

Tremonton City Corporation
Land Use Authority Board
July 18, 2007

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Alyson Draper, City Attorney
Paul Fulgham, Public Works Director
Richard Woodworth, City Manager
Elizabeth Miller, Deputy Recorder

Steve Bench called the June 6, 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. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, Richard Woodworth, and Elizabeth Miller were in attendance.

1. Approval of agenda

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

2. Approval of minutes: May 2, 2007, and July 11, 2007

Chris Breinholt made the following correction to the minutes of July 11, 2007:

- a. In agenda item 3b. the section that states where Marc Allred will need to up-size the pipe, the location needs to be switched with the section that Tremonton City will up-size. At the end of the agenda item, it indicates “manhole laterals”; take out “laterals”
- b. Agenda item 4.a. in the first sentence, identify they are addressing a Concept Plan. This development is going to use th Marriot tanks not McFarland.
- c. Agenda item 4.c. “McFarlane” is “McFarland”. “30-year storm” needs to be “30-year Master Plan”. For clarification, the two million gallons of water was for the Marriot Subdivision’s tanks.

Steve Bench moved to approve the May 2, 2007, and July 11, 2007, minutes with the above corrections. Chris Breinholt seconded the motion. The motion was unanimously approved.

3. Unfinished Business:

a. Discuss UTOPIA Construction

The Board discussed with Doug Thomas and Pat Warner their progress and where they plan to lay pipe next. Everything is on schedule. They are almost done laying pipe on Tremonton Street. Once they are done with Tremonton Street, they will work around Park Meadows. They have been keeping up on complaints and bringing in gravel to repair the holes. Pat Warner commented that Ed Quinn is doing a great job working with them, and they appreciate it. The Board is very pleased with UTOPIA’s progress. Paul Fulgham informed Pat Warner and Doug Thomas that the road repair

needs to be compacted in one foot lifts and replace the asphalt that was removed. UTOPIA requires a flow by fill if they hit a utility line.

- b. Consider zone change for property in front of Holmgren Historical Farms - Tamera Zollinger.

Tamera Zollinger gave the Board a plat map with the land she would like to re-zone and development around it. She described what the land would be used for. There would be a location with only horses, one with cattle, and a section that they would like to be able to build a home on. The Board discussed how to zone the land to facilitate each area. The Board informed Tamera Zollinger that she needs to divide out the land to show where and what she wants. Each zoned area needs to have a different Tax ID Number. Once Tamera Zollinger has the plat drawn, she will come back to the Land Use Authority Board Meeting

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

Steve Bench informed Steve Hansen that during the review the City Engineer discovered the width of the road was only 20 feet. The Board wanted to discuss this issue with him because at that width the street cannot be dedicated to the City. It would need to be a PUD. The City minimum requirement is a 50 foot right-of-way. He can leave almost everything as is if it is a PUD and all the utilities are hooked into one meter. The private lane will need to be 24 feet not the 20 feet plated. Steve Hansen informed the Board that he is under contract to purchase the land that ties into 320 West. The Board was not sure if the road will need to comply with the State Highway regulations. The Board informed Steve Hansen that the 24 foot roads would need to indicate no parking on the street and the development would need to incorporate visitor parking. Steve Hansen stated that he would like to keep it a PUD. **Paul Fulgham moved to amend the original motion to approve Tremonton Pines development as a private development for a Final subject to the entire 29 foot right-of-way easement remaining a private drive and the development will incorporate visitor parking.** Chris Breinholt seconded the motion. The motion was unanimously approved.

- d. Consider McFarland Subdivision for Preliminary subject to all checklist items being completed - Lee Watkins

Steve Bench stated that last week the Board approved the McFarland Subdivision Concept Plat for 200 lots. Today is a Preliminary approval for the entire engineering portion of the development. They will only do the final on the phases. Chris Breinholt stated that he has not had a chance to review the drainage study, and he would prefer that the Board does not approve the Preliminary until he has a chance to review the information. He has not looked at any of the development because he was waiting for the engineering information that was to be mailed. **Steve Bench moved to table the McFarland Subdivision Preliminary approval until next Wednesday's meeting.** Paul Fulgham seconded the motion. The motion was unanimously approved.

