

Tremonton City Corporation
Land Use Authority Board
June 20, 2007

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Alyson Draper, City Attorney
Richard E. Woodworth, City Manager
Elizabeth Miller, Deputy Recorder

Members Excused:

Paul Fulgham, Public Works Director

Steve Bench called the June 20, 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, Richard Woodworth, and Elizabeth Miller.

1. Approval of agenda

Steve Bench stated that he would entertain a motion to approve the agenda. **Rich Woodworth moved to approve the agenda.** Alyson Draper seconded the motion. The motion was unanimous approved.

2. Approval of Minutes: June 6, 2007

Steve Bench informed the Board that he had a few corrections to be made. On agenda item 4.b. the "cement slat" needs to be "concrete slab". Item 3.d. there needs to be an "a" added between "entertain" and "motion". Rich Woodworth and Chris Breinholt both indicated on the same agenda item that the sentence "watertable issues needs to be worked out" needs to be phrased differently to indicate that the high watertable needs to be addressed. Steve Bench stated that he would entertain a motion to approve the minutes. **Alyson Draper moved to approve the June 6, 2007, minutes based on the above corrections.** Steve Bench seconded the motion. The minutes were unanimously approved.

2. Unfinished Business:

a. UTOPIA Construction review

Pat Warner and Doug Thomas presented their plat of Tremonton City. They indicated to the Board the various subdivision locations in Tremonton that need to be added to the design for the fiber lines. The Board verified that they have all the new subdivisions in the updated plat. Pat Warner informed the Board that they will have large enough fiber size and extra conduits to cover the projected growth of Tremonton City. They are going to keep up with the current growth. They will make the lines so that they are able to adapt to change. The Board discussed how the fiber lines would be able to adapt to the future growth and need. UTOPIA is placing extra conduit space so that they can run the new larger fiber line when the need arises.

Everything is going well on the project. They are now on 2300 West. There is going to be one large C.O.(Central Operating) hub at the park.

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

Steve Hansen and Wayne Hansen presented Tremonton Pines Final Plat for Phase I Final Approval on 600 South. Steve Hansen showed the Board the construction drawing with elevations. He explained how the sewer and water lines would be taken out of the subdivision. The Board discussed the fence required by the Planning Commission. There will be a six foot fence along the canal line. Chris Breinholt and Rich Woodworth asked if the four-plexes were actual town homes or condos. Steve Hansen, Lee Watkins, Rich Woodworth, and Chris Breinholt all discussed the plans for the four-plexes. They decided that they are townhomes. Steve Bench stated that he would review the addresses and let Steve Hansen know this afternoon or tomorrow morning. The property lines need to be specified for the final plat. Steve Hansen gave Chris Breinholt and Steve Bench five copies of the final plat. There will be a 55 foot dedicated right-of-way through the property. Steve Bench stated that the subdivision will need a temporary turnaround on the end of the street. He then informed the Hansens that the Board will take the plat and review it. Once all the needed changes are made, they can come back for the final approval.

Alyson Draper asked the Board what the requirements for fences are. Steve Bench and Rich Woodworth both stated that they are required for all attractive nuisances. Alyson Draper stated that there is a location along the canal that does not have fencing and the homes have little children. She believes this area is an attractive nuisance. Steve Bench will talk with the owner of the property.

- c. Approve Heritage Estates Phase IV & V Final subject to all checklist items being completed - Marc Allred

Due to the fact that no representative for Heritage Estates Phase IV and V was present, this agenda item was tabled until further notice.

- d. Approve Spring Acres IV Preliminary/Final subject to all checklist items being completed - Marc Allred

Due to the fact that no representative for Spring Acres IV was present, this agenda item was tabled until further notice.

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

Lyle Holmgren presented Phase VII. Lyle Holmgren would like to surface drain the entire street and not put in storm drain pipes. The Board discussed with Lyle Holmgren the direction of drainage for each street. Mike Jensen with Hansen and

Associates stated that Phase VII is almost the exact same as Phase VI. Lyle Holmgren needs to bring the Board a bond and cost estimate. Lee Watkins asked the Board how many valves they need in this phase. Chris Breinholt stated that they can do without the redundant valve. The Board verified that they can still section off the pipes if needed. Steve Bench stated he would entertain a motion to approve Phase VII Final. **Rich Woodworth moved to approve Holmgren Estates Phase VII Final with the redundant valve taken out and review by Chris Breinholt.** Alyson Draper seconded the motion. The motion was unanimously approved. Steve Bench informed Lyle Holmgren that he needed to pay \$740 for the Final approval.

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

Lyle Holmgren presented the Final Plat for Phase II. Lyle Holmgren asked Chris Breinholt if he had reviewed the Drainage Study that was recommended by Dennis Winger. Chris Breinholt has not seen a letter for Dennis Winger and is waiting until then to approve the plans. Lyle Holmgren stated that Dennis Winger informed him that they only need to plan for a five-year storm. Lyle Holmgren asked about the inlet pipe that goes into the retention pond. Chris Breinholt stated that he did not believe it would be big enough. Chris Breinholt and Mike Jensen from Hansen and Associates discussed the drainage pipe. They decided that with four inches of head at eight feet deep the inlet would be fine as submitted. This subdivision phase has already been approved for final and is waiting on Dennis Winger's letter to continue forward.

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

Due to the fact that no representative for McFarlane Subdivision was present, this agenda item was dismissed.

