

Tremonton City Corporation
Land Use Authority Board
September 19, 2007

Members Present:

Steve Bench, Planning and Zoning Director
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 19, 2007, Land Use Authority Board Meeting held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:00 a.m. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, Rich Woodworth, and Elizabeth Miller were in attendance.

1. Approval of agenda

Steve Bench moved to approve the agenda. Rich Woodworth seconded the motion. The motion was unanimously approved.

2. Approval of minutes - June 13, 2007

Rich Woodworth made the following corrections to the June 13, 2007, minutes:

Agenda item 2.a. stated that there were only two complaints. The Board intended to state a few complaints. Agenda item 2.e. indicates that Chris Breinholt needs a letter from Darren Dursh and it should state Dennis Winger.

Rich Woodworth suggests that the minutes we approve first are the minutes of the last meeting, and all other minutes come after. **Rich Woodworth moved to approve the June 13, 2007, minutes with the above changes.** Paul Fulgham seconded the motion. The motion was unanimously approved.

3. New Business:

a. Thompson/Stokes Subdivision - Concept Review - Stanley Stokes

Stan Stokes presented the Thompson/Stokes Subdivision. Mr. Thompson would like to purchase Stan Stokes' land by West Liberty Foods. He needs to make it into a two-lot subdivision to sell the land and keep six acres where his home is located. **Rich Woodworth moved to approve the Concept Plan for Thompson/Stokes Subdivision.** Paul Fulgham seconded the motion. The motion was unanimously approved. Steve Bench informed Stan Stokes that the next step would be to bring the Preliminary to this Board and he will need to pay \$108 for the Concept approval.

4. Unfinished Business:

a. UTOPIA

UTOPIA has ordered their transformer from Rocky Mount Power and it is expected to arrive in seven weeks. Section three of Tremonton City, the southwest side, will be the first to be connected and running. UTOPIA is currently taking bids to repair the sidewalks. UTOPIA is laying the directional. Directionals are anything more than three pipes. The City is putting a conduit along the sewer line that goes across the canal for the fiber cable. UTOPIA will bring the fiber cable to the High School and Middle School in Garland as contracted by Tremonton City.

b. Consider new hospital sight for secondary water - Eric Packer

Roger Burnhope and Eric Packer asked the Board how they suggest to place the new hospital on a secondary water system. Currently the City does not have the power in their pump to facilitate new areas. Eric Packer will contact Rand Hollist with LaVista Estates to see about purchasing water shares. If the hospital decides to put in secondary water, the City will help to obtain the easement. Developers can purchase pumps and do their own secondary water system, but the City does not have the funds to expand their system, and the secondary water system will not cover itself in fees.

The hospital will lay pavement in August or September of 2008 if the City would like to do the walking trail at the same time. Rich Woodworth reported that the Women's Civic League is soliciting funds for businesses to help fund the walking trail. The City is writing a grant and will know the outcome in May. The City will be putting forth funds to provide the trail as well. The goal is to asphalt the entire walking trail. Rich Woodworth and Eric Packer discussed the land that will continue to be farmed and the walking trail.

c. Consider Fairview Estates Phase 2 for Preliminarily subject to all checklist items being completed - Darren Michaelis, Garth Day

Ben Johnston presented Fairview Estates Phase 2 to discuss with the Board. Phase 2 will address the Storm Drain Water issues of Phase 1. Whoever disturbed the natural drainage is responsible for the relief of the drainage. The Board will need to find out who created the problem with natural drainage of the land. Rich Woodworth will ask Byron Wood if he is aware of who disturbed the natural drainage. Ben Johnston will need to address the secondary access for each Phase. The Board would like to have Chris Breinholt review the plat and find who disturbed the natural drainage of the land prior to approving Phase 2 of Fairview Estates.

d. Consider Spring Acres Phase 4 for Final subject to all checklist items being completed - Ben Johnston

Ben Johnston asked to table Spring Acres Phase 4. This agenda item was tabled.

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

The Board discussed the Park Meadows lot line adjustment plat. Chris Breinholt and

Paul Fulgham will take a look at the physical location to view the lot lines. Chris Breinholt will review the plat and make his notes.

- f. Consider Lookout Point for Preliminary subject to all checklist items being completed - Norman Fukui

Kelly Harris and Ben Johnston presented Lookout Point to discuss the development with the Board. The Board addressed the storm water, the up-sizing of the Country View Estates tank to serve Lookout Point, and secondary accesses for the Phases. The storm water will be taken down to the pond in the southwest section of the development. All developments will need to pay the cost up-front and be reimbursed by the City through impact fees for the water tanks. The Board advised Kelly Harris to talk with Randy Marriot to discuss the tank sizing. There will be a temporary secondary access through Country View Estates. The roads in Lookout Point will all line up with Country View Estates.

Marty Waterson and Jason Holmgren will design the utilities for Country View Estates to go behind the curb. Paul Fulgham and Rich Woodworth will meet with Bear River Water Conservancy District (BRWCD) to discuss moving the meter. A section of the BRWCD line will need to be up-sized from a 6-inch line to a 10-inch line for about 30 feet. The up-sizing will be Randy Marriot's responsibility. Jason Holmgren stated that they would like to have their pump line run through Lookout Point along the road. Lookout Point will need to have a 10-inch line and an 8-inch line. The lines will need to be at least three feet apart and easily distinguishable. Lookout Point's sewer needs to address the manholes on private property that are not accessible by the road. Chris Breinholt will look at the two developments to view the needed size of the sewer line. Country View Estates has two retention ponds they would like to combine in the southeast section of the development. The Board stated it would be fine as long as it will handle the flow of the Storm Drain Water. The Board is currently requiring that ponds are retention not detention because there is no where to take the water. Ben Johnston discussed with the Board the historical run off and the ability to release into the canal. Ben Johnston stated his concern with the Storm Drain Water release deficiency and would like to see it addressed. The Board stated that they are working on the issue. The retention pond will have everything addressed prior to the Final approval. Chris Breinholt will review the plats. Randy Marriot, Kelly Harris, and Norm Fukui will need to work out the laying of the pipe through Lookout Point. Chris Breinholt will need the drawing file for the lot layouts.

