

**Tremonton City Corporation  
Land Use Authority Board  
May 14, 2008**

Members Present:

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

Steve Bench called the Land Use Authority Board Meeting held May 14, 2008 in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton City, Utah, to order at 9:02 a.m. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, Rich Woodworth, and Dottie Garn were in attendance.

1. Approval of agenda

**Steve Bench 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: April 2, 2008; April 23, 2008; May 7, 2008

Steve Bench stated there needs to be corrections on minutes for April 23, 2008, 4a, second paragraph and also 4d. **Steve Bench moved to table the minutes until next week.** Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion.

Darlene Hess, City Recorder, was present to give the Oath of Office as Deputy Recorder to Dottie Garn.

3. New business:

a. Cal Osborn 1100 South 1000 West Annexation

Cal Osborn presented to the Board the property at 1100 South 1000 West to be considered for annexation into Tremonton City limits. He would eventually like to use the land for commercial as well as some residential purposes. He stated he has been in contact with Rocky Mountain Power and there may be some issues with power lines because of a possible off-ramp on the west side of the property. The issue of obtaining UDOT's approval was discussed. Paul Fulgham stated UDOT will

not have an issue with where the annexation, Rich Woodworth agreed. Cal Osborn stated he would like it to be approved for commercial use blended with residential and he will start on the annexation right away if approved. Steve Bench stated the Board can approve the future concept so Cal Osborn can start the annexation process. Cal Osborn stated he will start the annexation process and have all the proper surveys done. **Rich Woodworth motioned to approve the concept plan of Island Park.** Steve Bench seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion.

b. Walk-ins

- (1). Darlene Hess asked to Board to review the Fridal annexation plat. Dustin Erickson reviewed the trust and stated it, “is a go.”
- (2). Janelle Esquivel would like to have her home at 272 West 400 North, considered for use as a part-time preschool. Her home is a split-level home. Steve Bench asked what part of the home would primarily be used. Janelle Esquivel stated the upper part of the home is finished, the basement is not, so they would use the upper portion. Steve Bench stated a fire inspection would be needed, asked how many bathrooms are in the home, and if there is a back door. The home has two bathrooms and there is a back door. Steve Bench asked Janelle Esquivel to schedule an appointment with him and they can also schedule the fire inspection. Paul Fulgham recommended her home be considered for use and all present members agreed.
- (3). Norm Fukui and Ben Johnston were present to represent Lookout Point. The Board discussed giving them the new letter of credit when it is approved. The Board also discussed with them the fees: \$1420 is the review fee for the Final and there will be a fee of .5% of what the improvement costs will be, which is an engineering review fee. Steve Bench stated they can be billed later for that fee. Norm Fukui asked that Lookout Point be on next week’s agenda for Final approval. Dustin Ericson asked Ben Johnston to email him the legal description that will be on the Final plan.
- (4). Ben Johnston asked Chris Breinholt if he has looked at Spring Acres 4. Ben Johnston stated there is a pond that will be in the front of Spring Acres I. The pond will have two terraces. There is a catch basin on two sides and the new storm drain will run along the side. Ben explained how it could be a park-like set-up. It would have grass, sprinklers, rock walls, and there could, also, be a swing set if so desired. Rich Woodworth stated there is a City Council member who would like there to be indigenous grasses in the area. Paul Fulgham stated there is secondary water accessible at that location. Rich Woodworth stated the City would like the area attractive for that

neighborhood and the City will help any way it can. Rich Woodworth asked where the sidewalk will be, and it will be in the right-of-way. Paul Fulgham stated the City owns the south dike because it was built in the City's right-of-way. Safety issues were discussed but the sidewalk will be behind the rock wall and curve around to the road so it should be acceptable.

Rich Woodworth inquired as to the cost to the City. Ben stated there will be approximately 500 feet of asphalt, so that cost will be between \$7,000 and \$8,000. Other fees were discussed and Ben stated the cost to the City would be approximately \$20,000. Rich stated he would like the City to use impact fee money for development.

Rich Woodworth asked Dottie Garn to have Spring Acres Pond put on the next City Council Agenda. Rich Woodworth would like to have a hearing with the City Council and the neighborhood for this pond. Rich stated the City cares about the attractiveness of that pond since the City will be maintaining it. Rich Woodworth stated he thinks there will be good opportunities for Boy Scout projects.

#### 4. Comments/Reports:

##### a. Building Inspector – Steve Bench

##### (1). Review Senior Center Remodel Bids

Steve Bench has received four bid proposals. Raymond Construction has presented the lowest bid. The Board discussed the cost estimate not going above what was given. Chris Breinholt stated he spoke to Doug Raymond about the bid and Doug said it should not exceed what was bid and it may be a bit lower. The Board discussed the issue of different types of elevators or lifts in consideration to modifications for trusses and the floor. Steve stated he just wants to make sure the builder knows the requirements for elevators.

The Board reviewed each company's bid proposal and is using a point system to rate each company. Steve pointed out that Raymond Construction built The Hampton Inn in Tremonton. Chris Breinholt stated all who gave bids have applicable experience. The only difference in "points" is the cost, and Raymond Construction has submitted the lowest bid. Steve Bench would like to recommend Raymond Construction to the City Council for approval. **Rich Woodworth motioned to award the bid consideration to Raymond Construction.** Steve Bench seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion. Rich Woodworth asked Dottie Garn to add the Senior Center

remodel bid acceptance to the next City Council agenda.

(2). Secondary water connections, upper west side

Steve told Paul Fulgham to be aware that some people are connecting their main water line to the secondary water lines without proper back flow. Paul stated the City may need to send a letter to those citizens reminding them they cannot be doing that.

Steve Bench stated Bill Hull suggested in the last Planning Meeting, that Tremonton City should have a standing meeting with a person from all utility companies. Paul Fulgham stated they should come to the Land Use Authority Board Meeting. He has heard of other Cities doing that. All representatives of each utility company could see copies of new development concepts. Steve Bench suggested maybe the 3<sup>rd</sup> Wednesday of each month would be acceptable. Rich Woodworth stated the City could give them a standing invitation to the meetings. Rich Woodworth suggested that maybe Dottie Garn could send the utility companies a copy of the agenda.

b. Chris Breinholt - City Engineer

Chris presented the Cloverfield Final plat to be signed.

The Board discussed the new office units at 800 West Main Street, being built by Marc Allred. The Board had discussed doing a three-way participation, between the City, Mark Higley, and Mark Allred, in finishing the road from Cloverfield out to Main Street. Paul Fulgham asked Steve Bench what the fire requirements are for the building in regards to fire hydrants. He stated if there will need to be more hydrants, they need to be installed now. The Board discussed the locations of current hydrants.

c. Paul Fulgham - Public Works Director

Paul Fulgham stated he has discussed the water lines with Mark Allred. Mark Allred called Paul Fulgham about the design of the water line coming down 1000 North 2600 West and where to place it. He asked if the existing 6" main could be used instead of an 8" line. When that line was put in, it was put in with a T. Chris Breinholt stated the 6" line will be OK to use.

d. Rich Woodworth – City Manager

Rich had nothing further to discuss.

e. Dustin Ericson – City Attorney

Dustin Ericson stated he would get a draft of the agreement for Cloverfield Main Street access.

5. Public Comments

There were no public comments.

6. Adjournment

**Chris Breinholt moved to adjourn the meeting.** Paul Fulgham seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion. The meeting adjourned at 10:02 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 of the Land Use Authority Board Meeting held on the above referenced date.

Dated this 28<sup>th</sup> day of May, 2008.

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Dottie Garn, DEPUTY RECORDER