

Tremonton City Corporation  
Land Use Authority Board  
April 25, 2007

Members Present:

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

Members Excused:

Alyson Draper, City Attorney

Steve Bench called the April 25, 2007, Land Use Authority Board meeting held in the Tremonton City Council Meeting Room at 102 South Tremont St, Tremonton, Utah, to order at 9:00 a.m. In attendance were Steve Bench, Chris Breinholt, Paul Fulgham, Rich Woodworth, and Elizabeth Miller. Alyson Draper was excused from the meeting.

1. Approval of agenda

Steve Bench informed the Board he would entertain a motion to approve the minutes. **Rich Woodworth moved to approve the minutes.** Paul Fulgham seconded the motion. The motion was unanimously approved.

2. Unfinished Business

a. Chadaz Estates Phase II& III - Preliminary

Mark Smith and Sattar Tabriz presented Chadaz Estates Phases II and III. Sattar Tabriz asked Chris Breinholt to verify the changes that were requested were done correctly. The Board discussed with the Chadaz Estates representatives the distance between the centerline of the intersections, Main Street access, storm drain and water, sewer line locations, road grade, fire hydrants, road width variations, and pond requirements. Mark Smith stated that no arrangement have been finalized to access Main Street. Sattar Tabriz would like to run the sewer out the back rather than in the street. The road grade will be a minimum slop of four percent. The fire hydrants will be arranged so that there will be no stagnate pipes. Chadaz Estates will have a protection strip to make sure that the two different road widths will come together nicely. There will be a sprinkler system and grass required for the pond. Steve Bench gave Sattar Tabriz a copy of the City's bond form. For Final approval of Chadaz Estates Subdivision, you will need to have your bond in place, the pond finalized, and the cost estimate and construction drawings to Steve Bench on the week prior to the meeting. Steve Bench will assign street addresses to the presented plat. **Steve Bench moved to approve Chadaz Estates Subdivision Phases II and III subject to a four percent minimum slop, man holes as the specified locations, grass and sprinkler system for pond, fire hydrants as discussed, and compliance with Chris Breinholt's review memorandum.** Chris Breinholt seconded the motion. The motion was unanimously approved. Steve Bench instructed Sattar Tabriz to see the Treasurer on the way out.

b. Sally Simmons - Concept Subdivision/Zone Change

Due to the fact that no representative for Sally Simmons was present, this agenda item was tabled until further notice.

c. John Losee - Harris Subdivision Two Lots - Preliminary

Steve Bench informed the Board the Appeal Authority Board approved equally dividing the lots to make both lots build-able. To make the change with the County, John Losee will need to take down the signed amended plat. The Board discussed with John Losee bring sewer and water to the homes. The Board suggested doing a lateral seven and a half foot easement with two four inch lines or one six inch line for sewer lines. Water can be hooked into at 400 N. The utility easements need to be one seven and a half feet between home owners and a fifteen feet City Utility easement adjacent to the road. Chris Breinholt will do a review memorandum within the next week and email it to John Losee and Jeff Nelson. The Board informed John Losee that the homes will not be able to have basements because of the high watertable. Steve Bench stated he would entertain a motion to amend JD Harris East Subdivision Phase II and III. **Paul Fulgham moved to approve the amended JD Harris East Subdivision Phases II and III with record of both Utility easements and Chris Breinholt's review memorandum.** Steve Bench seconded the motion. The motion was unanimously approved. Steve Bench informed John Losee that he needs to bring proof of land ownership. Chris Breinholt told John Losee that he would need to bring the Mylar to the Planning Commission for their approval and signature.

d. Lyle Holmgren East Phase II - Final

Tamera Zollinger presented Holmgren Estates Phase II for Final. The basin in the construction drawings need to be sized for a 25 year storm. It is currently sized for a 10 year storm. Chris Breinholt will email the review memorandum to Lee Watkins today **Chris Breinholt moved to approve Holmgren East Phase II subjected to the review memorandum dated April 25, 2007.** Rich Woodworth seconded the motion. The motion was unanimously approved.

e. Country View Estates phase II- Preliminary/Final

Due to the fact that no representative for Country View Estates Phase II was present, this agenda item was tabled until further notice.

3. New Business:

a. Jay Stoking - One Acre Split 2300 W - Concept/Preliminary

Jay Stoking has sold the property to Kyle and Brooke Nelson. The current zoning is R1-20. The Nelsons would like to divide the land and sell the back section as a flag lot with a 24 foot easement and 12 foot hard surface. The current sewer line is in the back of the lot. The homes will be a serviced by a 6 inch line. The Board informed Jay Stoking and the Nelsons that there will need to be easements for the pipe line between the homes. Steve Bench explained the steps needed to finalized the new subdivision. **Paul Fulgham moved to accept Nelson subdivision as presented subjected to showing the above changes needed.** Chris Breinholt seconded the motion. The motion was unanimously approved.

Paul Fulgham inquired as to River Valley's sewer pressure test because the City needs the record. Jay Stoking asked what would need to be done if the results of the

test could not be found. Paul Fulgham stated that it will need to be redone. Jay Stoking will find the results and bring them into Paul Fulgham. Jay Stoking informed the Board that Rupp's is laying the road and they cannot until the dirt dries. The Board told Jay Stoking that it usually done all at once. The Board informed Jay Stoking that the area that he is running pipe adjacent to 450 North 2500 West is an attractive nuisance and needs to be handled today. Jay Stoking will handle it today.

b. Walk-ins - Concept review only

There were no walk-ins present.

c. State Water Rights - Rich Woodworth

All members of the Board required to receive the State Water Rights Book has received it.

4. Comments/Reports

a. Building Inspector - Steve Bench

The Board discussed the two-hour parking restriction on Main Street. The Board decided to place the two-hour parking enforcement on the May 1, 2007, City Council agenda to ask the City Council's opinions.

Paul Fulgham will look at the utility boxes in County View Estates.

b. Public Works Director - Paul Fulgham

The Board discussed the positives and negatives to requiring asphalt prior allowing a building permit. Chris Breinholt will get a copy of Wellsville's ordinance that requires asphalt prior to building so the Board can discuss the item further.

Paul Fulgham will not be here next meeting.

c. City Engineer - Chris Breinholt

Chris Breinholt informed the Board where he believes development will be in the next 25 years.

The Board discussed Holmgren Estates discharge into the wetlands. The Board agreed with the requirements that Chris Breinholt presented. He would like to have two different discharge location and sized for a 100 year storm.

Chris Breinholt informed the Board that he needs Roger Nelson's right-of-way to view. It may need to be moved to the North Line.

d. City Manager - Rich Woodworth

Rich Woodworth had nothing further to add.

e. City Attorney - Alyson Draper

Alyson Draper was excused from the meeting.

5. Public Comment

There was no public comment.

6. Adjournment

**Rich Woodworth moved to adjourn.** The Board unanimously approved by consensus. The meeting adjourned at 10: 26 p.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 11 day of July, 07

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Elizabeth Miller, DEPUTY RECORDER