

TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
January 8, 2014

Members Present:

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

Chairman Bench called the Land Use Authority Board Meeting to order at 9:03 a.m. The meeting was held January 8, 2014, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke (arrived at 9:04 a.m.), Director Paul Fulgham, Director Marc Christensen, and Deputy Recorder Linsey Nessen were in attendance.

1. Approval of agenda:

Motion by Director Fulgham to approve the January 8, 2014 agenda. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: December 4, 2013

Motion by Director Fulgham to approve the minutes of December 4, 2013. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

a. Approval of 2014 Annual Meeting Schedule.

Motion by Director Fulgham to approve the 2014 Annual Meeting Schedule. Motion seconded by Director Christensen. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Manager Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

b. Walk ins*

No walk ins.

4. Comments/Reports:

- a. Chairman/Zoning Administrator – Steve Bench

No comments.

- b. City Engineer – Chris Breinholt

No comments.

- c. Recreation Director – Marc Christensen

No comments.

- d. Public Works Director – Paul Fulgham

No comments.

- e. City Manager – Shawn Warnke

Manager Warnke stated that he had a conversation with City Attorney Dustin Ericson about the incomplete subdivision list and that Attorney Ericson would be available by phone if the Board wanted to reach out to him to discuss the list. Engineer Breinholt stated that at this point, nothing on the list has changed except for River Valley Subdivision. Engineer Breinholt asked if Chris Sorensen of Sorensen Subdivision has completed his work. Director Fulgham stated that he has not.

Manager Warnke asked what to do about those developers that the City hasn't heard from and suggested going back to the City Council to discuss it. The list includes: Tremonton Place, which still must complete the detention pond, park strip, sprinkler system, lawn, concrete pad, spillway, and sidewalks around the pond; River Valley still needs chip seal on Phase 5 and 6, Holmgren Estates East needs chip seal; Heritage Estates Phase 3, 4, and 5 needs chip seal; Garfield Subdivision needs chip seal; and Archibald Estates needs chip seal and sidewalks along the detention basin and the City will sprinkle and sod the basin after its graded. Chairman Bench stated that he will try contacting the developer of Tremonton Place. Engineer Breinholt stated that the inactive subdivisions he has listed are La Vista, Archibald Estates H, Lookout Point, Garfield Subdivision Phase 2, Country View Estates Phase 2, and Cozy Corner.

Manager Warnke stated that they will plan to discuss the unfinished subdivision list at the first City Council meeting in February.

- 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 9:22 a.m.

The undersigned duly acting and appointed 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. Minutes prepared by Linsey Nessen.

Dated this 19th day of March, 2014



Darlene S. Hess, 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.