

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
February 3, 2010**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Shawn Warnke, City Manager/Deputy Recorder
Paul Fulgham, Public Works Director
Marc Christensen, Recreation Director

Chairman Bench called the Land Use Authority Board Meeting to order at 9:15 a.m. The meeting was held February 3, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke, Director Paul Fulgham, and Director Marc Christensen were in attendance.

1. Approval of agenda:

Motion by Director Christensen to approve the February 3, 2010 agenda.

Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, Director Fulgham - aye, and Director Christensen - aye. Motion approved.

2. Approval of minutes: January 27, 2010.

Motion by Engineer Breinholt to approve the minutes of January 27, 2010.

Motion seconded by Director Fulgham. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, Director Fulgham - aye and Director Christensen - aye. Motion approved.

3. New Business:

a. Discussion and consideration of approving a Concept Plan for 50 stall RV Park at the Box Elder County Fairgrounds – Commissioner Jay Hardy.

Donny Tarver from Box Elder County stated this project needs to be ready by May 1st and asked the board if it would be permissible for the Box Elder County Roads Department to start bringing in fill. Mr. Tarver also stated that the concept plan is going to have to be redesigned to include three rows instead of two but still consisting of 50 stalls. Mr. Tarver stated on the current concept plan he figured in a 6' privacy chain link fence with slats, a gated

dumpster, and an RV dump and have also looked at putting a building at the end of the stalls to run TV and Wi-Fi out of for campers who want it.

Commissioner Hardy asked the board that they require a fence to protect the surrounding homeowners. Mr. Tarver mentioned that if they were not required to put a privacy fence on the east side they would be able to put a vinyl fence on the west side instead of chain link and that they would consider planting trees between the road and fence. Commissioner Hardy also stated they would like to plant grass to accommodate dry campers.

Manager/Deputy Recorder Warnke asked about improving the street. Director Fulgham stated that the curb and gutter would need to be done and half the width of the road. Director Fulgham also mentioned the impact fees associated with this development. Commissioner Hardy stated that they would be willing to improve the road and address the drainage issue by using the curb and gutter. Director Fulgham stated that the road will need to be developed anywhere they have a main access in. Director Fulgham also stated that the main issues at this point are water and sewer and addressing the drainage issue. Mr. Tarver asked for permission from the board to start bringing fill in. Chairman Bench gave permission.

Manager/Deputy Recorder Warnke stated that he would rather see landscaping done as a buffer instead of a fence and asked about making berms while the roads department is bringing in fill. Mr. Tarver stated they would still want to do the fence but do a 4' fence instead of a 6' fence and plant trees.

Chairman Bench asked Mr. Tarver to have a new concept plan drawn up and to come to next Wednesday's meeting to discuss the plan further.

- b. Walk ins*

No walk-ins.

4. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

No comments.

- b. City Engineer - Chris Breinholt

Engineer Breinholt discussed the Cole/Nelson property at 400 W 350 N stating that when Timothy Cole sold his property the description said he deeded over everything except the south 45', used as a Tremonton City street and the county created a subdivision based on that. The south 45' was never dedicated to the city and ownership is still maintained by Timothy Cole. Manager/Deputy Recorder Warnke stated that he would propose to Mr. Cole to quit claim the property to Tremonton City.

Engineer Breinholt stated on the deferral agreement for the new stake center that on Item 1b they will also have to include piping the irrigation ditch and possible storm drainage pipe.

Engineer Breinholt also stated that Chadaz Estates 2 is requesting a release but they still need to complete their punch list items.

- c. Recreation Director - Marc Christensen

No comments.

- d. Public Works Director - Paul Fulgham

No comments.

- e. City Manager - Shawn Warnke

No comments.

- 6. Public comments: Comments limited to five minutes.

No public comments.

- 7. Adjournment:

Motion by Director Christensen to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 11:30 a.m.

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 _____ day of _____, 2010

Shawn Warnke, Deputy Recorder

***Utah Code** 52-4-202, (6) allows for a topic to be raised by the public and discussed by the public body even though it was not included in the agenda or advance public notice given; however, no final action will be taken.