Tremonton City Corporation
City Council Meeting
November 19, 2024
Meeting to be held at
102 South Tremont Street
Tremonton, Utah

CITY COUNCIL WORKSHOP AGENDA
6:00 p.m.

1. Presentation on the findings and recommendations of the Main Street Steering Committee – Jared Lewis
2. Review of the agenda items identified on 7:00 p.m. City Council Agenda
3. ***CLOSED MEETING:***
   - ***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***

AMENDED CITY COUNCIL MEETING AGENDA
7:00 p.m.

1. Opening Ceremony: Prayer - Councilmember Lewis Pledge - Councilmember Westergard

2. Swearing in of Beau Lewis to fill the Midterm Vacancy for a Councilmember

3. Introduction of Council

4. Declaration of Conflict of Interest

5. Approval of agenda

6. Approval of minutes – October 29, 2024

7. Public comments: This is an opportunity to address the City Council regarding your concerns or ideas. (Please keep your comments to under 3 minutes)

8. New Council Business:
   a. Discussion and possible action on adopting the Tremonton City Council Annual

Meeting Schedule for Calendar Year 2025

b. Discussion and possible action on adopting Resolution No. 24-62 approving a Professional Services Agreement with Gold Cross Services, Inc. to provide Ambulance Billing Services for Tremonton City

c. Discussion and possible action on adopting Resolution No. 24-63 appointing Megan Moyer to serve on the Tremonton City Library Board and reaffirming and appointing existing Library Board Members

d. Discussion and possible action on adopting Ordinance No. 24-13 amending the Tremonton City Land Use Code Chapters 1.03 Definitions, 1.04 Land Use Appeal Authority, Chapter 1.07 Residential Zone Districts, Chapter 1.08 Commercial-Industrial Zones, Chapter 1.19 Supplementary Regulations, and Chapter 1.33 Planned Unit Development

e. Discussion of Main Street concept plan and approval for Main Street Steering Committee to move forward with further planning

9. Calendar Items and Previous Assignment
   a. Review of calendar
   b. Unfinished Business/Action Items

10. 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

11. ***CLOSED MEETING:***
   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

12. 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 November 15, 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 November 15, 2024.

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Cynthia Nelson, CITY RECORDER

TREMONTON CITY CORPORATION
CITY COUNCIL MEETING
OCTOBER 29, 2024

Members Present:
Wes Estep
Bret Rohde
Lyle Vance
Blair Westergard
Lyle Holmgren, Mayor
Bill Cobabe, City Manager
Cynthia Nelson, City Recorder

CITY COUNCIL WORKSHOP

Mayor Holmgren called the October 29, 2024 City Council Workshop to order at 4:58 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep, Rohde, Vance, and Westergard, City Manager Cobabe, and City Recorder Nelson. The following Department Heads were also present: City Planner Jeff Seedall (arrived at 4:59 p.m.), Police Chief Dustin Cordova (arrived at 5:10 p.m.), Fire Chief Brady Hansen (arrived at 5:36 p.m.), and Treasurer Sharri Oyler (arrived at 5:01 p.m.).

1. Discussion of appointing an individual to fill the midterm vacancy for Councilmember on the Tremonton City Council. (Three minutes will be allotted for each individual submitting their name for consideration to explain why they want to serve on the Council and what they have to offer the city)

   Mayor Holmgren said a few weeks ago, a vacancy was created on our Council when Councilmember Jeff Hoedt resigned. We invited interested persons to send in an letter and tell us why they would be a good fit. We have to have a decision within 30 days, so tonight we will make that decision. We have asked each candidate to prepare a three-minute presentation. The Council will have the opportunity of asking questions before moving into a closed meeting to deliberate. We will announce our decision in open meeting. We have ten candidates, who will present in order of Utah's master ballot position list.

   a. H. Jayson Beagley

   Mr. Beagley introduced himself, including his family, education, and work history. He said I have been here for six years and see a group of people who focus on community and camaraderie. Mayor Holmgren and I talked at one of the Farmer's Markets, discussing what makes a community. The answer to that is very simple. It is the people. People come and people go, while the community grows and changes. What I have seen in this community is neighbors looking out for and helping one another. It is a very close-knit community of people that believe in hard work and standing up for one another. That is the community I see here and that is the reason I wanted to put my name into this mix

for consideration. I believe with my background that I can contribute in meaningful ways and bring value to the Council.

