

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
May 26, 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 May 26, 2010, in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Chairman Steve Bench, Engineer Chris Breinholt, Manager/Deputy Recorder Warnke, and Director Marc Christensen were in attendance. Director Paul Fulgham was excused.

1. Approval of agenda:

Motion by Manager/Deputy Recorder Warnke to approve the May 26, 2010 agenda. Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: May 19, 2010.

Motion by Director Christensen to approve the minutes of May 19, 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 of Concept Plan for Camelot Inn – Arthur Morais.

Arthur Morais stated that he is interested in purchasing the piece of property at 351 E Main Street in Tremonton and is proposing to build a six unit Inn with a self check-in system he has created that requires little labor. Mr. Morais stated that travelers book their room online and are given a booking reference number, the address to the building, and the building entrance code and can then do their own self check-in at any time of night.

Manager/Deputy Recorder Warnke stated that this particular piece of property is in FEMA's flood zone. Engineer Breinholt stated that if Mr. Morais were to build there he would be required to maintain flood insurance.

Manager/Deputy Recorder Warnke also asked about utilities for the property. Mr. Morais read from the property listing that sewer and water are stubbed.

Chairman Bench stated that before the board can move ahead with the approval process Mr. Morais will need to meet with UDOT concerning getting access to the property off of Main Street. Mr. Morais stated that he has a meeting with UDOT on June 6, 2010 and asked that the Board provide him with a letter to take to UDOT stating that the City is aware of his proposal for Camelot Inn.

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

Manager/Deputy Recorder Warnke stated that going forward the City may want to take the pro-rata share of the improvement costs set forth in the deferral agreement and put them in an escrow account to be reserved for when the improvements are done.

Ben Johnston from Johnston Engineering stated that the name of the subdivision has been changed from Elliott Estates Subdivision to Pheasant Run Subdivision. Chairman Bench stated that the Board cannot go forward with approving the Final for Pheasant Run Subdivision because the preliminary has not gone before the Planning Commission for approval yet.

- c. Discussion and consideration of approving a Preliminary for Pingle Subdivision – Johnston Engineering.

Ben Johnston stated that he did have curb and gutter drawn in on the plans following the subdivision along Iowa String but has taken them off due to four large trees and an open ditch in the area where the curb and gutter would go. Engineer Breinholt stated that the curb and gutter will need to be put back on and that the Board will not approve the preliminary until they have had a chance to go out and look at the property and assess the situation. Mr. Johnston asked that this item be put back on the agenda for next Wednesday's meeting.

- 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. 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 10:35 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.