



**Tremonton City Corporation
City Council Meeting
July 30, 2024
Meeting to be held at
102 South Tremont Street
Tremonton, Utah**

**CITY COUNCIL SPECIAL MEETING AGENDA
6:00 p.m.**

1. Opening Ceremony
2. Introduction of guests
3. Declaration of Conflict of Interest
4. Approval of agenda
5. Approval of minutes – No minutes to approve
6. Public comments: This is an opportunity to address the City Council regarding your concerns or ideas. (Please keep your comments to under 3 minutes.)
7. Presentations:
 - a. Discussion of annexation issues and onsite wastewater permitting in and around city limits – Jordan Mathis, Bear River Health Department and Lyle Vance
8. New Council Business:
 - a. Discussion and possible action of accepting or denying the Allred Annexation Petition
9. Reports & Comments:
 - a. City Administration Reports and Comments
 - b. Development Review Committee Report and Comments
 - c. City Department Head Reports and Comments
 - d. Council Reports and Comments
10. ***CLOSED SESSIONS:***
 - a. *Strategy session to discuss the purchase of real property when public discussion of*

the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or

- b. Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
- c. Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
- d. Discussions regarding security personnel, devices or systems*

11. Adjournment

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Council may participate per Electronic Meeting Rules. Please make arrangements in advance.

Persons with disabilities needing special assistance to participate in this meeting should contact Linsey Nessen no later than 48 hours prior to the meeting.

Notice was posted July 26, 2024 a date not less than 24 hours prior to the date and time of the meeting and remained so posted until after said meeting. A copy of the agenda was delivered to The Leader (Newspaper) on July 26, 2024.

Linsey Nessen, CITY RECORDER

Onsite Wastewater Overview

Planning of healthy & sustainable
development



Onsite Wastewater Systems (OWS)

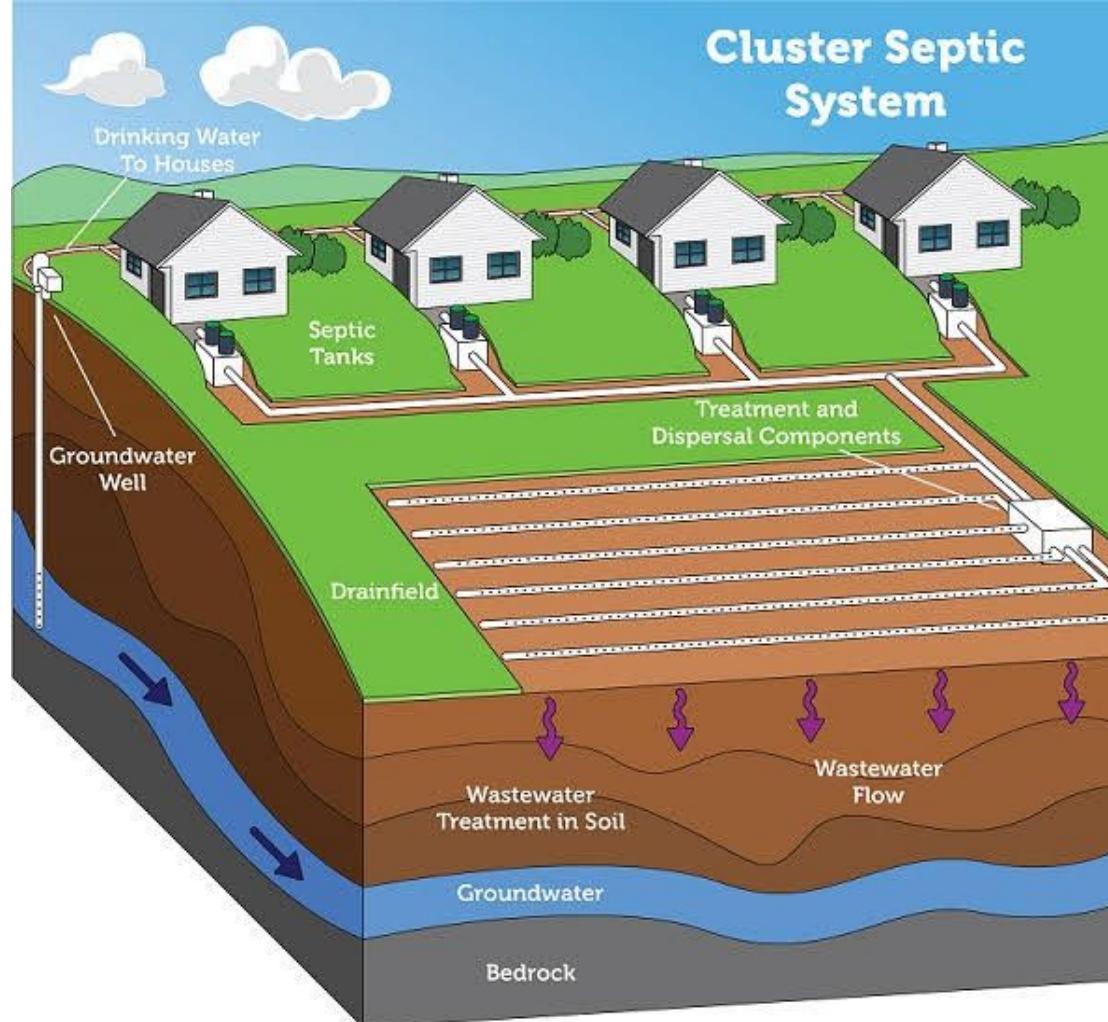
- Most commonly known as Septic Systems.
- Several different types of systems for different use cases.
- Onsite Wastewater Systems **work** and they **work well** when the **application (type)** of system is matched with the **context (environment)** of the property.
- Local health departments are required to assess the context/environment of a proposed development and **permit** it with the best application/type that will preserve and protect health, safety, and the environment.

