

Tremonton City Corporation  
Land Use Authority Board  
July 25, 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 July 25, 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, Paul Fulgham, and Elizabeth Miller were in attendance. Alyson Draper and Rich Woodworth were excused from the meeting.

1. Approval of agenda

Steve Bench stated that he would entertain a motion to approve the agenda. **Paul Fulgham moved to approve the July 25, 2007, agenda.** Chris Breinholt seconded the motion. The motion was unanimously approved.

2. Unfinished Business:

a. UTOPIA Construction

Doug Thomas reported that UTOPIA is on schedule with their progress in Tremonton City. Paul Fulgham discussed with Doug Thomas how they will run the conduits to the Public Works Building. Paul Fulgham will talk with Pat Warner to incorporate the Public Works Building in the design. The Board informed Doug Thomas that they have not received many complaints and they believe that everything is going smoothly.

b. Discussion of existing County road concerning the Brough annexation and subdivision

Diana Harris presented a picture of the road in front of her home by the Brough annexation. Her concern is that their home is currently right next to the road and there is only 21 feet of asphalt. This amount of asphalt is not up to City Code and would need to be improved for the development. Dianna Harris would like to make sure that the homes will be safe. The Board discussed what could be done to ensure the safety of the homes that are only 32 feet apart from each other. The Brough annexation is in the annexation process. Paul Fulgham, Chris Breinholt, and Steve Bench will look at the road. There are two major water lines that run along the road; therefore, it cannot be a private drive. The Board will look at all possibilities to resolve the concerns. The Brough Subdivision has shown that they will have a 66 foot road to the subdivision. The Board will keep Diana Harris informed of the Brough Subdivision status.

- c. Consider zone change for property in front of Holmgren Historical Farms - Hansen and Associates

Tamera Zollinger and Mike Jensen, with Hansen and Associates presented the plat with seven different Tax ID Numbers and how they would be changed. The section with a home would have a second lot next to it. The Board discussed the options for zoning that could be done to allow the homes and the zoning for the sensitive area. The current sensitive area for the second lot would need to be changed to R1-10. The reason the second lot location was zone sensitive is it was connected to the river bottoms Tax ID number. Tamera Zollinger asked if they could connect into the sewer line that runs through the road. Paul Fulgham stated it would be okay as long as they pay the impact fees. According to the current ordinances, the private drive will need to be paved when they build the second home. Parcel 05-042-0048 would have a condition for horses. 05-042-0049 and 05-042-0047 currently have a feed lot. The Board discussed the two stub roads in the Holmgren Development. They serve two different homes on each road. There is no plan to ever develop the roads. They have been to the Planning Commission once to set how many animals they can have. **Steve Bench moved to approve the Holmgren property zone changes and recommend the changes to the Planning Commission.** Paul Fulgham seconded the motion. The motion was unanimously approved. Paul Fulgham and Tamera Zollinger discussed where the sewer line and manholes are on the property. Mike Jensen will look at their records to see where the sewer line runs. Paul Fulgham and Ed Quinn will look for manholes on the property.

- d. Consider McFarland Subdivision for Preliminary subject to all checklist items being completed - Hansen and Associates

Mike Jensen showed the Board the drawings for the McFarland Subdivision. There are two hundred lots. The Board asked for a plat that shows all of the lots on one page. Chris Breinholt has not had a chance to review the size of pond or the lift station. The clean-out location on the force main needs to be defined. The clean-outs from the southwest corner of the property to the main hole on 12th South needs to be spaced every 400 feet. The Board discussed with Mike Jensen the regular clean-outs on a pressure sewer. Public Works' jet machine only pushes 600 feet and Paul Fulgham prefers to stay safe with the 400 feet. Paul Fulgham will check into other developments with a pressure system. Steve Bench is working on the addresses for the development. Chris Brienholt commented if we want to do a Preliminary it would be okay with him. Steve Bench stated he would entertain a motion. **Paul Fulgham moved to approve the McFarland Preliminary concept plan to be seen by the Planning Commission.** Chris Breinholt seconded the motion. The motion was unanimously approved. Chris Breinholt will email the changes needed to Mike Jensen before August 14 so that they can make the changes for the Planning Commission.

