

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
December 30, 2009**

Members Present:

Steve Bench, Chairman/Zoning Administrator  
Chris Breinholt, City Engineer  
Shawn Warnke, City Manager/Deputy Recorder  
Marc Christensen, Recreation Director

Chairman Bench called the Land Use Authority Board Meeting to order at 9:10 a.m. The meeting was held December 30, 2009, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager Shawn Warnke, Director Marc Christensen, and Recorder Darlene Hess were in attendance. Director Fulgham was excused from the meeting.

1. Approval of agenda:

Chairman Bench asked if there were any changes to the agenda. No comments were made.

**Motion by Engineer Breinholt to approve the December 16, 2009 agenda.**

Motion seconded by Director Christensen. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, and Director Christensen - aye. Motion approved.

2. Approval of minutes: December 9, 2009.

Chairman Bench asked if there were any changes or corrections to the minutes? Engineer Breinholt said they had obtained the correct dimensions for a private drive in Item 3d, paragraph two - "The private drive must be 30 to 50 feet wide" to read "The private drive must be a minimum of 24 feet in width and a standard road is 50 feet wide."

**Motion by Chairman Bench to approve the minutes of December 16, 2009 with changing Item 3d, paragraph two - "The private drive must be 30 to 50 feet wide." to read "The private drive must be a minimum of 24 feet in width and a standard road is 50 feet wide."**

Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, and Director Christensen - aye. Motion approved.

3. Unfinished Business:

a. Discussion and consideration of approving the amendment of the River Valley Subdivision - Preliminary/Final - Mike Hugie.

Mr. Hugie is in the process of amending the plat of his development to subdivide apartments to town homes. Chairman Bench asked Mr. Hugie to provide the Board with a Title Report along with his Home Owners Association Covenants.

Recorder Hess left the meeting at 9:32 a.m.

The Board informed Mr. Hugie that the amended plat would now need to go to the Planning Commission for approval. Notices will need to be given to the adjacent property owners stating the changes he plans to make and giving them ten days to send in any written objections. If the Planning Commission receives any objections, then a Public Hearing will need to be scheduled and posted.

Chairman Bench informed Mr. Hugie that the next Planning Commission meeting will be held January 12, 2010 at 5:30 p.m.

**Motion by Chairman Bench to approve the amended River Valley Subdivision Plat.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, and Director Christensen - aye. Motion approved.

4. New Business:

- a. Discussion and consideration of the approval of the 2010 Annual Land Use Authority Board Meeting Schedule.

Chairman Bench asked if there were comments on the 2010 Meeting Schedule. No comments were made.

**Motion by Manager Warnke to approve the 2010 Annual Land Use Authority Board Meeting Schedule.** Motion seconded by Director Christensen. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, and Director Christensen - aye. Motion approved.

- b. Walk ins\*

No walk-ins.

5. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

No comments.

- b. City Engineer - Chris Breinholt

No comments.

- c. Recreation Director - Marc Christensen

No comments.

- d. Public Works Director - Paul Fulgham

Excused.

- e. City Manager - Shawn Warnke

Manager Warnke informed the Board that he had received an email from the LDS Church regarding the transfer of their land. City Attorney, Dustin Ericson, has reviewed and approved the Dedication Deed. The Board then reviewed the Dedication Deed along with the public and private right of ways and easements. Manager Warnke said the deed is fine as it is; it just needs to be signed.

Manager Warnke said he had received comments from Director Fulgham regarding the ordinance revisions. The Board asked Manager Warnke if he would review all of the comments which come in and then prepare a draft for the Board to review.

- 6. Public comments: Comments limited to five minutes.

No public comments.

- 7. Adjournment:

**Motion by Manager Warnke to adjourn the meeting.** Motion seconded by consensus of the Board. The meeting adjourned at 10:12 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.