

**Tremonton City Corporation  
Land Use Authority Board  
April 30, 2008**

Members Present:

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

Steve Bench called the Land Use Authority Board Meeting held April 30, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton City, Utah, to order at 9:03 a.m. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, Rich Woodworth, Elizabeth Miller, and Dottie Garn were in attendance.

1. Approval of agenda

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

2. Approval of Minutes: March 5, 2008; March 12, 2008; March 19, 2008; March 26, 2008; April 9, 2008

**Paul Fulgham moved to approve the minutes of March 5, 2008; March 12, 2008; March 19, 2008; March 26, 2008; and April 9, 2008.** Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion.

3. Unfinished Business:

a. Discuss abandonment of and easement next to Lookout Point- Norm Fukui

Norm Fukui and Ben Johnston presented Lookout Point to discuss the abandonment of a pond easement. Ben Johnston stated that after discussing the abandonment with the County, it was not an abandonment but rather a lot line adjustment of Parcel A because they are not changing the boundary line. The board discussed the amendment to Parcel A. Steve Bench stated he would like the final amendment approved with the County. Dustin Ericson will review the legal requirements. **Rich Woodworth moved to approve the amendment.** Chris Breinholt seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion. Norm Fukui asked to place Lookout Point for subdivision Final approval on the agenda for

May 7, 2008.

- b. Consider Pingle 1000 West Rocket Road for Preliminary approval subject to checklist - Ben Johnston

This item was tabled until May 7, 2008.

4. New Business:

- a. Walk ins - Concept review only

There were no walk-ins.

5. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench had nothing further to discuss.

- b. City Engineer - Chris Breinholt

Chris Breinholt had nothing further to discuss.

- c. Public Works Director - Paul Fulgham

Paul Fulgham stated La Vista Estates has started building without Final approval of construction drawings.

Initially Tremonton Pines was asked to install a single PUD meter station. A special fire service meter was required because fire hydrants were installed on the system. Because of the size of the meter, it allowed allot of low flow without being measured. Due to this issue, the Board decided to require individual meters at each unit. Tremonton City will maintain the line from the property line to the individual unit. Phase 1 will have 10-12 units. The entire development will have 80 units.

Rich Woodworth asked Dustin Ericson to create a document providing Tremonton City with permission to read and maintain the meters on private property as an attachment to the plat. The reasoning for the individual unit meters was discussed by the Board. Paul Fulgham stated they could use congregate lines to water the common area, but they are going to install a secondary system.

- d. City Manager - Richard E. Woodworth

Rich Woodworth would like to schedule an annual review of the Utah League of Cities and Towns Open Public Meetings Law by Dave Church. Rich Woodworth asked Dustin Ericson to verify the requirements for the Library and Pantry Board

meetings.

The Board discussed the importance of having a Chair at the informal Land Use Authority Board Meetings. The Board stated a Chair is important to govern all meetings.

e. City Attorney - Dustin Erickson

Dustin Ericson presented a draft of a letter to approve financing from the financing institution of a developer. Dustin Ericson will electronically send the Board and Darlene Hess a copy of the document. Steve Bench stated a few banks would rather have this option. The release of escrow was discussed by the Board. **Rich Woodworth moved to approve the Finance Agreement.** Chris Breinholt seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion.

The Board discussed the asbestos abatement cleanup/demolition of the condemned Senior Center Building. Dustin Ericson stated that according to case law they do not need to hold a public hearing because demolition is not improvement to the building. Steve Bench stated, "It will be close to June before a bid for the demolition is accepted." Contractor's will have access for a walk-through May 15 or 16, 2008. Tremonton City has received several bids for the demolition. Steve Bench discussed the importance of the way to carry out the demolition of the roof.

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 Ericson, Paul Fulgham, and Rich Woodworth approved the motion. The meeting adjourned at 9:43 a.m.

The undersigned duly acting and appointed Deputy 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 7th day of May, 2008

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Richard E. Woodworth, DEPUTY  
Taken by Dottie Garn