The Board asked that when a developer schedules to be on the agenda for a Preliminary that they submit a PDF or DWF (an AutoCAD viewer) and when they request for a Final approval they submit a copy of the plat in paper.

- g. Walk ins - Concept review only

Steve Bench informed the Board that Brad Garfield went to the Planning Commission to consider doing a group home or visiting home on his property. The Board discussed with Brad Garfield the zoning and requirements to be able to do a group or visiting home. The Board advised Brad Garfield to go back to the Planning Commission to open group homes to all zoning type. These types of homes would need to be attached not detached unless they

were on a large parcel of land. Alyson Draper will write the language to incorporate and define the needed requirements. She will view Midway's ordinances as a reference. The Board informed Brad Garfield that he can continue with the construction.

The Board asked Brad Garfield who they needed to contact to have Garfield Estates Phase 1 completed. Brad Garfield stated that Brent Garfield, his uncle, is over the development. Brad Garfield informed the Board that June Garfield informed him that they are trying to finish Phase 1 and are working on the UDOT access.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench reported that he received a cash bond for River Valley Four-Plex Phase 2. He informed Burdette Stocking that Chris Breinholt still needs construction drawings for that phase. River Valley Phase 4 is on its way to being recorded with the County.

b. City Engineer - Chris Breinholt

Chris Breinholt received a fax from Wayne Crow in regards to Tremonton Place's sewer line and depth pricing with the breakout for the City's participation. They will use ADS pipe. ADS pipes cost more than concrete pipes and are approved in the City's standards. The Board discussed the cost and feasibility of the City participating in up-sizing and increasing the depth of the sewer pipe. The City had established earlier that they would no longer participate in the depth of the pipe because it did not prove beneficial. The cost to increase the depth will not equal out the benefit to the citizens. The Board also decided not to participate or require the larger storm drain pipe because there is an old 15-inch sewer line that can be used for Storm Drain Water.

The Board discussed the aerial photo and how many copies the City needs. Chris Breinholt informed the Board that Jones and Associates has ordered a new printer that will do color print on 42-inch paper. The Board decided to have five of the 42-inch maps that Chris Breinholt can print, and Paul Fulgham would like a large map for his office. Chris Breinholt will superimpose the City's boundary line on the map as well as keep the base map on the aerial photo.

Chris Breinholt talked with UDOT about Rex Harris running a sewer line along I-15 to hook into Harmony Heights. It is in UDOT's code that only fiberoptic can run along freeway roads.

c. City Attorney - Alyson Draper

The Board discussed the canal water shares and the potential loss of these shares to Salt Lake City. Tremonton City is productively utilizing every water share that they have. When the Board last viewed installing a secondary water system, it would have cost seven million dollars. The cost became prohibitive. The Board will encourage each developer next to the canal to do a secondary water system. Rich Woodworth

asked Elizabeth Miller to ask Darlene Hess to place “request to require secondary water in future developments,” on the City Council agenda. Chris Breinholt will view where the secondary water transfer from the hill stands.

Alyson Draper informed the Board that all cash bonds need to be cashed and placed in an account that accumulates interest. The Board agreed and will inform all developers that their checks will be cashed.

d. Public Works Director - Paul Fulgham

Roger Nelson had Clayton Grover discuss the road on the Nelson’s property. Paul Fulgham stated that they need to have escrow to do the whole thing or they will need to have it completed this year. Chris Breinholt gave them a drawing to help complete the project. This is an existing access; therefore, they will not need to have approval from UDOT. The bond or documentation that the project is underway and will be completed this year needs to be into Tremonton City by October 1, 2007. Alyson Draper will write the letter to Roger Nelson to inform him the requirements that need to be met by October 1, 2007. Paul Fulgham will give Alyson Draper the requirements for the project.

Paul Fulgham met with the staff of the Bear River Water Conservancy District (BRWCD) to discuss moving the meter back about 300 feet and giving the BRWCD a two-way line. The two-way line will enable Tremonton City’s water to serve the BRWCD when they are out of water. Paul Fulgham will meet with the Board Wednesday, September 26th.

e. City Manager - Richard E. Woodworth

Rich Woodworth commented that on 2000 West the City needs to finish their portion of the easement for the fence on the Charley Taylor property.

Rich Woodworth will contact Brian Craven with Civil Science to see the status of the road project they are doing with Rupp’s Construction for the City.

The letter to the developers reminding them of the asphalt deadline needs to be sent in June and September. The letter will include the cutoff temperature of 55 degrees at the time of being laid until it is compacted. This year’s letter will target Marc Allred with Heritage Estates, Jay Stoking with River Valley Phase 3, Newel Jackson with Tremonton Place, Mr. Garfield with Garfield Estates, Kelly Harris with Lookout Point, and Lyle Holmgren with Holmgren Estates. Alyson Draper will look at the letter sent out last year to view the requirements.

Rich Woodworth would like the Land Use Authority Board to be certified. Utah League of Cities and Towns is offering a 6-hour course. The certification will demonstrate and assist the Board in their ability to follow the State Land Use Development and Management Act (LUDMA).

6. Public comments:

There were no public comments.

7. Adjournment

Alyson Draper moved to adjourn. Rich Woodworth seconded the motion. The motion was unanimously approved. The meeting adjourned at 11:26 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