

Tremonton City Corporation  
Land Use Authority Board  
November 7, 2007

Members Present:

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

Members Excused:

Alyson Draper, City Attorney

Steve Bench called the Land Use Authority Board Meeting held November 7, 2007, 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, Paul Fulgham, Rich Woodworth, and Elizabeth Miller were in attendance. Alyson Draper was excused from the meeting.

1. Approval of agenda

Steve Bench stated he would entertain a motion to approve the agenda. **Rich Woodworth moved to approve the agenda.** Paul Fulgham seconded the motion. The motion was unanimously approved.

2. Unfinished Business:

a. UTOPIA

Paul Fulgham gave Pat Warner a letter of complaint from a Tremonton City patron. Pat Warner informed the Board that construction is going well. They are fixing a patron's alleyway. Pat Warner asked Paul Fulgham about the 2-inch conduit across the river. Paul Fulgham stated that it is not ready yet. The fiber will connect into the home by the same means that it is sent to the home. If it is ran under ground, it will come from underground to the home and vise versa. Rich Woodworth informed the Board that Jim Reams told him that solicitors would be in Tremonton City in two weeks advocating and informing patrons about UTOPIA. The Board discussed with the UTOPIA representatives the Voice over IP connecting with Frontier's equipment. Pat Warner gave Rich Woodworth the phone number of Scott Carlyle, who would be a great resource to see the status of the Bear River switch.

Mark Sienk will look around on the Roads for cold fills. Paul Fulgham will send out two of his employees to look at the roads as well. UTOPIA will fill the holes long term in the Spring. UTOPIA will make eight cuts in the hill side of Country View Estates to lay the conduits. Mark Sienk needs a clearance from Tremonton City to have Rocky Mountain Power hook up the power to the cabinet. Steve Bench will fax the clearance to Rocky Mountain Power's Smithfield office.

b. Consider Mcfarland Subdivision for Final approval subject to all checklist items being completed - Bob McFarland/Lee Watkins

Chris Breinholt has not seen the Final plat or construction drawings. The plat and construction drawings need to be submitted and reviewed before they can be approved.

c. Spring Acres Phase 4 Final - Marc Allred/Ben Johnston

The Board discussed the Storm Drain for Spring Acres and Spring Hollow. Chris Breinholt would like to see individual trunk lines to pick up each pond. They currently have one 15-inch line that will not filter out any of the garbage in the Storm Water. The Board discussed options to relieve the water flow of the current and future development of the area. If the City requires that Marc Allred builds the pipe further up the road and he does not individually benefit from it, the other individual benefitting will need to participate or the City will have to wait until the other individual pays the City back for their participation. Chris Breinholt will review the development and the affected developments to find the best solution.

The Board discussed the storm water drain for Lookout Point with Ben Johnston. The ponds cannot be detention ponds until the Storm Drain Water System is piped and complete. The Board suggested incorporating the cost of the lots that would be lost by doing the detention pond when considering participating in completing the Storm Water Drain System.

Ben Johnston will arrange for a meeting with all of the affected property owners, their engineers, and the Board to discuss a long term solution to the storm water drainage. Chris Breinholt will develop a master plan for the system.

d. Consider River Valley Phase 5 for Final approval subject to all checklist items being completed - Burdette Stocking

Due to the fact that no representation was present, River Valley Phase 5 was tabled until further notice.

e. Consider FairView Estates for Preliminary approval and discussion of subsurface drainage subject to all checklist items being completed - Ben Johnston

Ben Johnston will inform the residents of Fairview Estates that their street signs will be placed as soon as the City receives them.

Garth Day and Ben Johnston discussed with the Board the drainage solutions for Fairview. There is a drive path by Butters Tractor that they would like to run the drainage down. Garth Day stated that if Butters Tractor will not allow it, they will use Tremonton City's easement. Garth Day will write an agreement indicating that he can run the storm water onto Jerry Buchanan's property and build a detention basin on the property. Jerry Buchanan signed the agreement. They are going to purchase the land within the next year. **Paul Fulgham moved to approve Fairview Estates for a Preliminary subject to Chris Breinholt's review memorandum and the detail of the Storm Water Drain System.** Rich Woodworth seconded the motion. The motion was unanimously approved.

f. Discuss the drainage ditch in River Valley Phases 2 and 3 - Jay Stocking

The Board discussed River Valley Phase 3's drainage ditch. There are some land owners in the area that do not want the drainage water going into the same ditch that irrigates their fields. Jay Stocking can change the flow of the line for the 100 foot ditch to drain the other direction. Jay Stocking informed the Board that he will continue with his current plan until he is stopped by the other land owners.

3. New Business:

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

Due to the fact that this agenda item was not ready, the Board tabled it for next week's meeting.

