

Tremonton City Corporation
Land Use Authority Board
July 11, 2007

Members Present:

Steve Bench, City Engineer
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 11, 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, Alyson Draper, Paul Fulgham, Rich Woodworth, and Elizabeth Miller were in attendance.

1. Approval of agenda

Paul Fulgham moved to approve the agenda. Rich Woodworth second the motion. The motion was approved unanimously.

2. Approval of minutes: April 25, 2007; June 20, 2007; June 27, 2007; July 5, 2007

Steve Bench made the following corrections to the minutes:

Minutes for July 5, 2007, on Members Present, indicating Steve Bench, "City Engineer" needs to be changed to "Building Inspector".

Minutes for June 27, 2007, on Members Present, indicating Steve Bench, "Building" needs to be changed to "Building Inspector", and on item 4.a. the motion "Final" needs to be "Preliminary".

Rich Woodworth stated that the motions need to be clearly defined so that the general public convey the same message. Steve Bench stated he would entertain a motion for approval of the minutes. **Chris Breinholt moved to approve the April 25, 2007; June 20, 2007; June 27, 2007; and July 5, 2007 minutes with the above corrections.** Steve Bench seconded the motion. The motion was unanimously approved.

3. Unfinished Business:

a. Consider Box Elder County - 2 Lot Subdivision on the Bear River Valley Care Center Property, 460 West 600 North Final

Steve Bench presented the Box Elder County - 2 lot Subdivision plat. The Board discussed the plat. The easement needs to be adjusted as indicated in Chris Breinholt's memorandum. Steve Bench stated he would entertain a motion to approve the subdivision. **Paul Fulgham moved to approve Box Elder County - 2 Lost Subdivision for a Final subject to Chris Breinholt's memorandum.** The motion was seconded by Alyson Draper. The motion was unanimously approved.

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

The Board discussed with Marc Allred the sizing of the waterline issue. Chris Breinholt and Paul Fulgham need to discuss with the Marriott developers where the high pressure pipes need to be laid to equal the same capacity as a 24 inch pipe. The current 6 inch low pressure pipe will still need to be replaced with an 8 inch line. There is a valve outside of the vault on the low pressure 6 inch line that can be used for a T on the 8 inch line. There needs to be enough water capacity to facilitate the demand. Marc Allred will run an 8 inch pipe in place of the 6 inch pipe from the first intersection on Mountain Road to Valley View. With the present development, the City will be responsible for the 8 inch pipe from approximately 2650 Mountain Road to the first intersection if they choose to increase the pipe. **Rich Woodworth moved to approve Spring Acres 4 subject to Chris Breinholt's Final memorandum and the correction of the manhole being no more than 400 feet.** Paul Fulgham seconded the motion. The motion was unanimously approved.

There was a concern expressed by an anonymous patron that a home's culinary and secondary water was hooked incorrectly in a Spring Acres Subdivision. Ed Quin will check the utility connections for culinary and secondary water.

Chris Breinholt will give Alyson Draper a Master Water Plan.

4. New Business:

- a. Consider approval of Lookout Point Subdivision Concept subject to all checklist items being completed - Kelly Harris

Norm Fukui, Don Johnston, and Kelly Harris presented the Concept plat for Lookout Point Subdivision. The Board discussed the second access, retention ponds, utilities, egress roads, and road slopes. If Marriot changes their plat to place a road, it would need to be recorded with the County as Marriott Subdivision Amendment. A second access to the development can be graded gravel during their first Phase . No decisions were made on the retention pond. The first Phase will not be served by Marriot's tank. It will be served by the sewer connection at 3150 West and the Bear River Water Conservancy District's water. The Board informed the Lookout Point representatives that if all of the development is done before the Marriot tanks are in place they will need to increase the meter. The Board would like as few egress roads as possible. Egress roads lead out of the subdivision and are not regular sized roads so it creates problems for maintenance. Norm Fukui stated that the development does not have any problem with the slope. Steve Bench informed the Board that this is the Concept Plan for the first Phase of 25 to 30 lots. The Concept Plan will cost \$240. **Rich Woodworth moved approve Lookout Point Phase 1 for Concept Plan.** Alyson Draper seconded the motion. The motion was unanimously approved.

