

Tremonton City Corporation
Land Use Authority Board
May 02, 2007

Members Present:

Steve Bench, Building Inspector
Alyson Draper, City Attorney
Rich Woodworth, City Manager
Elizabeth Miller, Deputy Recorder

Excused Member:

Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director

Steve Bench called the May 2, 2007, Land Use Authority Board Meeting held in the Tremonton City Council Meeting Room at 102 South Tremont, Tremonton, Utah, to order at 9:00 a.m. Steve Bench, Alyson Draper, Rich Woodworth, and Elizabeth Miller were in attendance. Chris Breinholt and Paul Fulgham were excused from the meeting.

1. Approval of agenda
- 2.

Steve Bench moved to approve the May 2, 2007, agenda with the deletion from item 2 a, c through n. Rich Woodworth seconded the motion. The motion was unanimously approved.

2. Unfinished Business:

- a. Steve Hansen and Sam Hansen - Multiple family units 600 S - Concept/Preliminary Deleted.

- b. Nicole and Matt Hess - 810 N 23000 W - Preliminary

Craig Christensen presented the Nicole and Matt Hess development. He informed the Board that the third lot's access is owned by Chris Sorensen. The Board informed Craig Christensen that they will need an easement to access the third lot. **Rich Woodworth moved to approve the Nicole and Matt Hess for Preliminary with the condition that for the Final that they have an easement for the third lot access from Chris Sorensen.** Alyson Draper seconded the motion. The motion was unanimously approved. Steve Bench informed Craig Christensen that he would need go to the front desk to be on the Planning Commission agenda and the Preliminary approval costs were \$104. The Board discussed what would warrant notifying the neighbors. The neighbors only need to be notified if they want to do something outside the allowed code.

- c. Moe Rose - Archibald Estates- Secondary Water Deleted.

- d. Sally Simmons - Concept Subdivision/Zone Change
Deleted.
 - e. Storm Drain Utility Assets and Projects
Deleted.
 - f. 10th West and Main Traffic Safety Study
Deleted.
 - g. Tremonton Aerial Photo
Deleted.
 - h. Easements/Vacation and recording of
Deleted.
 - i. Policy and procedures (i.e.: Temperature of asphalt cutoff date)
Deleted.
 - j. Sewer Study
Deleted.
 - k. Comprehensive review of utility and roads
Deleted.
 - l. Road Bond Review
Deleted.
 - m. New water source
Deleted.
 - n. Task list review
Deleted.
3. New Business:
- a. Hospital Trail
Rich Woodworth informed the Board that the Hospital Trail will be on next week's

agenda. They will discuss the walking trail around the new IHC Hospital and Jeanie Stevens Sports Park. Alyson Draper referenced the trail around the McKay-Dee Hospital. The Board is looking forward to meeting with Eric Packer, Bear Rive Hospital Administrator.

- b. Walk ins - Concept review only

There were no walk-ins present.

4. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench had nothing further to discuss.

- b. Public Works Director - Paul Fulgham

Paul Fulgham was excused from the meeting.

- c. City Engineer - Chris Breinholt

Chris Breinholt was excused from the meeting.

- d. City Manager - Richard E. Woodworth

Rich Woodworth had nothing further to discuss.

- e. City Attorney - Alyson Draper

Alyson Draper commented that after reviewing the task list, she would like to inform the Board that the only tasks she has left is the development of an agreement between Tremonton City and Wagon Land Adventure and reviewing the entire Zoning Code. She has completed the cease and desist cards, Delay Occupancy Permit, response to Mr. Blackburn's attorney, review of the development checklist, letter to Roger Nelson, and the Enright Compost Property Exchange Agreement.

- 1. Update 2000 West Land Development Site Care

The update of 2000 West Land Development Site Care was dismissed.

The Board discussed the annexation boundary line and the location Kerry Zundel would like to annex. The Board would like a letter from Garland City so that we have documentation that the other affected entity has been notified.

Kimber Blackburn has not brought in a concept plan for the Board to review. The Board discussed his options for Utilities. They stated that it is not the City's responsibility to ensure the sewer and water. He has the option to hook into the City utilities, but it will be at his expense.

The Board discussed the McFarlane generators and the treatment plant redundancy. The McFarlane Subdivision will need to have a gas generator. Rich Woodworth stated that there are a few ways the Treatment Plan is redundant. He gave the example that there is a ditch to the side of the Treatment Plant that is used for excess flow.

5. Public comments:

There was no public comment.

6. Adjournment

Rich Woodworth moved to adjourn. Steve Bench seconded the motion. The motion was unanimously approved. The meeting adjourned at 9:30 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 for the Land Use Authority Board Meeting held on the above referenced date.

Dated this 18 day of July, 2007

Elizabeth Miller, DEPUTY RECORDER