

Tremonton City Corporation
Land Use Authority Board
February 13, 2008

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 February 13, 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

Elizabeth Miller informed the Board that according to a new Bill, the minutes are to reflect each individual vote and everyone is to vote again after the motion and second. Alyson Draper stated that the individual taking the minutes should be able to assume if the person makes the motion or seconds it, they are also in favor of it. If they are no longer in favor of the motion, they will state it. The Board agreed to the implied approval.

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

2. Approval of minutes: December 12, 2007; December 19, 2007; January 2, 2008; January 9, 2008; January 16, 2008

Steve Bench and Alyson Draper gave Elizabeth Miller some corrections prior to the meeting. Chris Breinholt had the follow corrections:

January 9, 2008:

Item 3.f. it is "1,000" not "10,000". Same item second paragraph it should be "Kelly" not "Kelley". Item 4.b. Chris Breinholt would like to clarify the second sentence to state anything not constructed in the year of approval.

January 9, 2008:

Chris Breinholt asked that item 2.b. state "to deal with on" in place of "that bans all" He believes that it will be less controversial.

January 2, 2008:

Item 4.b. the County address of "1200 West 10400 North" needs to be changed to "100 West 1200 South" which is a Tremonton address.

December 19, 2007:

Item 4.a. "sump pump" needs to be changed to "sewer lift station". Item 5.b. "pips" needs an "e".

December 12, 2007

Item 3.b. "Rider" is spelled "Ritter" Item 5.b. clarify the address change was a lot

address change.

Alyson Draper moved to approve the minutes for December 12, 2007; December 19, 2007; January 2, 2008; January 9, 2008; and January 16, 2008, with the above changes. Paul Fulgham seconded the motion. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion.

3. Unfinished Business:

- a. Consider River Valley Townhomes Phase 2 for Preliminary approval subject to the checklist - Jay Stocking

Jay Stocking presented River Valley Townhomes Phase 2. This is an amendment to Phase 2 to sell the units rather than rent them out. There will need to be an amendment in the corner of the plat. Steve Bench reminded Jay Stocking that before it can be signed by the City, the County will need to review it. Jay Stocking will have it reviewed by the County. Jay Stocking discussed the detention pond with the Board. He prefers the detention pond to be long and shallow. There is common area that will be maintained by the Homeowners Association. It can only be used by the people directly behind the unit. There are 8 parking spaces directly linked to 2650 West without a pull in and park. Because 2650 West is not a collector road, Chris Breinholt does not have any issues with the parking. Alyson Draper stated that she would like to have functional green space for the kids to play on. Functional green space is an area where children can congregate and play without worry of traffic. Jay Stocking stated that is designated in a future development. **Alyson Draper moved to approve River Valley Townhomes Phase 2 for Preliminary and recommend to the Planning Commission with the condition to include functional green space in a future development.** Steve Bench seconded the motion. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion. Preliminary approval is \$160 payable to the Treasure's department.

Jay Stocking asked about of the cleanup of Wilsons Truck Parts. They have placed two more semis out on the road. Elizabeth Miller stated that she informed Greg Horspool and he is taking care of it.

4. New Business:

- a. American Relief Effort - Kenneth Boyd

Kenneth Boyd informed the Board that he is developing a Emergency Preparedness Program with the churches in the community. He would like to work with the government and private agencies as a liaison. His services will be proactive rather than reactive. His program would be developed on a community level. This would also be a great way to vest those who have gone through the City's CERT Program. He would have locations that would be able to set up tents to house and feed 500 people. The material is all accessible through the government. It is just a mater of addressing all of the government requirements prior to accessing it. In his program, he would like to implement what is referred

to as a windshield inspection. This is where one individual drives down the street and looks for different color of flags on everyone's door. Each flag indicates the need of the family with in. The Board informed him that they are always grateful to have someone enthusiastic about preparedness and advised him to speak with the Emergency Preparedness Comity. Kenneth Boyd has asked to be on the agenda for the February 20th meeting.

c. Walk-ins

No public walk-ins.

