

**Tremonton City Corporation
Land Use Authority Board
April 8, 2009**

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director
Dustin Ericson, City Attorney
Max Weese, Mayor
Dottie Garn, Deputy Recorder

Steve Bench called the April 8, 2009 Land Use Authority Board Meeting to order at 9:00 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, Public Works Director Paul Fulgham, Mayor Max Weese, City Attorney Dustin Ericson, and Deputy Recorder Dottie Garn were in attendance.

1. Approval of agenda

Paul Fulgham motioned to approve the agenda. Mayor Weese seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, Mayor Weese - aye. Motion approved.

2. New Business:

a. River Valley Phase 6 - Final, Jay Stocking

Mr. Stocking was present to discuss the Final for River Valley Phase 6. The Board discussed the flow velocity for the sewer line and the minimum velocity requirement is 2 feet per second. To meet that requirement, 173 to 176 units are needed. The Board also discussed the flow and the size of the pipe. Chris Breinholt asked if the City would be willing to pay for an upgrade to 14" lines for future developments at the area west of 2300 West and north of I-84 which is undeveloped area. The up-size was figured in to the impact fee calculation, about 2000 feet, \$2 to \$4 a foot. Paul Fulgham said there is a line that has no record of pressure testing and would like some kind of record on that. Chris Breinholt asked if the ditch has been dug deeper and it has not. Mr. Breinholt wants that done before he will give approval for the final.

b. Split parcel on East Main - Lyle Vance

Lyle Vance and Greg Harris would like to know if there is a possibility of splitting a parcel on East Main by an old dentist office. Mr. Vance had a rough drawing of the

proposal, which is at approximately 378 East Main. The Board discussed the easement and access requirements. Mr. Harris asked if they would have to pay for service to be added? Mr. Fulgham said yes they would and then it's their own private service. The impact fee for water and sewer will be about \$4500. Paul Fulgham said access and parking were OK with the 24 foot right-of-way.

Motion by Paul Fulgham to allow the flag lot development and approve the concept. Vote: Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, Mayor Weese - aye. Motion approved.

c. Walk-ins - Concept review only

There were no walk-ins.

Darlene Hess would like to discuss the annexation for the LDS Church. The Church is having an issue in getting a clear title for a specific strip of land. The representative for the LDS Church talked to Steve Bench about just bringing in a piece of the land. Darlene Hess believes that would definitely create a peninsula. Mrs. Hess said she will need Dustin Ericson to calculate how much property they own on the other side of the annexation. The Board discussed the Church adding the strip and then the annexation should be able to go forward.

3. Annual Study Review

This item was tabled until a future time.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench asked Chris Breinholt to call Garth Day about his subdivision, Fairview Estates.

Mr. Bench said he talked with Lee Watkins about the new Credit Union behind Maverick. The board discussed the temporary drainage easement. Dustin Ericson said it will be best if the City vacates the easement.

b. City Engineer - Chris Breinholt

Nothing further to discuss.

c. Public Works Director - Paul Fulgham

Mr. Fulgham said he has discussed the well with Petersen Brothers, who are going to do the pumping. Within a few weeks, they could be here to do the test pumping. Toward the end of April or first of May Petersen Brothers will start the test pumping. Paul Fulgham said the concern will be the sand that may be produced because of the increase in the pumping rate.

d. Max Weese – Mayor

Nothing further to discuss.

e. City Attorney - Dustin Ericson

Mr. Ericson informed the Board he received a temporary easement from IHC. The Board discussed the easement and the parking at the old hospital. The Board determined Tremonton City's property line only goes to the pole so IHC would not be encroaching on the City's right-of-way at 600 North.

5. Public comments:

There were no comments.

6. Adjournment

Mayor Weese motioned to adjourn at 10:08 a.m. Paul Fulgham seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, Mayor Weese - aye. Motion approved.

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 22nd day of July, 2009.

Dottie Garn, Deputy Recorder