

Tremonton City Corporation
Land Use Authority Board
December 19, 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 19, 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

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

2. Approval of Minutes - December 5, 2007

Paul Fulgham moved to approve the minutes for December 5, 2007. Steve Bench seconded the motion. Chris Breinholt, Alyson Draper, Rich Woodworth approved the motion.

3. Unfinished Business:

a. UTOPIA

Due to the fact no representation was present, this agenda item was tabled until the next meeting.

4. New Business:

a. Discuss Harmony Heights Sewer Reimbursement - Doug Nosler

Doug Nosler discussed with the Board the options for a sewer line. The Board would prefer avoiding a sewer lift station and doing a line through the neighboring property. To help facilitate the desired line, the Board stated that they would hold a meeting at the City Office to discuss the placement of the sewer line.

The Board discussed options for funding the sewer line. The Board will see how the meeting with the landowners goes. If they are interested in a sewer line through their property, they can look into an SAA. The City does not have any funds to contribute to develop the sewer line for Harmony Heights. The Board asked Doug Nosler to obtain the land owner's names and addresses. Once he has the information, he is to

give it to Elizabeth Miller so that she can send out a letter for the meeting.

- b. Walk-ins - Concept review only

There were no walk-ins.

- c. Approval of Annual Meeting Schedule

Paul Fulgham moved to approve the annual meeting schedule. Steve Bench seconded the motion. Chris Breinholt, Alyson Draper, Rich Woodworth approved the motion.

5. Comments/Reports:

- a. Building Inspector - Steve Bench

Steve Bench had nothing further to discuss.

- b. City Engineer - Chris Breinholt

Chris Breinholt distributed a copy of the Storm Drain System plan for the northwest hillside to the Board for discussion. The Board agreed that the best plan would be to rock the ditch along 2000 West with the intention of installing a 36-inch pipe in the near future. There will need to be two 27-inch pipes between the retention pond and 2000 West to drain the pond. The cost estimate will be divided amongst the developer or landowners based on their amount of land. The Storm Drain Plan will help save lots. If any of the landowners do not want to participate in the Storm Drain System, they will be required to do the detention ponds and have the ponds lined so that they do not seep into another area. The Planning Commission is going to discuss the financial portion of the impact the developments will have.

- c. Alyson Draper, City Attorney

Alyson Draper stated that Rocky Mountain Power is reviewing the line to redirect it as to not dramatically affect 2000 West nor the airport.

Phillip Markham property is zoned Commercial Highway and a portion is still in the County. The City bought an easement from Phillip Markham for the sewer line. When he develops, he will need to use the line through 2000 West.

- d. Public Works Director - Paul Fulgham

Paul Fulgham had nothing further to discuss.

- e. City Manager - Richard E. Woodworth

The roadway access next to Jiffy Lube, 465 West Main appraised for \$65,000. This roadway access to Chadaz Estates is in the City's best interest. Chris Breinholt will see if UDOT will allow the access and the statues of the stoplight on Main and 1000

West. If UTOD will not allow the access, the City may need to have the road reclassified.

Steve Bench was excused at 10:00 a.m. for an Ambulance call.

6. Public comments:

There were no public comments.

7. Adjournment

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

Elizabeth Miller, DEPUTY RECORDER