

Tremonton City Corporation  
Land Use Authority Board  
June 27, 2007

Members Present:

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

Members Excused:

Alyson Draper, City Attorney  
Rich Woodworth, City Manager

Steve Bench called the June 27, 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, Paul Fulgham, and Elizabeth Miller. Excused members were Alyson Draper and Rich Woodworth.

1. Approval of agenda

Steve Bench stated he would entertain a motion to approve the agenda. **Chris Breinholt moved to approve the agenda.** Steve Bench seconded the motion. The motion was unanimously approved.

2. Approval of minutes: March 7, 2007; March 14, 2007; and June 20, 2007

The Board stated that they did not have time to read the minutes. **Paul Fulgham motion to table the approval of the minutes for March 7, 2007; March 14, 2007; and June 20, 2007.** Steve Bench seconded the motion. The motion was unanimously approved.

3. Unfinished Business:

- a. Consider approval of Spring Acres IV Final subject to all checklist items being completed - Marc Allred

Ben Johnston presented Spring Acres Final revised plat. He needs to get the addresses from Steve Bench and change the legal description then he will reprint the plat. The Board discussed the plat in regards to the dedicated road and the 22 lots. The Board stated they cannot approve for a Final because Paul Fulgham and Chris Breinholt have not completely reviewed the plat. All plats that are being approved for Finals need to be submitted to Steve Bench one week prior to the scheduled meeting. The Board informed Ben Johnston that they would set this agenda item on the July 11, 2007, meeting's agenda. If Paul Fulgham and Chris Breinholt feel it is ready to approve prior to the two weeks, the Board can hold a special meeting. **Paul Fulgham moved to table the Final review for Spring Acres IV.** Chris Breinholt seconded the motion. The motion was unanimously approved.

4. New Business:

- a. Consider Box Elder County - 2 Lot Subdivision on the Care Center Property, 460

## West 600 North Preliminary

Steve Bench presented the plat for the two lot subdivision on the Care Center property. The Board discussed the plat and the requirements. Paul Fulgham stated that the utilities at the hospital are inadequate and need to be redone. Steve Bench entertained a motion for approval of the Box Elder County -Tremonton Hospital Subdivision. **Paul Fulgham moved to approved the subdivision for Preliminary subject to engineers review.** Steve Bench seconded the motion The motion was unanimously approved.

- b. Consider lot line adjustment for 340 South 1000 West Final - Steve Jensen

Steve Bench presented the plat for the lot line adjustment for Steve Jensen Subdivision. The Board discussed the plat to adjust to property line out about 10 feet. Chris Breinholt will review. **Steve Bench moved to approve the Final adding 10 feet to lots 1, 2, and 3.** Paul Fulgham seconded. The motion was unanimously approved.

- c. Consider annexation of property at approximate location of 2000 E 1000 N - Curtis Brough

Agenda item 4 c. and d. were discussed together.

- d. Consider 21 lot subdivision at approximate location of 2000 E 1000 N Concept plan - Curtis Brough

Curtis Brough presented a plat of the purposed annexation into Tremonton. They also would like to do a subdivision in the annexing property. The Board discussed with Curtis Brough the subdivision and annexing property requirements. All stubbed roads that will never go anywhere need to be a cul-de-sac. The Board discussed right-of-way widths and curb and gutter in regards to the Storm Drainage Plan. They would like the roads to be 60 feet. The road that was dedicated to the County at 66 feet can be kept at 66 feet. The Planning Commission takes into consideration the recommendations of the Land Use Authority Board before they allow a subdivision to have no curb and gutter. The Board informed Curtis Brough to look at the stub streets and the fire hydrants. **Steve Bench moved to approve the subdivision concept and allow the annexation to continue to the Planning Commission.** Chris Breinholt seconded the motion. The motion was unanimously approved. Steve Bench informed Curtis Brough that he owed \$196 for the concept approval.

- e. Walk ins - Concept review only

The Hansens discussed with the Board 150 acres in the County between Garland and Tremonton that they are looking at purchasing. The Board discussed the annexation boundaries and policy of Tremonton City and what municipality would be best to annex to. Steve Bench stated that they may want to see if Garland is intending to annex the property. The Hansens will talk with Garland City to see about annexing.

The Hansens presented Tremonton Pines. The Hansens have made all of the requested changes and would like to be approved for the Final. The Board informed the Hansens that they need to be on the agenda to be approved for the Final. The

Hansens informed the Board that they were told during the last meeting to come back the next week with the correction for Final approval. The Board informed the Hansens that you must call to be on the agenda. There have been too many people who say they will be here the next week and never come; therefore, the Board has mandated that there must be a phone call. Due to this misunderstanding, the Board decided to hold a meeting for July 5 for the Hansens and Spring Acres IV Final.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench presented the Crown Village Apartments amended plat. The plat has not been completely signed and recorded. Johnston Engineering found the plat during their move. Chris Breinholt will check the boundary and then drop it off to Steve Bench.

When Zoning Code Title Two was updated, the street grades were left out. Steve Bench distributed the historical Title Two with the street grade requirements. Steve Bench will place it in the road requirements for the current code. The Board discussed the Marriot Subdivision's road grade as an example for the need of this specification in the Code.. **Chris Breinholt moved to amend Title Two and implement the street grades requirements into Title Two Chapter 2.7-7. It will be referenced as Chapter 2.7-7.1.** Steve Bench seconded the motion. Unanimously approved.

b. City Engineer - Chris Breinholt

Chris Breinholt stated that he has finished the Chad Merrill Storm Drain Project and will email the PDF to Paul Fulgham.

c. City Attorney - Alyson Draper

Alyson Draper was excused from the meeting.

d. Public Works Director - Paul Fulgham

Paul Fulgham informed the Board that the Marriott pump station cannot be built on Tremonton City's property above the subdivision.

Chris Breinholt will email Paul Fulgham an updated zoning map. The Board discussed the zoning map that is placed on our web. Chris Breinholt stated that the Web page developer should go to [www.Jonescivil.com](http://www.Jonescivil.com) to get the most up-to-date map.

The Board discussed last week's meeting to keep Paul Fulgham abreast of all events. Paul Fulgham stated that he needs to see all the final plats that were on the agenda.

The Board discussed fire hydrant usage for filling private pools. The Board stated that the public fire hydrant is not for personal use; therefore, it is not permitted.

e. City Manager - Richard E. Woodworth

Rich Woodworth was excused from the meeting.

6. Public comments:

There was no public comment.

7. Adjournment

**Paul Fulgham moved to adjourn.** Steve Bench seconded the motion. The motion was unanimously approved. The meeting adjourned at 10: 15 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

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Elizabeth Miller, DEPUTY RECORDER