

**Tremonton City Corporation
Land Use Authority Board
June 11, 2008**

Member's Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Dustin Ericson, City Attorney
Rich Woodworth, City Manager
Dottie Garn, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting held June 11, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton City, Utah, to order at 9:02 a.m. Steve Bench, Chris Breinholt, Dustin Ericson, Rich Woodworth, and Dottie Garn were in attendance. Paul Fulgham was excused.

1. Approval of agenda

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

2. Approval of Minutes: May 28, 2008; June 4, 2008

The following corrections are needed for the May 28, 2008 minutes: Item 3a. the "City is willing to contribute up to \$24,000." Item 3a., second paragraph, Rich Woodworth stated there is nothing prohibiting a manufactured home from being built there with the exception of proper access. Rich Woodworth said they can abandon the alley but have to keep the utility easement. Item 4a. needs clarification: "Steve Bench suggested the Master Road Plan Map could also be an aerial map." Item 4b. needs to state, "Chris Breinholt presented to the Board the Master Road Plan for review." Item 4b. third paragraph, needs to state, "Steve Bench suggested to leave the major waterways and the homes on the map, but remove the fence line and irrigation ditches." Item 4d. needs clarification: "Rich Woodworth stated citizens have been calling with questions concerning improvements on 800 North between 3rd East through 1st West."

Steve Bench moved to approve the minutes of May 28, 2008, with above noted changes, and the June 4, 2008 minutes. Chris Breinholt seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, and Rich Woodworth approved the motion.

3. Unfinished Business:

a. River Valley Town Homes Phase II Amended Final - Jay Stocking

Rich Woodworth moved to approve the River Valley Town Homes Phase II Amended Final. Steve Bench seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, and Rich Woodworth approved the motion.

4. New Business:

a. Alice C. Harris Detention Pond Review

Rich Woodworth discussed with the Board the pond on the south end of Husky Way. Mr. Woodworth asked the Board, “Does the pond really function? Is there a way the City can abandon the pond?” Chris Breinholt stated the pond would most likely be no use to the City, and it should be possible to abandon it. Steve Bench stated the new town homes in that area pay a \$50 fee for use of the pond. Steve Bench stated there is also the open ditch that runs above the pond between the trailer park and the pond. The Box Elder School District has been receiving complaints that there is no protection for the children from the pond. Chris Breinholt would like to go out there and look at it. Rich Woodworth asked Dottie Garn to add this item on next week’s agenda and the Board can make a final determination.

b. Marc Allred - Hillside Development, Spring Acres Phase 4

(1) Slope on sewer installation

Marc Allred asked the Board, “What is the standard for the slope?” Chris Breinholt stated it is a judgement call which would depend on the amount of standing water in the sewer line after it is flushed.

(2) 15-18" Storm drain

Marc Allred discussed with the Board the pricing of the pipe and stated the price difference between 15" pipe and 18" pipe is \$2.95 per foot, for about 1200 feet. The Board and Mr. Allred discussed the different cost increases and the possibility of restocking fees. Chris Breinholt stated Mr. Allred has to use the 18” pipe and that size has been on the plans since the beginning. Rich Woodworth asked how much the City will be billed and Chris Breinholt stated he would get him the cost.

Chris Breinholt told Mr. Allred the catch basins need to be 2x4’. Mr. Allred stated there are 9 catch basins.

(3) Power pole

The Board discussed the current location of the power pole, which is in the

roadway. The Board discussed different options of moving the pole and who is responsible for the cost. Dustin Ericson stated he will find out where the liability lies, whether it be the City or Mr. Allred.

(4) Sidewalk extension

Rich Woodworth asked Mr. Allred if there is a sidewalk on both sides or just one side. Steve Bench asked, "If you eliminate the sidewalk on one side, is there a way to make the power line work?" Mr. Allred stated it probably would not work. Chris Breinholt stated the sidewalk needs to be on both sides. The Board discussed the children and bus stops and the need for the sidewalks.

Marc Allred asked the Board if the City has any control toward the costs the utility companies charge the developers. Mr. Allred stated the cost increases have added over \$1000 per lot. Mr. Allred stated he believes the developers and even the City should have a say on this issue. The Board discussed with Mr. Allred the increasing development costs. The issue is the requirements utility companies are giving the developers for their new developments, which is increasing the developer's costs. Rich Woodworth stated the City has no say on this issue, it is up to the utility companies what they require.

c. Walk ins - Concept review only

Marty Bytheway, with Hansen & Associates, informed the Board she met with Rocky Mountain Power concerning connecting power to the new pump house. The Board discussed the different options of connections. Nothing needs to be upgraded but the transformer. The Board discussed the issue of an easement there. Mrs. Bytheway informed the Board that Bob Weyland, with Rocky Mountain Power, needs the City to put in a work order request for the power.

Jason Holmgren presented the easements to the Board from the Christensen's and LeFleur's. He stated he has sent copies to Chris Breinholt's office. Rich Woodworth suggested to have copies made for Dustin Ericson.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench gave to the Mylar for Spring Acres Phase 4 to Chris Breinholt for his signature and Dustin Ericson's.

The Board discussed the non-profit neighborhood, Lots 15 & 16 River Valley Multi-unit Development Amended, containing twelve 4-plex units. The Board discussed parking lot drainage issues. The plat has the recorded easements for parking. Rich Woodworth asked what it would take to vacate those easements. Steve Bench stated he may need to go down to the county and get more information.

Steve Bench presented the Application for Project Review to the Board. Mr. Bench stated the ladies at the counter can hand the application out to the person coming to the meeting. He stated the participants need to come more prepared. The Board discussed the application. Steve Bench asked the Board members to look over the application and bring any suggestions for changes to the next meeting.

The Board discussed the different steps of new development.

The Board discussed the appropriate level of the City's involvement in extensions of roads.

b. City Engineer - Chris Breinholt

Chris Breinholt wanted the Board to be aware that he met with Allied Construction about 1200 South issues. Chris Breinholt stated the problem is the road was clay at the bottom and now it is settling because of groundwater. Mr. Breinholt suggested to wait to do anything until it stabilizes. Chris Breinholt stated when Parson's paved it there were some sections that were thin and they will need to re-pave those areas. Parson's will be responsible for the biggest part of the settling. Mr. Breinholt also stated Allied Construction will be responsible to bring in road base and some of the asphalt there. Rich Woodworth stated the City has received complaints about that road.

c. City Manager - Richard E. Woodworth

Rich Woodworth discussed with the Board the issue of steps of developers and development. There needs to be more coordination between when they start digging, when the final is approved, and their bonds being approved.

Mr. Woodworth would like to get the storm drain impact fees set in place and set a starting date. The road impact fee also needs to be decided upon. The Board discussed two different roads that need improvement. Rich Woodworth suggested the City start the sewer impact fee immediately and storm drain impact fee by September. Rich Woodworth asked Dottie Garn to add this item to the first City Council Meeting in July for advise and consent, and also for the City Council to discuss the road impact fee. Mr. Woodworth also asked Mrs. Garn to add the storm drain impact fee to the agenda for the second City Council Meeting in September.

d. City Attorney - Dustin Ericson

Mr. Ericson had nothing further to discuss.

6. Public Comments:

There were no public comments.

7. Adjournment

Rich Woodworth moved to adjourn the meeting. Steve Bench seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, and Rich Woodworth approved the motion. The meeting adjourned at 10:53 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 _____ day of _____, 2008.

Dottie Garn, DEPUTY RECORDER