Conventional Septic System



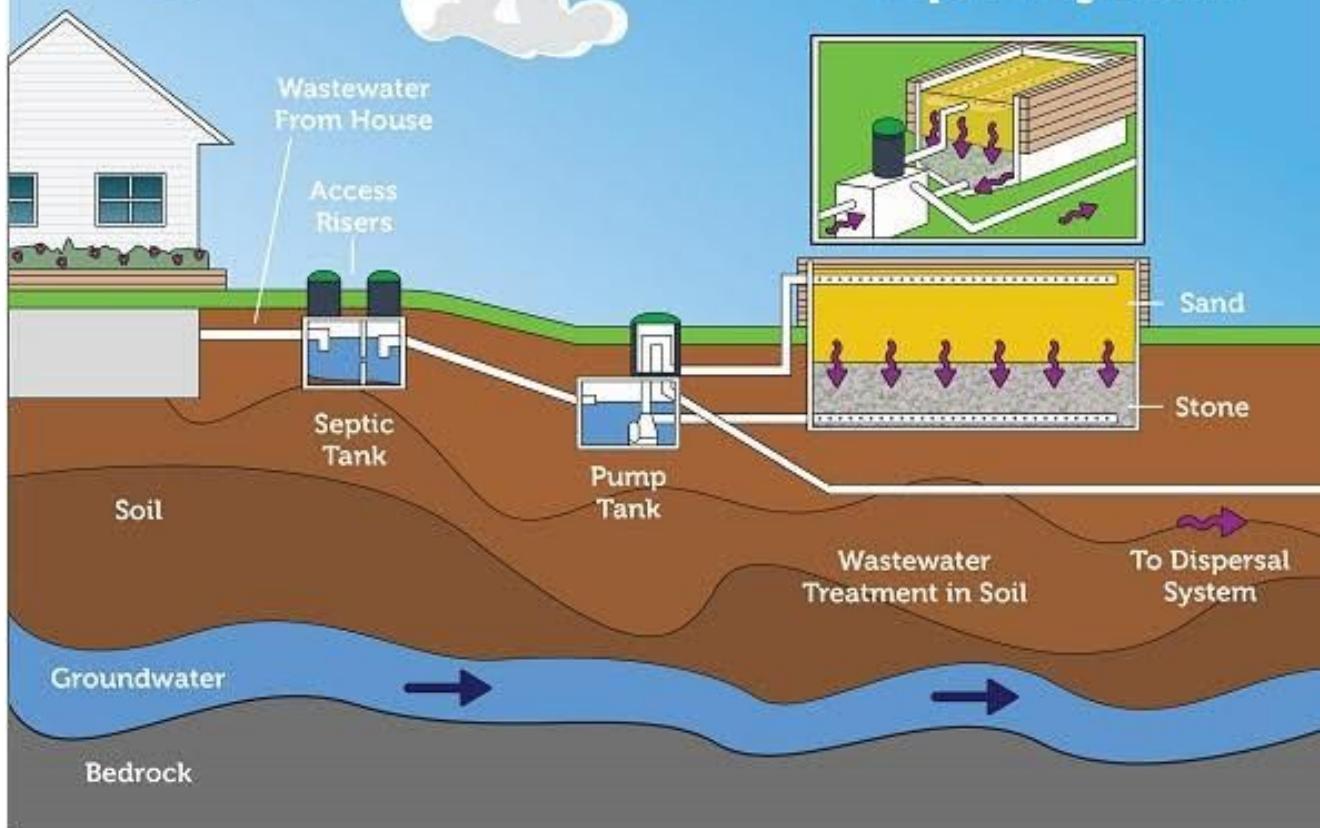
Please note: Septic systems vary. Diagram is not to scale.

