

**Tremonton City Corporation
Land Use Authority Board
October 29, 2008**

Members Present:

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

Steve Bench called the Land Use Authority Board Meeting to order at 9:10 a.m. The meeting was held October 29, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Dustin Ericson, Paul Fulgham, Rich Woodworth, and Dottie Garn were in attendance.

1. Approval of agenda

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

2. New Business:

a. 225 South 600 West - Blaine Williams

Rich Woodworth said the City Council would like the Land Use Authority Board to identify all the stub-end streets in the City. Steve Bench asked Paul Fulgham to make a map showing all the stub end roads. All the stub-end roads would need to be surveyed. The Board discussed the cost of surveying vs. the cost of maintaining stub-end roads. The Board also discussed the option that the City will pay for the cost of surveying and signage. **Paul Fulgham motioned to abandon this stub-end road, while preserving the City's easements, deed the road to the two property owners and post a sign stating it is a private road which the City will pay for, and that the City use this as a reference for all future abandonments.** Rich Woodworth seconded the motion. Steve Bench-aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, Rich Woodworth - aye. Motion approved.

b. Walk ins - Concept review only

Bob Weyland, with Rocky Mountain Power, was present to discuss streetlights at Archibald Estates and their locations. The Board also discussed installing more

lights at some of the City park locations.

3. Utilities

There were no comments at this time.

4. Comments/Reports:

a. Building Inspector - Steve Bench

The Board discussed the drainage area east of 1600 East, from 10th North to approximately 700 South.

The Board discussed the Class B and Class C Road Report. Rich Woodworth suggested the Board should have templates containing specific items pertinent to each month for the Land Use Authority Board Meetings.

Steve Bench said the Planning Commission is concerned about a left turn lane by McDonald's that isn't part of the road anymore. Steve Bench asked Chris Breinholt if he would follow up on this item.

b. City Engineer - Chris Breinholt

The Board discussed the protection strip at 2000 West and that it has not been abandoned yet.

c. Public Works Director - Paul Fulgham

(1). Review Impact Fees

The Board discussed the Impact Fee ordinance and noticing. Dustin Ericson is writing the ordinance. Rich Woodworth said he is hoping for a template for the notice.

The Board discussed a letter from Rocky Mountain Power concerning fees of installing and maintaining streetlights. New, consumer owned lights will now be maintained by Rocky Mountain Power. Developers will be responsible for costs to Rocky Mountain Power. Steve Bench said this may need to be another item on the checklist.

Paul Fulgham said construction has begun on the parking lot at the Senior Center.

d. Rich Woodworth - City Manager

- (1). Identify all stub-end roads to be considered for abandonment

Paul Fulgham will make a map of all the stub-end roads in the City.

The Board discussed sidewalks in different developments. Chris Breinholt suggested that the City collect escrow for all the sidewalks and release the escrow as homes are built. Mr. Breinholt also suggested the City give a time limit to the developers and, if the point is reached, then the developer has to finish the sidewalk.

Steve Bench will be excused at this time, 10:29 a.m.

- e. City Attorney - Dustin Ericson

Dustin Ericson has the warranty agreement for Staker-Parsons. Dustin Ericson asked Chris Breinholt about a few conditions of the agreement.

Mr. Ericson is writing an ordinance that will require the contractor, or whomever obtains the building permit to sign up for water, at the time the building permit is purchased.

5. Public comments:

There were no public comments

6. Adjournment

Paul Fulgham moved to adjourn the meeting at 10:36 a.m. Chris Breinholt seconded the motion. Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - 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 5th day of November, 2008.

Dottie Garn, Deputy Recorder