

Tremonton City Corporation
Land Use Authority Board
June 13, 2007

Members Present:

Steve Bench, Planning and Zoning Director
Chris Breinholt, City Engineer
Alyson Draper, City Attorney
Paul Fulgham, Public Works Director
Rich Woodworth, City Manager
Elizabeth Miller, Deputy Recorder

Steve Bench called the August 29, 2007, Land Use Authority Board Meeting held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:00 a.m. Steve Bench, Chris Breinholt, Paul Fulgham, Alyson Draper, Rich Woodworth, and Elizabeth Miller were all in attendance.

1. Approval of agenda

Rich Woodworth moved to approve the agenda. Alyson Draper seconded the motion. The motion was unanimously approved.

2. Unfinished Business:

a. UTOPIA Construction review

Pat Warner and Doug Thomas presented the UTOPIA Construction map. They discussed with the Board the layout of the fiber throughout the City to incorporate all of the projected growth. They discussed where the new subdivisions are and how the conduits will be laid to facilitate the areas. The Board showed them where the utility lines run. Paul Fulgham and Doug Thomas will go through the map and decide where to run the conduits taking into consideration the utilities lines. UTOPIA informed the Board of their tentative schedule. They would like to only spend two weeks in a subdivision and be completed by Fall. Paul Fulgham informed Pat Warner that the roadways need to be compacted in lifts as they are repaired. Pat Warner stated that they will do that and asked the Board to let them know if they need to do anything different. Paul Fulgham stated that they can have holes as long as the holes are maintained and repaired with a hot patch. Pat Warner asked if there was anything that the City needs to address with him. Rich Woodworth stated that the City is giving out the 1-800 number to all that complain. There have only been two complaints about UTOPIA reported to Tremonton City. The Board praised the work that UTOPIA has been doing.

b. Approve Tremonton Pines for Final subject to all checklist items being completed - Steve Hansen

Chris Breinholt has not received a plat from Tremonton Pines; therefore, he would not be able to grant a final approval. Due to the fact that no representation for Tremonton Pines Subdivision was present, this agenda was tabled until further notice.

- c. Approve Heritage Estates Phase 4 and 5 Final subject to all checklist items being completed - Marc Allred

Chris Breinholt has received the Final plat for Heritage Estates. Chris Breinholt gave Paul Fulgham and Steve Bench approved construction drawing for Phases 4 and 5. Steve Bench will give his copy to Marc Allred. Due to the fact that no representation for Heritage Estates Subdivision was present, this agenda was tabled until further notice.

- d. Approve Holmgren Estates Phase 7 Final subject to all checklist items being completed - Lyle Holmgren

Chris Breinholt has not seen anything on Holmgren Estates Phase 7. Due to the fact that no representation for Holmgren Estates Subdivision was present, this agenda was tabled until further notice.

- e. Approve Holmgren Estates East Phase 2 Final subject to all checklist items being completed - Lyle Holmgren

Chris Breinholt gave Paul Fulgham a copy of the construction drawings with the exception of the retention basins. Chris Breinholt is waiting for a letter from Darren Dursh indicating the size of the storm designation that would need to be retained in the pond. Due to the fact that no representation for Holmgren Estates Subdivision was present, this agenda was tabled until further notice.

- f. Approve McFarland Subdivision Concept Plan Preliminary subject to all checklist items being completed - Lee Watkins

Due to the fact that no representation for McFarland Subdivision was present, this item was tabled until further notice.

The Board asked that Unfinished Business be first, New Business be second, and Monthly Review be third on the agenda.

- g. Storm Drain Utility Assets and Projects

The inventory of the Storm Drain Utility has been completed by Paul Fulgham and the next step is to develop an impact fee structure.

- h. 10th West and Main Traffic Safety Study

The Board is waiting to hear from UDOT. They hope that UDOT will find the need for a stoplight at the intersection. There has been an increased amount of traffic due to Maverik locating on the corner.

- I. Tremonton Aerial Photo

Chris Breinholt received the aerial photo June 12, 2007. It is a colored pdf file. Due to the size, it is taking a long time to open. Chris Breinholt will draw West Liberty Foods on the photo. He will overlay the entire City map over the aerial photo. The Board discussed the price to print large copies. Once Steve Bench, Paul Fulgham, or Chris Breinholt finds a place to print the photo; they will let the Board know the cost.

j. Easements/Vacations and recording of

The protective strip easement from the Taylors on 2000 West is finished. It was processed by the title company. Rich Woodworth would like to have the fence line surveyed to verify where the fence line is.