Councilmember Estep said how do you see our community evolving in the next 10 to 20 years? Mr. Beagley said that evolution will depend on the folks that come in and who leaves. As our city grows, the community will be whatever those people bring to the mix. Finding out what that is, is very important. The folks who will be a part of that economic development on the workforce side will be an important component to how the City evolves. Opportunities will be key. If there are good opportunities, it will draw people in. For economic development we need to consider how you are going to attract your workforce. Councilmember Rohde said how can we remember, Tremonton's past and how do you look into the future? Mr. Beagley said the foundation of Tremonton comes from the folks who settled and worked hard to build what we have. The buildings along Main Street helped construct the businesses they put in place and the farms they have built. Folks really enjoy the agricultural part of the community. It is a very proud part of our history. Whatever direction we choose to evolve economically, we could attract ways to help farmers. We need to find ways to keep those active and running through generations. We also want to make sure it is documented around town. We have some great remembrance pieces at Midland Square and the cemetery. Councilmember Vance said thanks for putting your name in the hat, along with everybody else. It is great to see this much interest.

b. Ralph M. Craven

Mr. Craven provided a bio on himself. He is retired after working 40 years in various industries. He addressed his schooling, family and where he has lived. I have enjoyed life in Tremonton. I am engaged in the community and had the opportunity to wander around Main Street, talking to business owners and people who work here. Here are some of the questions I asked. How can the City help you and your business? What do you like about working for the City? How do you know you are doing a good job? I did not meet a single disgruntled person.

Councilmember Rohde asked how can we remember our past and yet look into the future? Mr. Craven said we are trying to move forward in the future and retain the culture of our small, perfect town. We need to hang onto the past. I believe one of the key things is having a tourist information center. We have lots of empty buildings on Main Street. The City could display artwork from local artists that would be available to purchase. We need new signage coming into the City on both ends. As far as the future, you guys are taking it there and I want to be a part of it. You have five values and I would suggest we narrow it down to make them real brief. We are going to hang on to the past and go into the future as we grow. We are going to have stronger financial capability here. Our Main Street needs extensive work. We have a lot of challenges ahead, but you are laying a good foundation. You just need somebody, like me, who gets things done.

Mayor Holmgren said the governor has addressed what is expected to happen in Utah in terms of population and in the next 20 years, they are planning on another 2 million people. Some of that will be in Tremonton. What skill set do you offer that can help us to

plan, responsibly for growth? Mr. Craven said first of all, we establish strong budgets based on zero-based budgets and we identify the waste and take that out. We would use it to do the things that are more creative that can help our City and the people who live here. We need a better capital plan. Every asset in this City needs to be listed and it needs to be benchmarked. We need to improve our team and performance. Employees need to leave every day knowing what they have accomplished. This helps the rest of the team grow. Our team will start to evolve into a high-performance organization. We need to look at employee training and development programs.

c. Micah Capener

Mr. Capener said I have loved serving on the Planning Commission for many years. I have learned a lot about the codes and how the City runs and the projects that have been approved over the past 20 years. He then reviewed his education background. I personally think it would be incredible to have a perspective on the Council from a business owner on Main Street that is currently, actively managing. All of you have your perspectives, which are great, but I think having multiple perspectives from all around the town will help. I have always loved Tremonton and am willing to do whatever it takes to learn and study and do the work. I feel like I can help with upgrading Main Street and some of the economic things we need to do as far as supporting and improving our local businesses, as well as recruiting additional businesses that can be advantageous from a tax perspective. We need to limit the ones that might steal our water resources. Tremonton has been a great place to live and work and we can continue to improve.

Councilmember Westergard said I can see your expertise, but what about your conflicts of interest? Mr. Capener said I think a lot of the interests are fairly aligned. Everybody wants Main Street to improve and to be better. As you look through the history, everyone on the Council has had conflicts of interest in various roles. I think the important thing is to note it and make sure everyone understands that conflict. Councilmember Rohde said how can we remember our past and what we can do to look forward to the future? Mr. Capener said I think a big part of it is our Main Street. We have to take it to the next level. We are almost at the cusp where that can make a big change as a lot of the plans that are in place, but we can do other things. The best thing our forefathers would want us to do, would be to support the existing businesses instead of thinking we need to change things. We need to support the businesses that have been here for hundreds of years. That does not mean we cannot bring in new, but we need to improve Main Street. We keep the architectural historical and continue to improve the museum and other things. It would be cool to add the Anderson's wagons and incorporate some of our history and support the farmers into the museum and some of our Main Street components.

