

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
OCTOBER 10, 2007**

Members present: Steve Bench - Planning & Zoning Director
Chris Breinholt - City Engineer
Alyson Draper - City Attorney
Rich Woodworth - City Manager
Sharri Oyler - Treasurer

Members absent: Paul Fulgham - Public Works Director

Steve Bench called the meeting to order at 9:05 a.m.

1. *Approval of agenda:* Motion by Steve Bench to approve the agenda for October 10, 2007. Second by Alyson Draper. The motion was unanimously approved.

2. *Approval of minutes for October 3, 2007:* Motion by Rich Woodworth to approve the minutes from October 10, 2007 with the noted changes made. Second by Alyson Draper. The motion was unanimously approved.

3. *Unfinished Business:*
a. *UTOPIA*

Mark Sink stated that the concrete work is already halfway complete. The other contractor is in the process now of preparing and setting forms. The first pour will be Friday and during the week. The asphalt is being patched. They should be back tomorrow. They would like to get started on the new subdivision on the hill.

Pat Warner stated they are close to completing Tremonton 3. Chris asked how many areas there are in Tremonton. He stated that 1, 2 and 3 are all around 80% complete. They are doing the whole city at one time. Rich asked about if the complaints he had received from residents on 600 & 700 West. They were addressed and taken care of.

Doug reported that they are ahead of schedule. Next week they will be done in town. Doug came back in and stated that the power will be in and they should be live in 3 weeks.

Pat stated that Rapps Trucking took down their major cable. This was the worst fiber line they could have possibly hit. It was the 16 fiber interconnect. All the fibers need to be replaced from end to end. The cable was about 18 feet high, and they came through with the dump up on a truck and took down the cable. This was at 600 South and 1000 West. They do have a police report and pictures. Rapps have taken responsibility for this.

The transformer has been ordered. Other than this, things are going well. Tremonton will be the first city up. They will be starting in Perry soon. Rich complemented them on the good job they have done.

b. *Holmgren Estates Phase 8* - Tabled. No representative present.

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- c. *Garfield Estates Phase 2* - Tabled. No representative present.

Chris stated he has not seen a preliminary plat for phase 2 on this. Steve stated that they have approval to do the asphalt and it is still not complete. Parsons will be in the area and they could hire them to do the asphalt. Alyson will call Brad Garfield and let him know. The prep work will have to be redone.

4. *New Business:*

- a. *Discuss amending zoning map to incorporate boundary and zone changes.*

Steve talked to Chris about this. He has those on the map on his wall. He will give it to Chris to get it current. There are a couple of zone changes and annexations that need to be changed.

- b. *Walk ins - Concept review only*

5. *Comments/reports:*

- a. *Building Inspector - Steve Bench*

- 1) *Error on map for River Valley Phase 4 and Tremonton Place phase 1*

Steve reported that the county had found a few boundary errors. They have given these back to the developers to get fixed. Chris stated that the errors were to do with neighboring properties, not the boundary itself. The county is now requesting that the developer or surveyor take it to the county for a preapproval before the City does a final approval. Steve gave Chris a copy of the changes the Planning Commission would like to the Storm Drain Policy. He will review these and make changes. Alyson had a few comments and questions about the Storm Drain Policy.

- b. *City Engineer - Chris Breinholt*

Chris will be at the Planning Commission meeting on November 13, 2007 for the storm drain discussion. He will also be at the meeting on October 30, 2007 for the Marriott presentation.

Chris asked about the status of Look Out Point. The City is waiting for them to come in. Chris asked about locating the pump for the water in Marriott Subdivision. Alyson stated she talked with the Marriott's and Chris needs to call them. They will be coming in with another plat for phase 2. They have a zoning ordinance for the whole 1000 acres. It is all master planned. The proposal shows it as a mixed use area.

Chris suggested that the City work with Hal Lafleur in regards to an easement for a pipe line. He would like that located at the old reservoir site. The City needs more storage. Rich will call Hal about this. Chris stated he talked with Bill Bigalow about Bear River Water Conservancy District selling water. Paul wrote a letter in regards

to the water. Chris and Paul would like to have

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a pump station at the reservoir site, and the developer will have to work out crossing Christensen property and Lafluer property.

- c. *City Attorney - Alyson Draper* - Alyson stated that all her items have been covered.
- d. *Public Works Director - Paul Fulgham* - absent
- e. *City Manager - Rich Woodworth* - Rich stated that all his concerns were covered.

6. Public Comment:

Alyson asked about putting a Little Caesar's Pizza in the old Lucky's building. Steve stated that building has been sold. She then asked about the building that Robyn Vanderhoof operated her catering business from. Steve and Chris stated that building should be fine.

7. Adjournment:

Motion made by Rich Woodworth to adjourn. Second by Alyson Draper. The motion was unanimously approved. The meeting adjourned at 9:50 a.m.

The undersigned duly acting and appointed City 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 24 day of October, 2007.

Richard E. Woodworth, CITY MANAGER/DEPUTY RECORDER