- e. Consider Butler Subdivision for Final subject to all checklist items being completed - Crystal Butler

Crystal Butler discussed with the Board the Final plat for the Butler Subdivision. Chris Breinholt stated that there were a few corrections that need to be made to the Mylar. They were so minor Chris Breinholt made the changes and initialed them. There needs to be a manhole at the end of the sewer line for a clean out of the lines. The manhole pipe class for culinary water needed to be called out. The Board was okay with Chris Breinholt making the changes and including the comments on the Final checklist. Chris Breinholt did not receive a cost estimate. If they have done one, he would like to see it. If not, he has done one. Crystal Butler will bring in the cost estimate. **Rich Woodworth moved to approve the Butler Subdivision for Final with the changes Chris Brienholt made to the plat and the cost estimate being submitted.** Paul Fulgham seconded the motion. The motion was unanimously approved. The Final costs are \$240 for signs and \$380 for engineering costs. Crystal Butler gave the Board the Utility Agreements. Before the plat can be signed, Alyson Draper needs proof of the bond. Paul Fulgham informed Crystal Butler that Public Works and the City Engineer need to have a preconstruction meeting with their contractor. Steve Bench informed Crystal Butler that he will take a copy of the plat prior to it being recorded with the State so that there is record of the Plat at the City.

4. New Business:

- a. Discuss abandoned right-of-way at 100 East between 2nd and 3rd South

Arno Copley presented the abandoned right-of-way between 200 and 300 South on 100 West. It is 30 to 35 feet. There are no easements that the Board knows about. Arno Copley is looking to purchase the land and they need five more feet of setback for their home. The Board wants to retain the ability to have an easement in case they ever need to access the utilities. The Board decided that in the best interest of the City to maintain a 15 foot easement. Arno Copley will need to have a surveyor do a vacation plat with a 15 foot easement favoring to north side. **Rich Woodworth moved to approve the abandonment with a 15 foot easement request to the Planning Commission with a Surveyor's plat.** The motion was seconded by Alyson Draper. The Arno Copley's engineer will need to provide all the description.

- b. Consider River Valley 4-Plex Subdivision Phase 2 for Concept subject to all checklist items being completed - Burdette Stocking

Burdette Stocking presented the River Valley 4-Plex Subdivision in Phase 2 for Concept approval. Mr. Stocking discussed with the Board how the 4-plexes would fit in with the pre-approved Subdivision. Chris Breinholt stated that the subdivision is going to be delayed because in Phase 3 the drainage has not been completed, the manholes and valves need to be raised, Phase 1 has some sewer inspections that have not been completed, and the third Phase of Phase 1's pressure test failed. The Board informed Mr. Stocking that if all the changes are not made before one year of approval, they will be subject to all the new requirements. Steve Bench stated he would entertain a motion to approve River Valley 4-Plex Subdivision Concept. **Steve Bench moved to approve for River Valley six lot Concept and to complete the items noted on previous Phases.** Chris Breinholt seconded the motion. The motion was unanimously approved. Mr. Stocking verified with the Board that everything

needs to be completed on all Phases before the Board will approve for Final.

c. Discuss Cable Conduit Enforcement

The Board discussed the cable conduit sizing enforcement. Chris Breinholt will review the communication conduit requirements for Payson, Murray, West Valley, Orem, and Lindon.

d. Discuss Multi-Unit in a commercial zone with a zero lot line

Rich Woodworth moved to table multi-unit in a commercial zone with a zero lot line; due to the fact, no representatives were present. Steve Bench seconded the motion. The motion was unanimously approved.

e. Walk ins - Concept review only

Bryan Westover presented Chadaz Estates to discuss with the Board moving the sewer to the back of a few lots. Paul Fulgham stated that it is not allowed because the utilities are not maintainable. There is one section by the canal that they allowed the sewer in the back because there is a canal road to access the utilities. The Board discussed the options for the utilities in regards to an existing storm drain. Bryan Westover will review the options. He will give Chris Breinholt the plans tomorrow with the needed changes and come back next week for the Final review.

