

Tremonton City Corporation
Land Use Authority Board
November 14, 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 November 14, 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, 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

This agenda item was skipped; due to the fact, there were no minutes to approve.

3. Unfinished Business:

a. UTOPIA

To verify that those patrons who choose Frontier or UTOPIA will be able to communicate with each other, Pat Warner and UTOPIA are looking into using the Bear River Switch. UTOPIA has incorporated Moe Rose's new section of his development in the master plan. Pat Warner will give Mark Sienk the list from Paul Fulgham of the areas that need to be asphalted. For private developments, UTOPIA will bring the line to the edge of the development and it is up to the owner to decide whether they want it or not. Steve Bench faxed the Final approve to Rocky Mountain Power Friday, November 9, 2007.

b. Consider Archibald Estates Phase H for Final approval subject to all checklist items being completed - Brian Bott or Representative

Chris Breinholt has not received construction drawings; therefore, they will table the item until next week.

c. Consider Board of Health Minor Subdivision on 2000 West for Preliminary subject to all check list items being completed - Rich Woodworth

Rich Woodworth has not heard from the Board of Health; therefore, they will table the item until next week.

4. New Business:

a. At 10:00 a.m. - discuss EPG doing an line easement - Rich Woodworth

Steve Rush from Rocky Mountain Power and Wayne Miller from Environmental Power Generation (EPG) presented the plans to bring more power to Utah. The Board discussed with Steve Rush and Wayne Miller the plans for running the power lines more thoroughly through Tremonton. They will improve old substations and place new ones from Idaho to Salt Lake City. They do not want the lines close to each other incase something environmental happens to one area of Utah. The poles will blend, to the best of their ability, to the location they are placed. Rocky Mountain Power has addressed the issue of the power lines and birds wing span by making the lines further apart. The power poles and required clearance on the ground are both 125 to 150 feet. There is 600 to 900 feet between each pole. The lines will run on privately owned property and Rocky Mountain Power will maintain easements. The Board discussed two issue they had with the placement of the line. The line currently runs over the air strip for the airport, and it runs directly through the industrial park on 2000 West and Philip Markham's large commercial property. The Board would like them to look again at the area to see if there would be any other way to run the line so that it did not disturb the industrial park and the air strip. The Board does realize that the plan needs to be practical and effective. According to the City Zoning Code, Rocky Mountain Power is not required to obtain a Conditional Use Permit. Tremonton City prides themself on being able to facilitate growth, but needs to be aware of the growth as to ensure the City is not ill-used. If it is necessary that the line run down 2000 West, the Board would prefer sharing an easement with Rocky Mountain power so that the power lines are closer to the road. Steve Rush and Wayne Miller will keep the Board informed as to the outcome of the design.

b. Walk ins - Concept review only

Lloyd Wood informed the Board that he is down stream of the Jay Stocking development. His land is irrigated by the water in that canal and he would not like to see the road's water runoff going to his crops. Lloyd Wood would like to remove the drainage box that connects the street drainage to the main drainage ditch. The Board informed him that they do not get involved in civil disputes. If he wanted to dig out the box he would need to get a Dig Permit, and pay a deposit check for \$50 per foot that will be dug. Once it is approved the check will be released back to him. Lloyd Wood will obtain the permit from Sharri Oyler today.

Kerry Brower, William, and Merlyn Pingel informed the Board that they are looking at purchasing a home at 959 South 1000 West owned by Ray Hales. The offer is contingent upon the ability to divide the land to have a half acre in the front of the home and two quarter acre lots behind the home. The Board discussed the ability to subdivide the land as indicated. The current zoning is RR-1. The contiguous subdivision is zoned R1-10. The R1-10 zoning would fit their type of development. They will need to have a vested interested in the land to proceed with the approval of the development or zone change. They will need to come back to this body with the drawings for the Concept Plan. The Board will verify that it complies with the R1-10 zoning requirements. If it does comply, they will be recommended to the Planning Commission for a zone change.

The Board informed Marc Allred that the City needs to have Ben Johnston be more responsive to their memorandum and requirements. They all believe that he is a good engineer. They just need him to be more responsive. Steve Bench gave Marc Allred the memorandum for Spring Acres.

The Board discussed the second access road on 800 West for Mark Higley's Clover Fields Estate Subdivision. Marc Allred does not want to contribute actual funds. He would prefer to do the work to equal the amount he would need to contribute. Alyson Draper discussed with the Board what would need to be included in the letter to Mark Higley. She will include that the road needs to be road base with curb, gutter and sidewalks.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench informed the Board that there may be an issue with Brad Garfield's guest home. The Board discussed the Zoning Code Requirements for group homes. There is nothing in the ordinance that prohibits the guest home. The issue is that the covenants for Garfield Estates will not allow two homes. The City does not get involved with covenants.

There is a piece of ground between the freeway and the golf course that is being boxed in. The Board would like a road to access a main road. The Board discussed how they could access a main road. There are a few options for the road It just depends on property sales. The zoning needs to be changed for bigger lots for fewer accesses.

b. City Engineer - Chris Breinholt

Chris Breinholt had nothing further to discuss.

c. City Attorney - Alyson Draper

Alyson Draper reported that the Clover Fields roads on 800 West has been resolved.

Alyson Draper will call Bruce Baird to see where the agreement stands for Country View Estates as she has not received anything from him in regards to the agreement.

d. Public Works Director - Paul Fulgham

Paul Fulgham had nothing further to discuss.

e. City Manager - Richard E. Woodworth

Rich Woodworth reported on his meeting with the Bear River Water Conservancy District. He informed the BRWCD that Tremonton City could rent the farm if needed. The people who rent the farm are paying approximately 17 cents per 1000 gallons while the City is required to pay 94 cents per 1000 gallons. If they sold more water to Tremonton City, they could lower the cost and still make more money. The Board discussed the actual ability to serve the development on the hill with the BRWCD alone. Paul Fulgham does not believe that it can be effectively done. Paul

Fulgham will put together a flow chart to calculate how much time the City has before we need to do a water well. Rich Woodworth would also like to know how much actual water the line can handle so that we do not purchase more water than we can actually deliver. The City will consider everything before they make any type of decision.

6. Public comments:

Trudy Hatch informed the Board that she is just here to observe the meeting. Rich Woodworth informed Trudy Hatch that this meeting was designed to comply with the LUDMA laws.

7. Adjournment

Steve Bench moved to adjourned. Alyson Draper seconded the motion. The motion was unanimously approved. The meeting adjourned at 11:55 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 9 day of January, 2007

Elizabeth Miller, DEPUTY RECORDER