

**Tremonton City Corporation  
Land Use Authority Board  
October 8, 2008**

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Dustin Ericson, City Attorney  
Rich Woodworth, City Manager  
Dottie Garn, Deputy Recorder

Members Excused:

Paul Fulgham, Public Works Director

Steve Bench called the Land Use Authority Board Meeting to order at 9:10 a.m. The meeting was held October 8, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Dustin Ericson, and Dottie Garn were in attendance.

1. Approval of agenda

**Chris Breinholt moved to approve the agenda.** Rich Woodworth seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Rich Woodworth- aye. Motion approved.

2. Approval of minutes: September 17, 2008; September 24, 2008

**Dustin Ericson moved to approve the minutes.** Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Rich Woodworth- aye. Motion approved.

3. New Business:

a. Preliminary 2 lot minor subdivision - Jay Stocking

Mr. Stocking presented to the Board a Preliminary plat of a 2 lot split on 600 North. The 2 lots would have a 17- foot right-of-way, and meet the zoning of R-18. Steve Bench said one of the property owners, Scott Jensen, is having some concerns about this item and where the property line is. Mr. Stocking said he will have it surveyed. Mr. Bench said code requires the right-of-way to be 24 feet, but Mr. Stocking has obtained a variance. Mr. Bench said he would like Mr. Stocking to speak with the Jensen's. Steve Bench reminded Mr. Stocking the property would have to meet all the set-back requirements. **Rich Woodworth motioned to approve Blue Skies**

**Subdivision Preliminary and recommend the Preliminary to the Planning Commission.** Dustin Ericson said he would recuse himself because of conflict of interest. Chris Breinholt seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Rich Woodworth- aye. Motion approved.

- b. Walk ins - Concept review only

There were no walk-ins.

- 4. Utilities

There were no issues to discuss at this time.

- 5. Comments/Reports:

- a. Building Inspector - Steve Bench

The Board discussed the location of the walk-in cooler at the Senior Center Building.

- b. City Engineer - Chris Breinholt

Chris Breinholt discussed with the Board the Quit Claim Deed of the 12 foot area at North Park. The description needed clarification. Chris Breinholt said the property may need to be surveyed.

Chris Breinholt presented to the Board the map of the 15 feet of property of the Coldwell Banker Quit Claim Deed.

The Board discussed the bids for the parking lot at the new Senior Center Building. Rich Woodworth asked Chris Breinholt for a cost estimate. Mr. Breinholt said the parking lot would be approximately \$65,000. The Board discussed landscaping at the Senior Center.

The Board reviewed the new walking trail by the new hospital. Mr. Breinholt calculates there will be approximately 6400 feet of trail. Chris Breinholt has one property concern about the trail along the canal side. There is a 66 foot piece of right-of-way that needs some clarification on the property description. The Board discussed the trail and changes that may be needed. Rich Woodworth asked what the cost per foot is and Chris Breinholt said he will get the cost to him later today. Rich Woodworth would like to meet with the Hospital Administrator, Eric Packer, and discuss the trail. The Board discussed having benches along the trail. The Board also discussed fencing issues, and a sidewalk in front of the hospital. Rich Woodworth said he will discuss options with Mr. Packer.

- c. Public Works Director - Paul Fulgham

Mr. Fulgham was excused from this meeting.

- d. Rich Woodworth - City Manager

- (1). 2000 West Protection Strip

Mr. Woodworth discussed with the Board the Protection Strip on the west side of 2000 West, which is ½ mile in length. The Board discussed the possibility of abandoning the strip and dedicating it as part of the street from Main Street to 6<sup>th</sup> North.

- (2). Secondary Water/Canal Company

The Board discussed how involved the City should be with the canal company.

Marc Allred informed Mr. Woodworth about the asphalt at his development at 800 West. Mr. Allred said the cost has doubled since he got his original price. Mr. Allred asked if he will have some legal room on the bond so he can get more money. He would like a release of the full bid amount on the asphalt. Chris Breinholt said if everything is done, the bond can be released. Everything is released upon the final inspection, with the exception of the 10% contingency amount. Chris Breinholt said there should be no issue with releasing it.

The Board discussed the issue with the street at Blaine Williams property. Steve Bench said there needs to be a vacation plat done. Chris Breinholt suggests to continue the curb and gutter and put in a drive approach for them.

Rich Woodworth asked the Board what has happened with Roger Nelson's business property. Mr. Breinholt said he spoke with Clayton Grover and Mr. Grover said he is the one who has caused the delay in regards to Roger Nelson's property concerns.

- e. City Attorney - Dustin Ericson

Mr. Ericson had nothing further to discuss.

- 5. Public comments:

There were no public comments.

6. Adjournment

**Steve Bench moved to adjourn the meeting at 10:25 a.m.** Chris Breinholt seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Rich Woodworth-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 5<sup>th</sup> day of November, 2008.

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Dottie Garn, Deputy Recorder