

Tremonton City Corporation  
Land Use Authority Board  
August 15, 2007

Members Present:

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

Members Excused:

Rich Woodworth, City Manager

Steve Bench called the August 15, 2007, Land Use Authority Board Meeting held in the Tremonton City Council Meeting Room at 102 S. Tremont Street, Tremonton, Utah, to order at 9:10 a.m. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, and Elizabeth Miller were all in attendance. Rich Woodworth was 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 agenda.** Alyson Draper seconded the motion. The motion was unanimously approved.

2. Approval of minutes - May 9, 2007 and July 18, 2007

**Steve Bench moved to table the minutes for May 9, 2007 and July 18, 2007.** Paul Fulgham seconded the motion. The motion was unanimously approved.

3. Unfinished Business:

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

Burdette Stocking presented River Valley Phase 2 Four-Plex. Chris Breinholt has reviewed the plat. The Board informed Burdette Stocking that he will need to bring in a Mylar with the developer signatures, proof that the taxes are paid, and proof of ownership to Alyson Draper to receive the City signatures. **Paul Fulgham moved to approve River Valley Phase 2 Four-Plex for Final subject to Mylar being properly signed by the developer, proof that the taxes are paid, and proof of ownership.** Alyson Draper seconded the motion. Steve Bench informed Burdette Stocking that he owed \$340 for Final approval and \$230 for the signs.

b. Consider River Valley Phase 4 Final subject to all checklist items being completed- Burdette Stocking

Chris Breinholt has reviewed the development and emailed a Review Memorandum

on July 31. The Board informed Burdette Stocking that he will need to bring in a Mylar with developer's signatures, proof that the taxes are paid, and proof of ownership to Alyson Draper to review before receiving the City signatures. The Board discussed the escrow and the funding with Burdette Stocking. The public improvements for these lots have been bonded with Phase 3. Paul Fulgham informed Burdette Stocking that all developments need to be finished within one year of Final approval unless other arrangement have been made with the Board. The costs for Final approval are \$260. **Paul Fulgham moved to approve River Valley Phase 4 for Final subject to Mylar being properly signed by the developer, proof that the taxes are paid, and proof of ownership.** Alyson Draper seconded the motion. The motion was unanimously approved.

4. New Business:

- a. Consider vacating alley at approximately 1920 East Main - Cindy Tanner

Cindy Tanner explained that her grandfather wanted to do a subdivision when he designated alleyways. This is no longer the intent of the Landowners. The landowners would like to vacate the alley and divide the alley way in half. There would be ten feet deeded to both landowners. Cindy Tanner also suggested vacating the entire old development plans; due to the fact that it has already been subdivided differently. The Board discussed the alley and if there was any need for the City to maintain the designation for the subdivision. In reviewing the plat map, Steve Bench discovered that the earlier designated development plans have been vacated. Since the Board does not see any need for the alley, she could vacate the land. She would need to have a legal survey, and deed the land to the surrounding landowners. The Mayor will be the grantor, and the forms will need to be notarized. **Steve Bench moved to vacate the alley in lot C3 with 10 feet going to each property owner.** Alyson Draper seconded the motion. The motion was unanimously approved.

- b. Walk ins - Concept review only

Pat Warner asked how the easement in Country View Estates for the communication cabinet was coming. Paul Fulgham stated that the City is working on it. Pat Warner stated that they hit a couple of gas lines yesterday; they are fixed now. There was a line that snapped due to a semi-truck hitting the pole. Steve Bench informed Pat Warner that he received a few complaints that a few boxes were not lined up with the sidewalk. Pat Warner will make sure that they are fixed. The Board informed Pat Warner that the holes on Tremont Street need to be patched by Monday, August 20, for the parade on Wednesday, August 22. Chief Nance informed Pat Warner that he has not had much response form the 800 number given out by UTOPIA. Pat Warner stated that they have addressed the situation and are taking measures to rectify the response time. Until that line is correctly up and running, Pat Warner would appreciate it if the City would call him directly. He apologized for the inconvenience this may have caused. UTOPIA has also educated the employees about the federal mail boxes not being moved. The Board and UTOPIA had nothing further to discuss.

Jennifer Villacorta informed the Board that her home is at 394 South 1000 West . It is a one acre lot in a R1-20 zone. They would like to build a home behind the current

home as a Flag Lot, and would like to know what regulations and standards she will need to abide by. The Board informed her that the street frontage for the R1-20 zoning is 100 feet. The private drive must be between 24 and 32 feet and 12 feet of hard surface. Both lots would need to be 20,000 square feet or more, excluding the private drive. **Steve Bench moved to approve 394 South 1000 West flag lot for Concept subject to the property having enough frontage and square footage.** Alyson Draper seconded the motion. The motion was unanimously approved.

Marc Allred reported that most of the improvements have been made and there is only the 10 percent left for Heritage Phase 3. He would like to have Chris Breinholt and Paul Fulgham look at the improvements to see if any of the escrow could be released.

Marc Allred informed the Board that he is looking at annexing some of his land in the county on 10,000 North. Marc Allred wanted to know what improvements would be required to develop. The Board informed Marc Allred that pending on the zoning and the amount of land he would like to develop it would dictate what improvements would be required. Some things to think about are the land is only 300 feet from City sewer and will require a lift station, obtaining water, curb and gutter, barrow pit, Storm Drain Systems, roadways, and zoning. Marc Allred asked Chris Breinholt to take a look at the land and advise him what direction to go.

Marc Allred asked the Board if there were any requirements for West Liberty Foods to place trees or any type of landscaping on the property. The Board stated that they do not have anything required for West Liberty Foods. They believe there will be a fence.