5. Monthly review

a. Storm Drain Utility Assets and Projects

Richard Woodworth would like to have a meeting with Chris Breinholt, Paul Fulgham, and Curtis Roberts to structure the utilities to know what the assets and structural value is. There is a slight push to separate the sewer and water departments to improve safety. This distinction will help distinguish the rates and impact fees. The Board discussed their schedules and found that March 5, 2008 would be best.

b. Easements/Vacation and recording of

Richard Woodworth stated that 2000 West has not been updated on the Easement Map. Chris Breinholt will follow-up to make sure that it is place on the Easement Map.

c. Policy and Procedures (i.e.: Storm Drain)

There will be an engineer from University of Utah coming to Tremonton to do a Cursory Study. He will present his findings in March of 2008 to the Planning Commission and give an abridged version to the Land Use Authority Board. Rich Woodworth will give an informal invitation to the City Council.

The Board praised Chris Breinholt for his expertise and being vested in Tremonton City.

Steve Bench received a phone call between 9:58 a.m. to 10:03 a.m.

d. Storm/Water/Sewer Impact Fees Studies

Chris Breinholt is almost done with Sewer Study. Paul Fulgham will give Chris Breinholt the flow information for the calculation of the calibration.

e. Comprehensive review of utility and roads

Everything is in order for the utilities and roads.

f. Road Bond Review/Dig Permits

Everything is in order for Road Bonds and Dig Permits.

g. Ponds

The only pond that needs to be fixed is the Allred/Christensen pond.

h. New water source

Once the Sewer Study is done, Chris Breinholt will work on the new water source.

i. Task list review

Project/ Location	Task	Who	Beginning Date	Completed
Bond or Escrow checks	Design a form to authorize holding and cycling bond or escrow checks.	Alyson Draper	10/3/2007	
Hooking Public Works into the City Office's network	Verify the network connection and ability	APIATECH, Paul Fulgham, & Rich Woodworth	Once UTOPIA is in place	
Country View Estates Development	Checklist	Board	4/11/2007	
UTOPIA Construction	report	Board	6/6/2007	
Tremonton Pines 1	Checklist	Board	6/6/2007	
La Vista Estates 1	Checklist	Board	6/6/2007	
Spring Hollow Phase 1	Checklist	Board	6/6/2007	
Water and Secondary water on the Hillside	View water and secondary water options for the Hillside	Board	6/6/2007	
Sewer Master Plan	Review Sewer Master Plan	Board	4/4/2007	
Spring Acres Phase 4	Checklist	Board	4/4/2007	
Tremont Place 1	Checklist	Board	4/4/2007	
Holmgren Historical Farms	Checklist	Board	7/18/2007	02/13/2008
McFarland Subdivision	Checklist	Board	7/18/2007	02/13/2008
Garfield Estates Phase 2	Checklist	Board	8/22/2007	
Lookout Point	Checklist	Board	9/19/2007	
Allred Pond	Allred/Christensen Pond	Board	10/3/2007	

Appeal Authority Board	Think of who and when an individual is an appeal authority	Board	10/24/2007	02/13/2008
River Valley Subdivision	Checklist	Board	11/21/2007	02/13/2008
Clover Field Estates 2	Second Access Participation	Board	11/14/2007	
Fairview Subdivision	Checklist	Board	11/21/2007	02/13/2008
Sewer Study	Effluent Sewer Line follow-up	Chris Breinholt	10/3/2007	
HOSPITAL	Write a letter to Eric Packer informing him of the sidewalk, curb and gutter requirement	Chris Breinholt	11/28/2007	
UDOT Main Street access	Verify that UDOT will grant Main Street access to the land beside Jiffy Lube.	Chris Breinholt	1/2/2008	
Storm Drain System Research	Develop a plan for the Storm Drain System on the northwest hill	Chris Breinholt	1/2/2008	
Zoning Code	Review entire code and approve or implement changes needed. (Low-income housing)	City Council	11/7/2007	
Flood Plane Map	Check with FEMA to see the statues of the Flood Plane Map	Paul Fulgham	Yearly	
Allied Construction Invoice	Find where the invoice to pay Allied Construction is so that it can be paid	Paul Fulgham	11/28/2007	02/13/2008
10th West and Main Stoplight	Contact UDOT	Rich Woodworth	3/21/2007	
Water Sources	Assess Finances available to find water	Rich Woodworth	1/31/2007	

