

**Tremonton City Corporation
Land Use Authority Board
October 15, 2008**

Members Present:

Steve Bench, Building Inspector
Dustin Ericson, City Attorney
Paul Fulgham, Public Works Director
Rich Woodworth, City Manager
Darlene Hess, City Recorder

Members Excused:

Chris Breinholt, City Engineer

Steve Bench called the Land Use Authority Board Meeting to order at 9:05 a.m. The meeting was held October 15, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Dustin Ericson, Paul Fulgham, Rich Woodworth, and Darlene Hess were in attendance.

1. Approval of agenda

Rich Woodworth moved to approve the agenda. Paul Fulgham seconded the motion. . Steve Bench - aye, Dustin Ericson - aye, Paul Fulgham - aye, Rich Woodworth - aye. Motion approved.

2. New Business:

a. Appeal Land Use decision, concerning Blue Skies flag-lot - Ann Jensen

Ann and Scott Jensen were present to discuss with the Board their concerns about Blue Skies development. Mrs. Jensen said Jay Stocking had claimed at a Land Use Meeting he had spoken with her and other neighbors about this issue. Mrs. Jensen said Mr. Stocking has never contacted her, a landowner, or any neighbors that would be affected by this development. Mrs. Jensen said she and her neighbors would like to limit the area to one home, not two, and they recommend that there must be a 24-foot wide piece of property, instead of 17-foot wide, for the roadway. Steve Bench read from Article 2.8 of the Supplementary Design Standards which speaks of flag lots, "The private drive or right-of-way serving the property is paved with either concrete or asphalt, must have at least 12-foot width if there are no more than 2 lots served by the drive and at least a 24-foot width if there are no more than 2 lots served by the drive." Steve Bench said if the code is read and interpreted properly, Mr. Stocking needs only a 12-foot wide roadway. Mrs. Jensen stated she searched through the local newspaper for public notices about this issue. Steve Bench said unless there was a zone change or an annexation there would be nothing listed in The Leader. The posting is done at the City Office and on the Tremonton City website.

Rich Woodworth spoke of the R-18 zoning for that area and the property rights. Mr. Woodworth said the City cannot take away the rights of landowners. Scott Jensen gave the Board a petition signed from the neighbors stating the conditions the neighbors would like.

Mrs. Jensen also asked the Board if anything can be done about residents in her neighborhood that are living with more than one family in a home. Mr. Bench said there have been a few instances when the Police Department has looked into the issues. Mr. Bench also said there is a provision in the City's Code stating that if they are all blood-related then not much can be done, but if they are not then the police look into the situation.

b. Walk ins - Concept review only

Glen Thompson would like to present his concept plan for several pieces of property at 2000 West. Mr. Thompson would like to develop one-acre lots or less, sell of one or two at a time, as an industrial development. The Board discussed several other developments Mr. Thompson has done in Cache Valley. Rich Woodworth said the problem in developing may come down to how many employees the business would have and if there are enough parking lots. Mr. Thompson would like to start advertising and get some feed back. Mr. Thompson had some questions about power lines in this area. Rich Woodworth explained that the City is still negotiating with Rocky Mountain Power about power lines in this area. The Board also discussed gas lines and phone line locations with Mr. Thompson.

3. Utilities

4. Comments/Reports:

a. Building Inspector - Steve Bench

Mr. Bench gave Dustin Ericson the final plat for Lookout Point Subdivison. Paul Fulgham expressed some concerns about indigenous grasses to be planted near the pond area because the Final was approved with only rock in the pond. The concern is maintenance and the possible growth of weeds.

b. City Engineer - Chris Breinholt

Mr. Breinholt was excused from this meeting.

c. Public Works Director - Paul Fulgham

Mr. Fulgham had nothing further to discuss.

d. Rich Woodworth - City Manager

Mr. Woodworth had nothing further to discuss.

e. City Attorney - Dustin Ericson

Mr. Ericson had nothing further to discuss.

5. Public comments:

There were no public comments.

6. Adjournment

Paul Fulgham motioned to adjourn the meeting at 10:15 a.m. Rich Woodworth seconded the motion. Steve Bench - aye, Dustin Ericson - aye, Paul Fulgham - aye, Rich Woodworth - aye. Motion approved.

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 5th day of November, 2008.

Darlene S. Hess, City Recorder