

Tremonton City Corporation  
Land Use Authority Board  
November 21, 2007

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Alyson Draper, City Attorney  
Richard E. Woodworth, City Manager  
Elizabeth Miller, Deputy Recorder

Member Excused:

Paul Fulgham, Public Works Director

Steve Bench called the Land Use Authority Board Meeting held November 21, 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, Richard Woodworth, and Elizabeth Miller were in attendance. Steve Bench excused Paul Fulgham.

1. Approval of agenda

**Alyson Draper moved to approve the agenda.** Steve Bench seconded the motion. The motion was unanimously approved.

2. Approval of minutes - October 31, 2007

**Alyson Draper moved to table the minutes of October 31, 2007.** Steve Bench seconded the motion. The motion was unanimously approved.

3. Unfinished Business:

a. UTOPIA

Danny Gray and Jason Lowell reported on the progress of the UTOPIA construction. Tremonton City's underground construction is complete excluding the digging under the roads in Country View Estates. They are pulling distribution cables and connecting to the cabinets. The Board did not have any other questions or concerns to address.

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

Steve Bench gave Chris Breinholt the construction details for Archibald Estates Phase H. The Board discussed the type of procedure they would like to take with schools and churches. Although, the Land Use Authority Board has the authority to approve minor subdivisions, they felt it best to follow the same procedure as major subdivisions. This agenda item will be placed on next week's agenda.

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

The Board discussed the Health Department Minor Subdivision. The Health Department will be built on lot 1. The detention pond will be on lot 2. **Rich Woodworth moved to approve the Health Department Minor Subdivision for Preliminary approval.** Chris Breinholt seconded the motion. The motion was unanimously approved.

- d. Consider McFarland Subdivision for Preliminary Final Subject to all checklist items being completed - Hansen and Associates

The Board discussed the McFarland Subdivision. The entire project will be for 201 residential lots and one commercial lot. Phase 1 will have 43 lots. Thirty of the lots will have only one hard surface access during the first phase. As soon as phase 2 is under construction, they will hard surface the second access. There were a few changes that were requested in the prior memorandum that were not addressed and Lee Watkins will make sure that they are addressed before Hansen and Associates brings the plat back to the Board.

Lee Watkins informed the Board that the water tanks on Country View Estates are going to be moved from their original location and up-sized about 1,000,000 gallons. They are creating a new Master Plan to incorporate the changes. Chris Breinholt recommended talking with Paul Fulgham about the change in the tank design. Due to the fact there was a landfill on the mountain side, Randy Marriott will be required to have a water quality test done. This is to ensure that the area is not toxic. If it is toxic, it will need to be cleaned up before they can develop.

- e. Discuss change to buildings in River Valley Phase 2 - Burdette Stocking

Jay Stocking presented the new building plans and plat for River Valley Phase 2. The four-plexes will be done in Phase 3. The homes in River Valley Phase 2 will qualify for USDA and FHA loans. There will be two permanent parking stalls and one temporary stall for each home. The townhomes will be between 1450 and 1650 square feet. The Board discussed the detention basin for the development. Chris Breinholt will review the plans for the detention pond to make sure it will hold for the entire development. The change in the building type is an administrative change. The Board needs the plat to show more detail about each townhome.

4. New Business:

- a. Walk ins - Concept review only

The Board discussed with Roger Knowles the secondary access for Tremonton Pines. Roger Knowles has not had any luck accessing a second access by going across the canal or purchasing land from the adjacent land owner. Due to the narrow and dense nature of the subdivision, the Board would prefer an entrance/exit at both ends of the subdivision. There will be a work session November 28, 2007 at 11:00 a.m. with Steve Haramoto, Roger Knowles, and the needed Board members to work out a mutually beneficial arrangement.

Kerry Brower, William Pingel, and Merlyn Pingel brought in a plat for Pingle Subdivision for a Concept review with the Board. They discussed the plat. The subdivision will be seven lots. Six of the seven lots will be on half acres. Lot number 4 will be on a third of an acre. The land is currently zoned for acre lots and will need to be changed. The plat qualifies for an R1-12 or R1-10 zoning. To ensure that the subdivision will be able to access lots 2 and 3 through Country Meadows Subdivision, the Board suggested staking the land. For uniformity, the homes on lots 7, 6, 5, and 4 will need to face rocket road. Lots 2 and 3 will have their meter placed at the end of the private drive in Country Meadows Subdivision. The Pingel Subdivision will need to have curb and gutter with a postponement agreement for sidewalks. **Steve Bench moved to recommend Pingel Subdivision to the Planning Commission for a zone change.** Rich Woodworth seconded the motion. The motion was unanimously approved.

The Board discussed Fairview Subdivision with Garth Day. Phase 1 is complete and they would like to start Phase 2. Phase 2 is land locked and they are having trouble with a secondary access. Garth Day will look at all his options to see if there is another way to access a main road without circling. He will also do a traffic study for the land that he anticipates developing. Garth Day will obtain a Notice of Interest letter from Jerry Buchanan for the ability to drain on his Land and place a permanent detention pond. Garth Day will schedule to be on the Planning Commission agenda to be approved for a Preliminary.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

Chris Breinholt gave Alyson Draper the estimate for Roger Nelson's asphalt with curb and gutter. They did all the improvements on his property, but he needs to do 150 feet of public right of way on 100 South.

The Board discussed the reservoir on Spring Hollow. They need an additional 2 million gallons. The Board discussed their ability to contribute to the development of the reservoir. Rich Woodworth will look at the City finances in relationship to impact fees and the debt service that will be paid in three years. Tremonton City needs to find a way to pay for the current deficiencies and not incur any more Debt.

Chris Breinholt informed the Board that Dan Davidson from the Canal Company informed him that the canal water shares will be forfeited if they are not used. He is working on developing a way to lease out the rights to other people so that the original owners do not lose their shares. The City will need to determine what the City needs and what they can lease out.

c. City Attorney - Alyson Draper

Alyson Draper had nothing further to discuss.

d. Public Works Director - Paul Fulgham

Paul Fulgham was excused from the meeting.

e. City Manager - Richard E. Woodworth

Rich Woodworth had nothing further to discuss.

6. Public comments:

Trudy Hatch informed the Board that there is financing to fund efforts of constructing affordable housing. FHA guidelines go up to \$200,000 homes. USDA has no limits stated. It is easier for the developers to qualify the homes if they start the process in the beginning stages of their development. Trudy Hatch will create a form with program information that can be given out to interested parties.

7. Adjournment

**Steve Bench moved to adjourn.** Rich Woodworth seconded the motion. The motion was unanimously approved. The meeting adjourned at 11:10 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 9th day of January, 2007

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Elizabeth Miller, DEPUTY RECORDER