

**Tremonton City Corporation
Land Use Authority Board
May 21, 2008**

Members Present:

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

Steve Bench called the Land Use Authority Board Meeting held May 21, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:02 a.m. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, Richard Woodworth and Dottle Garn were in attendance.

1. Approval of agenda

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

2. Approval of Minutes: April 2, 2008; April 16, 2008; April 23, 2008; May 7, 2008

The following corrections were needed for the minutes on April 2, 2008: Page 2, 1st paragraph, the word “corporate” should be changed to “annexation declaration policy limits”; Page 3, “Mike Osborn” should be changed to Cal Osborn; Page 3, 3rd paragraph needs clarification of the levels of service for traffic flow - letters A through F are used to determine the level; Page 3, 4th paragraph needs clarification that the “video or DVD” should actually read website, and item 4a. to be clarified as utility assets project instead of “project”.

The following corrections were needed for the minutes on April 16, 2008: Page 2, Item 4b. should read “The east hillside, the south spring sight, and the Jeannie Stevens Park.”

The following corrections were needed for the minutes on May 7, 2008: Page 2, Item 3a. needs clarification that the property line is in the middle of a private road; Page 2 Item 3a. needs clarification that the meters should be installed in the city park strip.

Steve Bench motioned to approve minutes with the afore mentioned changes. Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Paul Fulgham, Dustin Ericson, and Rich Woodworth approved the motion.

3. New Business:

- a. Penny Petersen - Annexation of property at 640 East Main, starting at 150 South

Penny Petersen stated Darlene Hess told her the annexation was presented at the City Council meeting the night before. Steve Bench stated she must wait 30 days to see if anyone protests the annexation. Steve Bench stated the Board wants to know what the zoning will be. Penny Petersen told the Board she is not sure yet what she will request for zoning. The property is zoned as R1-10 now. Penny Petersen stated she has no plans for the property as of right now. Rich Woodworth told Penny Petersen she needs to obtain the zoning that will give her the most liberal advantages for the property. Steve Bench asked Penny Petersen to call him and let him know what zoning she would like when she decides. Steve Bench stated R1-20 would be the greatest benefit to her.

- b. Lookout Point Final approval - Norm Fukui & Ben Johnston

Steve Bench asked if there are any changes and Ben Johnston stated there are none. **Chris Breinholt motioned to approve the Final for Lookout Point with respect to the memo that he sent out.** Paul Fulgham seconded the motion. Steve Bench, Chris Breinholt, Paul Fulgham, Dustin Ericson, and Rich Woodworth approved the motion.

After approval of the motion, the Board discussed the Final fees with Norm Fukui and the letter of credit to give to the bank.

- c. Walk ins - Concept review only

There were no walk-ins.

4. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench spoke with Satar Tabriz about UTOPIA and the status of installing the lines. Rich Woodworth stated UTOPIA has been approved and will have their funds in 2 weeks.

Steve Bench gave a copy of the drawing of the new Member's First Credit Union building to the Board for review. The building will be just south of the new Maverick. Member's First would like to have a temporary office for about one year, which will be a modular-type building, located close to the right-of-way. They would

like angled parking. Steve Bench stated they will need to move the office further back on the property so there is off-street parking. Chris Breinholt asked if the temporary parking area will be paved and Steve Bench stated it will be. Member's First was going to share the entry way with Maverick but because of power line issues, they will have their own entry. The new building will be about 3,000 square feet, there will be a 3-lane drive through, and the bulk of the parking will be on the west side of the building. Paul Fulgham stated there might be drainage issues with the temporary office.

b. City Engineer - Chris Breinholt

Chris Breinholt asked Steve Bench if he received the River Valley escrow review. Paul Fulgham told Chris Breinholt he would also like copies.

Chris Breinholt stated the Lookout Point Final needs a few small corrections, as outlined in the memo that was sent out.

