

Tremonton City Corporation
Land Use Authority Board
November 28, 2007

Members Present:

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

Members Excused:

Alyson Draper, City Attorney

Steve Bench called the Land Use Authority Board Meeting held November 28, 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

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

2. Approval of minutes - October 31, 2007

Due to the fact that the Board did not have time to review the minutes because of the short week, they tabled the minutes until the next meeting.

3. Unfinished Business:

a. UTOPIA

Pat Warner, Doug Thomas, and Mark Sienk discussed the progress of UTOPIA in Tremonton City. They have handled all the complaints they have received. There is further cleanup to be done in Fridal Heights. They will place sod in the Spring for those areas they have disturbed. The holes in the road are being temporarily fixed until they can come back in the spring to fix them long term. Cables are being pulled throughout Tremonton. To patch the communication breach between Frontier and UTOPIA, UTOPIA is working on obtaining the Bear River switch. In working with Paul Fulgham, UTOPIA will be able to connect to the Treatment Plant. There are a few road crossings that need to be completed in Country View Estates. The work has been delayed due to funding. Pat Warner will ask his coworkers what the status of the Bear River switch is when he meets with them tomorrow.

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

The Board discussed Archibald Estates Phase H. Chris Breinholt has reviewed the plans. Chris Breinholt's only issue is the detention pond next to the Church's lot. The City will need an easement to access the pond. The detention pond is to be sized to serve the developments to come. The detention pond will need to be built the same

time as the road next to the property. Chris Breinholt will inform Skyline of the requirement. The Church will need to meter their discharge to insure that they do not exceed .1 cfs. The detention pond will need to have a dry wall to catch the high water times. **Paul Fulgham moved to approve Archibald Estates Phase H for Final subject to Chris Breinholt's memorandum.** Chris Breinholt seconded the motion. The motion was unanimously approved.

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

Steve Bench informed the Board that the Planning Commission reviewed and approved the plat. The Board did not see any problems with the subdivision. **Rich Woodworth moved to approve the Board of Health Minor Subdivision for Final.** Paul Fulgham seconded the motion. The motion was unanimously approved. The City will make the exchange of the Board of Health Minor Subdivision for the Bear River Health Department building by December 15, 2007.

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

Steve Bench stated that Lee Watkins informed him that he would not be able to attend the meeting and to remove him from the list. Paul Fulgham will review the plans before the Board approves McFarland Subdivision for a Final. Paul Fulgham will address the SCADA System with Lee Watkins. There were a few minor errors on the plat that Lee Watkins has fixed. Chris Breinholt will stop by Hansen and Associates to get the corrected plat. The Board asked to place McFarland Subdivision on the agenda for next week.

- e. Discuss Country View Estates water - Hansen and Associates

Steve Bench stated that Lee Watkins informed him that he would not be able to attend the meeting and to remove him from the list. The Board will review with Lee Watkins the water for Country View Estates outside of this Board Meeting. Chris Breinholt informed Paul Fulgham that they would like to skip the lower level reservoir and go higher. Paul Fulgham is hesitant about that idea because of the pressure due to the elevations.

4. New Business:

- a. Walk-ins - Concept review only

There were no walk-ins.

5. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench informed the Board that he has requested Orem City's Ordinance and procedures for their Land Use Authority Board because we have patterned our Board after theirs. Steve Bench also stated that the language in the City's acceptance needs to be changed to state that "LUAB has reviewed" not "City Council has reviewed."

The new hospital's site plan did not incorporate curb and gutter. Since it was an oversight on the City's part, Chris Breinholt will write a letter to Eric Packer informing him of the requirement. Chris Breinholt will quote the chapter and verse that requires the curb and gutter in the letter. He will also inform Eric Packer that the Board is not opposed to doing a postponement agreement.

b. City Engineer - Chris Breinholt

Chris Breinholt gave Paul Fulgham a copy of the Storm Water Policy changes. It is scheduled to be on the City Council agenda for Tuesday, December 4, 2007.

c. Public Works Director - Paul Fulgham

Paul Fulgham asked the Board how the 55 degree asphalt ordinance is enforced. The Board decided that he should tell them the ordinance and inform them that if they do pour below 55 degrees they will be liable for any damage. If they continue to pour, document it.

Paul Fulgham reported to the Board to document that Blaine Rupp called for Jay Stocking to ask if they could pave. Paul Fulgham informed them of the ordinance and that if they pour below 55 degrees they will be held liable for any damages in the future.

Paul Fulgham reported that Tremonton Place poured Monday, November 19, 2007, and the weather never got above 44 degrees. They also did not cover what they poured. Chris Breinholt has written the letter to the developers of Tremonton Place informing them that their storm drain box is in the wrong location. It is currently a hazard to vehicles due to the increased drop off. He will revise the letter to remind them of the 55 degree cut off for pouring asphalt and concrete. Steve Bench will give Chris Breinholt the address to send the letter to.

Paul Fulgham received a bill from Hansen and Associates for the survey work they did on Roger Nelson's roadway. The Board will ask Alyson Draper where the bond from Roger Nelson stands. Rich Woodworth stated that he will have the Recorder create an account for Roger Nelson.

d. City Manager - Richard E. Woodworth

Chris Breinholt has received the invoice from Allied Construction for the work they did on the sewer line on 1200 South. He sent it back with his notations attached. Allied Construction called Rich Woodworth in regards to payment. The Accounts Payable Clerk has not received the invoice. Paul Fulgham and the Accounts Payable clerk will contact Allied Construction to have them fax over a copy of the invoice or see what is missing so that the City can pay them.

Rich Woodworth would like to make sure that all of the easements have been completed and recorded. There is a realignment easement on the Charley Taylor and Tremonton City piece of land that needs to be finished.

Rich Woodworth informed Paul Fulgham that the City needs to have the 2000 West detention basin piped.

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 9:53 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 05 day of December, 2007

Elizabeth Miller, DEPUTY RECORDER