

Tremonton City Corporation
Land Use Authority Board
May 30, 2007

Members Present:

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

Steve Bench called the May 30, 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, Richard Woodworth, and Elizabeth Miller. Alyson Draper joined the meeting at 9:06 a.m.

1. Approval of agenda

Steve Bench stated that 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 - May 23, 2007

Steve Bench stated that the only correction that he had was Benchmark is one work. **Rich Woodworth moved to approve the minutes of May 23, 2007, with Steve Bench's correction.** Steve Bench seconded the motion. The motion was unanimously approved.

3. Unfinished business:

- a. Approve Marriott Subdivision Concept Plan subject to all checklist items being completed and itemization of items to be finalized - Randy Marriott

Jason Holmgren, Cami Marriott, and Randy Marriott came representing Marriott Subdivision. They purposed a development and reimbursement agreement with Tremonton City so Marriott Subdivision can finance the tank and be refunded through impact fees or by whatever means the City chooses. Cami Marriott presented the agreement that they had their attorney devise. Alyson Draper will look over the purposed agreement then discuss the changes needed with their attorney, Bruce Bard. The Marriott representatives informed the Board how this type of agreement worked in North Ogden. The Marriott representatives discussed with the Board the assumed completion date, lot sizes, covenants, and utilities for the entire development. Chris Breinholt gave Cami Marriott a copy of the memorandum he emailed to Hansen and Associates. **Rich Woodworth moved to have Alyson Draper and Bruce Bard review the agreement.** Alyson Draper seconded the motion. The motion was unanimously approved.

4. New Business:

- b. Walk-ins - Concept review only

Lee Watkins with Hansen and Associates presented the McFarlane Subdivision on 1200 South and Iowa String. Lee Watkins discussed with the Board the lot sizes, street structure, location and type of lift station, location and type of piping for utilities based on various slopes, irrigation ditch access, roadways with curbs to assist with water retention, and location and size of current culinary water pipes that the subdivision could hook into. Mr. McFarlane will pipe the ditch with a 24" pipe behind sidewalk and 15 foot utility easement. The subdivision will have a total of 199 lots. They will hook into culinary water at the east side of the road to an 8" pipe. **Rich Woodworth moved to approve the McFarlane Subdivision Concept plan subject to a 15 foot easement along the highway.** Paul Fulgham seconded the motion. The motion was unanimously approved. Lee Watkins will have the money for the Concept Plan mailed to Tremonton City. Paul Fulgham voiced concern for the northeast corner. He stated that it might be better to pipe around that area and not to take the chance of culinary water mixing with the irrigation water. The Board discussed with Lee Watkins the procedure from this point forward in regards to the checklist.

Sattar Tabriz presented the Chadaz Estates Concept Plan for review to verify that all the corrections that were needed for the final approval were made. Chadaz Estates Concept Plan was approved for final May 9, 2007. Sattar Tabriz showed how they were able to correct the slope for drainage and the type of retention and detention ponds that will be used. Sattar Tabriz gave the Storm Water Management Report to Alyson Draper, Steve Bench, and Chris Breinholt; the cost estimate to Steve Bench and Paul Fulgham; and the development plans to all Board members. Sattar Tabriz discussed with the Board the roadway access from UDOT and the requirements, changing the street into a hammerhead road, and who owns the property that they will need to purchase to access Main Street. Sattar Tabriz will look at all the options for the street, and formally submit the paperwork to UDOT. There will be 38 lots in Phase Two. The cost for Phase Two will be \$3,040 for lot cost, \$1,620 for engineering cost, and \$1,440 for street signs. Chris Breinholt reviewed the cost estimate and stated that the road seal cost will need to be added. Sattar Tabriz will bring Alyson Draper a Bond letter from his bank, a statement showing that taxes were paid for 2006, and proof of ownership for the land. Alyson Draper recommended to have a continuous letter of credit rather than reapplying each time he develops.

Darlene Hess presented Sally Simmons Annexation Mylar and information. Darlene Hess showed Alyson Draper the proof that the taxes were paid for 2006. Chris Breinholt will review the boundaries. Alyson Draper would like Hansen and Associates to send her a copy of the Mylar at a reduced size. She will send it to UDOT to have the land under the highway annexed to complete the annexation. Darlene Hess will call Greg Hansen to see if he can send Alyson Draper a copy of the Mylar in .pdf format.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench gave the Final construction drawings for La Vista Estates to Chris Breinholt.

Steve Bench stated that the Mylar for S & D Subdivision will need to be reprinted with a clerical correction, resigned, and re-notarized.

b. Public Works Director - Paul Fulgham

1) Cost estimate for trail

Paul Fulgham will do an estimate on the cost of a trail around the perimeter of the hospital. The cost estimate will include the type of material that can be used to be improved upon over time. The Board discussed the type of material that could be used and the width of the trail.

The Board discussed the utility hole by the hospital and the type of barricades needed. The hospital has the area barricaded correctly.

2) Merrill Storm Drain

Chris Breinholt will start on the Merrill Storm Drain in the next couple weeks.

c. City Engineer - Chris Breinholt

1) Site visit to lift station

The tour to view the North Ogden lift station is scheduled for Thursday, May 31, at 10:00 a.m. The group will leave at 9:00 a.m. They will ride in Paul Fulgham and Steve Bench's City vehicles.

To expedite the paperwork with the Railroad Company, it will cost a little more than \$3,000. Rich Woodworth stated that he cannot delay the project the time it generally takes the railroad company to process the paperwork. The Board discussed the time frame for completion of the project in regards to costs. The two things that they can rearrange once the bids come in are the boring verses digging the canal to lay the pipe, and railroad approval time.

d. City Manager - Richard E. Woodworth

1) Waste Water Treatment Plant Bid for Collection Line 1200 S.

Chris Breinholt informed the Board the 1200 South Wastewater Treatment Plant construction drawings will be ready for public review May 31, 2007.

e. City Attorney - Alyson Draper

1) Update 2000 West Land Development Site Care

The 2000 West land development site care is in reference to dirt and garbage tracked throughout the City due to a construction site. Alyson Draper will design a general ordinance to eliminate this problem.

Alyson Draper asked the Board what could be done to clean up the garbage that has collected by the gates at the North Park. Rich Woodworth stated that they can write a work order to have the parks cleaned up.

6. Public comments.

There was not public comment.

7. Adjournment

Paul Fulgham moved to adjourn. Chris Breinholt seconded the motion. The motion was unanimously approved.

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 06 day of June, 2007.

Elizabeth Miller, DEPUTY RECORDER