

TREMONTON CITY
Land Use Authority Board
October 17, 2007

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director
Richard E. Woodworth, City Manager
Darlene S. Hess, Recorder

Steve Bench called the Land Use Authority Board Meeting held October 17, 2007 in the Tremonton City Council Meeting Room at 102 S. Tremont Street, Tremonton, Utah, to order at 9:00 a.m. Steve Bench, Chris Breinholt, Paul Fulgham, Rich Woodworth, and Darlene Hess were in attendance. Alyson Draper and Elizabeth Miller were excused from the meeting.

1. Approval of agenda

Motion by City Manager Rich Woodworth to approve the agenda. Second by Paul Fulgham. Motion unanimously approved.

2. Unfinished Business:

a. UTOPIA

Pat Warner, Doug Thomas and Mark Sienk met with the Land Use Development Board to discuss UTOPIA's progress in Tremonton City. Items covered are as follows:

- 1) After getting with Blue Stakes, UTOPIA decided to install their line on the hill in a different manner. They met with property owners and have made an agreement to run their line on their private right-of-way. They will be having a legal easement drawn up for signatures. The cable will be going seventeen to twenty feet from the curb and run east and north close to the retention pond rock. After the cable is installed, a sidewalk will be installed.
- 2) They have finished the Main Street project and are forming for the concrete.
- 3) On 2300 West, they will need to replace a sixteen fiber line that was torn up by Rupp's Trucking.
- 4) The construction group will be doing clean up now and up to the time that the weather changes. Paul Fulgham told UTOPIA representatives that he has been called on trenches that have settled. One area is on South Tremont Street north of the church on the east side of the road. Steve Bench also gave UTOPIA a location that had called the City which needs to be fixed.
- 5) 12th South is also a problem. They will see what happens when the road is done. Rich Woodworth asked that Director Fulgham get with UTOPIA on the road repair so there will not be an issue. UTOPIA representatives told the

Board that they will be back in the spring to take care of any problems.

- 6) UTOPIA representatives told the Board that they will be turning up the power to start on Wednesday. The cabinet is installed and they are waiting on Rocky Mountain Power. The group also discussed the locations of other cabinets.

- b. Consider River Valley Phase 5 for Preliminary approval subject to all checklist items being completed. Check on Phase 4 to see if it is ready to record - Burdette Stocking

Steve Bench asked Mr. Stocking if they had made the corrections that Box Elder County needed on the Mylar for Phase 4? Mr. Stockings told the Board that the corrections had been made and the Mylar had been recorded with the County. The other issue is the stub road. It is in the process of being fixed.

Mr. Stocking showed the Board the drawings for Phase 5 for Preliminary approval. The following issues were discussed:

- 1) Chris Breinholt asked if a lot on at the entrance had been sold? Mr. Stocking told him that the plan is to put a model home on this lot.
- 2) Mr. Breinholt asked if the irrigation ditch was being put in an easement? Director Fulgham told the Board that they should consider the requirement to pipe the ditch as the lots are sold due to the possible hazard. Discussion followed on drainage and the various ways drainage could be addressed.

Mr. Breinholt asked if anyone had questioned the ditch running through the backyards of the lots? He did not have a problem with the ditch; however, maintenance may be an issue. Manager Woodworth told the Board that no one had called the City on this issue.

Director Fulgham told the Board that the ditch will not be a problem when all the lots are developed. Manager Woodworth told the Board that they can either pipe the ditch or redirect it.

Discussion followed on the pipe being able to handle storm/drain water. Director Fulgham told the Board that drain water has oil and salt from the road and farmers do not like this type of drainage on their farmland. Mr. Breinholt told the Board that this is a good point. Storm drain and drain water should be separate.

- 3) The 12 inch sewer trunk line was discussed. It will run along the road in the cul-de-sac and require manholes at each end.
- 4) Steve Bench told not only Mr. Stocking but all developers in attendance that street lighting needs to be discussed. It is the responsibility of the developer to put the power source trenching in, Rocky Mountain Power will install the poles and wiring, then Tremonton City will pay for the service or use. Rocky Mountain Power provides the pole as long as you use the ones they use. If the developer wants a fancy pole, they will need to purchase it. The power should be outlined on the construction drawings. Director Fulgham told the group in attendance that two lights - one on each end - will need to be

installed in the cul-de-sacs.

Motion by Councilmember Woodworth to give Preliminary approval on the River Valley Phase 5 subject to all items listed on Chris Breinholt's checklist being completed. Second by Director Paul Fulgham. Motion unanimously approved.

Steve Bench asked Mr. Stocking to get with Sharri Oyler at the front desk to be put on the Planning Commission Agenda for the Preliminary approval.

