

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
March 17, 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 9:00 a.m. The meeting was held March 17, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manger/Deputy Recorder Shawn Warnke, Director Paul Fulgham and Director Marc Christensen were in attendance.

1. Approval of agenda:

Motion by Director Fulgham to approve the March 17, 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: March 10, 2010.

Chairman Bench stated that item 3a paragraph 1 should read “the depth from property line back will be a minimum of 100’.” Also item 3a paragraph 2 should read “the driveways aren’t coming off onto Rocket Road by the intersection.”

Motion by Engineer Breinholt to approve the minutes of March 10, 2010 with the noted changes. 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 an RV park – Steven Taylor.

Steven and Justin Taylor stated that they are inquiring whether an RV Park by West Liberty Foods would be a permitted use. Steven Taylor stated that they plan on the park being temporary for use this year by U.S. Pipeline and possibly one season after that. Mr. Taylor stated that they plan on placing a small structure, possibly portable, with laundry facilities and showers on one

of the spaces as a common use facility but that the infrastructure will be permanent.

Engineer Breinholt asked what landscaping will be done. Mr. Taylor stated that there will be trees and grass all around with a sprinkler system that will be maintained.

Director Fulgham stated that the impact fees assessed to each space will be \$1,021.00 and that they will need to address storm drainage with a controlled release out to the barrow pit. Mr. Taylor stated they will do everything to the specifications the city requires.

Manager/Deputy Recorder Warnke stated that the fairgrounds would be a perfect fit. Mr. Taylor stated that they would be happy to talk to the County and will let the Board know what they find out.

- b. Walk ins*

No walk ins.

4. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

Chairman Bench stated that he received a call from UDOT stating that our signs are in compliance.

- b. City Engineer - Chris Breinholt

Engineer Breinholt stated that the county stated they do not have anything to do with the fire district. Chairman Bench stated that the fire portion of the district is on an indefinite hold. Manager/Deputy Recorder asked that Engineer Breinholt write in the boundaries as extending to and following the Bear River.

- c. Manager/Deputy Recorder – Shawn Warnke

No comments.

- d. Public Works Director – Paul Fulgham

No comments.

- e. Recreation Director – Marc Christensen

No comments.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

Motion by Manager/Deputy Recorder Warnke to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 10:00 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

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.