

Tremonton City Corporation
Land Use Authority Board
April 9, 2008

Members Present:

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

Members Excused:

Rich Woodworth, City Manager

Steve Bench called the Land Use Authority Board Meeting held April 9, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:08 a.m. Steve Bench, Chris Breinholt, Dustin Erickson, Paul Fulgham, and Elizabeth Miller were in attendance. Rich Woodworth was excused from the meeting.

1. Approval of agenda

Steve Bench moved to approve the agenda with Item 3.a. tabled and the removal of Rich Woodworth from item 5.c. and add Paul Fulgham in item title. Paul Fulgham seconded the motion. Steve Bench, Chris Breinholt, Dustin Erickson, and Paul Fulgham approved the motion.

2. Approval of Minutes: March 5, 2008

Steve Bench recommended tabling the minutes because Rich Woodworth was not present to vote on them since he made comments in the meeting. **Paul Fulgham moved to table the minutes of March 5, 2008.** Steve Bench seconded the motion. Steve Bench, Chris Breinholt, Dustin Erickson, and Paul Fulgham approved the motion.

3. Unfinished Business:

- a. Consider Look Out Point for Preliminary approval subject to checklist - Norman Fukui/Kelley Harris

Kelley Harris informed the Board his engineer has been ill and was not able to complete their Preliminary plat. He asked to be placed on next week's agenda. The Board stated they would put him on the next agenda.

4. New Business:

- a. Discuss Malad River Crossing for Kent's employee parking - Keith Harrow

Keith Harrow was not present in the meeting. Paul Fulgham stated that Rich Woodworth informed him about the river crossing. Keith Harrow informed Rich Woodworth that they would like to do employee parking across the river. The Board discussed the cost of the parking and bridge. It will be a costly expenditure that may prove to become cost prohibitive.

- b. Walk-ins - Concept review only

There were no walk-ins.

5. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench gave Chris Breinholt the zoning changes for the Planning Commission Future Master Plan. The Board discussed the desired changes. Chris Breinholt will change the scale to 1,200 from 1,000 to fit the entire annexation boundary line. The Board discussed zoning for a golf course in the wetlands on the northeast area of Tremonton City Boundaries. The golf course could be done around the cat tails, or they could medicate the cat tails. Paul Fulgham and Chris Breinholt will look at the area after the meeting to see if a golf course would be possible. Chris Breinholt will change the Future Zoning Map as the Planning Commission has indicated.

Steve Bench and Chris Breinholt informed Paul Fulgham about the meeting last week for a proposed development of 400 units on the west side of Main Street by Town and Country. Chris Breinholt gave Paul Fulgham a copy of the Traffic Study.

- b. City Engineer - Chris Breinholt

Chris Breinholt presented the updated easement map. The Board discussed the easements. Paul Fulgham asked where the sewer line running parallel with I-84 on the east side was. Chris Breinholt will look into the easement. The Board discussed the easements. Paul Fulgham will go through the easement map to see if he has any additional easements that need to be added. The easement map is based on the flyover from 2001.

Chris Breinholt distributed the Request for Proposals for the Senior Center to the Board members. Chris Breinholt asked the Board to review the request. The basic plan for the buildings demolition and construction is attached to the request. The proposal is for an architect and contractor or an architect to pick a contractor. The City Council will make the selection based on the recommendations of the Land Use Authority Board. The City Council will also award the bid. The language in the Request for Proposal will state a panel appointed by the Mayor will award the bid. The bid will be awarded May 7, 2008. There will be no charge for proposal instructions. The insurance on the project is stated at over two million dollars. Chris Breinholt discussed the insurance amount with Dustin Erickson. Dustin Erickson believes that the General Liability is adequate, but the Automobile Liability is high. He would like to see it at \$750,000. He will review the proposal and get back to Chris Breinholt by the end of the day. Chris Breinholt will attach a color picture of the front of the building that will need to be refinished. The parking is not part of this proposal. Chris Breinholt would like to have the building available for contractors and architects April 16, 2008, at 11:00 a.m. or 1:00 p.m. for a walk through. The sale of the building is not final until May 1, 2008, but Paul Fulgham will see what they can do.

- c. Public Works Director – Paul Fulgham

Paul Fulgham asked to Board their feelings about putting pressure on Tremont Place to do their repairs. Chris Breinholt will write Newel Jackson, the developer, and give him the deadline of June 1, 2008 to complete the repairs.

- d. City Attorney - Dustin Erickson

Dustin Erickson informed the Board that Wednesday, April 16, 2008, he will have a draft of the financial escrow letter for the developers.

- 6. Public comments:

There were no public comments.

- 7. Adjournment

Steve Bench moved to adjourn. Paul Fulgham seconded the motion. Steve Bench, Chris Breinholt, Dustin Erickson, and Paul Fulgham approved the motion. The meeting adjourned at 9:51 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