

**Tremonton City Corporation
Land Use Authority Board
August 6, 2008**

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Dustin Ericson, City Attorney
Paul Fulgham, Public Works Director
Richard Woodworth, City Manager
Dottie Garn, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting to order at 9:06 a.m. The meeting was held August 6, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, Rich Woodworth, and Dottie Garn were in attendance.

1. Approval of agenda:

Paul Fulgham moved to approve the agenda. Chris Breinholt seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Paul Fulgham - aye, and Rich Woodworth - aye. Motion approved.

2. Approval of Minutes: July 16, 2008

Steve Bench moved to approve the minutes. Rich Woodworth seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Paul Fulgham - aye, and Rich Woodworth - aye. Motion approved.

3. New Business:

a. Neighborhood Non-Profit Housing - River Valley Phase I, Amendment 3

Steve Bench presented to the Board the River Valley Phase I, Amendment 3 Plat. Their request is to remove the parking easement and combine lots. Neighborhood Non-Profit Housing will combine Lots 15 and 16 to make Lot 15, and 12 and 13 will be Lot 12 combined. Dustin Ericson said he would recuse himself from this subject because of personal interest. **Rich Woodworth motioned to approve the River Valley Phase I, Amendment 3.** Paul Fulgham seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Paul Fulgham - aye, and Rich Woodworth - aye. Motion approved.

4. Comments/Reports:

a. Building Inspector - Steve Bench

The Board discussed Heritage Estates phone line issues. Steve Bench stated the City needs a document to state that the developers are responsible for installing all utilities. Dustin Ericson advised the document would need to state “all but not limited to”. Rich Woodworth suggested to have “Utilities” as a permanent item on the agenda.

b. City Engineer - Chris Breinholt

Chris Breinholt asked Steve Bench if the City has heard anything about the power pole at 1000 North. The Board discussed the power pole issue, but Steve Bench had no further information.

Rich Woodworth asked the Board to have a recess at 9:27 a.m.

The Meeting reconvened at 9:52 a.m.

c. Public Works Director - Paul Fulgham

Paul Fulgham has some concerns about the situation at 800 West. Steve Bench said he will reconfirm to Marc Allred there is no occupancy until the asphalt is complete. Paul is concerned about the water situation. The Board discussed the meter and water concerns.

Paul Fulgham asked about the site improvement issue with Roger Nelson’s repair shop at 600 East and Steve Bench stated he still needs to speak with Mr. Nelson.

d. Rich Woodworth - City Manager

Rich Woodworth asked Chris Breinholt what the situation is on the well. Mr. Breinholt said the City needs to hire a hydrologist and examine the sites that have been selected. Rich Woodworth would like this to be started. Mr. Woodworth said this item is the City Council’s number one Strategic Plan issue. Chris Breinholt will call the hydrologist and get a cost estimate.

The Board discussed Impact Fees for the Treatment Plant and the Final Sewer Study. Rich Woodworth would like those items added to the City Council Meeting on September 2, 2008.

e. City Attorney - Dustin Ericson

Mr. Ericson had nothing further to discuss.

5. Public comments:

There were no public comments.

6. Adjournment

Steve Bench moved to adjourn the meeting at 10:08 a.m. Rich Woodworth seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Paul Fulgham - aye, and Rich Woodworth - aye. Motion approved.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes of the Land Use Authority Board Meeting held on the above referenced date.

Dated this 20th day of August, 2008.

Dottie Garn, Deputy Recorder