

Tremonton City Corporation
Land Use Authority Board
December 5, 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 December 5, 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 moved to approve the agenda. Rich Woodworth seconded the motion. The motion was unanimously approved.

2. Approval of minutes - October 31, 2007; November 7, 2007; November 28, 2007

Paul Fulgham made the following corrections. November 28, 2007, agenda item 5.c. second paragraph the last line needs to be moved to the third paragraph. November 7, 2007, remove the paragraph under agenda item 5.d. it was not pertinent to the meeting. Steve Bench stated if there were no other corrections he would entertain a motion to approve the minutes. **Paul Fulgham moved to approve the minutes for October 31, 2007; November 7, 2007; and November 28, 2007 with the above correction.** Steve Bench seconded the motion. The motion was unanimously approved.

3. Unfinished Business:

- a. Consider River Valley Town Homes Subdivision for Preliminary subject to all checklist items being completed - Jay Stocking

Due to the fact that no representation was present for River Valley Town Homes Subdivision, this agenda item was tabled until further notice.

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

Chris Breinholt is three-fourths complete reviewing the McFarland subdivision. All of the utility lines need to be to City standards by being 10-feet back from the curb and all stubbed roads need to have a temporary turn around. Lee Watkins will fix the renderings to show all utility lines 10-feet back from the curb, and they will include temporary turnarounds in the subdivision. They would prefer to use one plat for the entire development; therefore, the temporary turnarounds will be done just not included in the plat. The Board discussed the pressure sewer in regards to the

manholes. Hansen and Associates have joined the manholes and pressure sewer. Paul Fulgham does not have any problem with the concept. Chris Breinholt will review the details for the pressure sewer and manholes and email the corrections to Hansen and Associates. Lee Watkins will include the details in the email with all the needed utility line corrections. The Board discussed the 4-inch pipe feeding into the McFarland Subdivision. It will need to be up-sized along Iowa Spring. To serve only the McFarland Subdivision, it will need to be increased to an 8-inch line. Chris Breinholt would like the City to participate in the up-sizing of the line for future development. He believes that now is the best time to do so. The City can either up-size the line to a 16-inch line for all future developments or up-size the line to a 12-inch line and later run a second pipe under the freeway. The latter of the two would be his preference. Paul Fulgham would prefer to do the two lines as well. The two lines are part of the master plan. Mr. McFarland would like to start grubbing the land as soon as possible. **Paul Fulgham moved to approve phase one for Final subject to Chris Breinholt's memorandum and payment of the engineer fees and sign fees.** Chris Breinholt seconded the motion. The motion was unanimously approved. Mr. McFarland would like to wait to record the plat until January for tax purposes.

4. New Business:

a. Walk ins - Concept review only

UTOPIA is finishing cold packing all cuts. They will return in the Spring to hot pack the cold packs. If there are any areas that they have missed, please let them know. UTOPIA will make sure to take care of the one on 400 West 450 South. They will not be cutting the road in Country View Estates until Spring because there will be no utilization in the area. Mark Sienk will verify that the box by Meadow Park has power. The Board discussed with UTOPIA the completion statues of the fiber lines. They have one short bore left on 450 North 400 West. They are splicing the fiber. Terry Basin with Rural Utilities Service (RUS) has investigated UTOPIA's lines in Payson and Lindon to verify that the service lines were 18-inches or more underground. Danny Gray stated that the conduits are two-feet or more. If they are any less than 18-inches, there is a valid reason for it. Rich Woodworth would like to know how the investigation went so that he can get the funds released. UTOPIA is doing a quality control inspection of all the lines. Paul Fulgham was informed of other utility companies cutting UTOPIA's lines and not reporting it. He will investigate this information and let UTOPIA know. Mark Sienk stated that if it has occurred it will become apparent when they light up the line. The UTOPIA representatives asked if there were any other complaints, comments, or concerns. Rich Woodworth reported that Carlos Levitt wanted to inform UTOPIA that they are doing a fantastic job, and he is glad they are here.

Lonny Reed from Legend Engineering in Heber City presented a plat for the property between approximately 150 West and 400 West and 600 South. They are looking at purchasing the land between the railroad tracks and the canal from Josh Canfield. The land would be annexed into the City. The Board discussed the concept plan. It will be a true PUD and only the 60-foot right-of-way will be dedicated to the City. The Home Owner's Association (HOA) will takes care of the landscape/snow removal/etc. The drainage will need to go south. The closest sewer line is on 600 South by the canal. The water runs along 600 South. If the land owner to the South does not want to participate in the annexation, the storm water could be detained on their property. Lonny Reed will go to the Planning Commission December 11, 2007,

to discuss this new area and the type of zoning. He has obtained an application for annexation and will complete it as soon as possible. He wants to make sure that this type of subdivision would be welcome in Tremonton City.

