

**Tremonton City Corporation
Land Use Authority Board
April 16, 2008**

Members Present:

Steve Bench - Building Inspector
Chris Breinholt - City Engineer
Dustin Ericson - City Attorney
Paul Fulgham - Public Works Director
Rich Woodworth - City Manager
Sharri Oyler - Treasurer

Steve Bench called the Land Use Authority Board Meeting held April 16, 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, Dustin Ericson, Paul Fulgham, Rich Woodworth and Sharri Oyler were in attendance.

1. Approval of agenda:

Paul Fulgham moved to approve the agenda as written. Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion.

2. Unfinished Business:

a. Consider Look Out Point for preliminary approval subject to checklist - Norman Fukui & Kelly Harris

A plat was presented by Kelly Harris and Ben Johnston with Johnston Engineering. Requested changes to the plat were explained. The retention area will be landscaped with rock. The overflow of water was discussed. Chris Breinholt expressed concerns with the overflow of water and retaining it when this area develops more. Chris stated he will watch this and see what happens. If he does see a potential problem, Kelly and Norm will have to take care of this as will any future developers in the area. Rich Woodworth asked about this being an impact fee project. The board agreed that would be the best. **Rich Woodworth motioned that the board recommend preliminary approval to the Planning Commission.** Steve Bench seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion. This will be on the next Planning Commission agenda which will be April 22, 2008. It will be held at the Fire Station.

b. Consider Storage Sheds at 340 W 1000 N for final - John Losee

A plat was presented by John Losee. There is an irrigation ditch which he could use for overflow. He has talked with the owner and he stated he would like to have an oil separator installed. He could install wells with sump pumps. This will be installed in the parking area on his property. There is a well on the property that he will cap off. He has checked with the State and was told he could use this at another location. Chris Breinholt was concerned about the depth of the retention wells with the water table in the area.

The entrance will be in the center. This will be a metal building.

The board stated he will have to come to the next meeting with more detail on storm drain and flow. He asked if he could get started on one building. He could retain the drainage on his other property for now. The board stated it would be best to do the whole area at one time.

3. New Business:

- a. Discuss Malad River Crossing for Kent's employee parking - Keith Harrow
Keith had talked with Rich Woodworth about moving the employee parking across the Malad River. They are also going to remodel the inside of the store. They will need to come to this meeting to discuss this.

4. Comments/Reports:

- a. Steve Bench - Building Inspector

Steve Bench had nothing to discuss.

- b. Chris Breinholt - City Engineer

Chris presented a plat for possible well sights for the study. Steve stated that Kris Oyler is selling his well. There are three possible sights. The east hill side by east reservoir in Deweyville, the south spring sight, and the Jeanie Stevens Park. He will pursue these three areas.

Dustin Ericson was excused at this time.

- c. Paul Fulgham - Public Works Director

Chris Breinholt gave a draw from the Tremonton Pines. Paul Fulgham asked about the West Liberty Foods tour. This will be held Friday at 1:00 p.m. and they will tour the treatment facility at WLF. The City Council has been invited. Eric will also be there.

Paul asked about the agreement with Cloverfield and Marc Allred, Mark Higley and the City. Rich Woodworth stated the city is into it about \$20,000. Steve stated the area must be hard surfaced.

- d. Rich Woodworth - City Manager

Rich stated a wrinkle has developed in the new Senior building. The Federal Government is requiring a historical report because they will be taking out a wall. The dates need to be moved back a little. The bid process will be moved back 30 days, with the start day of July 7, 2008.

Rich distributed the functional classifications of the roads.

Chris Breinholt distributed a map of the road classifications. Chris will respond to the letter.

Rich asked if we have heard from the Jiffy Lube people. Chris has sent them a letter.

Rich asked about the secondary water and the canal company. A meeting will be set up with the City Council.

Rich asked the status on the Allred pond redesigning and storm drain issues.

The Mayor came into the meeting to look at the future well sights.

e. Dustin Ericson - City Attorney

Dustin left the meeting at 10:10 a.m.

5. Public Comment

There were no public comments.

6. Adjournment

Steve Bench moved to adjourn the meeting. Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion. Meeting adjourned at 10:35 a.m.

The undersigned duly acting and appointed 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 21st day of May, 2008.

Sharri Oyler, Treasurer