

Tremonton City Corporation
Special Land Use Authority Board Meeting
July 5, 2007

Members Present:

Steve Bench, Building Inspector
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 July 5, 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, Paul Fulgham, Rich Woodworth, and Elizabeth Miller.

1. Approval of agenda

Steve Bench moved to approve the agenda. Paul Fulgham seconded the motion. The motion was unanimously approved.

2. Approval of minutes: March 7, 2007; March 14, 2007; March 21, 2007; April 4, 2007; April 11, 2007; June 20, 2007; and June 27, 2007

The Board discussed the approval of each set of minutes. **Steve Bench moved to approve March 7, 2007; March 14, 2007; March 21, 2007; April 4, 2007; and April 11, 2007. He also moved to table June 20, 2007; and June 27, 2007.** Paul Fulgham and Rich Woodworth seconded both motions. The motions were unanimously approved.

Alyson Draper joined the meeting at 9:10 a.m.

3. Unfinished Business:

a. Consider approval of Spring Acres 4 Final subject to all checklist items being completed - Marc Allred

Ben Johnson discussed Spring Acres Phase 4 with the Board. There will be 22 lots including the pond and three T intersection. The Board went over the five-foot distance between sewer and irrigation pipes. The Board discussed up-sizing the water line, the lines between the storage tank and vault, what water lines are currently there and what will need to be. The Board will decide if they need to up-size now or later with the Marriott Subdivision. The Marriott Subdivision will need a high pressure 24 inch line and Spring Acres Subdivision will need a low pressure 8 inch line. Rich Woodworth will review the impact fees and see if there is enough funding now. Chris Breinholt will do a cost estimate for the improvements for Rich Woodworth. The City will pay for the excess capacity. Alyson Draper will include in the agreement with Marriott Subdivision the requirements that Chris Breinholt gives for the pipe sizing. There are currently two 6 inch lines. The high pressure 6 inch will be replaced with a 24 inch line and the low pressure 6 inch pipe will be replaced with a 8 inch line.

Alyson Draper was excused from the meeting at 9:39 a.m.

Rich Woodworth will ask the accountant and see what he recommends. The

Board decided they need one more week to find all the needed estimates and information. **Paul Fulgham moved to table Spring Acres Phase 4 Final for one week.** Chris Breinholt seconded the motion. The motion was unanimously approved. Alyson Draper was not present during the motion and did not participate.

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

Paul Fulgham moved to approve Heritage Estates Phase 4 and 5. Rich Woodworth seconded the motion. The motion was unanimously approved. Chris Breinholt will do an escrow memorandum for Phase 5. If the bondable improvements are complete, Marc Allred will only have to bond for 10 percent on Phase 5 and the whole amount for Phase 4. The Board reminded Marc Allred that within one year of the phases being approved, they must be recorded. They also informed Marc Allred that the pressure and video tests need to be done and \$600 is the cost for the Final.

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

The Board discussed Tremonton Pines plat. Steve Bench stated he would entertain a motion to approve Tremonton Pines Final. **Paul Fulgham moved to approve Tremonton Pines Phase 1 for Final subject to the City Engineer's memorandum.** Chris Breinholt seconded the motion. The motion was unanimously approved. The Board discussed the sewer lines. Steve Hansen stated they will run each individual property to the main. The fees for Final approval is \$500 and sign fees are \$240. Steve Hansen will get the bond and proof of land ownership to Alyson Draper.

4. New Business:

- a. Walk ins - Concept review only

Rand Hollist presented La Vista Estates. He discussed with the Board Phase 1's slopes for water, sewer, and storm drain. They discussed the detention basin running flat. They cannot run it flat or the water will not move. Rich Woodworth suggested that Rand Hollist talk with Sharon Archibald to see about the 10 foot easement to obtain a second access. The irrigation ditch is plated going the wrong way. Rand Hollist will look for another line that he can tie into that is lower than his detention basin. Paul Fulgham, Chris Breinholt, and Rand Hollist will look at the land to see the slopes after the meeting.

Tamera Zollinger asked the Board about re-zoning of the eight acres discussed on June 20, 2007. There is a section of the eight acres that has cows now and one child will want to build a home on the property in the future. The Board informed Tamera Zollinger that the most restrictive zone applies for all the land on one tax ID number. The Board discussed with Mrs. Zollinger the type of zoning that would be needed. The Board advised Tamera Zollinger to have someone draw up a plat with the different types of zones that will be on the land for the Public Hearing in August.

5. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench discussed with the Board the letter he and Chris Breinholt received from Tremonton Place's Engineer. The letter was in regards to the wetland discharge.

Chris Breinholt will respond to the letter.

Steve Bench informed the Board that there were a few error on the Chadaz Estates Subdivision plat. He has contacted Sattar Tabriz and Sattar Tabriz will submit a correct plat as soon as all the correction are made.

b. City Engineer - Chris Breinholt

Chris Breinholt informed the Board that Bart (last name unknown) from Allied said the pipe will be here today so it can be staged.

c. City Attorney - Alyson Draper

Alyson Draper was excused from the meeting at 9:39 a.m.

d. Public Works Director - Paul Fulgham

Paul Fulgham informed the Board as to the background for requiring Spring Acres Subdivision to increase the pipe lines. The Board agreed with his reasoning. The Board discussed who would be responsible for the cost of up-sizing the pipes. Rich Woodworth will speak with Curtis Roberts to see what the precedence is in other Cities and look at the finances.

e. City Manager - Richard E. Woodworth

Rich Woodworth had no further comments.

6. Public comments

There was no public comment.

7. Adjournment

Steve Bench moved to adjourn. Rich Woodworth seconded the motion. The motion was unanimously approved. The meeting adjourned at 10:36 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