The City is up-to-date with all of the easements.

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

All of the policies and procedures are up-to-date.

l. Sewer Study

There will be funds in the sewer and Storm Drain Utility accounts that will need to be carried over to next fiscal year. Rich Woodworth has spoken with the City Council about the funds, and they have okayed it. Paul Fulgham will remind the City Council when they review his budget.

m. Comprehensive review of utility and roads

Paul Fulgham has almost all of the billings from Rupps for the utility project. He will contact Blaine Rupp to see when the City will be billed in full. Rich Woodworth would like to pay as soon as possible.

n. Road Bond Review/Dig permits.

Paul Fulgham stated that there is no construction that he is aware of without a road bond.

Rich Woodworth asked to place Dig Permits next to Road Bonds. Paul Fulgham informed the Board that he spoke with Fred Bollingbroke and told him that they need to give the City a cost estimate on the seal coat for Heritage Estates. The Board discussed the deadline for laying asphalt. Alyson Draper will send out a letter to all developers working in Tremonton in September. She will need the developers' name and address. Steve Bench will give them to her from the applications.

Rich Woodworth would also like to add ponds to the monthly review. He is concerned with the Allred Pond. He would like it taken care of as soon as possible. The City does not own the ponds until they are complete. Steve Bench and Alyson Draper stated that at the Planning Commission Meeting the Planning Commission asked to have Alco's frontage cleaned up. The Tremonton City Nuisance Officer will talk with the business owners that need to maintain their land.

o. New water source

This item will continue to be on the agenda as a reminder.

p. Task list review

The Board felt they had reviewed what was needed earlier in the meeting.

- q. Protective Easement Strip - Taylors

This agenda item was discussed in agenda item 2.j.

- r. 2300 West Jean Stokes Subdivision

Rich Woodworth received a call from Jean Stokes. She would like to know if it would be possible to divide the lot owned by Jay Stocking next to her property. Rich Woodworth advised her to talk with Steve Bench.

3. New Business:

- a. Walk-ins - Concept Review only

Sattar Tabriz and Mark Garza presented Chadaz Estates Subdivision. They wanted to update the plat. Chris Breinholt will write the review memorandum and send it to Sattar Tabriz. They are in the process of selecting a contractor. Mark Garza has worked with Sattar Tabriz on other projects and he is looking into helping with this project. Sattar Tabriz will obtain a bond from Wells Fargo. Alyson Draper stated that she would like developers who will develop multiple phases to obtain a continuous letter of credit.

4. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench reported on the controlled burn at West Liberty Foods. They cleared a few things and they set a water barrier.

- b. City Engineer - Chris Breinholt

Chris Breinholt gave Elizabeth Miller and Alyson Draper a copy of the escrow memorandum for Heritage Phases 4 and 5.

Chris Breinholt made an addendum to the 12000 South Trunk Line Project. He increased the pipe size to 38 inch from 36 inches. It will increase about \$100 a foot for a 9 foot line, which equals \$900 a foot. The Board discussed the need of the increase. Rich Woodworth stated that we should wait until the canal is empty rather than take the increase. The Board will see how the bids for the project look before they make any decisions. Chris Breinholt completed his cost estimate for the project. It will be about \$925,600.00.

- 1) Merrill Storm Drain

- c. City Attorney - Alyson Draper

The Board discussed affordable housing. The Board believes that there are many areas with affordable housing. If the developers would like to incorporate affordable housing within the development, the Board would not be opposed to it. Alyson Draper stated that all developments should incorporate affordable housing. The Board will discuss with the Planning Commission to see their feelings on requiring affordable housing. This requirement would need to be consistent for all developers.

d. Public Works Director - Paul Fulgham

1) Cost estimate for trail

Prior to the meeting, Paul Fulgham gave Rich Woodworth the cost estimate for the walking trail. He estimated \$122,600 without asphalt.

Paul Fulgham will need to be excused from next weeks meeting. He will be on vacation.

e. City Manager - Richard Woodworth

Rich Woodworth asked Paul Fulgham who monitors the subdividers. There is currently no one that monitors the subdividers. Alyson Draper will monitor them so that the rest of the Board does not ruin the working relationship. The Board will also enforce the one year time frame on the development. If they are not completed, they will be required to go through the development process again and abide by all the new requirements.

5. Public comments:

There were no public comments.

6. Adjournment

Rich Woodworth moved to adjourn. Alyson Draper seconded the motion. The motion was unanimously approved. The meeting adjourned at 10:50 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 _____ day of _____, 2007

Elizabeth Miller, DEPUTY RECORDER