

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
March 31, 2010**

Members Present:

Steve Bench, Chairman/Zoning Administrator  
Chris Breinholt, City Engineer  
Paul Fulgham, Public Works Director  
Marc Christensen, Recreation Director

Chairman Bench called the Land Use Authority Board Meeting to order at 9:00 a.m. The meeting was held March 31, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Director Paul Fulgham and Director Marc Christensen were in attendance. Manger/Deputy Recorder Shawn Warnke was excused.

1. Approval of agenda:

**Motion by Engineer Breinholt to approve the March 31, 2010 agenda.** Motion seconded by Director Fulgham. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: March 17, 2010.

**Motion by Director Fulgham to approve the minutes of March 17, 2010.** Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

a. Discussion and consideration of a final approval for East Tremonton Estates Subdivision – Jonathan Grover

Director Fulgham stated that the water line that can be tapped into is on the south side of the road and that the line they run for their fire hydrant will need to be a 6” minimum and that they may tap off of this 6” line for their water meter service lines. Jonathan Grover stated that he thought the meters could be placed in the back easement. Director Fulgham stated that they need to be placed at the property line along the State Highway so the City can maintain them and that a separate 1” to 1 ½” line will need to be run to each lot from the meter depending on the distance.

Engineer Breinholt stated that the sewer line is private and asked that Don Johnston label it as private on the construction drawings. Engineer Breinholt

also asked whether the access is an existing access to the state road. Mr. Grover stated that UDOT said they would approve them to use the same access.

**Motion by Director Fulgham to approve the final for the East Tremonton Estates Subdivision.** Motion seconded by Director Christensen. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Director Fulgham - aye and Director Christensen - aye. Motion approved.

b. Review of FEMA Flood Plain Map

Chairman Bench stated that the review of the FEMA Flood Plain Map will be discussed next meeting when Manager/Deputy Recorder Warnke is in attendance.

c. Walk ins\*

The Board consulted with Don Johnston.

4. Comments/Reports:

a. Chairman/Building Inspector - Steve Bench

No comments.

b. City Engineer - Chris Breinholt

No comments.

c. Public Works Director – Paul Fulgham

No comments.

d. Recreation Director – Marc Christensen

No comments.

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 9:25 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

\_\_\_\_\_  
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.