- e. Consider Chadaz Estates Subdivision for Final subject to all checklist items being completed - Bryan Westover

Bryan Westover stated that they have moved the sewer to the front of the homes excluding the section that was approved prior by the canal road. Chris Breinholt stated that he would approve the subdivision if the sewer has been fixed so that the only location where the sewer is in the back of the lot is where the canal road is

running behind it. The line is located on the west side of the canal and the east side of the subdivision. Chirs Breinholt stated if lots 47 though 50 are the only lots served by the line along 350 South, he would like to decrease the pipe size to increase slop. Before the Board will allow signatures, Chris Brienholt's corrections need to be added to the plat and a Bond needs to be in place. **Chris Brienholt moved to approve Chadaz Estates Subdivision Phase 2 and 3 for Final subject to his Final Review Memorandum, an updated cost estimate, and the bond.** Steve Bench seconded the motion. The motion was unanimously approved. Mark Smith asked the Board what the total costs were. The total for signs is \$1440 and the lots plus review fee is \$1,660 for Phase 2 and \$720 for Phase 3. To view the Final Memorandum, turn to page five.

3. New Business:

- a. Consider River Valley Phase 2 Four-Plex Preliminary subject to all checklist items being completed - Burdette Stocking

The Board discussed River Valley Phase 2 for Preliminary. The only thing that Chris Brienholt has left to review is how the drainage will be addressed. He is okay with approving Phase 2. Steve Bench stated he would entertain a motion to approve River Valley Phase 2. **Paul Fulgham moved to approve River Valley Phase 2 for Preliminary and send to the Planning Commission.** Chris Breinholt seconded the motion. The motion was unanimously approved. Steve Bench informed Burdette Stocking that the fees for Preliminary approval were \$124.

Jay Stoking asked the Board if they could put townhouses in the commercial zone. The Board advised Jay Stoking to seek the Planning Commission's approval.

Jay Stoking informed the Board that the ditch was done. They have improved the detention pond to a retention pond. Paul Fulgham and Jay Stoking discussed the pipe test and what section of the pipe needs to be tested. The section that needs to be tested is between the manhole and Phase 3. Paul Fulgham will check with Ed Quinn to verify the section that is the problem. The way to test is to drop balls and do a 15 minute pressure test. The City prefers to stop pipes at a manhole.

- b. Consider River Valley Phase 4 Concept - Burdette Stocking

Burdette Stocking presented River Valley Phase 4 to the Board. **Paul Fulgham moved to approve River Valley Phase 4 for a Concept/Preliminary to be reviewed by the Planning Commission.** Chris Breinholt seconded the motion. The motion was unanimously approved. Steve Bench informed Burdette Stocking that the cost for Concept/Preliminary approval is \$116.

- c. Walk ins - Concept review only

There were no walk-ins.

4. Comments/Reports:

- a. Building Inspector - Steve Bench

Paul Fulgham gave Chris Breinholt the new hospital plat and River Valley Phase 4 plat.

Steve Bench informed the Board that he received the plat for Garfield Subdivision Phase 2. Before they will schedule to be on the agenda, the developer is going to see what UDOT requires to tie into Main Street.

- b. City Engineer - Chris Breinholt

Chris Breinholt had no further comments.

- c. City Attorney - Alyson Draper

Alyson Draper was excused from the meeting.

- d. Public Works Director - Paul Fulgham

Paul Fulgham had no further comments.

- 5. Public comments:

There were no public comments.

- 6. Adjournment

**Steve Bench moved to adjourn.** Paul Fulgham seconded the motion. The motion was unanimously approved. The meeting adjourned at 10:25 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 22 day of August, 2007.