Mayor Holmgren said we are going to grow, but how can we do this responsibly and in a way that protects open space and agriculture? Mr. Capener said the Planning Commission has been working on a PUD ordinance that will offer creative ways to have managed growth, but also focus on quality of life, which will allow us to increase density in different parts of the City. I think the real component the Council has worked on and needs to continue is sewer and water capacity. As we grow water and sewer are limiting

factors. If we continue to improve those and get the PUD ordinance in place that will allow creativity to preserve farmland by having those resources in the City.

d. Karen Ellsworth

Ms. Ellsworth said when America was in its infancy, it was run by local people, usually those who were not in survival mode and had time and education. Our founding fathers came together not as perfect people, but as people, who each had gifts to be utilized. They argued, they disagreed and agreed. They voted and had experienced government that had not worked for them. They wanted something better. They were not afraid to examine and change. Questions were asked and solutions were sought. I believe the spirit of America is with us still with the information at our fingertips. I feel like the people around us have the answers and I believe local government is best suited to provide for their people. They are most ready to pivot when things go wrong and continue forward when things go well. An issue that drove our founders was taxes. There are people in this community who are on the edge. I have heard their worry. I hope it is never taken lightly how to best spend tax dollars. We need to make sure there is no disconnect between the people who pay taxes and those who benefit from their use. I have felt the need to get involved in my community. I moved here because I love the community and desperately wanted a small-town feel. I love the community feel and the way I am treated here. I feel safe and love that you see hard work and values being taught. She then provided information on her education and work history. I care about local issues. I like to discern solutions and see the big picture. I genuinely enjoy listening to people. I have a strong moral compass and am honest. If selected I aim to work with you to help dedicate our City's time, people, land, and opportunities to growing in a manner that will increase our tax base, promote community service, and benefit our community today and in the future.

Councilmember Rohde said how do we remember our past and still look forward to the future? Mrs. Ellsworth said I love the murals around here, which give people a reason to stop. I think what we teach in our schools about the local area is a good thing. You need to learn young to value the area you live in. Controlling the growth is really important. Councilmember Westergard said we can only steer growth, what are your ideas on that? Mrs. Ellsworth said I am worried we do not have enough local businesses or bigger businesses to support the people who live here. There are not enough jobs in this space for our kids. A lot of people are going outside of Tremonton to work. That does not help with our growth. It's going to make us very unbalanced.

e. Nancy Nicholas

Ms. Nicholas explained her background and experiences. Tremonton is like the little town I grew up in. I would love to be on the Council to see the City grow and prosper. With all the building, people are just piling here, but there are not enough jobs. I would love to do my part to see more industry come in. We have to have the infrastructure to see retail businesses, services, and things we do not have. We are shopping out of town and that is not bringing revenue into our City. I would love to see those things so people can shop at home again. I have loved working on the Main Street Steering Committee and Midland Square. We have started lots of things I want to see completed.

Councilmember Rohde said how do you remember our past and future? Ms. Nicholas said 40 years ago Crossroads was a restaurant that everybody knew about as they traveled through. As we did our survey on the Steering Committee, one of the main things people wanted was restaurants. The Box Elder County Fair is one of the biggest attractions we have. People come from all over, but there are not a lot of places to eat. We need those services so more revenue would stay here. I am so excited that the Borgstrom Brothers have been recognized with the highway being renamed, but we have other veterans who have done great things for our Country. We are working on Midland Square and have money to expand that. One of the big things we worked on with the Steering Committee is wayfinding signs. We are also designing pamphlets to put in restaurants and stores so people can know where to go. We have a lot of history here. We just need to get it out. If selected I would represent this City in a positive way. If there are conflicts, I would love to resolve them.

f. Jed R. Abbott

Mr. Abbott, who has lived in Tremonton his whole life, gave background information on himself for family, work, and school. I am presently on the Steering Committee, and think we are heading down a good road. I feel it is time for me to come back and participate with the City and help move things forward.

