

Tremonton City Corporation
Land Use Authority Board
January 31, 2008

Members Present:

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

Members Excused:

Alyson Draper, City Attorney

Steve Bench called the Land Use Authority Board Meeting held January 31, 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, Paul Fulgham, Richard Woodworth, and Elizabeth Miller were in attendance. Alyson Draper was excused from the meeting.

1. Approval of agenda

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

2. Unfinished Business:

a. UTOPIA

Rich Woodworth stated that there will be a UTOPIA representative at this meeting until March and to remove them from the agenda until then.

4. New Business:

a. Discuss possible storage units behind 198 North 2300 West - Jay Stocking

Jay Stocking informed the Board that he has the property behind 198 North 2300 West under contract for purchase. He would like to use the land for Storage Units. Steve Bench stated that he would like to see some of the land designated for commercial. Jay Stocking stated that it is not accessible from Main Street and the owner of the land to make it accessible from Main Street is not looking to sell. Until it is accessible from Main Street, he does not believe that it would be an ideal location for commercial. He is willing to hold the land if there is someone to participate in the cost of retaining the land until a commercial entity purchases it. The Board discussed access to the property. Currently, it can be accessed on 2300 West. There is an access from Main Street in the Master Road Plan. The Board asked that Jay Stocking hold a 66-foot right-of-way. Jay Stocking stated he would move the storage sheds if he received a profitable offer. He will give the City first right of refusal for anything that encumbers the land for the roadway. There is 12 acres of land and Jay Stocking will start construction at the North going South. They will use

a perpetual right-of-use agreement to access the storage sheds. He is going to sell the right-of-way to the adjacent landowner to square things up. There will be 30-feet between each building. The size of the buildings are still under consideration. Jay Stocking would like to install a camera systems that can be viewed over the internet by the individual renting the space. The space will be asphalted, have motion lights, and be completely fenced. Jay Stocking would like to have some RV storage units. The Board asked that Jay Stocking design the layout and address the storm drainage then come back to the Board.

Jay Stocking informed the Board that he told Doug Nosler that it was okay to run a sewer line across his land.

Jay Stocking asked the Board if there was anything that could be done with Wilson Truck Parks on 2300 West to clean the area up. Rich Woodworth asked Elizabeth Miller to have Greg Horspool, the Nuisance Control Officer, review the area.

Jay Stocking stated that he is looking into doing a mixed PUD with easy clean roads. Chris Breinholt stated that with high density housing he would need to have a collector road. If he is doing the PUD on his property by 600 North, there is a collector road on 600 North and another on 800 North. Jay Stocking is looking to do the PUD on 2800 West over the canal. The Board stated that he will need to bring a drawing into the Board to discuss.

Steve Bench informed Jay Stocking that he needs to take River Valley Townhomes Phase 1 to the County to be reviewed before the City can sign off on it.

- b. Consider Flag lot on 930 West 600 North for Concept approval subject to all checklist items being completed - David Davidson/Clint Lish

Jay Stocking, Clint Lish, and Todd Lish discussed the options for the land on 930 West 600 North. They would like to do a flag lot, preferable two lots. The Board discussed the requirements with Jay Stocking, Clint Lish, and Todd Lish. To do the flag lot, they must abide by all the Zoning Codes. If this is possible, than they can do a flag lot. Jay Stocking will look further into the property.

- c. Walk ins - Concept review only

Jamie Crowther presented a plat with a lot line adjustment on 1000 West and Rocket Road. The Board recommended talking with Brent Kirkland at Box Elder Title to see how to send the change to the County. This adjustment will not create a buildable lot. If the best way to change the property lines is with a lot line adjustment, Jamie Crowther will present it to Steve Bench for administrative approval. If it is a subdivision, it will need to come to the Land Use Authority Board for Preliminary Approval, the Planning Commission for Preliminary Approval, and then back to the Land Use Authority Board for Final Approval. Jamie Crowther will contact Brent Kirkland to see her best option.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench gave Chris Breinholt the Mylar for River Valley Townhome. It cannot be approved until we verify that it was approved by the County. Chris Breinholt informed the Board that he does not check the interior lot lines since the County does them.