Doug Nosler presented Harmony Heights Subdivision to discussed with the Board the ability to hook into sewer. If he ran the line along the road from approximately I-84 on Main Street to 10th North, the City would pay for excess capacity. The Board believes that this sewer lines is as critical as the tanks on the Marriott Subdivision. The City is willing to consider helping refund costs. The Board will give Doug Nosler a letter to give to UDOT showing the City's support. The letter will be to Cory Pope with UDOT Region One. Chris Breinholt will write the fundamental portion of the letter and Alyson Draper will do the legal portion. The Board proposed to start the development with UDOT.

5. Monthly review

a. Storm Drain Utility Assets and Projects

Rich Woodworth stated the City is up-to-date with the Storm Drain Utility Assets and Projects. There will be a budget opening to add another \$57,000 to the project. The bid was awarded for the Merrill Drain line. The drain will run from Tremonton Village Apartments to 1200 South.

b. 10th West and Main Traffic Safety Study

UDOT needs to do the Traffic Safety Study. Reed Summers is being kept up-to-date and UDOT is going to look at the roadway by Maverik again. There will be a turn-lane into the new motel. The Board stated that they may want to see if the Traffic Advisory Board will want to slow the speed to 40 miles per hour instead of the current 50 miles per hour.

c. Tremonton Aerial Photo

The Board stated Tremonton Aerial Photo is to be removed from the monthly review, because Chris Breinholt has the map electronically. The City would like three large maps on sight. Chris Breinholt will give Steve Bench a copy of the CD so that he can find a place to print the maps from.

d. Easements/Vacation and recording of

The City is only lacking the rectangular easement by 2000 West and Charley Taylor's property.

Chris Breinholt is working on a map that shows all of our easements on an overlay map.

e. Policy and procedures (i.e.: Temperature of asphalt cutoff date)

1) Tabled or dismissed

The Board prefers to use tabled until further notice rather than dismissed. The Board will not table an item for more than two months.

2) Attachment of memorandum

The Board would like the memorandums attached to the minutes.

f. Sewer Study

The Board discussed the Sewer Study and comprehensive review of utility and roads together.

g. Comprehensive review of utility and roads

Rich Woodworth asked the Board if there were any provisions in the impact fee to be able to include roads. The Board stated there is. On 10th North and 2000 West, the City can use impact fees for all the improvements that will benefit the patrons. The Board discussed impact fees and their deficiencies. The Board stated that they need to increase the impact fees to encompass the actual cost of the sewer and roads. The City will first need to identify our current deficiency.

h. Road Bond Review

Paul Fulgham has a Bond for the new hospital and Malt-O-Meal. He has the bonds but did not collect the fees because we give the fees back once they are done anyway.

