

**TREMONTON CITY CORPORATION
LAND USE AUTHORITY BOARD
February 4, 2015**

Members Present:

Steve Bench, Chairman/Zoning Administrator
Chris Breinholt, City Engineer
Paul Fulgham, Public Works Director
Marc Christensen, Parks and Recreation Director
Cynthia Nelson, Deputy Recorder

Chairman Bench called the Land Use Authority Board Meeting to order at 9:03 a.m. The meeting was held February 4, 2015 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 Deputy Recorder Cynthia Nelson were in attendance. Manager Shawn Warnke was excused.

1. Approval of agenda:

Motion by Director Fulgham to approve the February 4, 2015 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: January 28, 2015

Motion by Director Fulgham to approve the minutes of January 28, 2015. Motion seconded by Engineer Breinholt. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

3. New Business:

a. Discussion and consideration of amending Tremonton Pines Subdivision Plat Phase 1 – Kurt Sadler

Mr. Kurt Sadler stated that they have received requests for two bedroom apartments, which they will be building in the next phase, but would like to amend Phase 1 to include two bedroom apartments also. This will result in a slightly smaller building with more green space. Director Fulgham asked how many buildings are already completed. Mr. Sadler stated that they have five buildings completed, with the sixth and seventh buildings being done the end of February.

Chairman Bench stated that an amendment has already been done to Phase 1 so this amendment would be Amendment 2 and asked Mr. Sadler to name the Plat Amendment 2. The street currently labeled 350 South on the Plat also needs to be changed to 320 South. Engineer Breinholt also asked that a note be added to the Plat that states what the Amendment 2 change was. Chairman Bench asked Mr. Sadler to

send the Plat to him before the mylar is printed so he can pass it on to Engineer Breinholt for his review.

Motion by Engineer Breinholt to approve Amendment 2 for Tremonton Pines Subdivision Plat Phase 1. Motion seconded by Director Fulgham. Vote: Chairman Bench – aye, Engineer Breinholt – aye, Director Fulgham – aye, and Director Christensen – aye. Motion approved.

b. Walk ins*

No walk ins.

4. Comments/Reports:

a. Chairman/Zoning Administrator – 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. City Manager – Shawn Warnke

Manager Warnke was excused from the meeting.

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 9:13 a.m.

The undersigned duly acting and appointed 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. Minutes prepared by Deputy Recorder Linsey Nessen.

Dated this 25th day of February, 2015

Darlene S. Hess

Darlene S. Hess, 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.