

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

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Shawn Warnke, City Manager/Deputy Recorder
Paul Fulgham, Public Works Director
Marc Christensen, Recreation Director

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

1. Approval of agenda:

Motion by Director Fulgham to approve the July 21, 2010 agenda. Motion seconded by Director Christensen. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

2. Approval of minutes: June 30, 2010.

Motion by Director Christensen to approve the minutes of June 30, 2010. Motion seconded by Engineer Breinholt. Vote: Chairman Bench - aye, Engineer Breinholt - aye, Manager/Deputy Recorder Warnke – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

a. Discussion and consideration of 350 North Lot Line Adjustment and Road Dedication.

Chairman Bench stated that since the property at 350 North is not a typical subdivision with a boundary and an adjustment wouldn't create a parcel to build on that a lot line adjustment could be done. Engineer Breinholt asked how the City wants to approach the adjustment as there are a couple of different options. Chairman Bench suggested just doing a lot line adjustment plat would be easiest.

Manager/Deputy Recorder Warnke asked that Chairman Bench contact Daniel Nelson about the lot line adjustment.

b. Discussion of Country View Estates Development Agreement Recording.

City Recorder Darlene Hess stated that the Country View Estates Development Agreement came back from the County because the current ownership has changed. City Recorder Hess also stated that she was told that the Mayor, City Recorder, and City Attorney need to re-sign and notarize the document but the issue is that the City has since changed Mayors. Chairman Bench stated that he spoke with Bruce Baird over a year ago about the ownership problem but that Bruce said he would get it taken care of.

Manager/Deputy Recorder Warnke stated that since the City Council has already approved the agreement that Mayor Fridal can sign it and asked that City Recorder Hess check the ownership and then ask Chad Montgomery at the County if the City can make a copy of the original signature page and gather the new signatures on it.

c. Walk ins*

No walk ins.

4. Comments/Reports:

a. Chairman/Building Inspector - Steve Bench

Chairman Bench stated that he received a phone call from the architect for the new Bear River Health Department asking about the zoning for the property which is RM-7 and asked if a conditional use permit needs to be done to allow for the Health Department to move in. Chairman Bench stated that yes they will need a conditional use permit but that it is already being taken care of in the process of approving their preliminary and final.

b. City Engineer - Chris Breinholt

No comments.

c. Recreation Director – Marc Christensen

No comments.

- d. Manager/Deputy Recorder – Shawn Warnke

Manager/Deputy Recorder Warnke asked about Sally Simmons and Pheasant Run Subdivision. Chairman Bench stated that he spoke with Sally Simmons and told her to talk to Rocky Mountain Power about getting the light pole put in.

- e. Public Works Director – Paul Fulgham

Director Fulgham asked if the Christensen Pond is ready to go out to bid. Manager/Deputy Recorder Warnke said the City is waiting to get a bid schedule from Ben at Johnston Engineering.

- 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 9:55 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.