Chris Breinholt gave Steve Bench a draft of a Future Zoning Map. Steve Bench stated what he would like is a plain Zoning Map without any future zoning on it to avoid confusion and a Land Use Map that will have all future zoning on it. Steve Bench would like it easier to read and more understandable. Steve Bench would like a Zoning Map, Land Use Map and Transportation Map.

c. Public Works Director - Paul Fulgham

Paul Fulgham has some concerns about Ricky Christensen's water run-off from the saws at his business on 2000 West. The water is going straight to the ditch there for storm run-off. Paul Fulgham told the Board he spoke with Mr. Christensen and informed him that he needs some type of separator so the water mixed with saw dust is not going into the ditch.

d. City Manager - Richard E. Woodworth

Rich Woodworth stated the City Council has discussed the Spring Acres Pond. The City is willing to use impact fees and contribute up to \$24,000 towards the project.

Rich Woodworth stated he has received a project summary for the new Pantry Building.

e. City Attorney - Dustin Ericson

Dustin Ericson had nothing further to discuss.

5. Public comments:

Marc Allred was present to speak to the Board about his new building. Paul Fulgham discussed with Marc Allred the water needs for the building. Marc Allred stated he has addressed the issues with Steve Bench and also with Mark Higley. Paul Fulgham stated as long as the meter will handle all the units, it is fine. Steve Bench asked Marc Allred how many restrooms there will be and was concerned if the ¾” meter would be enough. Paul Fulgham asked if Marc Allred is keeping all the units or selling them. Paul Fulgham stated if Marc Allred is keeping them, having them all on a larger meter would be best. Paul Fulgham stated if they run a new one, they need to run it off the 10” line.

Marc Allred stated he spoke with an owner across the street as to whether or not she would contribute to the cost of the asphalt. Paul Fulgham and Marc Allred discussed the costs of paving and Marc Allred stated it may be in his best interest to do as much of the work himself as possible. Paul Fulgham is concerned that they will pave this location and in the future need more water to those buildings. Marc Allred asked Paul Fulgham what would be the best way to bring the water into the building. Paul Fulgham discussed his options. Steve Bench asked Marc Allred when he wants occupancy on the buildings because the road will need to be done before then. Marc Allred and Steve Bench discussed the cost of the asphalt.

6. Adjournment

Rich Woodworth moved to adjourn the meeting. Steve Bench seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion approved. The meeting adjourned 10:18 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 4th day of June, 2008.

Dottle Garn, Deputy Recorder

MEMORANDUM

CONSULTING ENGINEERS

To: Land Use Authority Board Members
From: Chris Breinholt, Jones and Associates
Date: May 20, 2008
Subject: Lookout Point Subdivision - Phase 1

Final Plat and Construction Drawings Review

Our office has completed a review of the Final Plat and Improvement Drawings for the above mentioned subdivision. Prior to granting approval to this project, we recommend the following issues be addressed.

Final Plat

1. The Basis of Bearing needs to be labeled.
2. The Point of Beginning needs to be labeled.
3. On the east boundary of the subdivision, the distance across Lot 1 needs to be moved to the inside of the boundary line. The distance across the road also needs to be labeled.
4. The outside boundary line across Lots 26 and 27 needs to be labeled.
5. The outside boundary line across Lots 32 and 33 needs to be labeled.
6. The north lot line of Lot 21 needs to have the correct distance measurement label. The label shown appears to belong on the south lot line of Lot 24.
7. The lot lines between Lots 31, 32, 33, and 34 need to have a bearing and distance shown.
8. The south boundary line of the subdivision has a distance on the drawing of 1070.92' and a distance in the written description of 1070.02'.
9. The written legal description doesn't close.
10. The Owner's Dedication should dedicated Lot 1 to the city, not Lot 72 as shown.
11. A Road Dedication Plat needs to be prepared for the section of roadway across the existing retention ponds.
12. The adjoining property owners need to be shown on the plat.
13. The temporary turn around areas need to be extended out so that the circle returns at the street ROW's on both sides of the street.
14. Property corner monuments must be shown and labeled as required by the County.
15. The plat needs to be reviewed by the county prior to obtaining signatures on the plat.
16. A "high ground water" warning note needs to be added to the plat. The wording should be as follows: "High groundwater levels may be present in the area. Tremonton City's inspection of construction does not constitute any assumption of liability for high water table issues. The buyer of each individual lot is solely responsible for all risks involved in purchasing and building on these lots."