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Elizabeth Miller, DEPUTY RECORDER



CONSULTING ENGINEERS

## MEMORANDUM

To: Rich Woodworth, City Manager  
Steve Bench, Planning and Zoning Director  
Paul Fulgham, Public Works Director

From: Chris Breinholt, Jones and Associates *Chris L. Breinholt*

Date: July 2, 2007

Subject: **Chadaz Estates Subdivision - Phases 2 & 3  
Final Plat and Construction Drawings Review**

Our office has completed a review of the Final Plat and Improvement Drawings for the above mentioned subdivision. Prior to granting approval to this project, we recommend the following issues be addressed.

### Final Plat

1. "Tremonton City" should be added to the title blocks for both plats before "Box Elder County".
2. Utility easements need to be shown around the lot boundaries. Tremonton City requires a 15' wide easement around the subdivision boundary and along roadways. A 15' wide easement must also be shared between all lot lines.
3. Intersection monuments need to be shown.
4. The Owner's Dedication refers to "Box Elder County" when dedicating land, these references need to be changed to "Tremonton City".
5. The title blocks in the lower right corner of the plats title the documents as Preliminary Plats. This should be changed to Final Plat. These same title blocks should refer to Tremonton City as the location.
6. The Box Elder County Recorder title block signature line on the Phase 1 plat is labeled "Box Elder County Surveyor".
7. The Box Elder County Surveyor title block should be removed from both plats.
8. The Tremonton City Engineer's title block should have the wording "I certify that I have had this plat examined and find that it is correct and in accordance with the information on file in this office". The signature line should be titled "Engineer" or "City Engineer".
9. Lot "A" in Phase 2 should be dedicated to Tremonton City for use as a detention pond in the Owner's Dedication.
10. Lot "B" in Phase 3 should be dedicated to Tremonton City for use as a retention pond in the Owner's Dedication.
11. 400 West Street on the Phase 2 plat needs to be labeled.
12. 550 South Street on the Phase 3 plat needs to be labeled.
13. A "high ground water" warning note needs to be added to the plats.

### Construction Drawings

14. All tees on the culinary waterlines should have valves on all sides.
15. Temporary blow offs should be installed on the culinary waterline at the boundary between Phases 2 and 3 unless the two phases will be constructed at the same time.
16. A fire hydrant must be installed near Lot 38 so that the lots in the north west corner of Phase

- 2 will have proper spacing to a hydrant.
17. Any fencing along the Bear River Canal that was required by the Planning Commission should be shown.
  18. Some of the plan views in the Plan and Profile sheets do not show the new utilities.
  19. Some of the profile views in the Plan and Profile sheets show a line labeled "DW 8 IRR". It is unclear what this line represents.
  20. The road section should be shown with 3" A.C., 8" base course, and 8" granular subbase.
  21. The detention pond and the retention pond need to have a spillway with a concrete curb to prevent erosion.
  22. Sprinkler system designs need to be submitted for the detention and retention basins.

**Miscellaneous**

23. The contractor must develop a Storm Water Pollution Prevention Plan and apply for a permit from the State Division of Environmental Quality. A construction permit may also need to be obtained from the DEQ.
24. Prior to recording, the developer must complete a subdivider's agreement with the City and also complete the required escrow agreement.
25. Letters of service must be obtained from Frontier Communications, Questar, Rocky Mountain Power, Comcast, and UTOPLA.
26. When the improvement plans are in final approved form, our office requests two (2) sets of mylars of the improvement plans. These plans should be stamped by the developer's licenced Professional Engineer. Our office will affix our approving signature to both sets. One set will be retained in our office and the other set will be returned to the developer's engineer who will use this set to issue construction drawings. Only signed and approved improvement plans will be allowed in the field during construction.
27. We also request an electronic copy of the plat and construction drawing for the purpose of updating the city base map and utility maps. Electronic data should be compatible with AutoCAD 2008.
28. Prior to construction, the developer and his construction contractor must hold a pre-construction conference with our office and the City staff to review construction requirements.

cc: Ward Engineering Group