

Tremonton City Corporation
Land Use Authority Board
March 19, 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

Steve Bench called the Land Use Authority Board Meeting held March 19, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:05 a.m. Steve Bench, Chris Breinholt, Paul Fulgham, Richard Woodworth, and Elizabeth Miller were in attendance.

1. Approval of agenda

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

2. Approval of minutes: February 20, 2008; February 27, 2008

Elizabeth Miller stated that the minutes were not ready to be sent out, and asked that they be tabled until the next meeting. **Steve Bench moved to table the minutes.** Paul Fulgham seconded the motion. Steve Bench, Chris Breinholt, Paul Fulgham, and Richard Woodworth approved the motion.

3. Unfinished Business:

a. UTOPIA

Rich Woodworth informed the Board that UTOPIA is going to refinance the project. The project should start again at the end of April 2008. There is a hearing in April for 11 Cities who are involved in UTOPIA. Rich Woodworth believes that UTOPIA will be great for the citizens of Tremonton as soon as it is in place. There are some companies that are already using UTOPIA that can do more with this optical system than ever before.

b. Consider Country View Estates Subdivision General layout for preliminary approval - Bruce Baird

There was no representation for Country View Estates Subdivision. This agenda item was tabled until further notice.

c. Consider Imperial Townhomes for Preliminary approval subject to checklist - Lowell Neil & Micah Capener

There was no representation for Imperial Townhomes. This agenda item was tabled

until further notice.

4. New Business:

a. Walk ins - Concept review only

Penny Peterson stated that she would like to do a division of property from the land her father is selling by Fridal Heights Subdivision. She would divide the land that is around her property to give further distance from whatever will happen with the selling property. The Board informed Penny Peterson that the land is in the County and would need to be addressed there until the land was annexed into Tremonton City. Steve Bench recommended that she discuss her plans with Brent Kirkland at Box Elder Country Title and Kevin Hamilton at the County. Penny Peterson thanked the Board for their time.

5. Comments/Reports:

a. Building Inspector - Steve Bench

1. Discuss Museum in Residential area

Steve Bench stated that there are three areas within Residential Code that will allow a museum. The Board discussed a museum in residential area. They will wait to see where the desired location of the museum is before they go any further.

Steve Bench informed the Board that the old Senior Center Building will be torn down. The asbestos inspection is complete. The Board believes that Doug Allred will be able to give the lowest bid for the demolition. He has demolished many other state buildings with asbestos. Steve Bench will contact the asbestos inspector for a bid after the meeting.

b. City Engineer - Chris Breinholt

Chris Breinholt informed the Board that Clover Field Subdivision Escrow was approved. He gave the approval to Steve Bench. Clover Field Subdivision still needs a construction permit for UDOT for the 800 West access to Main Street.

Chris Breinholt stated that he needed to tell Marc Allred that there would be no further escrow release until the City receives the construction estimate.

Steve Bench gave Chris Breinholt the contact information for Mark Smith and Sattar Tabriz.

c. Public Works Director - Paul Fulgham

Paul Fulgham asked the Board if there is a signed agreement for the secondary road access for Clover Field Estates. Steve Bench stated that the City will start the agreement again with the new attorney. There is only a rough draft completed.

Public Works has patched the road in Tremont Place, and Paul Fulgham has sent a bill to Newel Jackson, the developer. Paul Fulgham is concerned because they are building houses with no water available, they have not fixed their current leaks, and their fire hydrant is tipped. The water has been shut off so that it does not continue to leak. Chris Breinholt stated he has talked with Blake Love with Stakers Parson about Tremont Place Subdivision and Tremonton City's road repairs to be done at the same time.

Steve Bench informed the Board that at 1:00 p.m. today there will be a contractor at the Food Pantry at 180 South Tremont Street. The City will do most of the site preparation.

d. City Manager - Richard E. Woodworth

Rich Woodworth informed the Board that he talked with three different people and offices about attorneys. He will receive final offers today. The new attorney will be approved by the City Council.

The vacant building at 83 South Tremont Street is being remodeled to be a daycare. The daycare owner is redesigning the business to comply with the building codes and requirements. The Building in the back will be torn down for parking and a fenced play area. Rich Woodworth stated that if the daycare would like, they can use a few toilets from the soon to be Senior Center.

Rich Woodworth will give Steve Bench the bids for the Senior Center parking and elevator after the meeting. Chris Breinholt was able to fit 50 parking stalls on the property. The remaining grass area is not large enough to add additional parking.

6. Public comments:

There were no public comments.

7. Adjournment

Steve Bench moved to adjourn. Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Paul Fulgham, and Richard Woodworth approved the motion. The meeting adjourned at 9:45 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

Elizabeth Miller, DEPUTY RECORDER