

Tremonton City Corporation
Land Use Authority Board
February 20, 2008

Members Present:

Chris Breinholt, City Engineer
Alyson Draper, City Attorney
Paul Fulgham, Public Works Director
Richard E. Woodworth, City Manager
Elizabeth Miller, Deputy Recorder

Members Excused:

Steve Bench, Building Inspector

Rich Woodworth called the Land Use Authority Board Meeting held February 20, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:00 a.m. Chris Breinholt, Alyson Draper, Paul Fulgham, Richard Woodworth, and Elizabeth Miller were in attendance. Steve Bench was excused from the meeting.

1. Approval of agenda

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

2. Discussion on SAAs - Bruce Baird

Bruce Baird gave the Board a general layout of Country View Estates to review. The development will start with commercial move to high density and as the subdivision progresses up the mountain the density will decrease. High density will have 10 to 12 homes per acres and there will be approximately 59.2 acres resulting in 710 units. Moderate Density will have 120.29 acres resulting in 416 units. Low Density will have 351.11 acres resulting in 824 unites. Very low density will be 96.25 acres developing 192 unites. General Commercial is 27.64 acres. There is 55.02 acres reserved for parks/open space. Transition from Commercial to residential is 29.61 acres. This acreage is undefined on the general layout. The road used to access the subdivision, 10,000 North, will need to be improved to develop. The Board discussed the use of SAAs. They believe that if an SAA is going to be used in the development it would be to the public's best interest to do it for 10,000 North. The pricing on water tanks has decreased. Other than 10,000 North, the Board does not see any problems with the general layout. The Board ask Bruce Baird that he develop a SAA agreement and indicate why a SAA would be more beneficial to Tremonton City than any other type of payment for the improvements. Bruce Baird asked the Board to address all of their questions and concerns with him, so he can have them answered by the property individuals. Chris Breinholt stated that he would need to review the general layout more in depth before he could respond. The Board will review the layout after the meeting and Chris Breinholt will send Bruce Baird an email with any items that need to be addressed. Bruce Baird will meet again with the Board on March 19, 2008. Rich Woodworth stated that developers are to pay for their own developments, but it is also the responsibility of the City to facilitate growth. Chris Breinholt and Alyson Draper will look at other Cities who have set a precedence for expected participation.

The Board took a ten minute break from 9:30 to 9:40 a.m.

3. Unfinished Business:

- a. Consider Flag Lot(s) Subdivision at 925 West 600 North for Preliminary approval subject to the Subdivision Checklist - Jay Stocking

There were no representation present for the Flag Lot Subdivision. This item was tabled.

- b. Consider Holmgren Estates East Phase 3 for Final approval subject to the Subdivision Checklist - Lyle Holmgren

Lyle Holmgren asked Chris Breinholt if the plat he submitted was ready for Final approval. Chris Breinholt has sent a memorandum to Hansen and Associates with some minor changes. **Paul Fulgham moved to approve Holmgren Estates East Phase 3 for Final subject to Chris Breinholt's memorandum.** Chris Breinholt seconded the motion. Chris Breinholt, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion.

4. New Business:

- a. Walk ins - Concept review only

Marty Waterson with Hansen and Associates showed the plat for McFarland pond design to the Board. It has landscape drains. There is two spill ways. Chris Breinholt will check the drain pipe sizes and locations. Marty Waterson discussed the clean-outs in the pressurized sewer. The placement of the clean-outs is dependant upon the ground water table. If the groundwater is not an issue, the clean-out will be in the manhole.

Rich Woodworth informed the Board that all plans for parks that will be maintained by the City need to be given to Rhett Ogden the Recreation Director. The Board will have Steve Bench inform Rhett Ogden when he receives it in the plans.

Darlene Hess informed the Board that the County stated the description for Garfield Estates does not include the entire area in the Storm Water Discharge Agreement and they do not have all of the needed signatures. Chris Breinholt informed Darlene Hess that the description and the signatures do not need to be for the entire area. Only the specified area. Chris Breinholt will contact the County

5. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench was excused from the meeting.

- b. City Engineer - Chris Breinholt

Chris Breinholt stated that he called UDOT about the traffic light letter discussed last meeting. The individual who wrote the letter is no longer with them, but they believe that it was to inquire if Tremonton City has any intention to widen the road on 10th West. The City does not have any plans to widen the road. UDOT will need a developed standard crossing section. Chris Breinholt will find an example of one and show it to the Board.

The UDOT Traffic Variance Meetings are held every Tuesdays. Chris Breinholt will schedule the time with UDOT and notify Rich Woodworth. Richard Woodworth will inform David Griffin of the meeting so that he may attend.

Prior to the meeting Chris Breinholt emailed Rich Woodworth the summary sheet for the Storm Drain System bid for the hillside. The Board has only been the coordinator for the meeting for the landowners. The board discussed the collection and payment of funds for the Strom Drain System. The Board does not believe that he City should hold the money. Chris Breinholt will contact Ben Johnston so that the City does not play a part in the financial aspect. Clayton Grover was awarded the bid.

- 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 asked Paul Fulgham to design something for the Council Chambers for a swivel projector and screen. Rich Woodworth would also like a different microphone system.

- 6. Public comments:

There were no public comments.

- 7. Adjournment

Alyson Draper moved to adjourn. Paul Fulgham seconded the motion. Chris Breinholt, Alyson Draper, Paul Fulgham, and Rich Woodworth approved the motion. The meeting adjourned at 10:25 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 26th day of March, 2008

Elizabeth Miller, DEPUTY RECORDER

