

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
April 28, 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 9:05 a.m. The meeting was held April 28, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager/Deputy Recorder Shawn Warnke, and Director Paul Fulgham were in attendance. Director Marc Christensen was excused.

1. Approval of agenda:

**Motion by Engineer Breinholt to approve the April 28, 2010 agenda.** Motion seconded by Director Fulgham. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke – aye, and Director Fulgham – aye. Motion approved.

2. Approval of minutes: April 21, 2010.

**Motion by Manager/Deputy Recorder Warnke to approve the minutes of April 21, 2010.** Motion seconded by Engineer Breinholt. 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 the Elliott Estates Subdivision – Sally Simmons and Johnston Engineering

Sally Simmons and Ben Johnston from Johnston Engineering were not present for the meeting.

b. Discussion of possible development at Lookout Point – Cal Osborne and Zan Summers

Chairman Bench stated that the development plan is for an RV Park and a motel on a piece of property located in the county within the City's future annexation policy plan. Chairman Bench stated that the greatest issue with this plan will be with the sewer and stated that they have discussed the possibility of putting in a septic system if the Health Department and State will approve it. Mr. Summers asked if the City would allow a temporary septic system within city limits. Chairman Bench stated that since the sewer line is greater than 300 feet away from the property the City would allow a septic system as long as the Health Department approves it. Director Fulgham stated that the Health

Department may require them to pipe the septic system downstream because of the Salt Creek.

4. Comments/Reports:

a. Chairman/Building Inspector - Steve Bench

No comments.

b. City Engineer - Chris Breinholt

No comments.

c. City Manager/Deputy Recorder – Shawn Warnke

Manager/Deputy Recorder Warnke stated that we need to submit a project application for the UDOT Small Urban Project and is considering either 10<sup>th</sup> North or Iowa String. Director Fulgham stated that Iowa String needs to be widened with curb and gutter and sidewalk added but there are drainage issues that would have to be addressed. Engineer Breinholt stated that 10<sup>th</sup> North would have to be completely rebuilt.

d. Public Works Director – Paul Fulgham

No comments.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

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