

**Tremonton City Corporation
Land Use Authority Board
May 28, 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 28, 2008 in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton City, Utah, to order at 9:03 a.m. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, Rich Woodworth, and Dottie Garn were in attendance.

1. Approval of agenda

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

2. Approval of Minutes: May 14, 2008

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

3. New Business:

a. Walk ins - Concept review only

Ricky Christensen presented to the Board the Spring Acres I Pond. Mr. Christensen is concerned about starting the project before the drain line is in. He would like to know what or how much the City will be willing to help in the project. Steve Bench read from the May 14, 2008 minutes the City is willing to contribute up to \$24,000. Rich Woodworth stated the project was proposed to the City Council and the Council agreed it would be appropriate to spend that money. Mr. Christensen stated Ben Johnston is working on obtaining firm pricing so the City will know the final cost. Rich Woodworth stated the City would like the neighborhood to be more involved. Rich Woodworth stated the pond will be nice when completed. Mr. Christensen asked the Board what the next step is. Rich Woodworth stated he should bring the

final cost to the City next. Rich Woodworth stated the more neighborhood is involved, the better. Rich Woodworth stated the City can send letters so they are informed of the project. Mr. Christensen asked the Board if they knew when the storm drain is being put in. Chris Breinholt stated he will find out and call Mr. Christensen when he knows.

Jonathan Roberts was present with questions concerning property at approximately 50 West between 600 and 700 North. Mr. Roberts presented the Board a rough drawing of the property for visual purposes. Mr. Roberts stated he has a potential buyer for the property which contains two lots. The potential buyer wants to put a manufactured home there. Mr. Roberts asked the Board if a manufactured home is allowed in that area. Rich Woodworth stated there is nothing prohibiting a manufactured home from being built there with the exception of proper access. The Board and Mr. Roberts discussed the accessibility issues pertaining to this property. There is only a 17' wide alley-way. The Board discussed a possible abandonment of the alley. Mr. Roberts asked the Board what the process is for abandonment of the alley. Rich Woodworth said they can abandon the alley but have to keep the utility easement. If the alley is being used by the neighbors, they may quit-claim the property back to whoever will be maintaining the property. Paul Fulgham stated it would be a flag lot and would have to be paved. Rich Woodworth stated the abandonment would be the best option, and that would have to be through the City Council.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench copied several overlay maps of other cities to show to the Board. Steve Bench stated Farmington has three maps. Steve Bench suggested the Master Road Plan Map could also be an aerial map. Steve Bench stated it will be a good tool for the Planning Commission.

b. City Engineer - Chris Breinholt

Chris Breinholt gave the Skyline River Valley Phase II Plat to Steve Bench to sign.

Chris Breinholt gave River Valley Town Homes II construction drawings to Paul Fulgham.

Chris Breinholt presented to the Board the Master Road Plan for review. Steve Bench stated this is on the right track. Chris Breinholt has another map that shows the existing roads. He asked the Board if it would be beneficial to have the roads included on the Base Map. Steve Bench stated it would be beneficial to have one

map that shows existing and future roads to show to UDOT. Chris Breinholt asked if Steve Bench wants him to make changes and Steve Bench suggested to leave the major waterways and the homes on the map but remove the fence lines and irrigation ditches.

c. Public Works Director - Paul Fulgham

Paul Fulgham discussed with the Board the property Jonathan Roberts asked about earlier in the meeting. Steve Bench asked if the City would abandon the whole block and Rich Woodworth stated it doesn't make sense to just dead end the private access. Paul Fulgham stated Mr. Roberts may have some complaints from neighbors if a manufactured home is put there. The Board discussed the width of the alley, which is 17 feet. Rich Woodworth asked what our smallest width of a defined street is. The public road is 50' wide and the private road is 24'. Rich Woodworth asked if the alley can be classified as something else. Paul Fulgham stated that road dead-ends and is not improved as an alley all the way through. Chris Breinholt suggested to make it a one-way street. The North Park alley is a one-way street. It was once asphalted but is not now because of maintenance issues. Chris Breinholt asked, "If that is an issue around the City, why not adopt a new street standard?" The City would still need to define it as an alley so there is no expectation of things like garbage pickup. Paul Fulgham suggested to call it a 17-foot alley. Chris Breinholt stated to be useable it may just have to be a one-way road. Chris Breinholt stated a change in alley definition could not be used for new development, only existing alley-ways. Steve Bench stated he will present the idea to the Planning Commission.

d. City Manager - Richard E. Woodworth

Rich Woodworth stated the Land Use Authority Board needs to make a statement on the power line going up 2000 West. Rocky Mountain Power wants to run a power line down the road out by West Liberty Foods. The Board discussed the issue of the 75' set-back requirement for new development. Rich Woodworth stated there is a potential industry that wants to build on the east side of 2000 West and a 75 foot-back requirement would make that not possible. Rich Woodworth asked Dustin Ericson if we can still sell new developers a building permit knowing they will not be 75 feet back. Paul Fulgham stated it would have to be more like 150 feet because UDOT will not let Rocky Mountain Power have any overhang. Rich Woodworth asked Dustin Ericson what to tell the potential developer about a building permit. Rich Woodworth told the Board the developer doesn't want to do anything until the line is in but they want to get moving on their process.

Rich Woodworth stated citizens residing on 800 North have been calling with questions concerning improvements between 3rd East through 1st West. Paul

Fulgham stated it is not a bad road.

e. City Attorney - Dustin Ericson

Dustin Ericson stated he needs to get with Chris Breinholt concerning the agreement for Cloverfield between the City, Mark Higley, and Marc Allred. Dustin Ericson still needs some details on dimensions. Dustin Ericson asked Christ Breinholt, "Does the angled parking need to be in the agreement?" Chris Breinholt stated it does. The Board discussed the dimensions and Paul Fulgham stated he may need to drive out there to get the correct dimensions.

5. Public comments:

There were no public comments.

6. Adjournment

Steve Bench moved to adjourn the meeting. Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth all approved the motion. The meeting adjourned at 9:58 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 11th day of June, 2008.

Dottie Garn, DEPUTY RECORDER