

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
February 24, 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 9:10 a.m. The meeting was held February 24, 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 Fulgham to approve the February 24, 2010 agenda.** Motion seconded by Director Christensen. 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: February 10, 2010.

**Motion by Director Fulgham to approve the minutes of February 10, 2010.** Motion seconded by Manager/Deputy Recorder Warnke. 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 preliminary plat for East Tremonton Estates Subdivision – Jonathan Grover.

Director Fulgham stated that a fire hydrant currently drawn in across the street from the subdivision would be better by the entrance into the subdivision on city property where the city can maintain it. Director Fulgham also stated that the sewer line will not be maintained by the city until it reaches the road.

Chairman Bench stated that Engineer Breinholt will need to do a review of the plat and the Planning Commission will need to review it at their next meeting on Tuesday, March 9<sup>th</sup>.

**Motion by Director Fulgham to approve the preliminary plat for East Tremonton Estates Subdivision.** 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.

- b. Continuing discussion and consideration of approving a plan for 50 stall RV Park at the Box Elder County Fairgrounds – Commissioner Jay Hardy

Donny Tarver stated that a chain link fence was drawn in around the north, east and south sides of the park on the plan and a berm with landscaping on the west side. Mr. Tarver then stated that the county would rather not do the fence at this point and only landscape with a berm and trees and bushes on the west side. Chairman Bench stated that as long as there isn't an issue with an oversized ditch or any other danger that a fence would not be required at this point. Mr. Tarver stated that there will be two retention ponds and a small ditch to take the water to Main Street.

Mr. Tarver stated that there are also two fire hydrants drawn in and that they would rather only do one if possible. Engineer Breinholt stated that one fire hydrant would not cover the whole park and two fire hydrants would need to be put in as drawn.

The Board asked Mr. Tarver what items would be done by May when the pipeline workers move into the park. Mr. Tarver stated that all the utilities will be in, the slips will be surfaced with compacted road base and mentioned the possibility of using Cement Treated Base, and the berm will be planted with trees and bushes.

Engineer Breinholt stated that the short-term requirements that will be completed by May will be: utilities, grading, including drainage, retention ponds, and ditch, 1320 West extended pass the entrance to the park, including asphalt, curb, gutter, and sidewalk, road-base surfaced slips inside the park, and a berm with trees and bushes planted along 1320 West per a landscaping plan that needs to be approved by the Board.

Engineer Breinholt stated that he would provide a review of the plat with his comments to the County regarding the time frames of the phasing of improvements so the County may use the review to determine the costs associated with this project.

- c. Walk ins\*

The Board consulted with Moe Rose.

4. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

No comments.

b. City Engineer - Chris Breinholt

Engineer Breinholt stated that he had spoken with Bryan Bott, the architect for the Church, about putting in an 8' sidewalk instead of a 4' sidewalk for their new building and that the Church would be considering it and discussing it.

c. Public Works Director - Paul Fulgham

No comments.

d. City Manager - Shawn Warnke

No comments.

e. Recreation Director – Marc Christensen

Director Christensen asked if the RV Park would affect the fallout zone for the fireworks. Chairman Bench stated that the fireworks might have to be moved but that there are plenty of other sites that can be used.

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 11:00 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.