

Tremonton City Corporation  
Land Use Authority Board  
May 23, 2007

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Alyson Draper, City Attorney  
Richard E. Woodworth, City Manager  
Elizabeth Miller, Deputy Recorder

Members Excused:

Paul Fulgham, Public Works Director

Steve Bench called the May 23, 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. In attendance were Steve Bench, Chris Breinholt, Alyson Draper, Richard Woodworth, and Elizabeth Miller. Steve Bench excused Paul Fulgham.

1. Approval of agenda

Steve Bench stated that he would entertain a motion to approve the agenda. Rich Woodworth moved to approve the agenda. Alyson Draper seconded the motion. The motion was unanimously approved.

2. Unfinished Business:

a. Water tank sizing and design - Jason Holmgren and Randy Marriott

Due to the fact that no representation was present, this agenda item was dismissed.

b. Archibald Estates - Secondary Water - Moe Rose

Due to the fact that no representation was present, this agenda item was dismissed.

c. Approve Subdivision/Zone Change Concept Plan subject to all checklist items being completed and itemization of items to be finalized - Sally Simmons

Due to the fact that no representation was present, this agenda item was dismissed.

d. Approve Seven Lot Subdivision Final Plan subject to all checklist items being completed and the itemization of items to be finalized - Crystal Butler

Due to the fact that no representation was present, this agenda item was dismissed.

3. New Business:

a. Walk-ins - Concept review only

No public comment was made.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench informed the Board that at Planning Commission May 22, 2007, there was a Conditional Use application for a veterinary clinic. The clinic is considering purchasing a office in the Benchmark Plaza. The Plaza is a R1-10 zoning. Farm Bureau Financial Service and Western Ag Credit were also in attendance to the Planning Commission meeting. They did not want the veterinary clinic to be allowed in the area. The Planning Commission tabled the item until May 29, 2007, so the City attorney could review the situation. The Board discussed what type of work the veterinary clinic would do, how they would dispose of waste, the affects on a commercial area, other locations to place the clinic, and the legal obligation of the City. The Board decided if he can mitigate all the concerns, they do not see a problem. They will discuss the concerns with the veterinary clinic on May 29, 2007.

Steve Bench gave Alyson Draper the JD Harris two lot subdivision Mylar to review

b. City Engineer - Chris Breinholt

Chris Breinholt inquired if Marc Allred has placed escrow for Spring Acres Subdivision. Steve Bench informed Chris Brienholt that the City has not received his escrow for Spring Acres. The City has received the escrow for Heritage Estates. Steve Bench called Marc Allred and placed him on speaker phone so that all could hear. The Board discussed with Marc Allred the escrow amount and type. They decided it would be \$68,419.89 and a bond from the bank.

Chris Breinholt informed Marc Allred that he would need to have the official cost estimate for Heritage Estates Phases three through five before he can set the amount for the escrow. The Board also informed Marc Allred that the Mylar will need to state the property owner as of the day it will be recorded.

Chris Brienholt asked the Board when the best time would be to schedule the viewing of other municipalities lift stations. North Ogden has a culinary pump station and Brigham City has sewer lift stations. The Board decided the best day would be a Thursday. Tuesday and Friday would also be acceptable. The Board also stated that May 28<sup>th</sup> through June 1<sup>st</sup> and June 11<sup>th</sup> though June 15<sup>th</sup> would not be good weeks to schedule the tour.

c. City Manager - Richard E. Woodworth

Rich Woodworth informed the Board that Anna Thompson, a resident of Tremonton City, would like to do four hours a day of volunteer work. He thought it might be a good idea to have her do a newsletter that updates the citizens on what is up and coming in Tremonton City. He suggested that Anna Thompson do the minutes for this meeting. Rich Woodworth asked the Board to think of where her assistance could be utilized. He also informed the Board that there may be another individual who would like to volunteer for about three months.

Rich Woodworth asked Chris Brienholt if the time-line for the Wastewater Treatment Plant 1200 S. construction drawings and project estimate has a scheduled bid opening

for June 19, 2007; award by June 30, 2007; and distribute the pipe at the needed locations by July 1, 2007. Chris Breinholt stated that the time-line is correct. Chris Breinholt stated that he believes the project will be held up when the line is ran under the railroad. He suggested that we pay the \$1000.00 to expedite the paperwork with the railroad company. Rich Woodworth stated that would be a good idea and to include it in the estimate. The Board discussed the construction drawing and ways to decrease liability for the pipe that will run across the Malad River. No decisions were made.

Rich Woodworth informed the Board that he would like to craft the agenda items so that it makes the meetings flow when making the motions. He would like the motions to include the checklist. He would like the Board to assist in crafting the standard format for the agenda. The Board liked the wording of this meetings agenda.

d. City Attorney - Alyson Draper

Alyson Draper is concerned with the hospital site where the utilities are being dug. There is a large hole that is only blocked by cones. Chris Breinholt will take a look at the site today and have the contractor block the hole according to our regulations.

5. Public comments:

No public comment was made.

6. Adjournment

Alyson Draper moved to adjourn. Rich Woodworth seconded the motion. The motion was unanimously approved. The meeting adjourned at 10:00 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 30 day of May, 2007.

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Elizabeth Miller, DEPUTY RECORDER