

**Tremonton City Corporation  
Land Use Authority Board  
August 12, 2009**

Members Present:

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

Shawn Warnke called the Land Use Authority Board Meeting to order at 9:05 a.m. The meeting was held August 12, 2009, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chris Breinholt, Dustin Ericson, Paul Fulgham, Shawn Warnke and Dottie Garn were in attendance. Steve Bench, Building Inspector, was excused from the meeting.

1. Approval of agenda

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

2. Approval of minutes: July 22, 2009; July 29, 2009

**Chris Breinholt motioned to approve the July 22, 2009 minutes.** Paul Fulgham seconded the motion. Vote: Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, Shawn Warnke - aye. Motion approved.

**Paul Fulgham motioned to approve the July 29, 2009 minutes.** Chris Breinholt seconded the motion. Vote: Chris Breinholt - aye, Paul Fulgham - aye, Shawn Warnke - aye. Motion approved. Dustin Ericson abstained from voting as he was not in attendance for the July 29, 2009 meeting.

3. Unfinished Business:

a. Sorenson Subdivision - Final, Chris Sorenson

No one was present to represent this item. Dustin Ericson said before a motion is made, the deferral agreement needs to be complete.

b. Retention pond at Spring Acres - Rick Christensen

Rick Christensen was present to discuss the pond. Ben Johnston gave an Engineer's

Estimate to the Board members. The total estimated amount to widen the road and move the pond is close to \$109,000, plus approximately \$8900 spent when piping for the canal was installed. Mr. Christensen said he is still wondering what the City would be willing to contribute toward this project. Paul Fulgham suggested it would be best to use Park funds for this, while Shawn Warnke wondered if the cost could be taken out of Impact Fees. The Board discussed the amount of \$24,000 the City Council had previously agreed to contribute. Mr. Christensen would like more participation from the City than \$24,000. After reviewing the estimate, Mr. Breinholt said the road widening is probably not necessary, nor the curb and gutter. Mr. Breinholt said at some point the whole road will need to be widened, but right now may not be the time to do it. Mr. Breinholt said he would like to figure out what City contribution might be fair. Mr. Breinholt looked at the estimate and said in his opinion, the City could contribute 50% of the cost for the new road, about 20% of the cost for the storm drain, 100% of the cost for the sidewalk, and 50% for the miscellaneous items. If the City would agree to those percentages, the total would be around \$29,000. Mr. Breinholt said again, that he is not speaking for the City, but giving his own opinion. Paul Fulgham said an agreement would be in both parties best interest and it would need a time-line in it. Shawn Warnke asked Dustin Ericson if he could have a draft agreement drawn up for the next meeting..

4. New Business:

a. Walk ins

There were no walk-ins.

5. Comments/Reports:

a. City Engineer - Chris Breinholt

Mr. Breinholt had nothing further to discuss.

b. City Attorney - Dustin Ericson

Mr. Ericson had nothing further to discuss.

c. Public Works Director - Paul Fulgham

Mr. Fulgham had nothing further to discuss.

d. City Manager - Shawn Warnke

Mr. Warnke had nothing further to discuss.

6. Public comments:

There were no public comments.

7. Adjournment

**Paul Fulgham made a motion to adjourn the meeting at 10:30 a.m.** Shawn Warnke seconded the motion. Vote: Chris Breinholt - aye, Dustin Ericson - 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 26th day of August, 2009.

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Dottie Garn, Deputy Recorder