

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
June 16, 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 June 16, 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:

Chairman Bench stated that Item 3b “Discussion and consideration of approving a Final for Pingel Subdivision” and Item 3c “Discussion of Title II Amendments to the Subdivision Code” will be tabled until next meeting. Motion by Chairman Bench to approve the June 16, 2010 agenda with the noted changes. 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: June 2, 2010.

Engineer Breinholt stated that Item 3a second paragraph should read “Engineer Breinholt stated that the trees along Iowa String won’t be an issue because the 16 ½ feet pushes the right of way to the west. Motion by Director Christensen to approve the minutes of June 2, 2010. Motion seconded by Manager/Deputy Recorder Warnke. 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 Final for Pheasant Run Subdivision - Johnston Engineering.

Ben Johnston stated that he has drawn in a 10” sewer line at a slope of .02 and will connect the west end of the line into the line on the east side of the freeway. Engineer Breinholt stated that he didn’t think a .02 slope would

serve the homes of the subdivision very well and stated he would like to look at some master plans for that area and talk with Director Fulgham about the sewer line.

Manager/Deputy Recorder Warnke stated that improvements along Iowa String will either need to be put in by the Simmons' or paid for up front rather than doing a deferral agreement as per the development code. Mr. Johnston said that the Simmons' will be willing to do either.

Manager/Deputy Recorder Warnke asked that it be noted that the driveways on Lots 1 and 2 will not come off onto Iowa String. Mr. Johnston stated that the addresses are only facing north and south but that he will also make a note.

Manager/ Deputy Recorder Warnke stated that he would also like to see language on the plat addressing the temporary easements stating that they will be released upon the recording of the next phase as long as the next phase covers that area of the plat.

Motion by Engineer Breinholt to approve a Final for Pheasant Run Subdivision Phase 1 subject to the engineer's review. Motion seconded by Director Christensen. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke - aye, and Director Christensen - aye. Motion approved.

b. Walk ins*

Karen Stokes and Roberta Fronk came in to speak to the board about the museum property. Chairman Bench stated that the museum property is zoned as R1-8, which means the building will have to sit 25' away from the sidewalk on both sides.

Manager/Deputy Recorder Warnke stated that there is a process that needs to occur and suggested they go to the City Recorder Darlene Hess first to get the resolution for the museum property. Chairman Bench stated they should also find an architect to do a rendering of what they want the building to look like to give the Council an idea of their plans.

4. Comments/Reports:

a. Chairman/Building Inspector - Steve Bench

No comments.

b. City Engineer - Chris Breinholt

No comments.

- c. Recreation Director – Marc Christensen

No comments.

- d. Public Works Director – Paul Fulgham

No comments.

- e. Manager/Deputy Recorder – Shawn Warnke

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 10:00 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.