

Tremonton City Corporation
Land Use Authority Board
June 06, 2007

Members Present:

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

Excused Members

Richard Woodworth

Steve Bench called the June 6, 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, Paul Fulgham, and Elizabeth Miller. Steve Bench excused Richard Woodworth.

1. Approval of agenda

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

2. Approval of minutes - May 30, 2007

Steve Bench stated that in the motion on 4.b inches needs to be foot. Chris Breinholt explained that there is a 15 foot easement on all property. He also informed that on 3.a. he gave Cami Marriott a copy of the memorandum before she left. **Steve Bench moved to approve the May 30, 2007, minutes subject to the above corrections.** Paul Fulgham and Chris Breinholt simultaneously seconded the motion. The motion was unanimously approved.

3. Unfinished Business:

a. UTOPIA Construction review

Alyson Draper commented that UTOPIA laid the pipe in front of her house. When they were done, she could not even tell that they were there. They did a great job. Paul Fulgham stated that UTOPIA is concerned with the grass drying up and would like the home owners to pay special attention to that area.

b. Approve Tremonton Pines Final subject to all checklist items being completed and the following items to be finalized - Steve Hansen

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

c. Approve Heritage Estates Phase Four and Five Final subject to all checklist items being completed and the following items to be finalized - Marc Allred

Marc Allred came in to discuss Heritage Estates Phases Four and Five with the Board. Steve Bench gave Marc Allred the plat that Chris Breinholt reviewed. Phase Five will only be approved for water and sewer. The Mylar for Phase Four will need to be changed to reflect the new owners of the property. Once the corrections are made that Chris Breinholt has asked for in the memorandum and the correct bond is in place, the Board will approve the Mylar. Before the Board can give Final approval, costs need to be established for the bonded amount, engineering costs, and lots costs.

Alyson Draper informed Marc Allred that he does not have a bond for Open Acres. Marc Allred discussed with the Board the amount and type of Bond he would need. Marc Allred gave Alyson Draper the open line of credit papers that Nancy Curtis from Bank of Utah had created. He asked Alyson Draper to please review them and get with Nancy Curtis if there were any changes that needed to be made. Marc Allred and Alyson Draper discussed the options for an open line of credit. They decided it would be best to do a cash bond of \$33,650 for Open Acres. Alyson Draper will work with Nancy Curtis from Bank of Utah to create a continuous line of credit form. Marc Allred informed the Board that he had planted trees across the back by the Subdivision.

Marc Allred will take the Mylar for Open Acres to be signed by the Mayor and the Planning Commission Chair.

The Board informed the public that you are not allowed to sell or advertise lots until the Subdivision is recorded. Marc Allred, Rand Hollist, and Lyle Holmgren asked for clarification on restrictions. The Board explained that you are not allowed to take earnest money or sell the lots until they are recorded. You can sell once it is recorded and you cannot occupy until the water sewer and asphalt is in.

- d. Approve La Vista Estates Final subject to all checklist items being completed and the following items to be finalized -Rand Hollist

Chris Breinholt informed Rand Hollist that he needs to fix a few lots that do not meet the zoning code requirements. There needs to be more detail in the design. The storm drain pipes need to be up sized. The high watertable needs to be addressed. The Board discussed how this watertable will effect the roads and the homes for sewer. Rand Hollist will meet with his engineers to see what else can be done for the sewer pipes. Chris Breinholt asked what will happen with the strip of land on the southeast of the subdivision. The Board discussed with Rand Hollist what could be done with the land. Rand Hollist stated that they will continue to own the property, and keep the weeds down. The Board informed Rand Hollist that the open space lot will need to be set with grass and a sprinkler system. Once the development is complete, it will become City property. The grass will also need to be bonded until it is fully in. Chris Breinholt will send the memorandum to Rand Hollist with all the changes needed. Alyson Draper and Paul Fulgham checked with the Treasurer, Sharri Oyler, to see how much Rand Hollist has paid. The amounts that need to be paid for the subdivision final are \$480 for signs, \$280 for concept review, engineering will be decided once Chris Breinholt reviews the construction drawings, and \$700 for lots. Sharri Oyler had recorded that he has paid \$1,460.00. Steve Bench stated that he would entertain a motion to approve La Vista Estates Final. **Chris Breinholt moved to approve La Vista Estates Final subject to all checklist items being completed and the review of the final plat and the comments on the construction drawing**

being fixed. Alyson Draper seconded the motion. The motion was unanimously approved.