5. Monthly review

a. Storm Drain Utility Assets and Projects

Paul Fulgham has inventoried everything and Chris Breinholt is working on it.

b. 10th West and Main Traffic Safety Study

Paul Fulgham stated that this is done and to take it off the monthly review and place it on the task list as a reminder.

c. Easements/Vacation and recording of

This task is ongoing.

d. Policy and procedures

Paul Fulgham stated that this item can be taken off monthly review.

Alyson Draper will write the red tag cards according to the City Code 3.04.032.

e. Sewer Study

Paul Fulgham informed the Board the sewer study is scheduled to be completed.

- f. Comprehensive review of utility and roads

This agenda item is ongoing.

- g. Road Bond Review

Paul Fulgham asked for this agenda item to be taken off the monthly review.

- h. New water source

This agenda item is ongoing

- i. Task list review

The following task list was reviewed and those completed were marked as such.

Project/ Location	Task	Who	Beginning Date	Completed
Procedures	Update the procedure for a statement that indicates the Tax ID numbers on the annexation petition are correct.	Alyson Draper	7/18/2007	
Zoning Code	Review entire code and approve or implement changes needed. (Low-income housing)	Alyson Draper	3/21/2007	
Response to Blackburn's letter	Respond to Mr. Blackburn's Attorney's letter in regards to Utilities	Alyson Draper	4/11/2007	8/15/2007
Frontier Agreement	Discuss Frontier Agreement in regards to phone numbers	Alyson Draper	6/6/2007	
Harmony Hights Subdivision	Write the legal portion of a letter to JDOT.	Alyson Draper	7/18/2007	
Groundwater Warning	review and edit draft groundwater warning	Alyson Draper	7/18/2007	8/15/2007
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	
Marriott Concept Plan	Checklist	Board	5/30/2007	8/15/2007
Chadaz Estates	Checklist	Board	5/30/2007	8/15/2007
Salley Simmons Annexation and Subdivision	Checklist	Board	5/30/2007	
Country View Estates Development	Checklist	Board	4/11/2007	

Holmgren Estates East Phase II	Checklist	Board	4/11/2007	8/15/2007
Clover Field Phase II	Checklist	Board	4/11/2007	
UTOPIA Construction	report	Board	6/6/2007	
Tremonton Pines	Checklist	Board	6/6/2007	
La Vista Estates	Checklist	Board	6/6/2007	
Spring Hollow Phase I	Checklist	Board	6/6/2007	
Water and Secondary water on the Hillside	View water and secondary water options for the Hillside	Board	6/6/2007	
Country View Estates Phase I Development	Checklist	Board	4/4/2007	
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	
Holmgren Historical Farms	Checklist	Board	7/18/2007	
McFarland Subdivision	Checklist	Board	7/18/2007	
River Valley 4-Plex Phase 2	Checklist	Board	7/18/2007	8/15/2007
Harmony Hights Subdivision	checklist	Board	7/18/2007	
Apartment ERU's	Review how apartments are being charged for ERU's	Board	7/18/2007	8/15/2007
UTOPIA Flier	Review Flier and make needed changes	Board	7/18/2007	8/15/2007
Walking Trail	Estimate for material	Chris Breinholt	6/6/2007	8/15/2007
Upsize pipes in Spring Acres Subdivision Phase 4	Cost Estimate to up-size pipes through Spring Acres Subdivision	Chris Breinholt	7/5/2007	8/15/2007
Cable Conduit Enforcement	Review the communication conduit requirements for Payson, Murray, West Valley, Orem, and Lindon.	Chris Breinholt	7/18/2007	
Harmony Hights Subdivision	Write the fundamental portion of a letter to UDOT.	Chris Breinholt	7/18/2007	
Flood Plane Map	Check with FEMA to see the statues of the Flood Plane Map	Paul Fulgham	Yearly	
Walking Trail	Cost Estimate on walking trail material	Paul Fulgham	7/18/2007	8/15/2007
Master Road Plan	Design Master Road Plan	Planning Commission	3/7/2007	8/15/2007
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	
Redo Annexation Boundaries	Give Alyson Draper a copy of the current annexation policy.	Steve Bench	3/21/2007	
Railroad Company agreement	Complete application for Railroad company	Steve Bench	7/18/2007	

Elizabeth Miller will ask Darlene Hess for the Frontier Franchise agreement.

Alyson Draper will inform the attorney for Country View Estates that he will need to come to Tremonton on a Wednesday morning and meet with the Board in a workshop to discuss the contract..

6. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench gave Alyson Draper the Butler Subdivision Mylar and Chadaz Estates Phase 2 Mylar.

b. City Engineer - Chris Breinholt

The Board discussed the need to increase the culinary water pipe in the Spring Acres development for expected growth. The Board decided to inform Mr. Sorensen that if he plans to develop it may be worth talking to Marc Allred to have the pipe up-sized. The citizens of Tremonton do not pay for growth.

c. City Attorney - Alyson Draper

Alyson Draper informed that Board that Country View Estates would like to set up the contract with the City, and she needs to know what the City is going to require. Chris Breinholt stated that he has not seen anything from the developer that he can set requirements on. Until the developers submit their concept plan, there is nothing the City can do.

d. Public Works Director - Paul Fulgham

Paul Fulgham had nothing further to discuss.

7. Public comments:

There were no public comments.

8. Adjournment

**Steve Bench moved to adjourn.** Paul Fulgham seconded the motion. The motion was unanimously approved. The meeting adjourned at 11:14 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