

Tremonton City Corporation  
Land Use Authority Board  
August 22, 2007

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Alyson Draper, City Attorney  
Rich Woodworth, City Manager  
Elizabeth Miller, Deputy Recorder

Members Excused:

Paul Fulgham, Public Works Director

Steve Bench called the August 22, 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, Rich Woodworth, and Elizabeth Miller were all in attendance. Paul Fulgham was excused from the meeting

1. Approval of agenda

Steve Bench stated he would entertain a motion to approve the agenda. **Rich Woodworth moved to approve the agenda.** Alyson Draper seconded the motion. The motion was unanimously approved.

2. Approval of minutes - May 9, 2007; May 16, 2007; July 18, 2007; July 25, 2007

Chris Breinholt made the following corrections to the minutes for May 9, 2007:

Item 3.e. Chris Breinholt stated that he would like to clarify that the private utility easement is for lateral sewer service. The easements will be for lot 9 and the lot directly behind on 400 West. The second easement will be between lot 10 and the lot directly behind on 400 West.

Chris Breinholt discussed with the Board placing the memorandums in the minutes. The Board decided that Chris Breinholt will email the memorandums to all Board members. The Board members will acknowledge the memorandum in the meeting. The memorandums will be kept in a separate file for those who would like to view them. They decided such because the memorandum referred to in the minutes is usually not developed until after the meeting.

**Steve Bench moved to approve the minutes with the above corrections.** Rich Woodworth seconded the motion. The motion was unanimously approved

3. Unfinished Business:

a. UTOPIA

Pat Warner asked the Board if there were any areas that the UTOPIA construction needed to stay away from this week due to the Fair. Rich Woodworth informed Pat Warner that they will need to stay off Tremont Street today from 1:00 to 7:00 p.m. and 1000 West will be congested all week.

The Meadow Park area is 90 percent complete, the eastern area is 70 percent complete, and the western area is about 85 percent complete. One impediment that

UTOPIA is experiencing is obtaining power to the hub sight. They are working with Rocky Mountain Power to facilitate their needs. Pat Warner informed the Board that Jarred Hadfield is incorporating all the new developments into the design for UTOPIA. They are just like any other utility company. They will run their fiber as needed even after the initial hookups are done. Pat Warner asked the Board to let them know if they can think of anything that UTOPIA needs to do.

4. New Business:

- a. Consider Garfield Estates Phase 2 for Concept subject to all checklist items being completed - Lee Watkins

Marty Waterson presented the concept plan for Garfield Estates Phase 2. Steve Bench gave her the lot addresses. Steve Bench stated that Phase 1 needs to be paved approximately fifteen feet to tie into Main Street. The Board can approve Phase 2 for Concept but not Preliminary until Phase 1 is complete. The Board discussed Phase 2 Concept plan. Due to the fact that UDOT requires 660 feet between accesses to State roads, the Board will need to review their Master Road Plan. The Board asked that they consider stubbing 180 South to the adjacent property on the east. Until the road is completed, a temporary turnaround will be needed. This will result in a temporary loss of lot 12. The lot sizes are up to code. The allowed offset between intersections is 150 feet. This distance needs to be verified between 180 South and 150 South. **Rich Woodworth moved to approve Garfield Estates Phase 2 for Concept with review of the offset between 180 South and 150 South, accessing to Main Street, and consider stubbing the road by lot 12.** Alyson Draper seconded the motion. The motion was unanimously approved.

Steve Bench gave Marty Waterson the McFarland Subdivision addresses. Marty Waterson informed the Board that Lee Watkins would like to discuss a retention versus the detention pond, the size of the basin, and connecting to the Salt Creek System. Marty Waterson will inform Lee Watkins to call Chris Breinholt to set up a meeting.

Marty Waterson asked the Board what the status of the easement for Country View Estates; water line is. The Board asked to have Lee Watkins prepare a legal description for the easement and the City will meet with the landowners to discuss the easement. The Board informed Marty Waterson that Ben Johnston is the engineer for Spring Hollow Subdivision next to Country View Estates. It would be good to meet together and set up the pipeline locations. Steve Bench asked Elizabeth Miller to call Ben Johnston and set up an appointment to meet with County View Estates to discuss the culinary water lines.

- b. Walk ins - Concept review only

There were no walk-ins

5. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench gave Chris Breinholt the Final drawings for Tremonton Place.

- b. City Engineer - Chris Breinholt

The sewer line in Tremonton Place Subdivision needs to be kept as low as possible so it can collect other areas. Everything else in the development complies with State and City Code. The City will need to contribute funds to up size the line from 15 inch pipes to 24 inch pipes and increase the depth. The Board discussed the development and what types of homes would be built. If the homes have basements and are not slabs on grade, the City will not pay for the depth utilized within their development. Rich Woodworth reviewed the financials and stated that we will be able to participate in the piping. It is in the Capital Fund.

Chris Breinholt gave Steve Bench the escrow release information for Heritage Estates Phase 3 and 4.

c. City Attorney - Alyson Draper

Country View Estates representatives would like to meet to do the development agreement. The Board decided that it should be on a Wednesday morning before the meeting.

d. Public Works Director - Paul Fulgham

Paul Fulgham was excused from the meeting.

e. City Manager - Richard E. Woodworth

Rich Woodworth asked Chris Breinholt to update the drainage line map so that it will incorporate the Merrill drain line. The project is not started at this time.

Chris Breinholt wrote the original description for the Taylor Fence and he will put it into a letter for Rich Woodworth.

Chris Breinholt will write a bill to Newel Jackson that will indicate payment is due to Tremonton City.

7. Public comments:

There were no public comments.

8. Adjournment

**Steve Bench moved to adjourn.** Rich Woodworth 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 3 day of October, 2007

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Elizabeth Miller, DEPUTY RECORDER