

Tremonton City Corporation
Land Use Authority Board
September 05, 2007

Members Present:

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

Steve Bench called the September 5, 2007, Land Use Authority Board Meeting held in the Tremonton City Council Meeting Room at 102 S. Tremont Street, Tremonton, Utah, to order at 9:00 a.m. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, Rich Woodworth, and Elizabeth Miller were in attendance.

1. Approval of agenda

Alyson Draper moved to approve the agenda. Paul Fulgham seconded the motion. The motion was unanimously approved.

2. Unfinished Business:

a. UTOPIA

Doug Thomas and Mark Sienk reported that everything is going well with UTOPIA. They are waiting on a transformer from Rocky Mountain Power. It will be six to eight weeks before the transformer will be in. Steve Bench and Paul Fulgham will meet with Pat Warner to discuss where they will move the cabinet on 1000 West. Once they decide, they will inform Mark Sienk. There will be a cabinet in the southwest part of town and another by the Fair Grounds. UTOPIA is the name of the company with the fiber and the lines. They contract with communication companies to provide the services. Paul Fulgham commented that when the sewer laterals have been hit, UTOPIA has fixed them quickly.

b. Consider Tremonton Place for Final subject to all checklist items being completed

Alyson Draper stated that the bond for Tremonton Place is one-third of what is needed. The Board discussed approving Tremonton Place for a Final. They decided to approve based on a sufficient bond in place. **Rich Woodworth moved to approve Tremonton Place for a Final subject to a sufficient bond properly in place.** Paul Fulgham seconded the motion. The motion was unanimously approved. The City will pay for the up-sizing of the pipe but will not pay nor require the increased depth of the pipe. The depth of the pipe will not prove beneficial to the City.

Chris Breinholt wrote a letter to Newel Jackson informing him of the price for the manhole that Tremonton City installed during the 1200 South Sewer Line Project specifically for his development. Rich Woodworth will use the letter as an invoice and have the Treasurer's Department setup an accounts receivable. Newel Jackson will need to have a cash bond for his portion of the project and Chris Breinholt will follow-up on it to verify that it is completed.

- c. Consider Holmgren Estates Phase 8 for Preliminary subject to all checklist items being completed - Lyle Holmgren

The Board discussed with Lyle Holmgren, Holmgren Estates Phase 8. They are looking at purchasing 34-feet of land from Kelly Harris to make lots 69 through 72 comply with the zoning. If they are unable to purchase the land, they will leave the land as open space or move the road to make the other lots larger. The Board informed Lyle Holmgren that he can start grubbing the land, and the Planning Commission would need to approve the subdivision for Preliminary before he can start cutting. **Paul Fulgham moved to approve Holmgren Estates Phase 8 for Preliminary subject to having a set plan for lots 69 through 72.** Chris Breinholt seconded the motion. The motion was unanimously approved. Lyle Holmgren will decide on what he was doing with the lots 69 though 72 before he presents this Phase to the Planning Commission.

3. New Business:

- a. Walk ins - Concept review only

Ben Johnston presented the Concept Plan for FairView Estates. Ben Johnston discussed with the Board abandoning the stubbed roads. The Board verified that there would always be two accesses to each phase of the subdivision. Ben Johnston would like to route all of the water to a retention pond in the corner of the subdivision until the development is complete and then do the detention pond. All ponds in the subdivision will run through the develop on the southeast section of the property currently not owned by the developer. The Board's concern is that they do not currently own the land where they would like to place the water. The Board discussed the drainage needs and how to handle it. Chris Breinholt will have to review the plat to state whether or not the ditch can handle the water flow. The Board stated that there would need to be legal documentation between FairView Estates and the other property owner granting the water to be placed on his/her land. The Board informed Ben Johnston that a condition on extending the Phase or doing other Phases is to make the current pond on lot 4 able to maintain the water flow. Tremonton City is doing a Storm Drain System Analysis that will show the needed capacity. When the City has finished the analysis, they will inform Ben Johnston.

4. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench gave Chris Breinholt the plats for River Valley Subdivision Phase 4 and the 4-plex buildings. Chris Breinholt stated that he has not receive the cost estimates on the four 4-plex buildings .

- b. City Engineer - Chris Breinholt

Chris Breinholt will email the cost estimate for La Vista Estates to Alyson Draper. The cost was increased because of the basin. He stated that La Vista Estates has not addressed everything in the memorandum. When the contractor for La Vista Estates is selected, the Board will verify that he is bonded.

c. City Attorney - Alyson Draper

1) Tremont Estates

Alyson Draper does not have a bond for Tremont Estates.

2) Clover Fields Subdivision update

Alyson Draper asked the Board what our position was on the Clover Field Estates Subdivision in regards to the second access. Rich Woodworth stated that he will need to exhaust all administrative remedies by going to the Land Use Authority Appeal Board and then the City Council. The Board felt that if the City has to pay for the secondary access, they would abandon the road.

d. Public Works Director - Paul Fulgham

Paul Fulgham informed the Board that Dan Davidson with the Bear River Canal Company would like a copy of the sewer line crossing. Paul Fulgham will send him a copy of the drawing. Dan Davidson also asked to have each line that is in the canal identified. The Board will inform developers with developments next to the canal.

Chris Breinholt will compile the information for the 1200 South asphalt project. The bid will be for a company to grind the current asphalt and reuse it to pave the road. The Board discussed taking this project to bid. Chris Breinholt will complete the bid packet by September 07, 2007. It will be posted in the Ogden Standard, and advertised twice within ten days. The projected bid opening date will be September 18, 2007. This road project will need to be completed before the weather drops below 55 degrees or the project will need to wait until spring.

e. City Manager - Richard E. Woodworth

Rich Woodworth had nothing further to address.

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 10:10 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

Elizabeth Miller, DEPUTY RECORDER