

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
April 21, 2010**

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 9:05 a.m. The meeting was held April 21, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager/Deputy Recorder Shawn Warnke, and Director Marc Christensen were in attendance. Director Paul Fulgham was excused.

1. Approval of agenda:

Motion by Engineer Breinholt to approve the April 21, 2010 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: April 7, 2010.

Motion by Director Christensen to approve the minutes of April 7, 2010. Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke – aye, and Director Christensen – aye. Motion approved.

3. New Business:

- a. Discussion and consideration of approving a Concept Plan for the Elliott Estates Subdivision – Sally Simmons and Johnston Engineering.

Sally Simmons and Ben Johnston from Johnston Engineering were not present for the meeting.

- b. Review of Lot Line Adjustment for property at 350 north.

Manager/Deputy Recorder Warnke stated that the City will need to get cost estimates for the survey work needed on the parcel at 350 North to adjust the lot line so that it is out of the right-of-way and deed the portion of property that is out of the right-of-way to the adjacent owner. Engineer Breinholt stated

that according to state statute a lot line adjustment can only be done on interior lot lines and not on an outer boundary line like in this case and that the City would have to subdivide in order to create the two separate parcels.

Manager/Deputy Recorder Warnke asked Engineer Breinholt to get cost estimates for surveying the boundary lines of the parcel and where the right-of-way sits.

- c. Review of FEMA Flood Plain Map

The Board reviewed and discussed the FEMA Flood Plain Map.

4. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

No comments.

- b. City Engineer - Chris Breinholt

No comments.

- c. City Manager/Deputy Recorder – Shawn Warnke

No comments.

- d. Recreation Director – Marc Christensen

No comments.

5. Public comments: Comments limited to five minutes.

No public comments.

6. Adjournment:

Motion by Manager/Deputy Recorder Warnke to adjourn the meeting. Motion seconded by consensus of the Board. The meeting adjourned at 9:40 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.