I. New water source

The new water source will be a fall project

j. Task List review

Project/ Location	Task	Who	Beginning Date	Completed
Wagon Land Adventure	Write a development agreement between Wagon Land Adventures and Tremonton City	Alyson Draper	3/14/2007	7/18/2007
Zoning Code	Review entire code and approve or implement changes needed. (Low-income housing)	Alyson Draper	3/21/2007	
Cease and Desist Card (Red Tag)	Develop a general tag to be used to stop Asphalt, Construction, and Occupancy.	Alyson Draper	3/21/2007	7/18/2007
Delay Occupancy Permit	Prepare a general letter stating things that might inhibit the Occupancy Permit	Alyson Draper	3/21/2007	7/18/2007
Response to Blackburn's letter	Respond to Mr. Blackburn's Attorney's letter in regards to Utilities	Alyson Draper	4/11/2007	
Frontier Agreement	Discuss Frontier Agreement in regards to phone numbers	Alyson Draper	3/6/2007	
Hooking Public Works into the City Office's network	Verify the network connection and ability	APIATECH, Paul Fulgham, & Rich Woodworth	Once UTOPIA is in place	
JD Harris Subdivision	Checklist	Board	5/23/2007	7/18/2007
Heritage Estates Phase 3-5	Checklist	Board	5/23/2007	7/18/2007
Marriott Concept Plan	Checklist	Board	5/30/2007	
McFarland Subdivision Concept Plan	Checklist	Board	5/30/2007	7/18/2007
Chadaz Estates	Checklist	Board	5/30/2007	
Salley Simmons Annexation and Subdivision	Checklist	Board	5/30/2007	
S & D Subdivision	Checklist	Board	5/30/2007	7/18/2007
procedure	Consider requiring a statement from a professional (surveyor) civil engineer be attached to the Annexation Petition that the Tax ID Number on the petition and Mylar are correct	Alyson Draper	4/4/2007	7/18/2007 Alyson Draper will update the procedure with Darlene Hess.
Country View Estates Development	Checklist	Board	4/11/2007	

Butler Subdivision	Checklist	Board	4/11/2007	7/18/2007
Holmgren Estates East Phase II	Checklist	Board	4/11/2007	
Holmgren Estates Phase VII	Checklist	Board	4/11/2007	7/18/2007
Clover Field Phase II	Checklist	Board	4/11/2007	
Open Acres	Checklist	Board	4/11/2007	7/18/2007
Stan Stokes three Lot	Checklist	Board	4/11/2007	7/18/2007
JTOPIA Construction	report	Board	6/6/2007	
Tremonton Pines	Checklist	Board	6/6/2007	
La Vista Estates	Checklist	Board	6/6/2007	
Craig Christensen Subdivision	Checklist	Board	6/6/2007	7/18/2007
Spring Hollow Phase I	Checklist	Board	6/6/2007	
Stan Stokes 2000 W. Sub	Checklist	Board	6/6/2007	7/18/2007
Kyle Sealy Corporation	Sealy Corporation Construction	Board	6/6/2007	7/18/2007
Water and Secondary water on the Hillside	View water and secondary water options for the Hillside	Board	6/6/2007	
The Farm Subdivision	Checklist	Board	4/4/2007	7/18/2007
Rocky Point & I- 84/i-15 development	Checklist	Board	4/4/2007	7/18/2007
Country View Estates Phase I Development	Checklist	Board	4/4/2007	
Iverson Single Lot Subdivision	Checklist	Board	4/4/2007	7/18/2007
Sewer Master Plan	Review Sewer Master Plan	Board	4/4/2007	
Spring Acres Phase 4	Checklist	Board	4/4/2007	
Tremonton Place	Checklist	Board	4/4/2007	
Sewer Service Area Map	Highlight section of map that would be serviced the 10th West fallout line	Chris Breinholt	1/31/2007	7/18/2007
Arial Photo	Call Jeannie Watanabe with AGRC about aerial photo	Chris Breinholt	2/21/2007	7/18/2007

