

**Tremonton City Corporation
Land Use Authority Board
April 22, 2009**

Members present:

Chairman/Building Inspector - Steve Bench

City Engineer - Chris Breinholt

Mayor, Max Weese

City Attorney - Dustin Ericson

Deputy Recorder - Dottie Garn

Chairman Bench called the April 22, 2009 Land Use Authority Board Meeting to order at 9:00 a.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, City Engineer Chris Breinholt, Mayor Max Weese, City Attorney Dustin Ericson, and Deputy Recorder Dottie Garn were in attendance.

1. Approval of agenda

Chairman Bench noted that Director Fulgham had asked to be excused from the meeting. He then asked if there were any changes or corrections to the April 22, 2009 agenda? No comments were made.

Motion by Chris Brienholt, to approve the April 22, 2009 agenda. Motion seconded by Attorney Ericson. Vote: Mayor Weese - aye, Steve Bench - aye, Chris Breinholt - aye, and Dustin Ericson - aye. Motion approved

2. Approval of minutes: March 11, 2009; April 8, 2009

Approval of the minutes for March 11, 2009 and April 8, 2009, were tabled until the next meeting.

3. Unfinished Business:

a. River Valley Phase 6 - Final, Jay Stocking

Jay Stocking was present to review the River Valley Phase 6 Final. The Board discussed the drainage issues on the property. Mr. Brienholt had Mr. Ericson review an agreement concerning landowners and the discharge of water. Mr. Ericson said there will need to be an amendment to the current agreement or have a new one prepared.

Motion by Chris Brienholt, to approve the River Valley Phase 6 Final. Motion

seconded by Mayor Weese. Vote: Mayor Weese - aye, Steve Bench - aye, Chris Breinholt - aye. Dustin Ericson abstained from voting.. Motion approved.

4. Comments/Reports:

a. Building Inspector - Steve Bench

Mr. Bench stated that FEMA has redone their flood zone and would like the City to rejoin the FEMA's Flood Plane Organization. It costs nothing to join, and involves completion of a one page application. John Crofts is going to e-mail the application to Steve Bench. The Board questioned if being a part of the FEMA Flood Plane Organization would be required to buy flood insurance? Mr. Bench indicated it would be the banks that would decide that. The Board discussed advantages of re-joining the program. Mayor Weese and Mr. Bench will attending a meeting regarding this item next Tuesday at 3:00 p.m. in Brigham City. Should the City decide to commit to be in the program, it will need to be adopted by Resolution. The City will also need to maintain the map and have it available to the public.

b. City Engineer - Chris Breinholt

The Board discussed the new development at the old hospital including the easement and property lines.

c. Public Works Director - Paul Fulgham

Mr. Fulgham was not present.

d. Max Weese – Mayor

Mayor Weese had nothing further to discuss

e. City Attorney - Dustin Ericson had nothing to discuss.

City Recorder, Darlene S. Hess, was present to discuss a possible annexation of property to be used for the Tremonton LDS Stake Center Project. There are four parcels of land involved, but the architect for this project, Brian Bott, had inquired about the feasibility of annexing only one of the parcels. Ms. Hess explained that the City cannot annex the single parcel as it is not contiguous and doing so would create an unlawful peninsula of unincorporated land. Mr. Ericson was asked to write Mr. Bott and explain the situation to hem. If annexing the entire parcel within the time frame required for the project is a problem due to time restraints, the City could offer to provide utility services within the proposed annexation area, if need be, until the annexation process can be completed.

5. Public comments: This is an opportunity to address the Staff regarding your concerns or ideas. Please limit your comments to five minutes.

There were no public comments.

6. Adjournment

The meeting was adjourned by consensus at 9:55 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.

Dated this 13th day of May, 2009.

Darlene S. Hess, City Recorder