

**Tremonton City Corporation  
Land Use Authority Board  
August 20, 2008**

Members Present:

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

Steve Bench called the Land Use Authority Board Meeting to order at 9:09 a.m. The meeting was held August 20, 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:

**Rich Woodworth moved to approve the agenda.** Steve Bench 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: August 6, 2008

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

3. Unfinished Business:

a. River Valley Phase 5 - Final approval

Steve Bench presented the Board with the River Valley Phase 5 Final Plat. Dustin Ericson stated he would recuse himself. **Paul Fulgham moved to approve the River Valley Phase 5 Final.** Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Paul Fulgham - aye, and Rich Woodworth - aye. Motion approved.

4. New Business:

a. Walk ins - Concept review only

Marc Allred informed the Board the curb and gutter was poured this morning at his 800 West development. Chris Breinholt told Mr. Allred that there may be significant water pressure loss depending on how far the service laterals are running. There would be 57 pounds of head loss with the current 5/8" line, or with a 1" line, there would only be 14 pounds of head loss. Mr. Allred said he understands he is

liable for a larger meter if there are problems.

5. Utilities

There were no issues to discuss at this time.

6. Comments/Reports:

a. Building Inspector - Steve Bench

The Board discussed the issue of Agriculture Protection for property which is currently under decision of annexation with the City Council.

b. City Engineer - Chris Breinholt

Chris Breinholt discussed with the Board a fifteen-foot utility easement along 2000 West, at approximately 6th North to Main Street. This item will be added to the next City Council Meeting.

Chris Breinholt has put together a schedule for the new well and gave it to the Board members. The cost will be about \$6,000 for the hydrologist to perform a well-siting study. Chris Breinholt said he has spoken with Loughlin and Associates and they are available to start anytime. Mr. Breinholt would like to set up a meeting with them. Rich Woodworth said he would like Paul Fulgham to be there also. Mr. Fulgham asked which site they will go to and Mr. Breinholt said they can just discuss the three sites.

c. Public Works Director - Paul Fulgham

Paul Fulgham said he has spoken to Marc Allred about the new buildings at 800 West. The number of units require about 23 gallons of water per minute. The meter currently installed will put out about 20 gallons per minute. Paul Fulgham said he spoke with Mr. Allred and it will be his responsibility to change the meter to a bigger size, most likely a 1" meter instead of the 5/8" meter. Dustin Ericson suggested that Paul Fulgham write a letter to Mr. Allred stating he will be liable if there are complaints or issues.

Paul Fulgham has some concerns about developers' escrow. The Board discussed different developments that are unfinished. Steve Bench said there still needs to be a time frame even though the market is slow right now. Rich Woodworth would like a letter sent to the developers to finish their seal coat on their roads.

d. Rich Woodworth - City Manager

Rich Woodworth said Randy Marriott has some concerns about the storm drain at Spring Acres Pond. Rich Woodworth asked Chris Breinholt to followup on this issue.

The Board discussed the issue with UTOPIA and some subdivisions that do not have

lines running through them. UTOPIA will be responsible to run the lines to those areas. Paul Fulgham stated there needs to be enough space for any utility or telecommunication company who wants to come in. The Board discussed different companies using the same conduit lines. Rich Woodworth said the City cannot take a side, it will be between the utility companies.

The Board discussed the concerns about 1200 South and the areas that have been patched up. Chris Breinholt said the City could have core drill samples, find out what is thin, then have Staker-Parsons patch those areas. Chris Breinholt said there may be other areas that are bad but not sampled. Rich Woodworth said he would like to have a letter written asking Staker-Parsons to extend the warranty period. Chris Breinholt will draft the letter.

Rich Woodworth said the City Council discussed the 800 West unit development. Rich Woodworth would like Dustin Ericson to send a letter to Mark Higley stating the City has fulfilled their obligation for this project.

- e. City Attorney - Dustin Ericson

Mr. Ericson had nothing further to discuss.

- 7. Public comments:

There were no public comments.

- 8. Adjournment

**Rich Woodworth moved to adjourn the meeting at 10:22 a.m.** Steve Bench 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 Deputy 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 17<sup>th</sup> day of September, 2008.

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Dottie Garn, Deputy Recorder