

**TREMONTON CITY CORPORATION  
LAND USE AUTHORITY BOARD  
May 19, 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 May 19, 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 May 19, 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: May 12, 2010.

Director Christensen stated that Item 3a paragraph two should read “Manager/Deputy Recorder Warnke asked why some lots are deeper than others.”

**Motion by Engineer Breinholt to approve the minutes of May 12, 2010 with changing Item 3a paragraph two to read “Manager/Deputy Recorder Warnke asked why some lots are deeper than others”.** Motion seconded by Director Fulgham. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

a. Discussion of curb and parking situation at 111 West 100 South – Micah Capener.

Micah Capener stated they are planning on removing the planters sitting in front of the building and cutting the sidewalk back in order to make diagonal parking in front of their building. Director Fulgham stated that they will have to look at the street section to see if it is wide enough and if it causes any traffic

hazards they will have to run it past the traffic advisory board. Director Fulgham also stated that the diagonal parking that was on the east side of the apartments on 100 West hasn't been repainted because the fire trucks would not be able to exit the fire station if cars were parked in those spots. Mr. Capener stated that they are not looking to make parking on both sides of the building, just in front. Director Fulgham stated that the drive in front of the garage will need to be left open. Chelsea Capener stated that angle parking will not be made in front of the garage. Chairman Bench stated that engineering will take a look at it and see what is feasible.

- b. Discussion and consideration of approving a preliminary for Elliott Estates Subdivision – Johnston Engineering.

Engineer Breinholt stated there is not room for a left turn lane coming from the south and turning into the subdivision but that it is not worth widening it for only the first four lots. Director Fulgham stated that as more homes come in and create more traffic there, a left turn lane will need to be added in the future for safety reasons.

**Motion by Director Fulgham to approve a preliminary for Elliott Estates Subdivision Phase 1 with a deferral agreement for curb and gutter, widening the road to the curb, and an extension of the storm drain.**

Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

- c. Discussion and review of Concept Plan for Bear River Health Subdivision – 10-001LUA.

Chairman Bench stated that the Health Department has submitted an application and he will call Hansen Engineering to get the process going.

- d. Walk ins\*

No walk ins.

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 Engineer Breinholt 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

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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.