

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
February 10, 2010**

Members Present:

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

Chairman Bench called the Land Use Authority Board Meeting to order at 9:10 a.m. The meeting was held February 10, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke, and Director Paul Fulgham were in attendance. Director Marc Christensen was excused.

1. Approval of agenda:

**Motion by Director Fulgham to approve the February 10, 2010 agenda.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, and Director Fulgham - aye. Motion approved.

2. Approval of minutes: February 3, 2010.

Chairman Bench stated that on Item 3a paragraph 1 Manager/Deputy Recorder Warnke was the one who mentioned moving away from the concept of the 6' privacy fence, not Mr. Tarver. Engineer Breinholt stated that Item 4b paragraph 1 should be prefaced with "Discussion of the Cole/Nelson property." Also in paragraph 1 should read "Timothy Cole deeded over the south 45' which was being used as a Tremonton City Street." Engineer Breinholt also stated that Item 4b paragraph 3 should read "Chadaz Estates 2 is requesting a release but they still must complete their punch list items."

**Motion by Manager/Deputy Recorder Warnke to approve the minutes of February 10, 2010 with the noted changes.** Motion seconded by Director Fulgham. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, and Director Fulgham - 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.

Mr. Donny Tarver stated they have redesigned the concept plan to include retention ponds and a berm with trees and bushes on the east side of 1320 West. He also

stated they have designed it so the exit and entrance are together on the south end of the property. Mr. Tarver mentioned one concern they have is with the runoff water and wants to address the issue now. Engineer Breinholt stated the best solution is to pipe the water to Main Street. Director Fulgham mentioned the possibility of cutting a ditch along the property line to the pipe on Main Street. Chairman Bench stated a ditch may work for now and then the county can pipe it at a later date. Chairman Bench also stated that if the ditch is very large, it will need to be fenced.

Manager/Deputy Recorder Warnke asked if the park would be all grass. Mr. Tarver stated that for now the park will be all gravel with plans to plant grass at a later time but that the berms and trees will be initiated right away.

Director Fulgham stated that the county would need to acquire a Storm Water Discharge Permit through the state.

Chairman Bench asked that Mr. Tarver has their engineer draw up plans to be reviewed at a later meeting.

- b. Walk ins\*

The Board consulted with City Councilman Byron Wood.

4. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

No comments.

- b. City Engineer - Chris Breinholt

No comments.

- c. Public Works Director - Paul Fulgham

No comments.

- d. City Manager - Shawn Warnke

No comments.

6. Public comments: Comments limited to five minutes.

No public comments.

7. Adjournment:

**Motion by Director Fulgham to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 10:15 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

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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.