Cluster Septic System



Please note: Septic systems vary. Diagram is not to scale.

Sand Filter Septic System



Please note: Septic systems vary. Diagram is not to scale.

OWS Permitting Governance

STATE

- Statute
- Rule

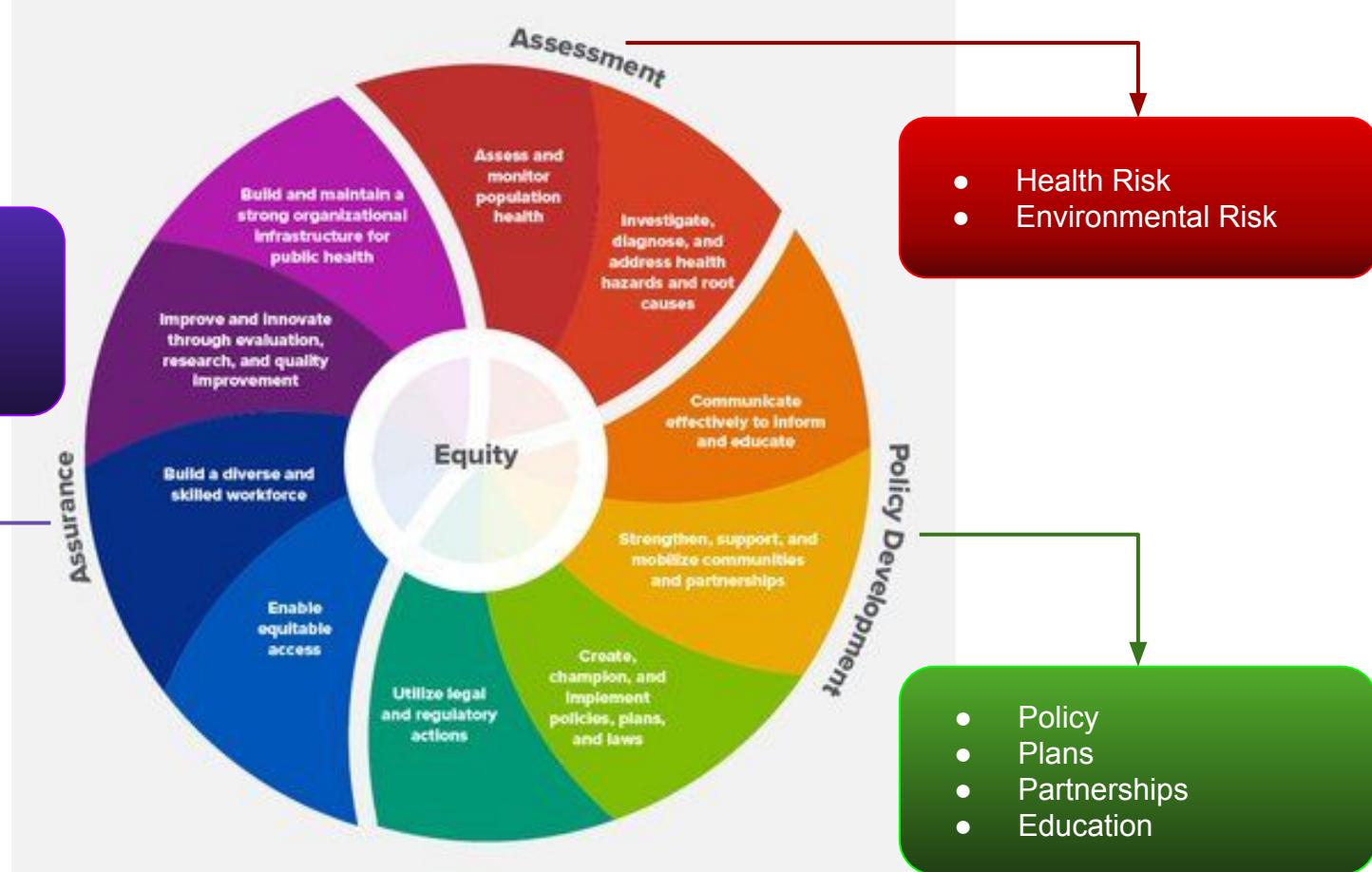
LOCAL

- County Ordinance
- Local Board of Health
 - Regulation/Standard

JURISDICTION

“a local health department has jurisdiction in all unincorporated and incorporated areas of the county or counties in which it is established and shall enforce state health laws, Department of Health, Department of Environmental Quality, and local health department rules, regulations, and standards within those areas.”

Public Health Model - Applied to OWS



Geographic Variables

- **Soil Type**
 - The Tremonton area in particular has a heavy clay loam influenced soil (mostly), which in turn requires more drainfield space.
- **Groundwater**
 - Naturally occurring groundwater
- **Other unknowns**
 - Exploration hole and perc test have limitations