- b. Walk ins - Concept review only

John Losee is looking to purchase two acres from the Boyd Munn's near La-Z-Boy. He would like to do five storage units. The Storage units will need to be asphalted and he would need to detain the storm water. John Losee will ask Richard Hawks how La-Z-Boy is handling their storm water drainage to see if they can assist him.

Jay Stocking is looking to purchase the property behind Miller's Gas. He has a few ideas of what he wants to do with the property. The Board sees the area being retail.

4. Monthly review

The Board all agreed to skip agenda items 4.a through 4.h.

- a. Storm Drain Utility Assets and Projects
- b. 10th West and Main Traffic Safety Study
- c. Easements/Vacation and recording of
- d. Policy and procedures (i.e.: Storm Drain)
- e. Sewer Study
- f. Comprehensive review of utility and roads
- g. Road Bond Review/Dig Permits
- h. Ponds
- i. New water source
- j. Task list review

Project/ Location	Task	Who	Beginning Date	Completed
Zoning Code	Review entire code and approve or implement changes needed. (Low-income housing)	Alyson Draper City Council	3/21/2007	
Bond or Escrow checks	Design a form to authorize holding and cycling bond or escrow checks.	Alyson Draper	10/3/2007	
Hooking Public Works into the City Office's network	Verify the network connection and ability	APIATECH, Paul Fulgham, & Rich Woodworth	Once UTOPIA is in place	
Country View Estates Development	Checklist	Board	4/11/2007	
Clover Field Phase II	Checklist	Board	4/11/2007	11/07/07
UTOPIA Construction	report	Board	6/6/2007	
Tremonton Pines	Checklist	Board	6/6/2007	
La Vista Estates	Checklist	Board	6/6/2007	
Spring Hollow Phase I	Checklist	Board	6/6/2007	

Water and Secondary water on the Hillside	View water and secondary water options for the Hillside move to Heritage Estates	Board	6/6/2007	
Country View Estates Phase 1	Checklist	Board	4/4/2007	11/07/07
Sewer Master Plan	Review Sewer Master Plan	Board	4/4/2007	
Spring Acres Phase 4	Checklist	Board	4/4/2007	
Tremonton Place Phase 1	Checklist	Board	4/4/2007	
Holmgren Historical Farms	Checklist	Board	7/18/2007	
McFarland Subdivision	Checklist	Board	7/18/2007	
Garfield Estates Phase 1 & 2	Checklist	Board	8/22/2007	Phase 1 complete
Park Meadows lot line adjustment	Checklist - view sidewalk	Board	8/29/2007	11/07/07
River Valley Subdivision 4-plexes	Checklist	Board	9/5/2007	11/07/07
Asphalt cutoff date letter	Send letter to all developers informing them about asphalt cutoff temperature	Board	9/5/2007	11/07/07
Thompson/Stokes Subdivision	Checklist	Board	9/19/2007	11/07/07
Lookout Point	Checklist	Board	9/19/2007	
Secondary Water	Advise Developers next to the canal to install secondary water	Board	9/19/2007	11/07/07
Senior Center Blue Prints	Senior Center	Board	10/3/2007	11/07/07
Allred Pond	Allred/Christensen Pond	Board	10/3/2007	
Appeal Authority Board	Think of who and when an individual is an appeal authority	Board	10/24/2007	
Sewer Study	Effluent Sewer Line follow-up	Chris Breinholt	10/3/2007	
Flood Plane Map	Check with FEMA to see the statues of the Flood Plane Map	Paul Fulgham	Yearly	
Bridge Weight Limit	Take picture and write an explanation of the change in weight limit	Paul Fulgham	10/3/2007	11/07/07
10th West and Main Stop Light	Contract UDOT	Rich Woodworth	3/21/2007	
Water Sources	Assess Finances available to find water	Rich Woodworth	1/31/2007	

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

The grind and regrade of the asphalt in front of the Public Works Building on 1200 South will be completed Thursday or Friday, November 8 or 9, 2007.

Chris Breinholt updated the agreement for Phase 2 of Garfield Estates. Garfield Estates needs to have a letter indicated that water can run through or on another individual's property.

c. City Attorney - Alyson Draper

Alyson Draper was excused from the meeting.

d. Public Works Director - Paul Fulgham

Paul Fulgham had nothing further to discuss.

e. City Manager - Richard E. Woodworth

The Zoning overlay on the Aerial Photo was incorrect. Chris Breinholt will reprint it for the Board room and Rich Woodworth.

Darlene Hess will record the McFarland Easement and bill Mr. McFarland for it.

Chris Breinholt will finalize the Storm Drain System with the Planning Commission Tuesday, November 13, 2007.

The City Council needs to be fully informed as to the benefits of using a SAA.

6. Public comments:

There were no public comments.

7. Adjournment

**Steve Bench moved to adjourned.** Chris Breinholt seconded the motion. The motion was unanimously approved. The meeting adjourned at 11:20 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 5 day of December, 2007

Elizabeth Miller, DEPUTY RECORDER