

**Tremonton City Corporation
Land Use Authority Board
November 4, 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 November 4, 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. Marc Christensen, Parks and Recreation Director, was also in attendance.

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. Tremonton Pines Subdivision - Jeff Bolingbroke

Jeff Bolingbroke was present to discuss the Tremonton Pines Subdivision which he is looking at buying. The Board discussed the road coming into the subdivision; there will be approximately a half mile from the main road to the subdivision. Mr. Bolingbroke asked about building permits for multi-family units and Mr. Bench said the building permits would be about \$25,000 which includes all the fees for a four-plex. Shawn Warnke said the City would like to make sure there will be a Home Owner's Association for this property. The Board discussed possible concerns with speeds on the road and the possibility of which traffic control devices could be used. The Board also discussed fencing required by the tracks and canal.

b. Review Development Agreement

Steve Bench asked if all the Board members had a chance to review the Development Agreement. Paul Fulgham said he had no issues with the Agreement. Chris Breinholt also said he had no items that needed to be changed. The Board discussed Shawn Warnke's comments. Steve Bench

suggested the Board review the agreement again after Dustin Ericson makes the changes.

Paul Fulgham was excused at 10:10 a.m.

c. Walk ins:*

There were no walk-ins.

3. 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. Public Works Director - Paul Fulgham

Mr. Fulgham was excused from the meeting at 10:10 a.m.

d. City Manager - Shawn Warnke

Mr. Warnke had nothing further to discuss.

4. Public comments:

There were no public comments.

5. Adjournment

Steve Bench made a motion to adjourn the meeting at 10:18 a.m. Chris Breinholt seconded the motion. Vote: Steve Bench - aye, Chris Breinholt - 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 18th day of November, 2009.

Dottie Garn, Deputy Recorder