The Board discussed the types of escrow that the City accepts. The City currently accepts escrow bonds. At the Engineer Conference, Chris Breinholt was advised against using letter of credit. The problem with this type of escrow is that it expires. All escrows have downfalls. Alyson Draper will approve the type of escrow.

Chris Breinholt informed the Board that the transfer of the secondary water on the hillside was for the use not the water rights. Dan Davidson would like to meet with Paul Fulgham to go through the use and rights of Tremonton City. Dan Davidson is working on a way to ensure that all of water shares in his jurisdiction do not lose their rights. Paul Fulgham and Chris Breinholt will meet with Dan Davidson next Wednesday.

The Board discussed proper procedure to obtain property or requesting gifts on the City's behalf. It must go through the City Council before any action can be taken. The best course of action is to have the person in possession of the item requested to come to a City Council Meeting.

Paul Fulgham stated that Allied Construction was great to work with. They did a great job. He would work with them again anytime.

6. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench asked Chris Breinholt to print two zoning maps as large as he can. Chris Breinholt can print the zoning map without distorting it at 36-inches by 48-inches. Paul Fulgham will laminate them.

Steve Bench gave Chris Breinholt an update for the zoning map. It was the zone change on 350 North from R1-10 to R1-15 zoning.

There is a street address problem in Holmgren Estates Phase 7. The street is plated as 450 East. The sign is 475 East. Historically it should be 470 East. Chris Breinholt will look into how to fix it.

Norene Rawlings notified Steve Bench that she has almost been in an accident pulling out of Tremonton City's parking lot numerous times. She wanted to see if there would be some way to eliminate the last parking stall on Tremont Street before the entrance to the City parking lot. Steve Bench will take the request to the Traffic Advisory Board.

The Board discussed the drainage for Marc Allred's Spring Acres Phase 4. If the hillside approves the drainage system developed by Chris Breinholt, Marc Allred will gain back a lot. The lot has 96 foot frontage. The board will allow for a variance to obtain a lot. The lot will help pay for the cost of the Storm Drain System.

b. City Engineer - Chris Breinholt

Chris Breinholt informed the Board that River Valley Townhomes Phase 1 plat is at the County being reviewed. Steve Bench will hold the plat until he hears from County. If it does not require any corrections, he will give it to Alyson Draper for her approval.

Chris Breinholt gave Steve Bench Archibald Estates Phase H. It has been approved by the County.

Chris Breinholt notified the Board that River Valley Phase 5 has a problem. The number of lots per acre fits the density required, but it does not have equal or remotely equal widths. Chris Breinholt asked if bonus density has any regulations on variety in lot sizes. The Board discussed the phase. This phase met all of the current requirements, so it will be approved. The Board needs to work on changing the Zoning Code to clarify the minimum width and depth requirements and zoning restriction need to be maintained or bonus density will not be permitted.

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

1. Traffic Signal

Rich Woodworth received a letter from UDOT in regards to the stoplight on 1,000 West and Main. Alyson Draper indicated that her understanding of the letter was that UDOT would like to know if Tremonton City has the intent to purchase the corner lot so that there is not a regulatory taking. The Board does not see the need for the City to purchase the land. Chris Breinholt will call UDOT to discuss the letter with them.

2. Bridge Inspection

Paul Fulgham stated that he would review the results.

7. Public comments:

There were no public comments.

8. Adjournment

Steve Bench moved to adjourn. Alyson Draper seconded the motion. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion. The meeting adjourned at 11:01 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