

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

Members Present:

Steve Bench, Chairman/Zoning Administrator  
Chris Breinholt, City Engineer  
Paul Fulgham, Public Works Director  
Darlene Hess, City Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:00 a.m. The meeting was held March 10, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, and Director Paul Fulgham were in attendance. Manager Shawn Warnke and Director Marc Christensen were excused.

1. Approval of agenda:

**Motion by Director Fulgham to approve the March 10, 2010 agenda.** Motion seconded by Chairman Bench. Vote: Chairman Bench - aye, Engineer Breinholt - aye, and Director Fulgham – aye. Motion approved.

2. Approval of minutes: March 3, 2010.

Engineer Breinholt stated that Item 3a paragraph 2 should read “the road is not being widened so there will be a 10’ separation between the road and the sidewalk.”

**Motion by Chairman Bench to approve the minutes of March 3, 2010 with the noted changes.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, and Director Fulgham – aye. Motion approved.

3. New Business:

a. Discussion and consideration of approving a concept plan for the Pingel Subdivision – Johnston Engineering.

Don from Johnston Engineering brought the concept plan and asked for the Board’s recommendations. Engineer Breinholt stated that the radius of the cul-de-sac in the subdivision needs to be larger. Chairman Bench stated that the minimum radius for a cul-de-sac is 55’, the frontage on the cul-de-sac is 45’, it will need to be 80’ at the set back line, and the depth from property line back will be a minimum of 100’. Don stated that the depth of the cul-de-sac is 125’. Chairman Bench then stated that a street light will need to be placed at the intersection on whichever side the power is ran. Don also stated they will be putting a fire hydrant in the subdivision.

Chairman Bench asked that Don tells the owners that the first two lots in the subdivision have their driveways come off into the cul-de-sac so the driveways aren't coming off onto Rocket Road by the intersection.

Don stated that curb and gutter and sidewalk will be included along Iowa String. Engineer Breinholt asked that when they do the construction plans that they also show the grading.

Chairman Bench stated that Don needs to put a preliminary plan together and then come back and meet with the board for approval of the preliminary plan.

- b. Discussion and consideration of approving a concept plan for an RV Park – Steven Taylor.

Steven Taylor was not present for the meeting. Chairman Bench stated they are planning to put the RV Park on the property directly south of West Liberty Foods.

- c. Walk ins\*

No walk ins.

4. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

Chairman Bench stated that UDOT informed him that the Tremonton City signs on the freeway in Elwood and Bothwell are both illegal as there are no permits for them. Chairman Bench asked UDOT how to get permits for them and they told him to do it online but that they will not get the permits because signs are only allowed in industrial and commercial zones and one sign is currently sitting on property that is not zoned and the other is zoned residential. UDOT stated they will need to do more research before Chairman Bench takes any action.

- b. City Engineer - Chris Breinholt

No comments.

- c. Public Works Director – Paul Fulgham

No comments.

- d. City Recorder – Darlene Hess

Recorder Hess stated that she has easements that the Church wants recorded and the easements for the pump line that Manager/Deputy Recorder Warnke wants Engineer Breinholt to review.

6. Public comments: Comments limited to five minutes.

No public comments.

7. Adjournment:

**Motion by Chairman Bench to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 9:35 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.