

**Tremonton City Corporation  
Land Use Authority Board  
May 20, 2009**

Members present:

Chairman/Building Inspector - Steve Bench  
City Engineer - Chris Breinholt  
Mayor - Max Weese  
City Attorney - Dustin Ericson  
Public Works Director Paul Fulgham  
Recorder - Darlene Hess

Chairman Bench called the May 20, 2009 Land Use Authority Board Meeting to order at 9:04 a.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, City Engineer Chris Breinholt, Mayor Max Weese, City Attorney Dustin Ericson, Public Works Director Paul Fulgham, and Recorder Darlene Hess were in attendance.

1. Approval of Agenda

Chairman Bench asked if there were any changes or corrections to the May 20, 2009 agenda? Chairman Bench noted a correction to the date on the agenda to read '2009' instead of '3009' and Item #4a to read 'Plat' instead of 'Plant'.

**Motion by Director Fulgham to approve the May 20, 2009 agenda with the correction to the agenda date to read '2009' instead of '3009', and Item 4a to read 'Plat' instead of 'Plant'.** Motion seconded by Mayor Weese. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Attorney Ericson - aye, Director Fulgham - aye, Mayor Weese - aye. Motion approved.

2. Approval of minutes - May 13, 2009

Chairman Bench asked if there were any corrections to the minutes? No comments were made.

**Motion by Mayor Weese to approve the minutes of May 13, 2009.** Motion seconded by Chairman Bench. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Attorney Ericson - aye, Director Fulgham - aye, Mayor Weese - aye. Motion approved.

3. New Business:

a. River Valley Phase 6 Final Plat and Ashfield Development review

Mr. Thomas Mannschreck representing the Ashfield Development introduced the other individuals involved with the development: Steve Kier, Michael Tolman, and Kurt

Tanner from Kier Construction; Developer Jay Stocking, Todd Lish from Lish Realty, and Civil Engineer Max Pierce. Mr. Mannschreck informed the Board that the Ashfield Development is progressing and will they break ground for the Ashfield Apartment Complex on June 15, 2009. All requirements for the subdivision phase are complete except for the sanitary sewer system.

Engineer Pierce displayed a map of the area. The Board and the group discussed the sewer drainage locations along with easements. Negotiations are in process for a sewer easement through private property. If this easement is not granted the developer may have to go another route through UDOT property and obtain permission from UDOT to do so. This approval process could take a minimum of 45 days to complete. If the City gives approval on the development and would sit in on the meetings with UDOT, the approval process could be taken care of sooner. Engineer Pierce said he does not foresee any problems obtaining the approval from UDOT.

Director Fulgham told Mr. Stocking that the City still needs the sewer pressure test results on this development. Engineer Breinholt also reminded Mr. Stocking of the City's discharge point requirements on storm drain laterals, which need to be put on the plat. Attorney Ericson said he would like to review the easements on the plat.

Mr. Mannschreck said they looked forward to working with the City. Kier Construction has worked in Tremonton before and it has always been a good experience.

4. Old Business:
  - a. Amend Maverik Subdivision Plat and Agreement

Chairman Bench said this item will need to be tabled until further notice.

5. Walk-ins - Concept review only.

Chris Sorensen told the Board that his children would like to build two additional homes on his property at 586 North 2300 West and asked what the City would require. Mr. Sorensen was told that he would need to finish the storm drainage ditch at this location. The Board discussed drainage and easements. Mr. Sorensen asked about a private drive. Chairman Bench said a private drive requires a 12-foot wide pavement of concrete or asphalt up to two lots, and a 24-foot wide pavement for more than two lots, with only one single family dwelling per lot. A private drive cannot service more than four lots. Mr. Sorensen will also need a recorded plat and easements. Director Fulgham emphasized the importance of compliance with storm drain issues.

**Motion by Chairman Bench to approve the concept plan for Mr. Sorensen at 586 North 2300 West.** Motion seconded by Director Fulgham. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Attorney Ericson - aye, Director Fulgham - aye, Mayor Weese - aye. Motion approved.

Mr. Sorensen was informed that he would need to be on the agenda to present his plat request to the Board. The deadline is the Monday before the meeting by noon.

6. Comments/Reports:

a. Chairman/Building Inspector - Steve Bench

No comments.

b. City Engineer - Chris Breinholt

No comments.

c. City Attorney - Dustin Ericson

No comments.

d. Public Works Director - Paul Fulgham

No comments.

e. Mayor Weese

Mayor Weese complimented the Board and Staff for keeping the City's best interest at hand.

7. Public comments:

No public comments.

8. Adjournment:

**Motion by Chairman Bench to adjourn the meeting.** Motion seconded by Mayor Weese. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Attorney Ericson - aye, Director Fulgham - aye, Mayor Weese - aye. Motion approved. Meeting adjourned at 9:50 a.m.

The undersigned duly acting and appointed 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. Minutes taken by Shirley Colvin.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2009

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Darlene Hess, Recorder