Councilmember Rohde said how would you move things forward? Mr. Abbott said I think right now the Steering Committee is doing really good stuff and planning. If we can get that process going and get people to understand, I think that will help a lot moving forward. We need changes that will make Tremonton look more presentable. We also need to showcase other aspects because we have a lot of good things to draw people in. We could have more, but we are trying. I would like to remember Tremonton as it was when I was a kid. Things have changed a lot since then. I would like to see the stores from my youth again. Those are necessary to keep a small town feeling in our community.

g. Connie J. Archibald

Ms. Archibald said having served on the Council, I believe the position is best described as an educational experience and a service opportunity. As a citizen, I am known to have a strong passion for safety and education. Each week, I celebrate in a spirit of gratefulness as I glance through the Fire Department's weekly call summary. I can see an educated group of professionals, who work hard to prioritize safety, protect and promote health, and help in times of need. We invested appropriately in Tremonton. Solutions to the most vexing problems can be resolved as we seek to learn from and work collaboratively with stakeholders. I have represented our City in surrounding towns and have established relationships. Our City benefits as we establish respectful working relationships with our local health departments, city officials, governors and legislators. We should surround ourselves with good people. It has been my privilege to promote good while leaning into continuous improvement. There is no room for contention, contempt, or fear. In local government, it only slows down progress. Differing opinions

are welcome and healthy. It is all about the spirit and tone. Tremonton has a very sound Development Review Committee, which gives me hope in our management of growth. I have attended public meetings for years and am educated about code reinforcement, transportation plans, annexations, water shares, city ordinances, zoning and more. We have a plan that evolves.

Councilmember Westergard said is being on the school board a conflict to you? Mrs. Archibald said I think they are very complementary because we need to understand what is going on in the City. We are asked to be at our city meetings and that is what I have done. For Councilmember Rohde's question, how do you remember? By doing. If elected to this position, my desire is to promote beautification in Tremonton. We can make the future of Tremonton better by rolling up our sleeves and doing. I would implement safety and health code enforcement. I would see that beautification is taken more seriously. My aim is to make Tremonton more beautiful. We have pride in where we live and that involves doing.

h. Sara Mohrman

Ms. Mohrman said years ago I started attending Planning Commission and City Council. I have attended nearly all meetings because I genuinely enjoy local politics, being part of that process, and understanding how we get things done. I want to participate in moving us forward. That is a big part of my personality and joy. She explained her past experience. I have asked the questions and gained good rapport with the 40 and under demographic. I am a small business owner. We chose Tremonton as our home five years ago. I came to the Mayor with a list of ideas for Main Street. That is how the Farmers Market came about. I have built many relationships over the years and advocate for our city and small businesses. I can give a new perspective to our Council. How do we remember the past and press forward? I think a good way of remembering the past is through the Farmer's Market and other events. We are an agricultural city and our settlers were farmers. The Farmer's Markets ring true to that history, regardless of how large we are, that centers us back to those roots and brings us together in a space where we can all participate in that history. We have talked about programming at Midland Square and doing cultural events to highlight different people who have lived here, celebrating through food, culture, and arts. Regardless of how big we grow we can celebrate where we come from and educate our children. That is how you push forward. You remember that through those activities and events, and education. Also, be willing to adapt to new technologies, information and change when necessary.

Mayor Holmgren said we are going to grow. How do we maintain our history and our culture, yet deal with growth? Ms. Mohrman said growth is inevitable. We all know people keep having babies and move in. We cannot put up a barrier and say you are not welcome. I want us to be a welcoming city. Through critical planning, which I have seen happening, the City has done a great job of looking at the City's overall plan and thinking long-term. What can we do for future generations to set them up to have a home and an opportunity to prosper? Economic development is a huge part of my passion. We need to bring in business to support our community so we can accommodate growth and keep our sales tax dollars in our community. That also comes through housing and proper

planning. Focusing on affordable housing is crucial and we need to bring more parks online. We need to expand and create space for kids to recreate all year long.

i. Jack L. Stickney

Mr. Stickney, who decided to get involved at the local level, provided his background and potential contributions. We really love it here and have embraced Tremonton. As for affordable housing, we know that is a challenge. I believe that in a community like this, we need to have trust in our elected leaders. If those leaders assign or recruit good people for planning that are wise in the use and recommendations of things, that is the best way to do it. We really need to have responsible growth and I would like to be a part of that.