Additional Variables

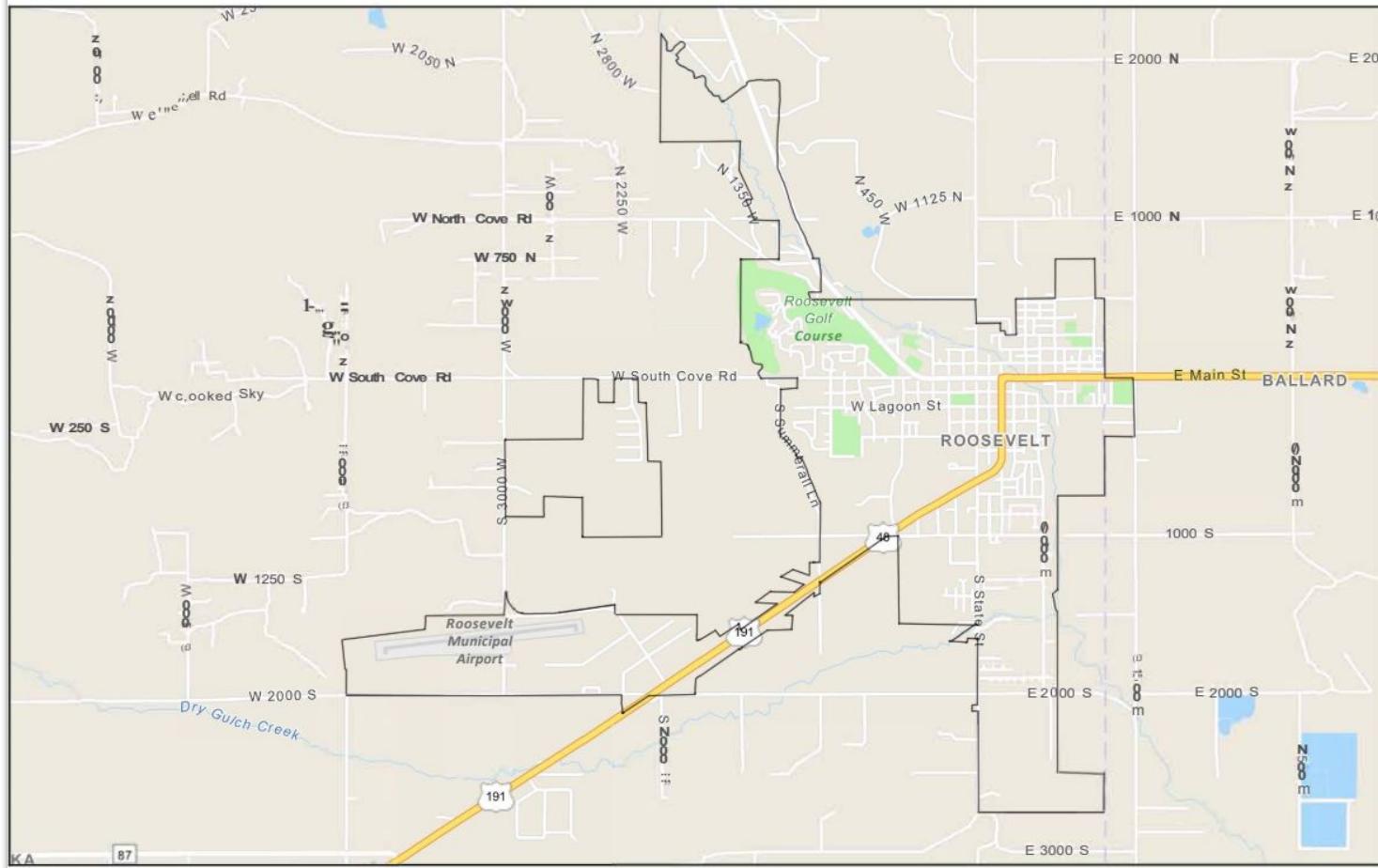
- **Land Use**
 - Density of systems
 - Onsite and surrounding irrigation practices
 - Space for the primary system, replacement area, future shed, arena, pool etc.
 - Additional flows and discharge (recreational vs primary use)
- **O & M**
 - Every landowner with a permitted OWS has taken on the responsibility of operating and maintaining a small sewer treatment facility
 - Assurance of proper treatment and disbursement

Variables Increase Vulnerability & Risk



Cautionary Tale

Roosevelt City Map- Incorporated Areas



BRHD Onsite Wastewater Standard

5.1. To support sustainable and environmentally-responsible development, all Building Lots and Subdivisions shall connect to public sewer when such sewer is available and for use, as follows:

5.1.1. Single Building Lot...300 feet of the property line.

5.1.2. Subdivision...150 feet multiplied by the number of proposed Building Lots

5.1.3. The public sewer provider will determine whether the public sewer is available for use.



PETITION FOR ANNEXATION

Recorder's Office – 102 South Tremont Street, Tremonton, UT 84337
Phone: 435-257-9506 – Fax: 435-257-9513 – www.tremontoncity.org

FEES:	Annexation Filing Fee	\$300	Receipt #:	_____
	Annexation Deposit	\$800	Date:	<u>6-5-2024</u>

Please submit the following with your application and applicable fees:

- Notice of Intent Certification from the Box Elder County Clerk
- Property legal description(s)
- An accurate and recordable plat map and one (1) regular-size (8 1/2" x 11") copy of each sheet of the annexation plat

Prior to submitting the petition and information to the City Recorder, the annexation plat should be reviewed by the Box Elder County Recorder's Office and County Surveyor and any changes should be made prior to the Annexation Plat being submitted. The review information from the County Recorder and Surveyor should accompany this petition

