

Tremonton City Corporation
Land Use Authority Board
October 31, 2007

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Alyson Draper, City Attorney
Paul Fulgham, Public Works Director
Rich Woodworth, City Manager
Elizabeth Miller, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting held October 31, 2007, Halloween, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah, to order at 9:00 a.m. Steve Bench, Chris Breinholt, Alyson Draper, Paul Fulgham, Rich Woodworth, and Elizabeth Miller were in attendance.

1. Approval of agenda

Steve Bench moved to approve the agenda. Rich Woodworth seconded the motion. The motion was unanimously approved.

2. Approval of minutes - October 24, 2007

Steve Bench stated that he had a change for the minutes. On page 3 item 4.a. third paragraph "leadd" is spelled incorrectly. Steve Bench stated if there are no more changes to the minutes he would entertain a motion to approve the minutes. **Chris Breinholt moved to approve the minutes of October 24, 2007, with the above correction.** Steve Bench seconded the motion. The motion was unanimously approved.

3. Unfinished Business:

a. UTOPIA

Pat Warner informed the Board that they are pulling cables through Tremonton Four, the area on the southwest hill. They are also splicing cable throughout Tremonton. They have finished pouring concrete. Pat Warner will meet with Randy Adams to ensure UTOPIA does not miss any areas that need concrete. Tremonton City will keep a list of items that need to be addressed by UTOPIA for when they return in the Spring. Mark Sienk and Pat Warner will meet with Randy Marriott to discuss cutting the road to place the lines that will serve Country View Estates. They cannot bore under the roads because of the condensed mass of the rocks.

Rich Woodworth asked that they look at the intersections for potholes that might cause a problem. Pat Warner stated they will drive around to all the intersections they worked on. Pat Warner commented that the City will find more areas that need to be filled when people start watering.

- b. Consider Spring Acres Phase 4 for Final approval subject to all checklist items being completed - Marc Allred / Ben Johnston

Chris Breinholt stated that he does not have construction drawings for Spring Acres Phase 4. Since the construction drawings have not been submitted and there is no representation, this agenda item was tabled until further notice.

Later in the meeting, Ben Johnston informed the Board that he has engineered the road slopes to be able to drain all the roads. He has also fixed all of the changes required by the memorandums. Ben Johnston gave Chris Breinholt the construction drawings with the needed changes. Spring Acres Phase 4 has already been approved for a Final. They just need to make all of the changes per the memorandum. Ben Johnston informed the Board that Marc Allred might have a complaint about the 10-inch pipeline in place of the 6-inch pipeline. The Board stated that if he wants to discuss the pipeline size, he will need to come to this meeting. Currently, it is approved based on the 10-inch pipeline.

- c. Consider Fairview Estates for Concept approval and discussion of subsurface drainage subject to all checklist items being completed - Ben Johnston

The Board will meet with Darrin Michaelis, Ben Johnston, and Garth Day to review the subsurface water that is perking in Fairview Estates Subdivision and view the best solution(s). Ben Johnston stated that he thought that Byron Wood would be joining them on the tour. Rich Woodworth stated that Byron Wood had a conflict of interest at this time and would not be joining the tour. Byron Wood did mention that he has not had any problems with the water. The Board discussed with Ben Johnston and Garth Day different options for draining their current pond and dispensing the water from the planned development. The two options that Ben Johnston and Garth Day will consider between piping the water west to 1650 West and running it out to Main Street's drainage system, or pipe east and run the Utility Easement between Miller's and Sandall's to connect to Main Street's drainage system. Ben Johnston stated that going east with the subsurface water would be a more involved process. Chris Breinholt stated that the City will need an agreement letter that indicates that the water from Fairview Estates can continue to run across Jerry Buchanan's property for all future development and that a detention pond is permitted to be constructed on his property.

After viewing Fairview Estates, the Board would like Ben Johnston to view Spring Hollow and the connection between the development with Country View Estates. Ben Johnston agreed to meet with the Board for the development.

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

The asphalt connection between Garfield Estates Phase 1 and Main Street has been completed. Lee Watkins indicated that they have fixed the offset in the intersection of the roads. Alyson Draper asked Lee Watkins who the developer for Garfield Estates is. Lee Watkins stated that he does not know, but he will find out. Chris Breinholt stated that he would like to see a master plan for all of Garfield Estates before approving Phase 2 for a Final or viewing any other Phases. Steve Bench stated that he believes he has a copy of the Master Plan and will give a copy to Chris Breinholt. Lee Watkins will email a PDF or DWF copy of the plans to Chris

Breinholt. The Board discussed emailed plats from Hansen and Associates. The Board has been unable to open the entire file. Lee Watkins stated that he will do whatever the Board needs to be able to view the plats. He just asks that they let him know what is needed. Chris Breinholt informed Lee Watkins that the drainage agreement used for Phase 1 will need to be amended to include Phase 2 **Paul Fulgham moved to approve Garfield Estates Phase 2 for Preliminary**. Alyson Draper seconded the motion. The motion was unanimously approved. Steve Bench informed Lee Watkins that to be on the Planning Commission Meeting agenda, he will need to contact Sharri Oyler.

