

Tremonton City Corporation  
Land Use Authority Board  
May 16, 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 May 16, 2007, Land Use Authority Board Meeting held in the Tremonton City Council Meeting Room at 102 South Tremont, Tremonton, Utah, to order at 9:15 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 stated he would entertain a motion to approve the agenda. **Paul Fulgham moved to approve the agenda.** Rich Woodworth seconded the motion. The motion was unanimously approved.

2. Approval of minutes - February 21, 2007, and February 28, 2007

Steve Bench informed the Board that he would entertain a motion to approve the February 21<sup>st</sup> and 28<sup>th</sup> minutes. Chris Brienholt made the following corrections:

For the minutes of February 21, 2007, item 2. a., Dennis Winger is not with the Army Core of Engineers. Marc Allred presented Spring Acres Phases 1 and 2. R1-20 is written "R1-20". Item 4.b. McFarland Subdivision is spelled "McFarland". He spoke with Kent Jones not Kent Loader.

For the Minutes of February 28, 2007, Item 2.a. R1-20 is depicted by "R1-20". Item 3.a. BuggyTown is the new Wagon Land Adventures. Item 4.c. needs to illustrate that the fire flow is for two hours and the 810,000 gallons is capacity.

**Steve Bench moved to approve the February 21<sup>st</sup> and 28<sup>th</sup> minutes subject to the corrections made by Chris Breinholt.** Rich Woodworth

seconded the motion. The motion was unanimously approved.

3. Unfinished Business:

a. S & D Stokes Subdivision - Stan Stokes - Final

Stan Stokes asked Steve Bench to discuss the S & D Subdivision with the Board in his absence. Steve Bench explained that it is a simple two-lot subdivision. The Board discussed the plans for the subdivision and decided that the subdivision has successfully met all the checklist requirements. **Rich Woodworth moved to approve S & D Stokes Subdivision for a Final.** The motion was seconded by Paul Fulgham. The motion was unanimously approved.

b. Water tank sizing and design - Jason Holmgren & Randy Marriott.

Chris Breinholt informed the Board that he has sent a memorandum in regards to the Marriott Subdivision to Jason Holmgren and Randy Marriott. The memorandum indicates the same items of improvement that has been stated from the beginning. He does not want anyone to mistake his actions. Rich Woodworth stated that Randy Marriott informed him they would like to have a larger tank and do more homes. Paul Fulgham stated that the SCADA on the tank will need to be done by our contractor because the SCADA will be synchronized with the City's treatment plant. SCADA is the information that is indicated by the computer system on the statues of the tank. The Board discussed what type of source protection and backup generator is required. Paul Fulgham would like to run the generator once a week to test the system. Chris Breinholt will make an appointment for the Board to view other municipalities who have this type of system.

c. One Lot Subdivision - 804 N 2300 W - Matt & Nicole Hess - Final

Nicole Hess presented the One Lot Subdivision plat. The plat was approved for Preliminary with the Planning Commission. The Board discussed the subdivision with Nicole Hess to verify that the required changes for Final approval have been made. **Rich Woodworth moved to approve the Chris D. Sorensen Subdivision subject to Chris Brienholt's approval.** Chris Brienholt seconded the motion. The motion was unanimously approved. Nicole Hess will bring back a Final plat that is recordable for Chris Brienholt's Final approval.

d. Archibald Estates- Secondary Water - Moe Rose

Moe Rose informed the Board that the hospital is looking at secondary water. The Board informed Moe Rose that the problem secondary water presents is there are no impact fees to support the cost. Paul Fulgham does not want to push secondary water unless the City will benefit from it. The hospital has the option of negotiating secondary water with the canal company. Steve Bench will tell Eric Packer, Hospital Administrator, of the option.

e. Subdivision/Zone Change - Sally Simmons - Concept

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

f. Seven Lot Subdivision - Crystal Butler - Final

Due to the fact that no representation for the Seven Lot Subdivision was present, this agenda item was tabled until further notice.

g. Heritage Estates Phase 4 & 5 - Marc Allred - Preliminary

Marc Allred presented Heritage Estates Phase 4 and 5. He would like to do the entire development for Phase 4 and just the underground piping on Phase 5. Chris Brieholt informed Marc Allred that he needs the construction drawings and cost estimate for both Phases so that he can review them. **Rich Woodworth moved to approve Heritage Estates Phase 4 and 5 for Planning Commission Preliminary approval with notation that all requirements are met per the Standard Development Checklist.** Paul Fulgham seconded the motion. The motion was unanimously approved. Marc Allred will schedule with Sharri Oyler to be on the Planning Commission meeting for Tuesday, May 22, 2007.

Marc Allred asked the Board about signatures on the Iverson One Lot Subdivision and the Open Acres Subdivision. Steve Bench will check with Darlene Hess to see the statues. Rich Woodworth will check with Alyson Draper to see if the Mayor can sign the Mylar without taking it first to the City Council. Rich Woodworth will have the signing of the Mylar by the Mayor on the next City Council meeting agenda. Marc Allred informed the Board that the land for Open Acres is selling between \$50,000 to \$70,000 and in the \$40,000 range for Heritage Estates.

4. New Business:
  - a. UTOPIA Infrastructure Installation Guidelines

The Board asked that this agenda item be tabled until further notice. Rich Woodworth will call Tetra Tech, Inc.
  - b. Walk-ins

There were no walk-ins present.
5. Comments/Reports:
  - a. Building Inspector - Steve Bench

Steve Bench gave Chris Breinholt the Harris Subdivision Mylar to review.
  - b. Public Works Director - Paul Fulgham

Paul Fulgham stated that he will need to be excused from the next meeting
  - c. City Engineer - Chris Breinholt
    - 1) Bid update for 12<sup>th</sup> South sewer line

Tremonton City will place an ad by June 5, 2007. Chris Breinholt will have the design complete by Friday, May 18, or Saturday, May 19. Once it is complete, he will review it with Paul Fulgham.
  - d. City Manager - Richard E. Woodworth

Rich Woodworth would like to have all projects wrapped up so that The City can have all invoices paid before the Fiscal Year End.

Rich Woodworth will do a work order to have Pubic Works make 1550 East look more appealing.
  - e. City Attorney - Alyson Draper
    - 1) Update 2000 West Land Development Site Care

Alyson Draper was excused from the meeting.

6. Public comments:

There was no public comment.

7. Adjournment

**Steve Bench moved to adjourn.** Paul Fulgham seconded the motion. The motion was unanimously approved. The meeting adjourned at 10:08 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 22 day of August, 2007.

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Elizabeth Miller, DEPUTY RECORDER