Construction Drawings

17. The street cross section needs to conform to Tremonton City Standards. The parkstrip should be 4.5' wide and the pavement section should be 3" A.C., 8" base, and 8" granular subbase.
18. Light poles need to be shown at all intersections.

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19. A sewer manhole needs to be shown at the west end of 1100 North and the north end of 3200 West.
20. Due to the slope of 3300 West, catch basins are required on the uphill side of the intersection at 1100 North, on both sides of the street.
21. A temporary or permanent fire hydrant is required at all waterline dead-ends.
22. The water valves are shown at the wrong location at the intersection of 3300 West and 1100 North.
23. The pipe size entering the detention ponds needs to be shown.
24. The vertical scale on the profile view needs to be identified.
25. All ponds and parkstrips next to ponds are to be finished with low maintenance landscaping. This needs to be shown on the plans.
26. Construction plans showing new contours and their relation to the existing contours, control structures, and landscaping needs to be submitted for the detention ponds. The ponds should be designed to pass through flows from future pond outlets in future phases. The ponds should be designed to discharge 0.05 cfs per acre from the beginning of a storm event.
27. Pond and pipe sizing calculations need to be submitted for the storm drain system. Along with the calculations, a map should be submitted detailing drainage areas and time of concentration calculations.

Miscellaneous

28. The contractor must develop a Storm Water Pollution Prevention Plan and apply for a permit from the State Division of Environmental Quality. A construction permit may also need to be obtained from the DEQ.
29. The developer's engineer must submit a detailed construction estimate covering the cost of all required improvements. This estimate, when approved, will form the basis to guarantee completion of the subdivision improvements. Prior to recording, the developer must complete a subdivider's agreement with the City and also complete the required escrow agreement.
30. Letters of service must be obtained from Frontier Communications, Questar, Rocky Mountain Power, Comcast, and UTOPIA.
31. When the improvement plans are in final approved form, our office requests two (2) sets of the improvement plans. These plans should be stamped by the developer's licenced Professional Engineer. Our office will affix our approving signature to both sets. One set will be retained in our office and the other set will be returned to the developer's engineer who will use this set to issue construction drawings. Only signed and approved

improvement plans will be allowed in the field during construction.

32. We also request an electronic copy of the plat and construction drawing for the purpose of updating the city base map and utility maps. Electronic data should be compatible with AutoCAD 2008.

33. Prior to construction, the developer and his construction contractor must hold a pre-construction conference with our office and the City staff to review construction requirements.

cc: Ben Johnston, Johnston Engineering
Dottle Garn, Deputy Recorder
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MEMORANDUM

CONSULTING ENGINEERS

To: Land Use Authority Board Members
From: Chris Breinholt, Jones and Associates
Date: May 20, 2008
Subject: Spring Acres Estates - Phase 4

Final Plat and Construction Drawings Review

Our office has completed a review of the Final Plat and Improvement Drawings for the above mentioned subdivision. Prior to granting approval to this project, we recommend the following issues be addressed.

Final Plat

1. The Basis of Bearing needs to be labeled.
2. The seconds in the course for the west line of Lot 72 should be changed from 35" to 55" in the written legal description.

Construction Drawings

3. The General Requirement and General Construction notes need to refer to Tremonton City instead of North Ogden City.
4. In the Legend, the P.U.E. should be changed from 14' to 15'.
5. The water line valves need to be shown on the water line.
6. A sewer manhole is required on the north end of the sewer system on 2660 West.
7. A detail of the diversion structure at the detention pond needs to be submitted.

Miscellaneous

8. When the improvement plans are in final approved form, our office requests two (2) sets of mylars of the improvement plans. These plans should be stamped by the developer's licenced Professional Engineer. Our office will affix our approving signature to both sets. One set will be retained in our office and the other set will be returned to the developer's engineer who will use this set to issue construction drawings. Only signed and approved improvement plans will be allowed in the field during construction.
9. We also request an electronic copy of the plat and construction drawing for the purpose of updating the city base map and utility maps. Electronic data should be compatible with AutoCAD 2008.

cc: Ben Johnston, Johnston Engineering
Dottle Garn, Deputy Recorder
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