

**Tremonton City Corporation
Land Use Authority Board
July 22, 2009**

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director
Dustin Ericson, City Attorney
Shawn Warnke, City Manager
Dottie Garn, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting to order at 9:05 a.m. The meeting was held July 22, 2009, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Paul Fulgham, Dustin Ericson, Shawn Warnke and Dottie Garn were in attendance.

1. Approval of agenda

Steve Bench asked if there were any changes to the agenda. There were none. **Chris Breinholt made a motion to approve the agenda.** Paul Fulgham seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Paul Fulgham - aye, Dustin Ericson - aye, Shawn Warnke - aye. Motion approved.

2. Approval of minutes: March 11, 2009; April 8, 2009; July 1, 2009

Shawn Warnke moved to approve the minutes, with corrections. Chris Breinholt seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Paul Fulgham - aye, Dustin Ericson - aye, Shawn Warnke - aye. Motion approved.

3. New Business:

a. Town & Country, Carl Liljenstope - Temporary RV setup at 900 West Main for natural gas pipeline workers

When Ruby Pipeline begins work on the new pipeline there will be about 600 workers, according to Mr. Liljenstope, and they will need some place to stay. Mr. Liljenstope would like to use open space at the Town & Country Mobile Home Park for the workers. Mr. Liljenstope would like to put one RV per space in the newer section, and two RV's per space in the older part of the lot, which will be about 75 RV's for about 6 months. Paul Fulgham said utilities are set up and the City would need to make sure the workers hook up to them. The contractor is willing to sod and beautify the newer portion where the RV's will be. Chris Brienholt asked how the

RV tenants will get water. Mr. Fulgham said the tenants will be billed per active unit, not per lot. Steve Bench made the comment that having the 600 workers in town will be a tax benefit for the City for those 6 months. Mr. Fulgham asked if there are two RV's in one lot if it is too dense or if there are any safety or fire concerns. Steve Bench said the City could say there can only be one RV per lot. Shawn made the point that this is a mobile home park not an RV park. Chris Breinholt said the City needs to consider the people who already live there. Mr. Bench said he can call Mr. Liljenstope and tell him what the Board has discussed. The Board can request Mr. Liljenstope to provide something from the people who already live there that say they are OK with this project. Mr. Bench said he will ask if Mr. Liljenstope can come in to a Land Use Meeting some time. Mr. Bench suggested to table this item until there has been further discussion with Mr. Liljenstope.

4. Unfinished Business:

a. Sorenson parcel split - Chris Sorenson

Whitney Westmoreland was present instead of her father, Mr. Sorenson. The Board discussion was whether or not to do a deferral agreement for one-half of the road and tying to it a future development. The deferral agreement will also have to have a cost estimate for the future improvements. The access easement will have to be adjusted for both properties. The City will also need a cost estimate for the half-width of the road that will be recorded as a deferral agreement. Dustin Ericson will draft the deferral agreement. Mr. Brienholt said there is a ditch that has to be piped which can be escrowed for or built before it is recorded. **Paul Fulgham motioned to approve the Preliminary based on the changes noted and Mr. Brienholt's review.** Dustin Ericson seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Paul Fulgham - aye, Dustin Ericson - aye, Shawn Warnke - aye. Motion approved.

b. Spring Acres Retention pond - Ricky & Louis Christensen

The Christensen's came to review with the Board what the City is willing to pay for on this project. The Christensen's would like to expand the road and rework the pond. The whole pond needs to move 16 feet to the north for the sidewalk and the road. Ricky Christensen said they have a cost estimate for the sidewalk, for moving the pond and the rock, but nothing else. The Board discussed the history of how this pond was built. Steve Bench said an updated cost estimate for the entire project needs to be given to Chris Brienholt. Steve Bench suggested to table this item for two weeks.

5. New Business:

a. Walk ins:

There were no walk ins

6. Comments/Reports:

a. Building Inspector - Steve Bench

Mr. Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

Mr. Breinholt had nothing further to discuss.

c. City Attorney - Dustin Ericson

The Board discussed the Johnston Subdivision on 200 South 1000 West. This subdivision was recorded 10 years ago and has had not any progress. Dustin Ericson read from Utah Code, Section 10-98-607 and said there is no liability issue to the City. Shawn Warnke would like Mr. Ericson to prepare a notice to make potential lot buyers aware of the Code. The Board discussed other developments that are at a stand-still and the bond or escrow associated with those.

d. Public Works Director - Paul Fulgham

Mr. Fulgham had nothing further.

e. City Manager - Shawn Warnke

Shawn Warnke had nothing further to discuss.

7. Public comments:

There were no public comments.

8. Adjournment

Mr. Bench made a motion to adjourn the meeting at 11:40 a.m. Paul Fulgham seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Paul Fulgham - aye, Dustin Ericson - aye, Shawn Warnke - 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 12th day of August, 2009.

Dottie Garn, Deputy Recorder