

Tremonton City Corporation  
Land Use Authority Board  
September 24, 2008

Members Present:

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

Members Excused:

Rich Woodworth, City Manager

Steve Bench called the Land Use Authority Board Meeting to order at 9:06 a.m. The meeting was held September 24, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Dottie Garn were in attendance.

1. Approval of agenda

**Steve Bench moved to approve the agenda with the following correction: Brad Baird is actually Bruce Baird, and is not with UTOPIA concerning this matter.** Dustin Ericson seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye. Motion approved.

2. New Business:

a. Master Plan Hillside - Bruce Baird

Mr. Baird was present to discuss with the Board the development agreement for the water plan and storm drain plan, for the Hillside Development. Mr. Baird showed the Board the basic layout. The Board and Mr. Baird discussed different densities of the housing and commercial areas. Steve Bench said he presented this to the Planning Commission at last night meeting and the Planning Commission is OK with the plan. The Board then discussed the water plan with Mr. Baird. Mr. Baird is planning to have a million gallon water tank, and with higher density of homes, will have a bigger tank on the upper side. The map shows where the pressure zones are. Mr. Baird will work with Paul Fulgham and Chris Breinholt on the requirements for those zones. Chris Breinholt discussed with the Board and Mr. Baird the different roads and how they need to run through the development. On the Storm Drain System Plan, the concept is some of the water will drain to the east and some will drain to the west. Chris Breinholt discussed with them the .05 CFS per

acre discharge rate capacity for detention ponds and it may be possible to be doubled for this development, for drainage to the west and if capacity is available, to 0.10. Mr. Baird would like to go over the development agreement with Dustin Ericson. They would like to schedule a meeting at 9:30 on Thursday, October 9th. Mr Baird asked if he could have the development agreement basically become the zoning ordinance. Steve Bench said it would be treated like a PUD. Chris Breinholt said Mr. Baird will need to come up with a number of homes, maybe a target number with a plus/minus factor. Mr. Baird said he will come up with a reasonable target number. Chris Breinholt stated the City needs to know the maximum number of housing and commercial lots so the utility aspect can be planned for.

b. Walk ins - Concept review only

(1). 568 North 2650 West sale - Kym Hadden

Kym Hadden was not present, but Steve Bench said he will follow up on this issue.

3. Utilities

There were no issues to discuss at this time.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Mr. Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

Mr. Breinholt had nothing further to discuss.

c. Public Works Director - Paul Fulgham

Mr. Fulgham had nothing further to discuss.

d. City Attorney - Dustin Ericson

Mr. Ericson had nothing further to discuss.

5. Public comments:

There were no public comments.

6. Adjournment

**Chris Breinholt moved to adjourn the meeting at 10:14 a.m.** Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Paul Fulgham - 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 8th day of October, 2008.

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Dottie Garn, Deputy Recorder