Name of Petitioner: Marc Allred Development Inc.
(Please Print)

Address: P.O. Box 248 Tremonton, UT 84337
Street City State Zip

Phone: 435-230-1282

Fax: _____ Email: marcallred2@gmail.com

Parcel Identification Number(s): 05-058-0074

05-058-0104

We the undersigned owners of certain real property, lying contiguous to the present municipal limits of Tremonton City, hereby submit this Petition for Annexation and respectfully represent the following:

1. That this petition is made pursuant to the requirements of Section 10-2-403, Utah Code Annotated, 1953, as amended (U.C.A.);
2. That the property subject to this petition is in an unincorporated area contiguous to the boundaries of Tremonton City and the annexation thereof will not leave or create an unincorporated island or peninsula;
3. That the signatures affixed hereto are those of the owners of private real property that:
 - a. is located within the area proposed for annexation; and
 - b. covers a majority of the private land area within the area proposed for annexation; and
 - c. Covers 100% of the private land area within the area proposed for annexation, if the area is within:
 - i. an agriculture protection area created under Title 17, Chapter 41, Agriculture and Industrial Protection Area; or
 - ii. a migratory bird production area created under Title 23, Chapter 28, Migratory Bird Production Area (after July 1, 2010); or
 - iii. is equal in value to at least 1/3 of the value of all private real property within the area proposed for annexation;
 - iv. If all the real property within the area proposed for annexation is owned by a public entity, other than the federal government, the owner of all the publicly owned real property.
4. That the signers of this petition have been designated as sponsors, one of whom is designated as the "Contact Sponsor", with the mailing address of each sponsor being indicated. (Note: If the property is owned by an LLC or Corporation and only one person is signing the petition, submit a copy of the LLC/Corporation for review to ensure that the signer has authorization to represent the group.);
5. That this petition does not propose annexation of all or a part of an area proposed for annexation in a previously filed petition that has been denied, rejected, or granted;
6. That this petition does not propose annexation of an area that includes some or all of an area proposed to be incorporated in a request for a feasibility study under Section 10-2a-202-103 U.C.A. or a petition under Section 10-2a-302 U.C.A. if:
 - a. the request for petition was filed before the filing of the annexation petition; and
 - b. the request, a petition under Section 10-2a-208 based on that request, or a petition under Section 10-2a-302 is still pending on the date the annexation petition is filed;
7. The boundaries of an area proposed for annexation shall be drawn:
 - a. if practicable and feasible, along the boundaries of existing local districts and special service districts for sewer, water and other services, along the

boundaries of school districts whose boundaries follow city boundaries or school districts adjacent to school districts whose boundaries follow city boundaries, and along the boundaries of other taxing entities;

- b. to eliminate islands and peninsulas of territory that is not receiving municipal-type services;
- c. to facilitate the consolidation of overlapping functions of local government;
- d. if practicable and feasible, to promote the efficient delivery of services; and
- e. if practicable and feasible, to encourage the equitable distribution of community resources and obligations.

8. That the property Does (does or does not) have any improvements on it; and

9. That the property (is or is not) in an Agriculture Protection Area is and is Not

10. For tax purposes, address of property owners within the annexation will be given to the various utilities.

WHEREFORE, the Petitioners hereby request that this petition be considered by the governing body at its next regular meeting, or as soon thereafter as possible; that a resolution be adopted, as required by law, accepting this Petition for Annexation for further consideration; and that the governing body takes such steps as required by law to complete the annexation herein petitioned.

DATED this 5 Day of June, 20 24.

Petitioner(s) Name(s)
Signature as it/they appear(s) on County tax roles

Address
Telephone Number

*CS:  *S: 435 230 1282

*S: _____

*S: _____

*S: _____

<u>RECORD OWNER</u>	<u>NO. OF ACRES</u>	<u>ASSESSED VALUE</u>	<u>TAX ID NO.</u>
M:D Allred Development	2.1		05-058-0074
M:D Allred Development	2.5		05-058-0104

(Attach additional sheets if necessary)