Councilmember Rohde said how do you remember the past and look torward the future? Mr. Stickney said I like the murals here that depict the past. I like our memorials on Main Street and around town. Those are the things that maintain that, along with some of our older, classic buildings. They ought to be maintained and utilized the best they can be within the technologies we now have. The future of Tremonton dependents upon the people. If we have good people, who are willing to serve and contribute and vote in good people to serve and be willing to serve on different committees, those are going to be the things that bring us into the future. I think we have a bright future here. Councilmember Vance said I have appreciated your support for the whole Council over the past few years. You have always been a voice of reason. You are willing to look into both sides of the story and help people understand what is going on.

j. Beau Lewis

Mr. Lewis, who grew up here, provided details on his background and experiences. It is really cool to see so many qualified people, you can tell who the leaders in the community are. I love to look at things strategically because I think there is a lot of value that comes from data. Usually when people show emotion, it is because they have good intentions and just are not quite sure how to express it. One of my strengths is to being able to listen and understand the intent behind emotions. The youth are a huge key and focus to a lot of what we should think about. Answers lies in the youth and create a sustaining long-term growth pattern for a City. I think a lot of the issues we have coming at us deal with the next generation and places for our kids to grow up. I think being agile is really important. As long as the right people are behind the Council helping them, I think the future is bright. Stories are a big way to connect our youth to the past. I think the Youth City Council could get involved in a big way in helping create content that would connect the youth to tell stories and instill principles. Each issue needs to be handled by listening to both sides. A lot of the people here in this room are some of our greatest assets.

Mayor Holmgren said I want to take this opportunity to thank each and every one of you for the wonderful presentations you have given and for the insight you have shared with us about our City. The love you have for this community exudes from you. We appreciate it. You all can make such a difference to our community.

Motion by Councilmember Vance to move into Closed Meeting. Motion seconded by Councilmember Estep. Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

The Council moved into a closed meeting at 6:11 p.m.

2. CLOSED MEETING:

- ***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***

Motion by Councilmember Estep to return to Open Meeting. Motion seconded by Councilmember Vance. Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

The Council returned to open session at 6:52 p.m.

3. Review of the agenda items identified on 7:00 p.m. City Council Agenda

The meeting adjourned at 6:52 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Holmgren called the October 29, 2024 City Council Meeting to order at 6:56 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Holmgren, Councilmembers Estep, Rohde, Vance, and Westergard, City Manager Cobabe, and City Recorder Nelson. The following Department Heads were also present: City Planner Jeff Seedall (arrived at 6:56 p.m.), Police Chief Dustin Cordova (arrived at 6:59 p.m.), Fire Chief Brady Hansen (arrived at 6:56 p.m.), and Treasurer Sharri Oyler (arrived at 6:58 p.m.).

1. Opening Ceremony: Prayer - Councilmember Rohde Pledge – Councilmember Estep

2. Introduction of guests: Mayor Holmgren welcomed those in attendance.

3. Declaration of Conflict of Interest: None.

4. Approval of Agenda:

   Motion by Councilmember Vance to approve the agenda of October 29, 2024. Motion seconded by Councilmember Rohde. Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

5. Approval of minutes – October 1, 2024

Motion by Councilmember Estep to approve the minutes of October 1, 2024. Motion seconded by Councilmember Westergard. Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

Mayor Holmgren called a Public Hearing to order at 7:00 p.m. to consider amendments to the code. There were 27 people in attendance.

6. Public Hearings:
   a. To consider amending the City's Code Titles 3 (City Government) and 11 (Transportation, Streets, and Public Ways) and Land Use Code Chapter 1.27 Sign Permit

There were no public comments. Mayor Holmgren closed the Public Hearing at 7:00 p.m.

7. New Council Business:
   a. Discussion and possible action on appointing an individual to fill the midterm vacancy for Councilmember on the Tremonton City Council

Mayor Holmgren said we were all very impressed with every single one of you. Unfortunately, only one person can fill this seat. The hope is that you will continue to want to serve and we can give you a call for help or to join a committee. It was great to listen to you and the ideas you had.

