

**Tremonton City Corporation
Land Use Authority Board
November 26, 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 9:06 a.m. The meeting was held November 26, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, and Dottie Garn were in attendance.

1. Approval of agenda

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

2. New Business:

a. Mountain View PRUD - Preliminary, John Hulce

The Board reviewed the Preliminary Plan for Mountain View PRUD. Paul Fulgham wanted to note the City could maintain the water and sewer up to the property line. **Chris Breinholt moved to approve the Mountain View Preliminary, with the addition of additional parking spaces, and a private label on the sewer line on their property.** Paul Fulgham seconded the motion. Rich Woodworth noted that the City does not have a PRUD in the ordinance, so this will be treated as a PUD. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, Rich Woodworth - aye. Motion approved.

b. Walk ins - Concept review only

Daniel Dunn reviewed his concept of Sunset Estates Townhomes at 429 West 350 North with the Board. The Board discussed the sewer lines and water meters. They also discussed entry ways. There are 4 units proposed. Rich Woodworth told him the Board is willing to allow further work on the Preliminary and the concept is good.

3. Unfinished Business:

a. River Valley Phase 6 - Preliminary, Jay Stocking

Mr. Stocking was not present. The Board said there are several concerns they need to speak with Mr Stocking about before this item can be approved. Steve Bench will follow up with Mr. Stocking.

4. Utilities

5. Comments/Reports:

a. Building Inspector - Steve Bench

Mr. Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

Mr. Breinholt had nothing further to discuss.

c. Public Works Director - Paul Fulgham

The Board discussed a letter from Allied Construction, in which Allied claims they are not responsible for the cost to repair the asphalt on 1200 South. Allied Construction installed the sewer line for Tremonton City at 1200 South and there was settling that caused road damage. Chris Breinholt said if the asphalt had been 3" thick, the trench would still have settled. Dustin Ericson stated the City needs to send them a letter and request for payment. If they still refuse, the City will need to take legal action. Mr. Ericson will write the letter.

Paul Fulgham asked the Board members if they knew who recently paved Kent's parking lot because the manhole there was bruied under the asphalt. Mr. Fulgham was informed it was Rupp's.

d. Rich Woodworth - City Manager

Mr. Woodworth asked Mr. Fulgham if he has reviewed the Rate Resolution. Mr. Woodworth would like to review it with Mr. Fulgham.

e. City Attorney - Dustin Ericson

Mr. Ericson had nothing further to discuss.

6. Public comments:

Marc Allred requested the Board release the sidewalk money from escrow for Heritage Estates Phase 3. Chris Breinholt said that would be possible but the contingency would still be held in escrow.

7. Adjournment

Rich Woodworth moved to adjourn the meeting at 10:32 a.m. Paul Fulgham seconded the motion. Steve Bench - aye, 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 10th day of December, 2008.

Dottie Garn, Deputy Recorder