

Tremonton City Corporation  
Land Use Authority Board  
August 1, 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 August 1, 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, Rich Woodworth, and Elizabeth Miller were in attendance.

1. Approval of agenda

**Steve Bench moved to approve the agenda.** Rich Woodworth seconded the motion. The motion was unanimously approved.

2. Unfinished Business:

a. UTOPIA Construction

Pat Warner and Doug Thomas reported that UTOPIA construction is finishing up by the ball park. Pat Warner asked Paul Fulgham if when the sewer pipe is piped under the river they could place an extra conduit so that they can run the fiber through it. Paul Fulgham stated they will do that. The Board reported that there have been no complaints or anything that needed to be addressed this week. Pat Warner informed the Board that they are between 75 to 80 percent complete with the underground piping. As soon as it is complete, they will pull the cables.

b. Clover Fields Estate 800 West Street Extension - Mark Higley

Mark Higley presented Clover Field Estates to discuss the second access road on 800 West. The Board informed Mark Higley that all developments are required to have a second access and the access on 800 West was part of the approval. The Board discussed Phase 2 and the Master Plan for Clover Field Estates. The increase in asphalt for angle parking was going to be paid by Mark Allred. Mark Higley asked for a copy of the City Ordinances and the minutes indicating that this road is needed and was part of the approval for his attorney. Mark Higley asked the Board if there would be any type of reimbursement for the road like there is for sewer lines. Rich Woodworth informed Mark Higley that the City does not have impact fees for roads, and it is not the Citizen's responsibility to pay for growth. Alyson Draper gave Mark Higley her card in case his attorney had any questions. Steve Bench gave Mark Higley the Planning Commission minutes where his development was presented. Mark Higley will give all the information to his attorney.

- c. Consider La Vista Estates Subdivision for Final subject to all checklist items being completed - Rand Hollist

Rand Hollist discussed with the Board the Final for La Vista Estates. The Board discussed the open space and the park strip long term maintenance with Rand Hollist. To ensure that the park strip does not become a weed patch, Rand Hollist will need to do maintenance free landscaping, excluding rock, or grass with sprinkler system. The open space will be maintained as part of the lot next to it and ownership will be maintained by Rand Hollist. The Board informed Rand Hollist that he will need to obtain a 10 foot easement from Sharon Archibald for Phase 2's second access. The stubbed road will need to be made into a temporary turnaround that is graveled with a 55 foot radius. **Paul Fulgham moved to approve La Vista subject to Chris Breinholt's memorandum, addressing the park strip's landscape, and a temporary turnaround.** Chris Breinholt seconded the motion. The motion was unanimously approved. The Board needs Rand Hollist to turn in the cost estimate with the mentioned improvements and the bond. Rand Hollist can clear the ground and lay pipe but cannot tie into the utilities until the bond is in place and approved.

- d. Consider Chadaz Estates Subdivision for Final subject to all checklist items being completed - Bryan Westover, Ward Engineering

Due to the fact that no representation for Chadaz Estates Subdivision was present, this agenda item was tabled until further notice.

- e. Review Master Plan for Holmgren and Garfield Subdivisions - Lyle Holmgren

Tamera Zollinger brought the plat for Garfield Subdivision to discuss accessing Main Street from the subdivision. The Board discussed accessing Main Street and the reasons that UDOT could have denied them. Lyle Holmgren had a meeting with UDOT and was informed that the Subdivision would not be able to access Main Street. The Board discussed options to help facilitate a relationship with UDOT and Tremonton City. The Board will set up a meeting with Darin Duersch and Cory Pope to see what is needed to have UDOT's plan come into line with Tremonton City's Master Road Plan. The Board will ask Mayor Max Weese to attend the meeting. **Rich Woodworth moved to meet with UDOT and discuss Main Street access.** Paul Fulgham seconded the motion. The motion was unanimously approved. Chris Breinholt will arrange the meeting.

### 3. New Business:

- a. Consider Brough Subdivision for a new Concept subject to all checklist items being completed - Mr. Brough

Ben Brough presented the new Concept Plan for the Brough Subdivision. They would like to change the road to eliminate the one by Lynn Yeates' property. The annexation is in the process of being submitted. Ben Brough asked the Board what could be done on the Subdivision before the annexation is approved. The Board stated that the development can be approved for all but the Final. Ben Brough informed the Board that land under 1.5 acres cannot be on a well and would need

culinary water. The road that is on the County address of 4400 West will need to be brought up to City Standards to do the development. Ben Brough discussed curb and gutter requirement with the Board. He would prefer to do without curb and gutter. Steve Bench informed Ben Brough that the Planning Commission may waive curb and gutter on one acre lots or more.