Hospital Signs	Call UDOT about changing signs for new Hospital and food establishments.	Chris Breinholt	3/7/2007	7/18/2007
WWTP construction Drawing 1200 S	WWTP construction Drawing 1200 S	Chris Breinholt	5/23/2007	7/18/2007
Walking Trail	Estimate for material	Chris Breinholt	5/6/2007	
Merrill Storm Drain	Review Merrill Storm Drain	Chris Breinholt	5/6/2007	7/18/2007
Up size pipes in Spring Acres Subdivision Phase 4	Cost Estimate to up-size pipes through Spring Acres Subdivision	Chris Breinholt	7/5/2007	
UTOPIA	Get information for the easements needed for UTOPIA	Chris Breinholt and Rich Woodworth	5/6/2007	7/18/2007
Final Approval	Change the block for the City Council to sign to the Land Use Authority Board.	City council will need to vote on this change.	3/14/2007	7/18/2007 left as City Council
Wagon Land Adventure	Talk with the Native Americans to establish a contingency plan for the 5 acres that Wagon Land Adventures is looking to purchase	Gar Workman	3/14/2007	7/18/2007
Flood Plain Map	Check with FEMA to see the statues of the Food Plain Map	Paul Fulgham	Yearly	
Easements/Vacation	Place all easements on a layer for the Master map and have a updated PDF version at the City Office	Paul Fulgham & Chris Breinholt	Weekly updates Annual Archive	7/18/2007
Secondary Water	Research Secondary Water to see if it will be cost effective	Paul Fulgham and Chris Breinholt	3/14/2007	7/18/2007
Master Road Plan	Design Master Road Plan	Planning Commission	3/7/2007	
Conditional Use Application	Review application and have concerns ready for Planning Commission May 29, 2007 to discuss with Veterinary Clinic	Planning Commission, Steve Bench, & Alyson Draper	5/23/2007	7/18/2007
10th West and Main Stop Light	Contract UDOT	Rich Woodworth	3/21/2007	
Water Sources	Assess Finances available to find water	Rich Woodworth	1/31/2007	
Allred Pond	Call Louis Christensen in regards to the Allred Pond	Rich Woodworth	2/21/2007	
City Wide Road Bond Review	Follow up with UDOT for the Road Bond Review	Rich Woodworth	Ongoing	7/18/2007
Up size pipes in Spring Acres Subdivision	Talk with Curtis Roberts about precedence in other cities four required up-sizing of pipes	Rich Woodworth	7/5/2007	7/18/2007

Redo Annexation Boundaries	Give Alyson Draper a copy of the current annexation policy.	Steve Bench	3/21/2007	
Signs	Re-do signs on 2000 West	Steve Bench	3/6/2007	7/18/2007
Delay Occupancy Permit	Give Alyson Draper a list of things that might inhibit the occupancy Permit	Steve Bench, Chris Breinholt, & Paul Fulgham	3/21/2007	7/18/2007

Chris Brienholt will have a laptop within the next few months and will have access to the City's internet. This will help because Chris Breinholt can view his office files from the internet.

6. Comments/Reports:

a. Building Inspector - Steve Bench

The Board discussed application from Union Pacific and the agreement between Tremonton City and other involved corporations. The railroad company has asked to deal with Steve Bench for the agreement between the City and Union Pacific. There will be an agreement between Union Pacific and Tremonton City because Tremonton City owns the land. If there is any other agreements, they will be between Union Pacific and the needed corporation. Steve Bench will complete the application and let Jody Burnett review it to verify that we are not committing to any obligations.

b. City Engineer - Chris Breinholt

Chris Breinholt would like to develop a general high groundwater warnings that will be placed on needed plats. He will send a copy to Alyson Draper to review. He will also send Alyson Draper Marc Allred's and Marriott's information.

c. City Attorney - Alyson Draper

Alyson Draper had no further comment.

d. Public Works Director - Paul Fulgham

Paul Fulgham will send a letter to UDOT asking if the Garfield Subdivision has a permit to tie into the State road.

Paul Fulgham would like the lift station in the McFarland Subdivision to have a wet well and a dry well. It will be better in the long run because it is easier to maintain; due to the fact, the slag is in the wet well and the engine is in the dry well. The Board stated that they would support his decision.

e. City Manager - Richard E. Woodworth

Rich Woodworth had no further comment.

7. Public comments:

There was no public comment.

8. Adjournment

Chris Breinholt moved to adjourn. Alyson Draper seconded the motion. The motion was unanimously approved. The meeting adjourned at 11:30 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 Engineer/City Staff meeting held on the above referenced date.

Dated this 22 day of August, 2007.

Elizabeth Miller, DEPUTY RECORDER