The Board discussed public RV dumps. Tremonton City does not have a public RV dump because of the cost of maintain, regulation, and it would take away from the private sector. If an individual would like a RV dump at their house, they can do a clean-out on their curb.

b. City Engineer - Chris Breinholt

Chris Breinholt did two estimates for the Storm Drain System for the hillside. He did one to over estimate and one to be competitive. The Board will present the over estimate at the meeting today at 11:00 a.m. The estimates includes the line to the ditch and increasing the depth of the ditch. In the long run, the ditch will need to be piped. The Board believes it best to use the impact fees as people move in to pipe the ditch. The Board would like to see Randy Marriott bid low to help keep the costs down. The cost estimate is just an estimate until it is put out for bid. The City will not be contributing financially. If one of the developers does not have money, they could escrow some property to another developer. Paul Fulgham asked about the allowance of a pond and the responsibility for the flooding of basements downhill from the allowed pond? Richard Woodworth stated that Alyson Draper went to a training and learned that the City does not have to take liability for basements that flood due to the storm water. Pond maintenance is one of the main reasons that the Board wants detention instead of retention ponds.

c. Public Works Director - Paul Fulgham

Paul Fulgham stated that UTOPIA contacted him about power for their cabinet at Meadow Park. All of the cabinets have power and are ready to be used. They have not done anything with the box by Country View Estates because there will not be anyone using it until the subdivision is in place.

Paul Fulgham stated that there is a presented Senate Bill that will require cities to locate all sewer laterals. The City is going to start enforcing pins in the curbs and a clean out in the backside of the sidewalk to locate the sewer. The individuals presenting the Bill would like to have a locating wire. Paul Fulgham does not believe that the wire would be a good idea because it will be cut by someone who does not know it's purpose.

Richard Woodworth would like to require pins for property lines. To help eliminate property line issues.

There is currently a bill being voted on today about water rights. It gives farmers a

protection for their shares with a one time filing. There is a short window to file the shares. The City will need to show the current use and the use of the expected growth.

d. City Manager - Richard E. Woodworth

1. Discuss Water Development Plan

The City Council included the well in their Strategic Plan. The Board needs to give the City Council a time line for the new well. They would like to have dates. Chris Breinholt is finishing the Sewer Study and then he will start the time line. Richard Woodworth informed the Board that Alyson Draper did a water analysis. The Board discussed the City's need of water and the deficiency. The Board believes that the City needs another source of water but will need to see the Geological Study to see if the aquifers will produce enough water.

2. Discuss Storm Drain - Hillside

Richard Woodworth stated that he would like to avoid stagnant water in the pond(s) on the hillside.

3. Discuss Review new Ordinances - parking and Guest homes

The parking for 600 South has been passed. There will be no parking on the North side of 600 South.

4. Discuss Holmgren Pond Remodifications

Chris Breinholt does not have the remodification of the Holmgren Estates pond. When he receives it, he will inform the Board.

5. Discuss Jiffy Lube Road - Main Street access

Rich Woodworth informed the Board that if the City believes that the Main Street access to Chadaz Estates is worth fighting for, David Griffin will fight with us. Rich Woodworth stated that he will discuss it with the City Council and asked that Steve Bench discuss it with the Planning Commission to see what their feelings are about the access and what the City's involvement should be.

6. Discuss Taylor easement on 2000 West

Chris Breinholt will finish the Charley Taylor Easement on 2000 West this week.

6. Public comments:

There were no public comments.

7. Adjournment

Steve Bench moved to adjourn. Chris Breinholt seconded the motion. Steve Bench, Chris Breinholt, Paul Fulgham, and Rich Woodworth approved the motion. The meeting adjourned at 10:41 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