

**Tremonton City Corporation  
Land Use Authority Board  
July 29, 2009**

Members Present:

Steve Bench, Building Inspector  
Chris Breinholt, City Engineer  
Paul Fulgham, Public Works Director  
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 29, 2009, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Paul Fulgham, Shawn Warnke and Dottie Garn were in attendance. Phillip Shaw sat in for Dustin Ericson, who was excused from the meeting.

1. Approval of Agenda

**Paul Fulgham made a motion to approve the agenda.** Chris Breinholt seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Paul Fulgham - aye, Shawn Warnke - aye. Motion approved.

2. New Business

a. Micha Rigby - 25 North 570 East, New building and parking development

Martine Rigby, Mr. Rigby's wife, was present to discuss a proposal to build an additional building on their current lot at 25 North 570 East. Mr. Bench remarked that the issue isn't with the Code, the issue will be with parking. Mr. Brienholt had concerns about the road to the east of the building. Mr. Breinholt asked whether or not it is a 60 foot road and if it is the collector road. The next road to the east is the major road in to the subdivision at 7th East. The Board discussed parking issues with Mrs. Rigby and suggested to make this project work the stalls would need to be on a 45 degree angle instead of perpendicular to the road. Mr. Bench said before the Board can make a decision the Rigby's will need to have a survey done to verify that the required dimensions can be met for the building and the parking lot. The Board discussed the requirements for side-yards. Paul Fulgham said the alley way will need to be paved and expressed some concern for snow removal. The concern the Board has is the congestion of the two buildings on one small space. Mr. Bench suggested the Board table this item until the Rigby's have a scaled drawing.

3. Walk-ins

Jay Stocking spoke with the Board about bonding for River Valley Phase 6. Mr. Stocking said the banks he has spoken with are unwilling to work with him. Steve Bench asked Mr. Stocking if he can get something from the bank showing they have a line of credit. The Board discussed with Jay the different options of bonding. Phillip Shaw will draft a letter for Mr. Stocking to take to the bank.

4. 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 -

Mr. Ericson was excused from the meeting. Mr. Shaw had nothing further to discuss.

d. Public Works Director - Paul Fulgham

Mr. Fulgham had nothing further to discuss.

e. City Manager - Shawn Warnke

Mr. Warnke had nothing further to discuss.

5. Public comments:

There were no public comments.

6. Adjournment

**Mr. Breinholt moved to adjourn the meeting at 10:45 a.m.** Paul Fulgham seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - aye, Paul Fulgham - 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 12<sup>th</sup> day of August, 2009.

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Dottie Garn, Deputy Recorder