

**Tremonton City Corporation  
Land Use Authority Board  
June 18, 2008**

Members 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 18, 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

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

2. Approval of Minutes: June 11, 2008

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

3. New Business:

a. Skinner River Bottom Project - Double Eagle Real Estate, Scott Grover and Steve Skinner

Steve Skinner and Scott Grover were present to discuss with the Board the property south of Fridal Heights, at about 500 South and 400 East. They would like to close on the property. Mr. Skinner said he has spoken with the adjacent property owner and will do a boundary line adjustment, in trade for easement for the sewer line. Their question to the Board was where the sewer line will need to run. The Board discussed the location of the sewer line. Paul Fulgham said they need to stake the proposed corner, make an alignment and he can shoot between the two to know the location. Paul Fulgham needs to get the depth of the sewer line. Chris Breinholt asked if they have hired an engineer yet. Mr. Breinholt told them to get a good concept layout before they start the plan and sewer lines with the easement. The

Board discussed the annexation of the property and road maintenance. The Board also discussed the issue of the property being in the Green Belt.

Mr. Skinner asked if the City is planning any future development of strip malls or bigger projects like that. Steve Bench stated the City isn't looking for heavy retail but would like to see some. The Board discussed the different areas of Tremonton that they would like to see future developing in.

b. Walk ins - Concept review only

There were no walk ins.

4. Unfinished Business:

a. Alice C. Harris Detention Pond Review

Steve Bench asked Chris Breinholt if he had a chance to go out and look at the pond. Chris Breinholt stated he believes there is no use for it for the City. Mr. Breinholt said the property cannot be built on. The Board discussed the pond and storm drain areas. Steve Bench said the City could bury the pond and make the place a park. Chris Breinholt asked what the School District wants to do with it and Rich Woodworth said they would like the City to buy it. If the District wants to give it to the City, that is the only option the City would consider. The Board further discussed the pond and the issue of it holding water. Rich Woodworth stated he will tell the School District the City doesn't have an interest in the pond.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench stated he got a call about Spring Acres. There were some concerns about water run-off. Mr. Bench asked Dustin Ericson if the City is responsible for people's drainage going into other people's lots. Mr. Ericson stated that is not the City's responsibility.

Steve Bench asked the Board if everyone had a chance to review the Application for Project Review, but not everyone had so they will wait another week to discuss it. Steve Bench asked Dottie Garn for this item to be put on the agenda for next week.

b. City Engineer - Chris Breinholt

The Board discussed the issue of the power pole at Spring Acres 4. Paul Fulgham stated he remembers there has always been an issue with that road. The Board

discussed the issues of the road and properties being surveyed. The issue is where the liability lies in moving the power pole. Dustin Ericson asked what the City's involvement was in the rededication of that road. Paul Fulgham stated he thinks it should be the developer's responsibility to move the power pole. Rich Woodworth thinks the bigger issue is can the City take a dedicated road and require the developers to make the improvements. Chris Breinholt stated he would like to find out the reason the road was put where it is. Paul Fulgham asked what the cost would be to move the pole, Steve Bench said he guessed around \$10,000 dollars.

c. Public Works Director - Paul Fulgham

Paul Fulgham wanted to review minutes from last week with the Board since he was not there. The Board discussed Marc Allred's topics: the slope on sewer line installation, 15-18" storm drain and also the increase in cost from utility companies to the developers. Paul also had questions about the pump house issues. The City has to make a request for the transformer. Paul Fulgham stated the power company will charge different rates depending on what your usage will be. The City can be charged upfront or over time on the bill based on the rate. Steve Bench stated Paul Fulgham should do the request.

d. City Manager - Richard E. Woodworth

The Board discussed next week's meeting about the Spring Acres Pond. Rich Woodworth wants to clarify who is going to "be the lead". Rich Woodworth said he can show what the intent is, but he needs someone to clarify how it will impact the road. Paul Fulgham stated he or Chris Breinholt could be in charge at the meeting. Rich Woodworth stated he would like to be able to show the people attending what the area looks like now, what it will look like, what the developers want to do, and what the City is willing to do. Mr. Woodworth also said because it will be similar to a park, the neighborhood could take on projects to take care of the park. The Board can informally ask the neighborhood what they would like to see happen.

e. City Attorney - Dustin Ericson

Mr. Ericson said he looked over the easements from Jason Holmgren and there are a few things that need to be changed. Steve Bench said if Mr. Ericson will note the corrections needed, he will give it back to Mr Holmgren.

Mr. Ericson said he finished the road extension agreement for 800 West and gave it to the Board members for review.

6. Public comments:

There were no public comments.

7. Adjournment

**Steve Bench moved to adjourn the meeting.** Rich Woodworth seconded the motion. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Rich Woodworth approved the motion. The meeting adjourned at 10:52 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 25<sup>th</sup> day of June, 2008.

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Dottie Garn, DEPUTY RECORDER