

Tremonton City Corporation  
Land Use Authority Board  
August 29, 2007

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Paul Fulgham, Public Works Director  
Rich Woodworth, City Manager  
Elizabeth Miller, Deputy Recorder

Members Excused:

Alyson Draper, City Attorney

Steve Bench called the August 29, 2007, Land Use Authority Board Meeting held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:10 a.m. Steve Bench, Chris Breinholt, Paul Fulgham, Rich Woodworth, and Elizabeth Miller were all in attendance. Alyson Draper was excused from the meeting.

1. Approval of agenda

**Rich Woodworth moved to approve the agenda.** Paul Fulgham seconded the motion. The motion was unanimously approved.

2. Unfinished Business:

a. UTOPIA

Steve Bench informed Pat Warner that Mike Stevenson talked with him about the cabinet on 10<sup>th</sup> North. Steve Bench and Chris Breinholt will look at the land to see where the best location to set the cabinet. Pat Warner stated that they are willing to work with Tremonton City in placing the cabinet. Once the Board lets UTOPIA know where to place the forth cabinet, they will redesign the plan to incorporate the area. Construction is going well.

b. Review road plans for the Brough Annexation - Ben Brough

Curtis Brough discussed the County road, 12000 North, with the Board. Chris Breinholt does not have an engineering concern with the width of the road; due to the fact, the road is not a collector. The processes for development and annexation are separate. Once the annexation is approved and recorded, the Broughs will start the development approval process. The Broughs have sent information to their neighbors showing the intended development, the covenants, and agriculture. The Board will do everything according to State Code and City Codes and regulation. The City Boundary line change is intended to go to the road.

3. New Business:

a. Consider Park Meadows lot line adjustment - lots 11 and 12 - Robert Straatman

Steve Bench received a plat for Park Meadows for Robert Straatman. He is purchasing lot 11 and part of 12. There is a home on lot 13 and part of 12. The

change for lot 13 was recorded with the County over 25 years ago. The lot he is purchasing is over 6000 square feet. The Board can approve a lot line adjustment. **Rich Woodworth moved to reconfigure lots 11 and the remainder of 12 into one lot.** Paul Fulgham seconded the motion. The motion was unanimously approved.

- b. Walk ins - Concept review only

There were no walk ins.

4. Comments/Reports:

- a. Building Inspector - Steve Bench

ProMile Software Development Corporation does mapping and routing. They would like a copy of Tremonton City's truck routing system. Steve Bench will submit the information and confirm that there will be no further obligations.

- b. City Engineer - Chris Breinholt

Tremonton Pines changed ownership. They have not made the needed changes per Chris Breinholt's memorandum. The new owners also need to change the construction drawings to a PUD. The Board acknowledged that they received the memorandum for Tremonton Pines.

- c. City Attorney - Alyson Draper

Alyson Draper was excused from the meeting.

- 1) Tremont Estates - Tabled
- 2) Clover Fields Subdivision update - Tabled

- d. Public Works Director - Paul Fulgham

Paul Fulgham, Chris Breinholt, and Steve Bench met with Country View Estates' representatives to review the plans and establish the next steps in the process of approval. Paul Fulgham and Rich Woodworth need to meet with Bear River Water Conservancy District (BRCD) to discuss moving the meter. This would not affect the water for Phase 1. Paul Fulgham will call the BRCD to be on the agenda. Ben Johnston will see if Mr. Christensen will grant an easement on his property along the old spring line. If the City is unable to receive an easement from the Christensens, Country View Estates will run the pipes along the roads with the City's current easement. The Board needs the configurations for the tank and a plat with the roads. Chris Breinholt will put a letter together for Country View Estates showing what they need to do to move forward. The letter will be to Randy Marriot. It will be carbon copied (cc) to Jason Holmgren, The Land Use Authority Board, and the developer.

Chris Breinholt will look at the road on 1200 South to see if it is reasonable to grind and regrade the asphalt. The Board discussed the pros and cons to grinding and regrading the asphalt. The Board all agreed the most cost effective process is to grind and regrade. Chris Breinholt will do a cost estimate by Tuesday, September 4<sup>th</sup>.

e. City Manager - Richard E. Woodworth

Rich Woodworth asked Steve Bench where the easement for West Liberty Foods and Tremonton City stands with Marc Allred. Steve Bench will call Marc Allred today.

Rich Woodworth would like to set a meeting to discuss the Allred pond. The pond belongs to Mr. Christensen. Fixing the pond will be part of the requirements for Phase 1 of the Christensen's subdivision.

Rich Woodworth informed the Board that Mark Higley has an attorney who wrote a letter to the City Attorney, Alyson Draper, addressing the second access. Alyson Draper responded to the letter and indicated that Mr. Higley has not gone through any corrective administrative procedure.

The assessment of impact fees for the roads need to be done by next construction season. The construction season is defined by the temperature of the weather. Paul Fulgham and Chris Breinholt are doing the assessment of the sewer impact fees with the sewer map update.

Rich Woodworth would like to have an update on the City's water rights. Paul Fulgham will give Rich Woodworth a copy of the changes they would like to make. Rich Woodworth will keep the changes that the Board would like to make in the public and administrative eye.

Pacificore met with Rich Woodworth to inform him that they are bringing a corridor to Tremonton City.

Malt-O-Meal will build and maintain three railroad crossings. The City will prepare an agreement to place a crossing on the City's property. Steve Bench will keep the Board up-to-date on the railroad.

5. Public comments:

There were no public comments.

6. Adjournment

**Steve Bench moved to adjourn.** Rich Woodworth seconded the motion. The motion was unanimously approved. The meeting adjourned at 10:30 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