

Tremonton City Corporation  
Land Use Authority Board  
March 12, 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 March 12, 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

**Steve Bench moved to approve the agenda with the dismissal of item # 3.a. It has already been approved for Final.** Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, and Richard Woodworth approved the motion.

2. Approval of minutes: January 23, 2008; January 31, 2008; February 6, 2008; and February 13, 2008.

Steve Bench asked if any of the Board had corrections to the minutes. Chris Breinholt stated that he had a few. January 23, 2008, item 5.a. needs to specify that it is the construction plans that Paul Fulgham would like finalized prior to releasing escrow. Item 5.b. needs to clarify that the City signed to “release a portion of the water” used to irrigate North Park. January 31, 2008, item 5.b. needs to clarify that the “pond maintenance” is a main driver of retention ponds instead of detention ponds. February 6, 2008, item 3.a. needs to clarify that Jay Stocking will lose a “building” lot. **Steve Bench and Alyson Draper moved to approve January 23, January 31, February 6, and February 13, 2008 minutes as amended.** Chris Breinholt seconded the motion. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, and Richard Woodworth approved the motion.

3. Unfinished Business:

a. Holmgren East Phase 3 Final - Lyle Holmgren

This agenda item was dismissed in the approval of the agenda.

4. New Business:

a. Walk ins - Concept review only

Ricky Christensen informed the Board that Kelley Harris and himself have okayed Clayton Grover’s bid for the Hillside Storm Drain System. Chris Breinholt stated that Randy Marriot will build the pipe down to the canal and connect into the manhole where Grover’s

Excavation will continue the construction. Randy Marriot will be responsible for going under the canal. Ricky Christensen asked the Board when the Storm Water Drainage System's construction will start. Paul Fulgham believes that Clayton Grover wanted to start the project as soon as possible. Paul Fulgham will check with Dottie Garn to see if the check for the Canal Company has been issued yet. Grover Excavation has not obtained a dig permit.

Ricky Christensen stated that he would like the Allred/Christensen pond to be functional and attractive. He asked Ben Johnston to design the pond with some changes to allow a sidewalk that will connect into Spring Acres Subdivision. He would like to build up the current pond and use landscape rock for appearance. Rich Woodworth stated the City has discussed doing a Scout project for a sidewalk. If the Scouts will do the sidewalk, Tremonton City will pay for the cement. Ben Johnston will design drains to water the grass in the open space/park next to the pond and have the excess drain back into the pond. Ricky Christensen asked if the City would contribute the asphalt for the road improvements. Rich Woodworth stated he could see the City contributing more to the open space/park than to asphalt.

Ricky Christensen informed the Board that the pond area has been a hazard for children. During the winter, a child with down syndrome got stuck in the mud of the pond. The Board all agreed that it was not a safe situation. Rich Woodworth stated that if the pond is dedicated to the City it will be maintained to the same standards as all other ponds in Tremonton. The Board will need to discuss the improvements to the Allred/Christensen pond with the City Council. The Board asked that Ricky Christensen have Ben Johnston design the pond with cost estimates to present to this Board. The cost estimate will need to include the xero-scape two inches to one inch or for grass three inches to one inch rise for land coverage respectfully. Chris Breinholt showed everyone present in the meeting the original drawing of the pond from 1999. There was an issue that was not caught by the City until it was approved. The berm hill of dirt needs to be pushed back 15-feet to no longer obstruct the right-of-way. Ben Johnston informed the Board that he has done the calculations for Spring Acres Phases 1, 2, and 3's pond. It is supposed to have 58,000 feet of capacity. It currently has 49,000 feet with a minor discharge of .38 CFS. If he were to make the pond three-feet deeper, he would increase the pond 5,000 feet in capacity. Ben Johnston asked for some leeway for the pond so that Marc Allred does not have to do another pond for only 5,000 feet capacity in his 4<sup>th</sup> Phase. Chris Breinholt and Ben Johnston discussed the options of the pond. Chris Breinholt stated that if he can work the current pond so that the capacity is only 3,000 to 4,000 feet off, he would approve it.

Rich Woodworth stated that he would like input from the neighbors to see what they would like done with the green space next to the pond. The Board would not like the green space to be a children's park because of the collector road. The backyards of neighboring homes to the green space/park will not be a problem because of the different elevations. The pond has not been dedicated to the City and the property still belongs to Ricky Christensen. The Board thanked Ricky Christensen for coming in to discuss the pond.

Ben Johnston asked the Board if they needed to have four valves for irrigation at every intersection in Spring Acres Phase 4 and 5. The Board stated water must have the four valves, but he can eliminate 6 valves for irrigation.

## 5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench discussed with the Board Tremont Place's escrow release request. There is currently only a construction escrow. Chris Breinholt will review the request.

Chris Breinholt needs the construction drawings for Tremonton Pines.

Steve Bench gave Chris Breinholt Holmgren Estates Phase 3's plat and Tremonton Pines' plat.

Steve Bench asked Chris Breinholt to do another zoning map. Chris Breinholt will have it for the next meeting.

b. City Engineer - Chris Breinholt

Chris Breinholt stated that the escrow review for Holmgren Estates Phase 3 was to the same standard that the other developments have been. Chris Breinholt will approve the escrow excluding the change needed on the water connection to Main Street.

Chris Breinholt gave the plans for the Senior Center's demolition and construction. The Board discussed the plans. If the second level's capacity is 49 people or less it does not require any additional access. Steve Bench will post the capacity of each room on the door. If an egress elevator is added to the new Senior Center Building, it will double the cost. The type of equipment placed in the kitchen will need to take into consideration the space and what is required to operate.

c. City Attorney - Alyson Draper

Alyson Draper had nothing further to discuss.

d. Public Works Director - Paul Fulgham

Paul Fulgham informed the Board that we need to make sure that when people bring in plans that they bring in enough for all of the Board. Chris Breinholt will start indicating the requirement in his memorandums. He will also indicate that the plans need to be approved by Public Works and the County prior to Final approval.

e. City Manager - Richard E. Woodworth

Rich Woodworth stated that we need Chris Breinholt to write Sattar Tabriz and Mark Smith to indicate that they need to get with David Griffins for the access Main Street. Rich Woodworth would like Chris Breinholt to indicate in the letter that Tremonton City is aware that the Main Street access is possible and it will be required for the development. Tremonton City will work with them in any way possible. Elizabeth Miller will give Chris Breinholt Sattar Tabriz, Mark Smith, and David Griffins' addresses.

Rich Woodworth asked the Board where the second access for Clover Fields Subdivision stands and who is going to organize the road project. Rich Woodworth needs to know the City's contribution as soon as possible. Alyson Draper will contact Mark Higley's attorney

to find out. Alyson Draper stated that it was her interpretation that the City would only be liable for between \$22,000 and \$35,000.

Rich Woodworth stated that the City needs to look at the Christensen/Allred pond in regards to impact fees. The Board cannot see participation in removing the borrow, because the road only serves one City resident. Although it may be a safety issue. Rich Woodworth would rather offset the park than the road because he does not want to set a precedent.

6. Public comments:

There were no public comments.

7. Adjournment

**Steve Bench moved to adjourn.** Alyson Draper and Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, and Richard Woodworth approved the motion. The meeting adjourned at 10:32 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 30th day of April, 2008

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Elizabeth Miller, DEPUTY RECORDER