

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
August 4, 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 August 4, 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 Engineer Breinholt to approve the August 4, 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: July 21, 2010.

Manager/Deputy Recorder Warnke stated that on Item 3b paragraph 2 it should read “Chad Montgomery at the County” and also on paragraph 1 it should state that “Chairman Bench stated that he spoke with Bruce Baird over a year ago about the ownership problem”. **Motion by Director Christensen to approve the minutes of July 21, 2010 with the noted changes.** 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 a Lot Line/Boundary Adjustment at 531 East 100 North, Lot 10 Phase I and Lot 20 Phase II of the Holmgren East Subdivision – Bret Rohde.

Bret Rohde stated that he, as the owner of Lot 10 Phase I, and the owner of Lot 20 Phase II have agreed to change the lot line between their two properties. Chairman Bench stated that the zoning is R1-10 and that Lot 20 will still meet the zoning requirements. Mr. Rohde stated that he has spoke with the County Recorder and Dustin Ericson about the Lot Line Adjustment

and that the County Recorder told him if the City would allow for a special ordinance in this case, because it's an agreement between two land owners, the County would record it. Manager/Deputy Recorder asked about PUEs. Engineer Breinholt stated that will need to be spelled out in the ordinance because they will be following the new lot lines. Chairman Bench stated that Dustin can write the ordinance and then it can be taken to the City Council to approve.

- b. Discussion of the School Neighborhood Access Plan.

Manager/Deputy Recorder Warnke stated that this item will be tabled until a future meeting when Director Fulgham is in attendance.

- c. Walk ins*

No walk ins.

4. Comments/Reports:

- a. Chairman/Building Inspector - Steve Bench

Chairman Bench stated that the Simmons' and the Rupp's will be here Friday morning at 9:30am for a pre-construction meeting. Engineer Breinholt stated that he still doesn't have the final construction drawings since Ben Johnston was still working on the design of the curb and gutter but that they can use the final set of construction drawings from before the curb and gutter was going to be done.

- 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 if Robert Nelson knows he will be gaining some additional property. Chairman Bench said he will be calling him and letting him know.

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.