

Tremonton City Corporation  
Land Use Authority Board  
March 26, 2008

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Paul Fulgham, Public Works Director  
Elizabeth Miller, Deputy Recorder

Members Excused:

Richard E. Woodworth, City Manager

Steve Bench called the Land Use Authority Board Meeting held March 26, 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, and Elizabeth Miller were in attendance. Richard Woodworth was excused from the meeting.

1. Approval of agenda

Steve Bench stated he would entertain a motion to approve the agenda. **Paul Fulgham moved to approve the agenda.** Steve Bench seconded the motion. Steve Bench, Chris Breinholt, and Paul Fulgham approved the motion.

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

Steve Bench stated that the Board reviewed these minutes last week and Elizabeth Miller asked to table because there were clerical errors that needed to be fixed. Paul Fulgham and Steve Bench stated that they did not have any corrections for the minutes for the meeting they were in attendance for. Steve Bench was in attendance on February 27, 2008, and Paul Fulgham was in attendance on February 20, 2008. Chris Breinholt had a few corrections for the minutes. For the minutes of February 20, 2008, agenda item 2 refers to 10,000 “West” and it need to be “North”. Item 4.a. paragraph one needs to clarify that Marty Waterson is with Hansen and Associates. Paragraph three needs to clarify that the description was for the Storm Water Discharge Agreement. For the minutes of February 27, 2008, agenda item 2.a the motion needs to clarify that it is being recommended to the Planning Commission. Item 3.b. paragraph three needs to state “Bear River Canal Crossing” instead of “Bear River Canal Defined Utility”. Steve Bench stated he would entertain a motion to approve the minutes of February 20, 2008, and February 27, 2008, with the above corrections. **Chris Breinholt moved to approve the minutes of February 20, 2008, and February 27, 2008, with the above corrections.** Steve Bench seconded the motion. Steve Bench, Chris Breinholt, and Paul Fulgham approved the motion.

3. Unfinished Business:

a. UTOPIA

There were no UTOPIA representatives present. This agenda item was tabled until the next meeting.

4. New Business:

a. Walk-ins - Concept review only

There were no walk-ins.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench stated that the United States Post Office called him in regards to Holmgren Estates Phase 7. It has the same house numbers as Phase 6. Chris Breinholt will do an address change for the subdivision.

Steve Bench informed the Board that the Planning Commission has made some changes to the zoning of the Comprehensive Plan. They would like it illustrated on a Boundary Map. Chris Breinholt will make those changes on the Zoning Map and title it Future Master Zoning Map.

b. City Engineer - Chris Breinholt

Chris Breinholt had Paul Fulgham sign the Stream Crossing Permit for the Bear River Water Line Crossing.

Chris Breinholt gave Paul Fulgham a copy of the Garfield Estates Phase 1 construction and plat.

Chris Breinholt informed the Board that Marty Waterson with Hansen and Associates gave him the Garfield Estates Phase 2 updated construction drawings on Tuesday, March 25, 2008.

Chris Breinholt presented the easements plotted on the City Boundary Map. Some of the easements are not exact but in the general location. The Board will indicate on the map that the easements are in the general location and if asked they will specify exact locations. This map includes all of the City easements that he has. Chris Breinholt had a few questions on the description of some easements. He asked that the Board review the map and let him know of any needed changes. The Board discussed three easements in further detail. A billboard easement for Tremonton City, a billboard easement in Elwood, and a release of water into the canal easement. The Board was not sure about the easements. Paul Fulgham and Steve Bench stated that Richard Woodworth would be better able to indicate more about the easements. Chris Breinholt will discuss it again at the next Land Use Authority Board Meeting.

Kathryn Bodtke informed Chris Breinholt that she received a phone call from Roger Knowel to schedule a preconstruction meeting for Tremont Pine. Chris Breinholt will call him back after this meeting.

c. Public Works Director - Paul Fulgham

Paul Fulgham told Chris Breinholt that the Class B road report he sent earlier needs to be updated. Paul Fulgham will update the report and send it back to Chris Breinholt.

Paul Fulgham stated he has the drawings from Spring Acres but nothing stamped for approval. Chris Breinholt stated that they still have a few corrections that need to be made. Ben Johnston delivered an updated construction drawing earlier in the week to Chris Breinholt's office which he has not had a chance to review yet. He plans to review it by the end of the week.

Paul Fulgham asked what the status of Holmgren Estates East Phase 8 was. The Board discussed the subdivision. There is to be no further construction until it is finalized.

Chris Breinholt received Fairview Estates Escrow last week.

Grover Excavation will start the hillside drain line for the upper west side drain as soon as it is stacked.

Paul Fulgham informed the Board that he will need to be excused from the next meeting April 2, 2008.

d. City Manager - Richard E. Woodworth

1. Advise and Consent for Bear River Canal Company's Secondary Water Committee.

Rich Woodworth was excused from the meeting. Item 5.d.1. was not discussed.

6. Public comments:

There were no public comments.

7. Adjournment

**Chris Breinholt moved to adjourn.** Steve Bench seconded the motion. Steve Bench, Chris Breinholt, and Paul Fulgham approved the motion. The meeting adjourned at 9:56 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 30<sup>th</sup> day of April, 2008

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Elizabeth Miller, DEPUTY RECORDER