- b. Consider approval of Holmgren Estates Phase 8 Subdivision - 500 East 700 North Concept subject to all checklist items being completed - Lyle Holmgren

Tamera Zollinger came to represent Holmgren Estates Phase 8. The Board discussed

the plat. Tamera Zollinger stated that they will be able to purchase 40 feet to the side of the development to add three lots. The Board would like to see a sidewalk accessing the school. **Rich Woodworth moved to approve Holmgren Estates Phase 8 for Concept Plan.** Paul Fulgham seconded the motion. The motion was unanimously approved.

c. Walk ins - Concept review only

Pat Warner and Doug Thomas presented UTOPIA's Master Plan. They are currently at 600 South and Tremont Street and ahead of schedule. Tremonton will be the first to have 100 percent of UTOPIA completed. There are 800 new subscribers since UTOPIA did their first Master Plan. There were some gardens that were in the railroad right-of-way. UTOPIA tried to go around the gardens. There were about three that they could not go around. The Board informed UTOPIA that citizens are not allowed to use the Railroad right-of-way. The aerial infrastructure is in place. They should be done and ready to go live in November, 2007. There are currently ten companies that will provide services on UTOPIA. UTOPIA has encountered some abandoned power lines and irrigation pipes. They are trying to work with everyone as well as possible. The Board is impressed with how they are working with the City.

McFarland Subdivision was presented by Lee Watkins. They would like to Master Plan the concept of the engineering and develop by phases. There is a total of 200 lots. Lee Watkins will bring the Drainage Study to Chris Breinholt as soon as he can. Steve Bench will write the addresses for the presented plat.

The Board discussed tank sizing, cost to increase capacity, use of impact fee to facilitate growth, location of low-income-housing, the road between the two major freeways, where the water for the tanks would come from, and the placement of the tank. Lee Watkins sized the tanks to serve only the Marriott Development. He was not informed to do otherwise. Tanks cost about 80 cents per gallon. The Board gave numerous examples of how impact fees have been used to facilitate growth. Rich Woodworth gave the examples of the industrial park and bringing big businesses to Tremonton. The Marriott tank is currently sized for 2 million gallons of water. It needs to be sized for 3.6 million gallons of water for the 30-year Master Plan. Lee Watkins believes that the low-income-housing will be located by the commercial area. The road between the two major freeways will need to be turned into a high traffic road. The water that is currently shown to serve the Marriott development is owned by the Water District. Paul Fulgham would like to purchase or somehow acquire the line. Currently the City purchases 700 gallons per minute. The Marriott development will need 1700 gallons per minute. The other option is to have the City develop their line. The Board decided that since there are so many things to discuss with only two members of the Board that they would table this item for the Land Use Authority Board Meeting until further notice.

5. Monthly review

Steve Bench moved to table the monthly review. Alyson Draper seconded the motion. The motion was unanimously approved.

- a. Storm Drain Utility Assets and Projects
Tabled.
 - b. 10th West and Main Traffic Safety Study
Tabled.
 - c. Tremonton Aerial Photo
Tabled.
 - d. Easements/Vacation and recording of
Tabled.
 - e. Policy and procedures (i.e.: Temperature of asphalt cutoff date)
Tabled.
 - 1) Tabled vers dismissed
Tabled.
 - 2) Attach memorandum
Tabled.
 - f. Sewer Study
Tabled.
 - g. Comprehensive review of utility and roads
Tabled.
 - h. Road Bond Review
Tabled.
 - i. New water source
Tabled.
 - j. Task list review
Tabled.
6. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench had nothing further to discuss.

- b. City Engineer - Chris Breinholt

Chris Breinholt informed the Board that he has the construction drawings for Butler Subdivision and the plat still has some things that needs to be corrected before it can be approved for a Final.

The Board discussed Tremonton Pines' roadway. The road is private and only 20 feet. There is to be a Home Owners Association for the four-plex. Since the Board does not know exactly what Steve Hansen has intended for the development, they decided to have him come back to the meeting next week to discuss the plat further.

- c. City Attorney - Alyson Draper

Alyson Draper had nothing further to discuss.

- d. Public Works Director - Paul Fulgham

Paul Fulgham had nothing further to discuss.

- e. City Manager - Richard E. Woodworth

Rich Woodworth had nothing further to discuss.

- 7. Public comments:

There was no public comment.

- 8. Adjournment

Paul Fulgham moved to adjourn. Chris Breinholt seconded the motion. The motion was unanimously approved. The meeting adjourned at 11:22 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 18 day of July, 2007

Elizabeth Miller, DEPUTY RECORDER