

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
April 7, 2010**

Members Present:

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

Chairman Bench called the Land Use Authority Board Meeting to order at 9:05 a.m. The meeting was held April 7, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Director Paul Fulgham, Director Marc Christensen, and Recorder Darlene Hess were in attendance. Manager/Deputy Recorder Warnke was excused.

1. Approval of agenda:

**Motion by Director Fulgham to approve the April 7, 2010 agenda.** Motion seconded by Director Christensen. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: March 31, 2010.

**Motion by Director Fulgham to approve the minutes of March 31, 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. Review of Lot Line Adjustment for property at 350 north.

Chairman Bench stated that there is a parcel of property at 350 North 400 West that has been deeded to the City. The parcel encroaches into 350 North and the City would like to do a Lot Line Adjustment whereby the City will retain all of the property within the 350 North right-of-way. The then adjusted parcel would be deeded to the adjacent owner. Engineer Breinholt stated that there is not enough description to know where the right of way should be so it will need to be surveyed before the Adjustment can occur.

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\*

Ben Johnston brought the plans for Spring Hollow Subdivision and the Christensen Pond. Mr. Johnston asked if they can re-route the drain line to relieve some of the pressure off of the line they are planning to use for an overflow. Director Fulgham stated that would work if they can get it to the storm drain. Mr. Johnston brought the Engineer's Estimate for the Spring Acres – Pond. Mr. Christensen asked if they could start the bidding process as they want to bid the subdivision and pond together. Director Fulgham stated that since public funds are being used to fund Tremonton's portion, the City has to follow certain laws set by the state and suggested they speak with Shawn concerning the bidding process. Chairman Bench told Mr. Johnston to bring the preliminary for the subdivision to the next meeting.

Mr. Johnston brought the plans for East Tremonton Estates to show that he has made the necessary changes the board asked of them at the March 31, 2010 meeting by marking the sewer line as a private line and marking the lines running to each lot as 1 ½" lines.

Mr. Johnston also brought the plans for the Elliott Estates Subdivision. Mr. Johnston asked if they are going to be required to put curb and gutter in on the main road. Engineer Breinholt stated that they will have to sign a deferral agreement to pay their portion of the curb and gutter, the 15" storm drain pipe, and the widening of the road. Chairman Bench stated that they will have to put in the sidewalk and tie it into the church's sidewalk.

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.

- e. City Recorder – Darlene Hess

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 9:45 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.