

**Tremonton City Corporation
Land Use Authority Board
November 19, 2008**

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Dustin Ericson, City Attorney
Rich Woodworth, City Manager
Dottie Garn, Deputy Recorder

Members excused:

Paul Fulgham, Public Works Director

Steve Bench called the Land Use Authority Board Meeting to order at 9:06 a.m. The meeting was held November 19, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Dustin Ericson, Rich Woodworth and Dottie Garn were in attendance.

1. Approval of agenda

Rich Woodworth moved to approve the agenda. Chris Breinholt seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Rich Woodworth - aye. Motion approved.

2. Approval of minutes: October 08, 2008; October 15, 2008; October 29, 2008

Steve Bench moved to approve the minutes. Dustin Ericson seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Rich Woodworth - aye. Motion approved.

3. New Business:

a. Jay Stocking – Preliminary

Jay Stocking gave Steve Bench a copy of a sketch for River Valley Phase 6, with changes added due to location requirements for the Utah Housing development. **Rich Woodworth moved to approve the concept so as to proceed to preliminary approval.** Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Rich Woodworth - aye. Motion approved. Dustin Ericson abstained from voting.

b. Walk ins - Concept review only

There were no walk-ins.

4. Utilities

There were no issues at this time.

5. Comments/Reports:

a. Building Inspector - Steve Bench

Steve Bench gave the Board members the plats for the development east of the Crossroads, the Hulce Development. The units are oversized compared to others. There are 4 units with 6 town homes each, which will be 24 units total.

b. City Engineer - Chris Breinholt

Mr. Breinholt has prepared the Quit-Claim Deed to dedicate the stub end road to the two property owners, Blaine Williams and Luella Bateman, at 225 South.

c. Public Works Director - Paul Fulgham

Paul Fulgham was excused from this meeting.

d. Rich Woodworth - City Manager

Rich Woodworth would like a cost estimate on constructing the Tremont Street curb so it extends out further to the south, building a small peninsula and some parking strips. Mr. Woodworth suggested the City could paint in angle parking, and leave enough room for the trucks to back in to the docking area at Ridley's.

Mr. Woodworth would like Dustin Ericson to get the legal description for the easement, at 2000 West and approximately 600 North, the City is selling to Rocky Mountain Power. Mr. Woodworth also stated the City will give Charlie Taylor right of access along the whole protection strip.

e. City Attorney - Dustin Ericson

Mr. Ericson has completed the T & M Easement Agreement for the railroad crossing, and gave it to Rich Woodworth.

6. Public comments:

There were no public comments.

7. Adjournment

Chris Breinholt moved to adjourn at 9:58 a.m. Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye , Dustin Ericson - aye, Rich Woodworth - aye. Motion approved.

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 10th day of December, 2008.

Dottie Garn, Deputy Recorder