes. Elizabeth Miller will check with the Recorder to see if there have been any other arrangements made for the meeting.

d. Public Works Director - Paul Fulgham

Paul Fulgham had nothing further to discuss.

e. City Manager - Richard E. Woodworth

Richard Woodworth was excused from the meeting, so the following items were tables.

1. Discuss Water Development Plan
2. Discuss Storm Drain - Hillside
3. Discuss Review new Ordinances - parking and Gust homes
4. Discuss Holmgren Pond Remodifications
5. Discuss Jiffy Lube Road - Main Street access
6. Discuss Taylor easement on 2000 West

6. Public comments:

There were no public comments.

7. Adjournment

Paul Fulgham moved to adjourn. Alyson Draper seconded the motion. Steve Bench, Chris Breinholt, Alyson Draper, and Paul Fulgham approved the motion. The meeting adjourned at 10:12 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 12th day of March, 2008

Elizabeth Miller, DEPUTY RECORDER