Motion by Councilmember Vance to fill the vacant position that Councilmember Jeff Hoedt has left with Beau Lewis. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

Councilmember Vance said there are some highly qualified people here. We had to deliberate quite a while. We appreciate all of you for showing your support. In about six months I am going to be putting my notice in before my term is up. My wife and I have decided to serve an LDS mission. My position will need to be filled. Keep your ear to the ground. Councilmember Westergard said you are all really qualified. There was a lot of good stuff brought up and I appreciate everybody. Thanks for having an interest. Councilmember Estep said we have found resources for other openings. We hope to be able to tap into your knowledge. Any of you would have done a good job. Mayor Holmgren said we will wait and swear in Mr. Lewis at our next Council meeting on November 19.

   b. Discussion and possible action on adopting Ordinance No. 24-10 amending Chapter 1.18 Landscaping, Buffering & Fencing Regulations

Motion by Councilmember Rohde to adopt the ordinance. Motion seconded

by Councilmember Westergard. Roll Call Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

c. Discussion and possible action on adopting Ordinance No. 24-11 annexing 2.06 acres of real property that comprises tax parcel number 05-039-0112, referred to as the Jason Murray Annexation, into Tremonton City's incorporated limits

Planner Seedall said the property owner is looking to annex this in so he can have access to water that is in the roadway. He will build a house or two on those two parcels. He is annexing this portion in so he can have access to City utilities. He will be allowed to be on septic. Access would be a long driveway off 1000 North.

Motion by Councilmember Vance to approve the ordinance. Motion seconded by Councilmember Estep. Roll Call Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

d. Discussion and possible action on adopting Resolution No. 24-59 amending Tremonton City's Articles of Incorporation to include 2.06 acres of real property referred to as the Jason Murray Annexation, into Tremonton City's incorporated limits

Motion by Councilmember Vance to adopt the resolution. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

e. Discussion and possible action on adopting Ordinance No. 24-12 amending the City's Code Titles 3 (City Government) and 11 (Transportation, Streets, and Public Ways) and Land Use Code Chapter 1.27 Sign Permit

Planner Seedall said this started with ex-councilmember Hoedt's discussion about political and temporary signs. At the Planning Commission this evolved into them going through the entire chapter of ordinance. We still focused on the temporary signs, but simplified some of the sign permit application and viewing requirements. It was mainly about the temporary signs as a whole. We unified that so all temporary signs follow the same regulation. Councilmember Rohde said the other thing that is important to note on this is that this allows City employees to remove signs that are in City rights-of-way and City-owned property.

Motion by Councilmember Rohde to adopt the ordinance with the condition that they do not start until January 1, 2025. Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

f. Discussion and possible action on adopting Resolution No. 24-60 reaffirming, amending, and enacting new fees and fines in a schedule entitled Tremonton City Consolidated Fees and Fines schedule including, but not limited to, Customer Deposits, Secondary Water Connection Fees, Annexation Fees, and Senior Center Rental Fees

Treasurer Oyler said the deposit right now is $75. We want that increased to $100 for customer rentals. When they move out that comes off their ending balance. This will just help us cover that better. We did not have the secondary meter connection clarified very well on the fee schedule—pricing for that three-quarter inch meter. That is clarified now. Recorder Nelson said we also changed annexations. We used to charge them the filing fee up front and if they were not approved, then we gave it back. We just cleaned that up. We will not accept the filing fee until the Council has approved the petition. We also updated the rental fees for the Senior Center. It gets used a lot and this will help with wear and tear. Councilmember Vance said we used to get a summary page of the changes. It is really hard to figure out what is changed without that. It would speed things up if you could show the changes in a summary page before each resolution.

Motion by Councilmember Vance to adopt the resolution. Motion seconded by Councilmember Estep. Roll Call Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance – yes, Councilmember Westergard - yes. Motion approved.

g. Discussion and possible action on adopting Resolution No. 24-61 approving the Aspen Ridge North Development Agreement

Planner Seedall said the Aspen Ridge Group has purchased the property north of them to finish building that out. They have full approval and we will sign the development agreement once it is passed. All public infrastructure has been coordinated through the City Engineer and Public Works Director. There will be a connection to 600 South. They plan on 102 more townhomes and are hoping to get Phase 1 paved before winter hits. About 30 units per phase (three phases). They have approval from the canal company for the bridge.