5. Monthly review

a. Storm Drain Utility Assets and Projects

Paul Fulgham informed the Board that all of the lines have been identified and this item can be taken off of the monthly reviews.

b. 10th West and Main Traffic Safety Study

The Board decided to skip the monthly review from item b to i.

- 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
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	
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	Board	6/6/2007	
Sewer Master Plan	Review Sewer Master Plan	Board	4/4/2007	
Spring Acres Phase 4	Checklist	Board	4/4/2007	
Tremonton Place	Checklist	Board	4/4/2007	
Holmgren Historical Farms	Checklist	Board	7/18/2007	
McFarland Subdivision	Checklist	Board	7/18/2007	
Garfield Estates Phase 2	Checklist	Board	8/22/2007	
Lookout Point	Checklist	Board	9/19/2007	
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	
HOSPITAL	Write a letter to Eric Packer informing him of the sidewalk, curb and gutter requirement	Chris Breinholt	11/28/2007	

Zoning Code	Review entire code and approve or implement changes needed. (Low-income housing)	City Council	11/7/2007	
Flood Plane Map	Check with FEMA to see the statues of the Flood Plane Map	Paul Fulgham	Yearly	
Allied Construction Invoice	Find where the invoice to pay allied construction is so that it can be paid	Board Paul Fulgham	11/28/2007	
10th West and Main Stop Light	Contract UDOT	Rich Woodworth	3/21/2007	

5. Comments/Reports:

a. Building Inspector - Steve Bench

The City Council approved the amended Storm Drain Policy December 4, 2007.

Steve Bench gave Chris Breinholt the plat for Holmgren Estates Phase 8.

Heritage Estates Phase 4. Has an error in the addressing. There are two 794 West. To readdress the area The two lots are under construction no one lives there. Steve Bench will call the County to see how to readdress the area.

Steve Bench informed the Board that Brad Garfield is doing a breeze-way from his home to his shed that is under construction to make them one building.

b. City Engineer - Chris Breinholt

Chris Breinholt showed the Board the memorandum for Holmgren Estates East Phase 2. The Board discussed the memorandum. The City needs to require all developers to give us copies of all permits for our files for protection in case anything ever occurs. Chris Breinholt will email Lyle Holmgren the memorandum and inform him that the City would also like copies of all the permits for the water quality and the letter from Dennis Winger clearing the location from having a permit from the Army Core of Engineers. Rich Woodworth would like Dennis Winger to also carbon copy the letter to the Army Core of Engineers as well.

Chris Breinholt informed the Board that the Malt-O-Meal "Y" does not close. There is an error in the numbers for the curve on the west side. The Board discussed options to fix the problem. Chris Breinholt will ask Brent Kirkland with Box Elder Title Company to double check the numbers to make sure there is not a typo.

Chris Breinholt gave Paul Fulgham the invoice for Allied Construction. Paul Fulgham will give the Accounts Payable clerk the invoice.

Chris Breinholt informed Newel Jackson, with Golden West Builders, in his memorandum sent November 30, 2007, that the curb and gutter in Tremonton Place will need to be redone because of the temperature when they were poring, and the concrete is directly on dirt.

c. Public Works Director - Paul Fulgham

Paul Fulgham would like the Stacker Parson invoice for the 1200 South road project to come to him.

Tremonton Places Subdivision's storm drain water is permitted to dump into the Malad River. The City will need to get a copy of their permit.

The Garfield Estates Phase 2 Storm Water Agreement was signed and recorded with the plat. To insure that this continues to happen, the Board would like to have Darlene Hess, City Recorder be the gate keeper. Rich Woodworth asked to schedule Darlene Hess to come to the next meeting.

Paul Fulgham informed the Board that Public Works is holding the meters from Jay Stocking's River Valley Subdivision because there are minor things that need to be addressed. Rich Woodworth asked if we can call their bond. Paul Fulgham will talk with him before they call the bond.

d. City Manager - Richard E. Woodworth

The Bear River Water Conservancy District (BRWCD) has not responded to the water request from Tremonton City. The Board discussed the pros and cons of going with the BRWCD for all of the future needs of the development on the mountain. So far the planned developments are Country View Estates and Lookout Point. Chris Breinholt will see if the BRWCD would be able to serve all of the area. The line can produce 1,000 gallons a minute at 40 psi.

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 10:40 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 19th day of December, 2007

Elizabeth Miller, DEPUTY RECORDER