- c. Consider Holmgren Estates Phase 8 for Final approval subject to all checklist items being completed - Lyle Holmgren

Lyle Holmgren and Lee Watkins met with the Board. Items discussed:

- 1) Mr. Breinholt told Mr. Watkins that his staff said that the legal description doesn't close. Mr. Watkins told the Board that it is only out 1.6 hundredth of an inch. Mr. Breinholt will check on this issue.
- 2) Mr. Breinholt asked about the storm drain as it did not show on the map he had been given. Mr. Watkins showed the storm drain on the plans he had with him. He will get a new map to Mr. Breinholt.
- 3) The Board informed Mr. Watkins that the address table will need to be added to the map.
- 4) The Board informed Mr. Watkins that an engineering estimate is needed. Mr. Watkins told Mr. Breinholt that he will get him this information today.

Mr. Holmgren asked if the issue on lighting discussed earlier in the meeting pertained to his subdivision also. Mr. Bench told Mr. Holmgren that lighting is something that needs to be on the plans. Lighting needs to be at all intersections and every four hundred feet. Mr. Watkins told the Board that other municipalities have a lighting design that has to be followed. It is different with Rocky Mountain Power. They want to design the power themselves. We give them our plans and tell them the locations we would like to install power; however, we are at their mercy and their decision stands.

- 5) A sidewalk in the Phase 8 was discussed. Mr. Watkins asked the Board's preference on material and how long the sidewalk needs to run. The Board told Mr. Watkins that the sidewalk needs to go the whole ten feet and should be hard-scape. Mr. Breinholt told Mr. Watkins that it would be nice to have a wide sidewalk so it can more easily be maintained.

Motion by Manager Woodworth to approve the Holmgren Estates Phase 8 subject to the escrow being in place, lighting being worked out, fees being paid, plat recorded and all the engineer's Review Checklist items being implemented. Second by Director Paul Fulgham. Motion unanimously approved.

- d. Consider Garfield Estates Phase 2 for Preliminary approval subject to all checklist items being completed - Lee Watkins

Mr. Watkins told the Board that they will have everything ready to present to the Board at their next meeting. This item to be added to that agenda.

Manager Woodworth informed Mr. Watkins that per our Attorney, Alyson Draper, the tie into Main Street will need to be done before the Board will approve the next Phase of the Garfield Estates.

3. New Business:

- a. Walk ins - Concept review only

- 1) Lee Watkins discussed the Country View Subdivision. He told the Board that when Marty met with the Board last time, he asked for the Board to do some interaction with Mr. Christensen and Mr. LaFleur. He wanted to know what the outcome of this meeting was. Manager Woodworth told Mr. Watkins that he had talked with Mr. LaFleur, and he was very receptive. Mr. LaFleur has now turned his power of attorney over to his son-in-law, Tim Rasmussen. He told the parties that it is in their best interest for the whole area.

Mr. Watkins told Director Fulgham that they will have to put booster pumps close to the two tanks which leaves them with two options: 1) Angling the piping across the Christensen property and parallel the existing piping. 2) Going up the road right-of-way and across Mr. LaFleur's property. The Christensen's may be the best; however, it may take more time to go through a long drawn out process. Manager Woodworth told Mr. Watkins that if it is mutually beneficial to both parties, it shouldn't be a problem. Mr. Watkins told the Board that the issue with the length of pipe, which is more than what they first determined, may change things. It will be better to go with the LaFleur property with this length of pipe. Mr. Watkins told the Board that with the entry to Phase 1 by the Bear River Water Conservancy District's line, the meter will need to be relocated.

Director Fulgham told Mr. Watkins that the BRWCD does not want their line to become the City's line. Manager Woodworth told Mr. Watkins that the funny thing is we told them it would not be a permanent fixture. BRWCD uses our line; however, they don't want Tremonton City to use their line. Chris Breinholt told Mr. Watkins that it will be best for Tremonton City and the residents if they developed by using Tremonton City's rather than relying on BRWCD for water. You can put in vaults and install the pumps later. Mr. Watkins told the Board that this development has the ability to service the LaFleur property with their line. We will probably need to look at increasing the water tank from 500,000 gallons to 750,000 gallons.

Mr. Breinholt told Mr. Watkins that the Board would rather have the line come down the road. It is an option to cross the Christensen property. Ben Johnston of Johnston Engineering joined the discussion on running the water line through the right-of-way easement.

Director Fulgham told the Board that there is a 120,000 gallon tank that was built in 1934 on this property. He asked if it was worth keeping? This tank is not used for water storage, it is used as a sand separator for the lower tanks. He told the Board that the water line from the springs could be rerouted which would allow the City to do away with the line going to the tank and the tank itself. Director Fulgham told the Board that it would be worth getting rid of the tank as having a water tank in a housing development is not good practice. Chris Breinholt told the Board that this could be worked out with Mr. LaFleur as it will give him a future lot. Manager Woodworth asked that this item be placed on the October 30, 2007 Joint City Council/Planning Commission Work Session Agenda.

