

**Tremonton City Corporation
Land Use Authority Board
June 4, 2008**

Members Present:

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

Steve Bench called the Land Use Authority Board Meeting held June 4, 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

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

2. Approval of Minutes: May 21, 2008

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

3. New Business:

a. Walk ins - Concept review only

Marty Bytheway, with Hansen & Associates, presented to the Board the concept plan for four 6-plexes east of Crossroads. Mrs. Bytheway stated UDOT requires a letter from the City stating they are aware of the project or a City official to go to the UDOT Meeting where this project would be discussed. Hansen & Associates have drafted a letter for the City to sign, if agreeable, stating the City is aware of the project. Steve Bench read the letter to the Board. Steve Bench clarified to the Board the letter's intent is not to show the project is approved, but that the City is aware of the project. Steve Bench signed the letter. The Board discussed the zoning, which is commercial highway, meaning there would need to be a conditional use permit issued. Rich Woodworth asked Mrs. Bytheway if she had any details concerning the

units and she didn't have much information. Mrs. Bytheway stated their meeting with UDOT is next Tuesday, June 10th. Chris Breinholt asked her about parking stalls and she stated there would be 56 stalls. Mrs. Bytheway stated the units would be built on a one-and-a-half acre lot.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench told the Board that River Valley Town Homes Phase 2 plat has been signed without a Final approval from the Board. Steve Bench informed the Board that he and Dottie Garn reviewed past minutes and were never able to find the Final approval. Steve Bench asked Dottie Garn to put this item on the agenda for next week.

b. City Engineer - Chris Breinholt

Chris Breinholt gave Steve Bench the Traffic Master Plan for review. The Board discussed the different roads being different colors: blues are major roads, purple are minor, greens are collector, and orange is the master. The Board reviewed the Map and discussed aspects that could be added or changed.

c. Public Works Director - Paul Fulgham

Paul Fulgham asked to be excused next week.

The Board discussed El Parral's future renovation plans. There is a possibility the owner of El Parral would like to asphalt the parking lot in partnership with Roger Nelson.

Paul Fulgham informed the Board that Newell Jackson is replacing the curb at Tremont Place.

d. City Manager - Richard E. Woodworth

Rich Woodworth informed the Board that Penny Petersen's annexation was off by 20 feet, which he believes to be a clerical error. Dustin Ericson stated if it is a clerical error, it can be fixed. Dustin Ericson stated the City can write a document stating the clerical error.

The Board discussed the current status of UTOPIA.

Rich Woodworth told the Board the City needs to hold a meeting about Spring Acres

Pond. He would like the neighborhood residents and everyone at this meeting to attend. Rich Woodworth asked Paul Fulgham if it would be good on a Planning Commission night. Paul Fulgham suggested possibly June 24th at 7:00 p.m. The Board discussed sending the neighbors a letter inviting them to the meeting. Chris Breinholt suggested Ben Johnston should provide some type of visual aids for the project at the meeting.

Chris Breinholt asked whether the issue of the sewer impact fee would go to the Planning Commission or to the City Council. Rich Woodworth advised it would need to be discussed at the City Council Meeting and asked Dottie Garn to have that item put on the next City Council Meeting's agenda.

e. City Attorney - Dustin Ericson

Dustin Ericson stated he needs to get some information for the 800 West Extension Agreement from Chris Breinholt.

5. Public comments:

There were no public comments.

6. Adjournment

Steve Bench moved to adjourn the meeting. Chris Breinholt seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth all approved the motion. The meeting adjourned at 9:42 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