Steve Bench asked the Board if they felt it would be appropriate to table items 3.e. to o. until Richard Woodworth is available. **Alyson Draper moved to table items 3.e. to o.** Paul Fulgham seconded the motion. The motion was unanimously approved.

- e. Approve McFarlane Subdivision Concept Plan Preliminary subject to all checklist items being completed and the following items to be finalized - Lee Watkins

Tabled

- f. Storm Drain Utility Assets and Projects

Tabled

- g. 10th West and Main Traffic Safety Study

Tabled

- h. Tremonton Aerial Photo

Tabled

- i. Easements/Vacation and recording of

Tabled

- j. Policy and procedures (i.e.: Temperature of asphalt cutoff date)

Tabled

- k. Sewer Study

Tabled

- l. Comprehensive review of utility and roads

Tabled

- m. Road Bond Review

Tabled

- n. New water source

Tabled

- o. Task list review

Tabled

4. New Business:

a. Walk-ins - Concept review only

Lyle Holmgren asked Chris Breinholt if there were any updates from Hansens and Associates about Holmgren Estates East. Chris Breinholt had not received the final plat to review. The Board discussed with Lyle Holmgren the detention pond, what would be needed for the pond, and each outlet that releases into the grasslands on Holmgren Estates East Phase Two. Chris Breinholt stated his concern is with the wetlands. He would like to have documentation from Dennis Winger stating exactly what is required so that the City can follow their requirements and watch to make sure that there will not be any problems for the City in the future. Lyle Holmgren would like to be on the agenda for next meeting. He would like all the needed changes configured and finalized for Phase Two. Paul Fulgham made Lyle Holmgren a copy of the memorandum that was sent to his engineer. In doing so, Lyle Holmgren would know the changes are needed prior to Final approval. Chris Breinholt will indicate on the plat that the ponds are not approved yet. Lyle Holmgren stated that they have the manholes staked for the sewer.

Lyle Holmgren asked if Holmgren Estates Phase Seven Final could be on the agenda next week. Chris Breinholt needs to have the plat and construction drawings Two days prior to the meeting for final approval.

Ben Johnston presented Craig Christensen Subdivision Mylar. Chris Breinholt and Alyson Draper signed the Mylar. There is not a bond required because the roadway is a private drive.

Ben Johnston presented Spring Hollow Phase I. The Board discussed with Ben Johnston the utility easements, and drainage for wastewater. The Board stated that it would be easier to run along the road instead of along the back of the lots. Ben Johnston will review the options and the ability to release some of the water from the retention pond. They need to have the land blue staked. Paul Fulgham and Ed Quinn will go and mark the water line before next Wednesday.

Ben Johnston informed the Board that they need to adjust the lot boundaries line for lots 31 and 32 of Country View Estates. Steve Bench read Title 2.5.10 which indicated to him and Alyson Draper that he does not need to go through the hearings and the same individuals who sign the plat will sign this change so that it can be recorded with the County. The lots are being resized because a retention concrete slab was laid in the wrong place.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench informed the Board that he is working on redoing the signs on 2000 West.

b. Public Works Director - Paul Fulgham

- 1) Cost estimate for trail

Chris Breinholt will start on the a construction estimate for the trail material once he is finished with the 1200 South canal crossing estimate.

- c. City Engineer - Chris Breinholt

- 1) Merrill Storm Drain

Chris Breinholt will review the Merrill Storm Drain as soon as he can.

- d. City Attorney - Alyson Draper

Alyson Draper informed the Board that she spoke with Bruce Bard ,the attorney for Marriott Subdivision, about Fair Housing Laws. She informed him that some of the lots need to be dedicated to lower income housing. It could be zoned PUD. She has not heard anything as to how they are going to comply with the State Law.

6. Public comments:

There was no public comment.

7. Adjournment

Steve Bench moved to adjourn the meeting. Alyson Draper Seconded the motion. The motion was unanimously approved. The meeting adjourned at 10:41 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 for the Land Use Authority Board Meeting held on the above referenced date.

Dated this 20 day of June, 2007

Elizabeth Miller, DEPUTY RECORDER