- 2) Ben Johnston of Johnston Engineering met with the Board to discuss the Christensen property. He showed the Board the airport protection zone and the location for the 1.5 acre pond that will be installed. Manager Woodworth asked if there will be two-story homes built in the airport protection zone as there is no obligation to the airstrip owner. Mr. Johnston told the Board that they will make restrictions on the lots to require one-story homes.

Mr. Johnston discussed the overflow going down the hill to the pond. Director Fulgham requested a copy of the map. Mr. Johnston informed the Board that the pipeline is a ten-inch steel line that the City is considering allowing them to use with a few changes to the Storm Drain System.

Director Fulgham told the Board that there is City owned property in the development and two water lines that are not in use. He suggested that we discuss selling this property to the developer. Manager Woodworth reminded the Board that in order to surplus property it will need to be presented to the City Council to see if they are receptive to the sale then go out for bid.

Mr. Johnston discussed Look-Out Point. He told the Board that the ponds have been perk tested, and they want to use the ponds. Director Fulgham told Mr. Johnston to get the Board a map of this area. Other questions that need to be addressed are: Rate of the perk tests and if the piping will run along the easement?

- 3) Chip Ritter - representing the Chadaz Property across from Murdock Chevrolet - met with the Board. He told the Board that 200 feet of this property has been zoned commercial. Behind this area, there is approximately twenty-nine acres that they want to use as R1-10 residential for development. They will be moving forward with surveying the development. The Board informed Mr. Ritter that this is a concept review, he will need to have a real drawing when he comes back to meet with the Board again.
- 4) Jay Stocking met with the Board to discuss the River Valley Phase 5. He told the Board that the ditch on the back of the property will be abandoned. Director Fulgham wondered if the ditch would be a problem. Mr. Stockings told the Board that the storm drain water will go to Christensen's property. Lighting was discussed. Steve Bench told Mr. Stocking that lighting is required every 400 to 500 feet and both ends of a cul-de-sac.

Parking on the City streets was discussed. Manager Woodworth asked that

the Trailer Ordinance be placed on the November 20th City Council Meeting Agenda.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Mr. Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

Mr. Breinholt showed the Board the aerial photo of Tremonton. The photos were distributed and Director Fulgham asked for four additional photos for his office and staff.

Director Fulgham asked that Mr. Breinholt post things to the Web site in PDF so it can easily be retrieved. Mr. Breinholt told the Board that he will post information in both PDF and DWF. He asked the staff what other items they would like put on the Web. The Board instructed Mr. Breinholt that they would like the Zoning, Street Map and Master Street Plan added. The City Standards were discussed. After signatures are added, the March 2007 City Standards will be placed on the Web. Manager Woodworth asked that Norene Rawlings give him a copy of the City Standards after they are added to the Web.

c. City Attorney - Alyson Draper

Absent from the meeting.

d. Public Works Director - Paul Fulgham

Paul Fulgham told the Board that there is a big issue on 1200 South with the Tremonton Place Subdivision. The work is taking forever. Parsons want to come tomorrow to grind the road. Parsons will get with Brad Jones on this issue. The construction company should have been done in one week and it has already been three. Manager Woodworth told the Board that repatching of the road is out of the question. Something needs to be done right away.

Mr. Breinholt asked Director Fulgham if he had talked to the company about getting the work completed? Paul told him that he had talked to them. Their equipment seems to be out of commission a lot of the time. Maybe the Mayor or Board could speak to Newel Jackson to get him to talk to this company so we can get things moving along.

The Board called Mr. Jackson on the phone. They discussed their concerns about the storm drain work taking such a long time to complete. When Mr. Jackson complained about the work being done in the area, Director Fulgham told Mr. Jackson that the construction company had discussed this issue with Public Works. They indicated that the work being done was not a big deal - they could get the work done as outlined. Mr. Breinholt told Mr. Jackson that Kay Langston knew there was a conflict with the contractors. The pace they are working is different from what he intended.

e. City Manager - Richard E. Woodworth

Manager Woodworth told the Board that the Storm Drain Impact Fee and Sewer Line Master Plan is in the works. The City needs to do something with Tenth North from the Freeway Interchange to I84. Mr. Woodworth told the Board that he would like Chris Breinholt to do a preliminary cost work-up to widen the road. Mr. Breinholt told the Board that this road needs to be installed to the Collector Road Standard which would include piping the ditch. A soft burrow pit on the side of the road like what is installed on 2300 West was discussed. Manager Woodworth told the Board that the City needs to start their game plan now.

5. Public comments:

There were no public comments.

6. Adjournment

Motion by Steve Bench to adjourn the meeting. Second simultaneously made by Manager Rich Woodworth and Director Paul Fulgham. Motion unanimously approved. Meeting adjourned at 11:12 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.

Darlene S. Hess, City Recorder