4. New Business:

- a. Discuss zone change for 560 West Main subject to all checklist items being completed - Brandon Stimpson

Brandon Stimpson would like to rezone approximately 30 acres to multi-family dwellings. The dwellings would be three bedroom, two bath, and two car garage Town Houses. Steve Bench asked how dense the houses would be? Brandon Stimpson stated that it would be like the town houses in Logan. Steve Bench stated that it would need to be rezoned to R-7. The subdivision will be maintained by a Home Owners Association (HOA). The developer will subsidize the HOA until it is established. The Board liked the idea but needs to see a concept plan before it can go any further. The Board warned that he may need to do a traffic study due to the number of units intended. Brandon Stimpson asked where the water and sewer can be accessed from. Paul Fulgham informed him that the sewer is on the north side of the road and the west side of 4th West. The gas line is on the north side of Main Street. There is no water stubbed on 4th West. Rich Woodworth recommends putting this subdivision on Advise and Consent for the Planning Commission to see the Planning Commission's feelings on a zone change for that area. Alyson Draper stated that the Planning Commission likes to be able to view renderings of the buildings.

- b. Consider Board of Health Minor Subdivision on 2000 West for Concept/Preliminary subject to all checklist items being completed - Rich Woodworth

Chris Breinholt showed the Board the plat for the new Health Department. The building will be on 4.5 acres. Chris Breinholt will look at the area today. The Health Department would like to make sure that there is enough land for the pipes for drainage and their building. The Board discussed drainage. Paul Fulgham and Chris Breinholt will look at the layout needed for drainage today during their sight tour. This subdivision would be a two lot subdivision one for the building and the other for the detention pond. The Board of Health would like to make sure that they have adequate parking and people will not build next to them, unless they are given permission. This will prevent them from becoming landlocked. The Board decided to wait until Chris Breinholt and Paul Fulgham have a chance to look at the land before they make a motion. The Board asked to place this item on the next meeting's agenda.

- c. Walk ins - Concept review only

Roger Hulce is looking to do a subdivision at approximately 10th North 3150 West. He proposed two lots with 90 foot frontage on a third of an acre lots. The rest of the

two acres would be for his home. Steve Bench informed Roger Hulce that it is zoned half acres, and there would need to be 100 feet of frontage. The private lane to access the back lot needs to be zoned according to article 2.81c of the Zoning Code. Roger Hulce will talk with the neighbor to see if they would like to share an access. Roger discussed sewer access with the Board. Paul Fulgham indicated that he will need to place a manhole to serve his subdivision.

Burdette Stocking presented River Valley 4-Plexes' plat. He would like to have a construction meeting to resolve the issues indicated in the memorandum sent by Chris Breinholt. Chris Breinholt informed Burdette Stocking that he needs final construction drawings and cost estimate before he would be able to proceed. Chris Breinholt will review the Mylar, and if there are no other needed changes he will sign and it will be ready to be processed.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

Chris Breinholt informed Rich Woodworth that he brought the aerial photo with the zoning map overlay.

c. City Attorney - Alyson Draper

Alyson Draper had nothing further to discuss.

d. Public Works Director - Paul Fulgham

Paul Fulgham asked the Board how much of the asphalt with curb and gutter Roger Nelson has completed. The Board did not believe that the asphalt with curb and gutter had not been completed. He is to bring a bond for 150 feet of asphalt with curb and gutter if he did not complete it. The bond will need to be for \$30,000 to \$40,000. Chris Breinholt will need to do a cost estimate for the bond before Alyson Draper writes a letter.

Chadaz Estates has completed the access to Main Street from Phase 1. Alyson Draper will send a letter to Mark Smith to see where they stand with a second access to Main Street.

e. City Manager - Richard E. Woodworth

Rich Woodworth had nothing further to discuss.

6. Public comments:

There were no public comments.

7. Adjournment

Steve Bench moved to adjourn. Rich Woodworth seconded the motion. The motion was unanimously approved. The meeting adjourned at 10:35 a.m.

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 05th day of December, 2007

Elizabeth Miller, DEPUTY RECORDER