

Tremonton City Corporation
Land Use Authority Board
December 12, 2007

Members Present:

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

Steve Bench called the Land Use Authority Board Meeting held December 12, 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, Richard Woodworth, and Elizabeth Miller were in attendance.

1. Approval of agenda

Alyson Draper moved to approve the agenda. Paul Fulgham seconded the motion. Steve Bench, Chris Breinholt, and Rich Woodworth approved the motion.

2. Approval of minutes - December 5, 2007

The Board tabled the minutes of December 5, 2007, until the next meeting.

3. Unfinished Business:

a. UTOPIA

No representation was present. This agenda item was tabled until the next meeting.

b. Consider re-zoning property located at 560 West Main for Preliminary subject to all checklist items being completed - Brandon Stimpson

Brent Leather, Milt Ship, Brandon Stimpson, and Chip Ritter met with the Board to discuss re-zoning of the land at 560 West Main and possible residential developments. They have done work throughout Wasatch County. They asked that the Board verify their references for the work they have done in Harriman and Eagle Mountain. They like to verify that they have the same vision for the community as the City during the development. Brent Stimpson distributed photos of the homes that they would like to build in Tremonton. They would like to have multi-housing units that are built to look like one home. The Board informed the representatives that they would need to meet with the Planning Commission to verify that their development is part of the City Plan and to re-zone the land to R1-15. The Land Use Authority Board guides people down the right path and verifies that they have complied with all requirements. The zone change will need to be completed before they start the development process. The

Board advised the developers to have a Traffic Study done, and address the storm drain prior to meeting with the Planning Commission. The sewer line is about six feet deep. The pipe turns south between The Eagles and Bingham Life Stock building. To do a Secondary Water System, the representatives for the development would need to talk with the Bear River Canal Company. If the development is not going to be a PUD, the roads will need to be 60 feet. If the development is a PUD, the City does not maintain the utilities and roads. The representatives will look over the development with consideration of the information from the City and do a Traffic Study before they go to the Planning Commission.

- c. Consider River Valley Townhomes Subdivision for Preliminary subject to all checklist items being completed - Jay Stocking

The Board discussed the Townhome Subdivision with Jay Stocking. The homes will be three bedroom, approximately 1,400 square feet, and sell between \$130,000 and \$140,000. Since Jay Stocking has been having trouble with the manhole lid breaking, Paul Fulgham will check with Ed Quinn about Jay Stocking placing a three fourth-inch thick piece of plywood or steel over the manhole and giving the final lid to Public Works to be stored. The Board discussed the plat. Chris Breinholt will take the plat for further review. He is not opposed to approving this subdivision for Preliminary approval. **Rich Woodworth moved to approve River Valley Townhomes Subdivision for Preliminary approval subject to Chris Breinholt's memorandum.** Paul Fulgham seconded the motion. Chris Breinholt, Steve Bench, and Alyson Draper approved the motion. Jay Stocking will need to pay \$160 for the Preliminary approval to be on the Planning Commission agenda.

4. New Business:

- a. Walk-ins - Concept review only

There were no walk-ins.

5. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench gave Chris Breinholt the plat for Archibald Estates Phase H.

- b. City Engineer - Chris Breinholt

Kathryn Bodtke notarized Chris Breinholt's signature for the lot address change in Heritage Estates Phase 4.

Chris Breinholt will hold a portion of Tremont Place's escrow because not all the work is done.

Bear River Valley Health Department and Holmgren Estates Phase 8 were given to Alyson Draper to sign and have the Mayor sign.

c. Alyson Draper, City Attorney

Alyson Draper informed the Board that last night she discussed the Planning Commission duties and will give an educational training monthly to the Planning Commission.

d. Public Works Director - Paul Fulgham

The Board discussed the impact West Liberty Food is having on the Tremonton City Sewer System. The situation will not become better until West Liberty Foods builds their Filtration System.

e. City Manager - Richard E. Woodworth

Rich Woodworth informed the board it will be part of the checklist that Darlene Hess, the City Recorder, will keep a copy of all permits or documentation directly related to the recording of the plats prior to recording with the County. Holmgren Estates East Phase 2, Tremonton Place, Garfield Estates, River Valley, and Fairview all need to submit documentation to Darlene Hess. To keep up-to-date, Darlene Hess will ask Steve Bench if any attachments are to be placed with the Mylar prior to taking or releasing them to be recorded. The Recorder's Office will keep a Mylar log for all Mylars released to be recorded. The Mylar will need to be recorded with all attachments simultaneously if possible.

Chris Breinholt will take the Bear River Health Department Mylar to the County to be recorded today.

Alyson Draper will invite Mark Smith and Sattar Tabriz with Chadaz Estates and David Griffin, the land owner of the strip to access Main Street, to meet with the City to discuss Main Street access. The City does not want to condemn the land, but they do need that access to Main Street.

6. Public comments:

There were no public comments.

7. Adjournment

Steve Bench moved to adjourn. Rich Woodworth seconded the motion. Chris Breinholt, Alyson Draper, and Paul Fulgham approved the motion. The meeting adjourned at 10:30 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 13th day of February, 2008

Elizabeth Miller, DEPUTY RECORDER