

**Tremonton City Corporation
Land Use Authority Board
December 17, 2008**

Members Present:

Steve Bench, Building Inspector
Chris Breinholt, City Engineer
Dustin Ericson, City Attorney
Paul Fulgham, Public Works Director
Rich Woodworth, City Manager
Dottie Garn, Deputy Recorder

Steve Bench called the Land Use Authority Board Meeting to order at 9:06 a.m. The meeting was held December 17, 2008, in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Steve Bench, Chris Breinholt, Dustin Ericson, Paul Fulgham, Rich Woodworth and Dottie Garn were in attendance.

1. Approval of agenda

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

2. New Business:

a. 3625 West 1000 North, 1 acre split into 2 lots - Jonathan White

Jonathan White would like to split a 1 acre lot into 2 half-acre lots. The Board discussed with Mr. White the access to the lots and each lot will have it's own access, Mr. White also has his own access. **Rich Woodworth motioned to approve the preliminary lot split and recommend to Planning Commission.** Paul Fulgham seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - aye, Rich Woodworth - aye. Motion approved.

b. Ridley's sign and Carl & Don's entry - Quit Claim Proposal

Rich Woodworth said Carl & Don's Enterprises would like to take the Ridley's right-of-way, coming in on the north, and give it to the City. The right-of-way can't be dedicated as a roadway because of UDOT issues, and also snow removal issues. Chris Breinholt said there is no advantage to the City. Mr. Woodworth asked Dustin Ericson if the City can accept it but have a long term agreement that Ridley's maintain the sign in lieu of rent, and Ridley's be responsible for snow removal. Mr. Ericson said that is possible.

c. Walk-ins - Concept Review only

There were no walk-ins.

3. Unfinished Business:

a. Mountain View PUD - Final

Steve Bench said the Board will table this item until a later date.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Mr. Bench had nothing further to discuss.

b. City Engineer - Chris Breinholt

Mr. Breinholt had nothing further to discuss.

c. Public Works Director - Paul Fulgham

Mr. Fulgham had nothing further to discuss.

d. Rich Woodworth - City Manager

The Board discussed the new hospital. The hospital administration does not want to give the City the construction easement on 10th West or on 10th North.

e. City Attorney - Dustin Ericson

Mr Ericson had the Board read the letter to 3-D Construction.

5. Public comments:

There were no public comments.

6. Adjournment

Paul Fulgham moved to adjourn the meeting at 9:54 a.m. Steve Bench seconded the motion. Steve Bench - aye, Chris Breinholt - aye, Dustin Ericson - aye, Paul Fulgham - 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 21st day of January, 2009

Dottie Garn, Deputy Recorder