Fred Selman informed the Board that North Elwood Ditch Company has a ditch system in place on the Brough property that serves 1100 acres. The ground directly beneath these ditches is owned by the Ditch Company. The Company is concerned with 40 acres or more polluting their ditches or the river bottoms. The Board informed Fred Selman that those types of issues are great to know and will be addressed during the approval process. The Board advised Ben Brough to address the storm water drainage, have the perk tests performed, and design the roads. The development will work with the Ditch Company to facilitate a proper development. The ditch easements need to be recorded on the plats. Ricky Hansen stated there are many homes on wells and questioned if the septic tanks will affect their water. The Board informed Ricky Hansen that the Health Department will take that into consideration when performing the perk tests. The development will not limit the already established agriculture. Fred Selman stated that tree roots from urbanization could clog the ditches. Ben Brough will restrict high fibrous trees. Steve Bench stated that he would entertain a motion to approve the Concept Plan. **Alyson Draper moved to approve the Brough Subdivision Concept Plan.** Steve Bench seconded the motion. The motion was unanimously approved.

- b. Blue prints for Senior Center- Marion Layne

Steve Bench will give the Blue Prints for the Senior Center to Paul Fulgham. Paul Fulgham will do a 3-D drawing to include a draft conceptual drawing. This drawing cannot go any further than to obtain a grant. He will include internal use only on the drawings.

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

Due to the fact that no representation was present for the multi-unit in a commercial zone, this agenda was tabled until further notice.

- d. Walk ins - Concept review only

Lee Watkins presented McFarland. They paid for 199 lots and now have 201 lots. The pond was larger than needed and there are 2 corporate lots. The McFarland Subdivision is on the agenda for the Planning Commission for Preliminary Approval for August 14<sup>th</sup>.

The Board discussed with Lee Watkins where they could run their water lines and who they would need easements from for Country View Estates. Alyson Draper asked Lee Watkins to give her a copy of the title work and a copy of the plan. Lee Watkins stated that they will need to do an analysis to see the best location for the tanks and booster pump. Chris Breinholt will get the easements and right-of-ways on the overlay map. Lee Watkins will analyze the option for the tanks and booster

pumps with his client and see where to place them. He will then give Alyson Draper a copy of the plans and the title work.

The Board informed Lee Watkins that they will set up a meeting with UDOT to discuss Tremonton City's Master Road Plan, and that he was welcome to attend. Lee Watkins informed the Board that at their meeting Darin Duersch stated that they will not give East Holmgren Estates three Main Street accesses. UDOT also indicated that the northeast access to 600 North would be approved. After the Board meets with UDOT, they will be better able to inform Lee Watkins as to what changes are needed to have the development approved. The Board will let Lee Watkins know when and where the meeting will be held. The City is willing to take Main Street if the State will pay adequately.

Alyson Draper was excused from the meeting at 11:00 a.m.

The Board informed Lee Watkins that the access on 725 East needs to be moved over 20 feet to be in line with the adjacent road. Intersection roads need to be set 150 feet center line to center line.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench asked Chris Brienholt where the Mylar for the Butler Subdivision stands. Chris Breinholt stated that Steve Hansen will send over another Mylar because the engineer did not stamp the current Mylar. Steve Bench gave Chris Breinholt the escrow bond.

b. City Engineer - Chris Breinholt

1) High Groundwater level - Chris Brienholt and Alyson Draper

Steve Bench gave Chris Breinholt the changes that Alyson Draper made to the high ground water level notice.

Chris Breinholt gave Paul Fulgham the drawing for the casing for the pipe that will cross the Malad River in the 1200 South project. The casing will cost approximately \$6,000. Rich Woodworth informed the Board that during his meeting with Garland, he informed them how their sewer lines run into the Treatment plant and that their lines will be incorporated in Tremonton City's Master Plan.

c. City Attorney - Alyson Draper

1) Master Plan Community Development by methods other than zoning

Alyson Draper was excused from the meeting at 11:00 a.m.

d. Public Works Director - Paul Fulgham

Chris Breinholt will check on the progress of the Roger Nelson's project for paving the road.

e. City Manager - Richard E. Woodworth

1) West Liberty Foods subsurface drain easement

To complete the West Liberty Foods subsurface drain easement, there will need to be three separate easements. There will need to be one that runs along the back of West Liberty Foods, the second will be across Stan Stokes property, and a third easement is the public utility easement. Chris Brienholt will write the easements and Rich Woodworth will obtain the signatures.

5. Public comments:

There were no public comments made.

6. Adjournment

**Paul Fulgham moved to adjourn.** Steve Bench seconded the motion. The motion was unanimously approved. The meeting adjourned at 11:43 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 3 day of October, 2007

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Elizabeth Miller, DEPUTY RECORDER