

Tremonton City Corporation  
Land Use Authority Board  
April 23, 2008

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Dustin Ericson, City Attorney  
Rich Woodworth, City Manager  
Elizabeth Miller, Deputy Recorder  
Dottie Garn, Deputy Recorder (In training)

Members Excused:

Paul Fulgham, Public Works Director

Steve Bench welcomed everyone to the meeting. Chris Breinholt, Dustin Ericson, Richard Woodworth, Steve Bench, Elizabeth Miller and Dottie Garn were in attendance. The meeting was held on April 23, 2008 in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah at 9:00 a.m.

1. Approval of agenda

Steve Bench stated that the Board would postpone the minutes until next week then **made the motion to approve agenda**. Rich Woodworth Seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Rich Woodworth - aye. Motion unanimously approved.

2. Approval of Minutes: March 5, 2008; March 12, 2008; March 19, 2008

**Steve Bench moved to table the minutes until next week.** Rich Woodworth seconded. Vote: Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Rich Woodworth - aye. Motion unanimously approved.

3. New Business:

a. Walk ins - Concept review only

**John Losee and Ben Johnston** met with the Board to discuss the John Losee Storage Shed Sight Design review. Mr. Losee stated that to minimize the fill needed, they have designed two ponds due to the land being flat. It is all surface drainage. Mr. Johnston stated that there is a flap valve designed on the southwest side pond so that the irrigation does not go into the pond. The outlet will be constructed when the last two side buildings are built on the west and east. There will be a total of four buildings. In a three phase setup, the last phase will have the west and east buildings. The storage will be fenced. The detention pond will be three feet deep. The finish on the pond is still under consideration. He will maintain the pond to insure that it will not have weeds growing in the pond. Mr. Woodworth told the group that Cobar is a type of chemical that can be used to keep weeds out and not hurt the agriculture.

Mr. Losee told the Board that the ponds will be in the front corners on the southwest and southeast. John Losee informed the Board that the metal price has increased immensely in the last few months. The Board stated that he could do a wood frame with the current distance. John Losee stated that he would not want to do that because the insurance cost goes way up. The Board stated that he can choose whichever type of building he would like. As he completes the phases, he will maintain the open space. The Board discussed the type of grass. It is a pasture grass. Rich Woodworth stated there are many patrons that would mow the grass just so they can have the

grass clipping. This is not a subdivision - this is a permitted use in the zoned area. They are just reviewing the site plan. If the sight plan is approved, Steve Bench will notify John Losee. The building is 4800 square feet for the first building. It will cost around \$500 for a building permit. Mr. Losee will start scraping the dirt, but he will still need to find someone to do the concrete to spec.

Ben Johnston stated that the Pingles have been into the City about the 1000 West and Rocket Road going into Country Meadows Subdivision. There are some issues with the development on the boundary that need to be address. Steve Bench stated that the development is still in the Preliminary state; therefore, they can still make changes. Ben Johnston will continue to work with the development.

Ben Johnston asked if the Planning Commission last night approved the Lookout Point for preliminary? Mr. Bench told Mr. Johnston that the Planning Commission did approve the Lookout Point for preliminary.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench asked Dustin Ericson about the letter of credit. Mr. Ericson will bring it in to Steve Bench.

Steve Bench presented the report of the Senior Center's condemned building. The Board discussed the building. If the building is torn down like a regular building, demolition or burned, it is considered disturbing the asbestos. The Boiler Room and the crawl space will be a large expense. These items need to be cleaned up before they can burn the building. There is, also, tile that will need to be removed. Table 6 Appendix A. The boiler pipe lagging asbestos needs to be removed from the pipe. OSHA requires that there is a third party management for the job. The estimated ballpark figure for clean up is \$60,000. The Fire Department and Council needs to have the copy of the plan on site. The Board asked that this be placed on the May City Council Agenda. To tear anything down, there needs to be approval from the State. Jeff Roland is the individual who did the review.

The Fire Department is going to do some training in the Senior Center. They will not touch the roof. Dustin Ericson will check to see if the demolition of some of the Senior Center can be done by Public Works. John Losee and Micah Capener were concerned about how large the fire would be.

Steve Bench asked about the colors for the Food Pantry Building. The Civic Center is brown brick and light brown. The Board discussed their coloring . Sand Stone siding and Stone trim was what was decided.

John Losee asked Steve Bench about the gas station conversion into an office. Steve Bench stated that he will need to just comply with the Building Code. Banks will not lend on the land because the tanks have leaked before. There is right-of-use on the south and east sides of the business. The east side has a right- of-use. They could do away with the front access to the building and just use the parking around the rest of the building. Bio West got the area cleaned up; however, it is not to the point a clean bill of health has been given for the building. There is a rotting lake bed that was covered that has created some of the sulfur smell. If they build onto the building, they will need to meet UDOT's requirements. Steve Bench stated that if they close off the UDOT access they would be off of a private access and would need to only conform to the City parking. All of the deeds and agreement for the parking should be recorded with the land.

Micah Capener asked about the private parking rights of the Ridley's area. The Board told him that the rights and agreements should all be recorded on the land with the County.

b. City Engineer - Chris Breinholt

Future Master Zoning Plan was given the Steve Bench by Chris Breinholt.

A Mylar for the Master Road Plan with the City Boundaries was requested. Chris Breinholt will see what he can come up with.

The question was asked if the Master Road Plan has been changed or updated? The latest one is 2006 early 2007. Chris Breinholt has it on his computer. He did the changes for the City. If Chris Breinholt cannot find it, Steve Bench will scan his copy and give it to Chris Breinholt. Paul Fulgham may have done it as well.

Chris Breinholt gave the Board the Proposed Road Classification in the Tremonton, Utah B and C road file with the Recorder's Office. Dustin Erickson will see what the change of the law was for the classification requirements. With HB 153, Dustin Ericson will modify the ordinance so that it is stated in there so it will not be overlooked.

c. City Manager - Richard E. Woodworth

Rich Woodworth will get with Dustin Erickson to finish up his checklist. Rich Woodworth stated that the Board talked about the bridge on 1000 West and 2300 West to aline the road. As long as there is a public purpose, the City will participate. Chris Breinholt feels that it is a public purpose and need.

d. City Attorney - Dustin Ericson

Dustin Ericson apologized for not having the new letter of credit at the meeting.

5. Public comments: This is an opportunity to address the Staff regarding your concerns or ideas. Please limit your comments to five minutes.

6. Adjournment

**Steve Bench moved to adjourn.** Chris Breinholt seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Richard Woodworth - aye. All approved.

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 reference date.

Dated this 21st day of May, 2008.

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Richard E. Woodworth for  
Elizabeth Miller, Deputy Recorder