3. New Business:

- a. Consider zone change for Holmgren Historical Farms - Tamera Zollinger.

Rich Woodworth informed the Board that Mrs. Zollinger would like to make the land behind Holmgren Historical Farms into a pasture like it once was. Some neighbors are concerned about putting in pasturing animals. The Board discussed the type of animals, the number of animals, where the feed lot will be, and what type of division there would be between the pasture and residential homes. Mrs. Zollinger stated that there would only be three horse at this time, the feed lot is not near the residential homes, and they did not state a specific type of division between the homes and pasture. The concern is that the land is currently zoned R1-10 and they would like to make a zone change. Rich Woodworth stated that in the process of rezoning, the Public Hearing process is to verify that the neighbors are not being harmfully impacted. The City would like to make known that the City is not representing what

they would like to see the land to be. The Board discussed what type of zoning the land could be changed to. Steve Bench read Chapter 1.2.1-005 from Title 2. Rich Woodworth felt it necessary to clarify that the City only sets the Master Plan. Lyle Holmgren stated that he believes it would be in the public's best interest to change this land's zoning. Alyson Draper stated that they could have the area designated protected like the Historical Farm is designated. This would make it so that land will never be able to be sold like anything else. The Board discussed the sensitive area. **Steve Bench moved to recommend the pasture in front of Holmgren Historical Farms to the Planning Commission to be discussed and reviewed.** Chris Breinholt seconded the motion. The motion was unanimously approved.

- b. Approve Lookout Point Subdivision Concept/Preliminary subject to all checklist items being completed - Kelly Harris

Norman Fukui and Kelly Harris presented a rough Concept Plan for Lookout Point Subdivision. Steve Bench explained to the Board that this item is not actually here to be approved. Kelly Harris explained the existing subdivisions and how the new subdivision would connect. The southeast corner of the subdivision will be the point of drainage. Chris Breinholt informed Kelly Harris that the manholes need to be in the street not in the backyard. The Board discussed water service, road access, and water pressure point. The Board stated that all the roads need to tie into each other. Steve Bench stated that they might want to wait to develop the area to be served by the lift station until it is in. The water pressure point follows the contour line going northeast. Rich Woodworth informed the developers that the lift station costs will be subsidized by impact fees. Rich Woodworth believes that the Planning Commission will push for a second access road. Steve Bench gave Kelly Harris the developer's checklist. The Board discussed the options for sewer. Kelly Harris and Norman Fukui will review their options. They will design an official Concept Plan and come back to the Land Use Authority Board Meeting.

- c. Walk-ins - Concept Review only

Mike Jensen and Lee Watkins would like to discuss the street slopes for Country View Estates. Chris Breinholt stated that the regular requirements are seven percent for continuous roadways and ten percent for short stretches. Lee Watkins indicated that there is an issue with one side that they would need 22 foot cuts to meet the above indicated slopes. Mike Jensen illustrated to the Board the different options for the grade along the roadways and how the road would need to be designed based on the grade required. Chris Breinholt looked in the code to see the slope requirements. If the Board eliminates the first flat section and only requires a ten percent slope, then Lee Watkins believes they can design the road at a 10 percent continuous slope.

Lee Watkins would like to take the water line to the booster pump and distribute to the people. They are going to put a road in the current phase that will not be relevant until the lift station is in place. The Board discussed the booster pump location, lift station locations, and what area would be served by the booster pump or lift station

with Mike Jensen and Lee Watkins. The booster pump that was placed on the City property is in a protected area. Paul Fulgham will verify that the booster pump can or cannot be placed on the City property. Lee Watkins and Mike Jensen will collect more information on the homes that will need to be serviced to verify that it has the capacity. The Board showed where the closest current sewer line is and the different ways that it could be sent to the McFarlane Subdivision. The Board informed Lee Watkins that the right-of-way needs to be 66 feet for the two major roadways.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench gave Chris Breinholt Heritage Estates Subdivision Final plats for Phases IV and V.

b. City Engineer - Chris Breinholt

Chris Breinholt received the DEM for the State. He has not be able to open it in AutoCAD. He hopes by next week to be able to print a map with all the contour lines.

c. City Attorney - Alyson Draper

Alyson Draper asked the Board what we envision for Tremonton City's growth in regards to appearance. The Board discussed where they believe the commercial growth will be and the problems that the City will face in the future. Tremonton City's goal is to set the stage for growth. Currently we are doing so by zoning. Alyson Draper would like to see the community organized in the future and not sporadically located. The Board stated that we jump on things and try to make it happen in the best interest of the community. The Board all agreed that it is a great idea to capitalize on the land and location for the ideal use.

d. City Manager - Richard Woodworth

Rich Woodworth informed Chris Breinholt that the City Council approved the Contract Bid for the 1200 South sewer line. Chris Breinholt stated that he will need to review the cost saving bid closer to know how much difference switching to the new pipe will be. The City will award the bid the way it was presented.

Chris Breinholt asked that we do not place anyone who does not call on the agenda. The rest of the Board members all agreed. There will no longer be anyone on the agenda that does not call excluding UTOPIA. UTOPIA will be on the agenda until the project is completed.

5. Public comments:

There was no public comment was made.

6. Adjournment

Rich Woodworth moved to adjourn. Alyson Draper seconded the motion. The motion was unanimously approved. The meeting adjourned at 11:26 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 11 day of July, 07

Elizabeth Miller, DEPUTY RECORDER