Motion by Councilmember Estep to approve the resolution. Motion seconded by Councilmember Rohde. Roll Call Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

8. Consent Agenda
   a. Adoption of September Warrant Register
   b. Adoption of September Financial Statements

Motion by Councilmember Vance to approve the Consent Agenda. Motion seconded by Councilmember Westergard. Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

9. Calendar Items and Previous Assignment
   a. Review of calendar

Mayor Holmgren said Election Day is November 5. There will be no Council meeting that night. Our next meeting is November 19. A holiday open house for employees is November 26.

   b. Unfinished Business/Action Items:

Councilmember Vance said I would like to bring up recycling. It would be wise for us to request from Econo Waste those details explaining what happened and why it happened for our residents. Manager Cobabe said he would request that of them and see what happened. For whatever reason, they stopped the recycling and it just went to the landfill rather than to a recycling center. It is running now.

10. Reports & Comments:
   a. City Administration Reports and Comments

Manager Cobabe said Planner Seedall and I went to a training in Sandy. We had some reports about land use. They said the population of Salt Lake City has never been bigger than it is right now, but the number of elementary school children in Salt Lake City has never been smaller. They said in 2060, the population of Utah will go from the youngest in the United States to one of the oldest, if not the oldest population in the United States if this current trend continues. About 60% of the population will be in households without children. This is shocking and points to this affordable housing question. It is such a big concern and is having a long-term impact on the way our society works.

   b. Development Review Committee Report and Comments

Planner Seedall said DRC has slowed down, but we do have some concept plans.

   c. City Department Head Reports and Comments

Chief Cordova said I attended a conference in Boston and met those who approved our grant. They gave me a lot of good information for additional funding for our department, as well as a one-time opportunity to pursue another grant. We are in the process of ordering body cameras. We handled the Trick-or-Treat on Main and the governor security detail very well. Our top focus right now, is getting those radios rolled out. We are switching everything to go live on Halloween. I was very impressive to see all those who applied for the Council position and to see the kind of leadership we have. Congratulations to Mr. Lewis—I am sure he will do great. Thanks for all you guys do in making hard decisions. Manager Cobabe has an idea where we will start planning our major expenditures. I feel like I am always asking for money and support. A big part of that is because we have things that expire and get outdated, but we always have to be ready. With proper planning, we can do away with a lot of the asking and just count on

those expenditures every X amount of years. I am working on the capital expenditure list for my department. That will help us all, long-term, when it comes to financial planning.

Chief Hansen said, we will receive our new fire engine soon. That has been on order for over two years. We had great, quality candidates for the ambulance billing RFP. I should be able to wrap that last meeting up on Friday and then award that contract to an outside billing contractor. I have two individuals in paramedic school. Normally, we only send one student a year, but we had one candidate who was qualified to take a very abbreviated paramedic program, allowing us to send two. That is growing our program extremely fast. Our focus right now is on radio reprogramming and replacing that system.

Main Street Manager Mohrman said this time of year, we ramp up for our shop local program, but we are doing it a little different this year. We will do a coupon booklet. It will still require people to purchase, but we are no longer asking businesses to give product or money. The coupon booklet would be for all our locally owned businesses in Tremonton and will run the week prior to Thanksgiving through Christmas Eve. We want to incentivize people and show them what businesses are here.

d. Council Reports and Comments

Councilmember Westergard brought up a fire hydrant that is tucked back and hidden from view. Chief Hansen said I will get a good description on the address and work with Public Works.

Councilmember Vance said we have opened an economic development position and are moving to get that filled. Where are we at in getting Director Fulgham replaced? Manager Cobabe said we have met with several possibilities and things are being negotiated. We have some good candidates and are moving on it.

Councilmember Rohde said I was really impressed with the Governor's talk during the renaming of the highway. I would suggest when considering Midland Square that we put an emphasis on finding something that draws people to town. We really need to push toward veteran memorials. That square could become more memorialized by pulling this whole concept together and finding purpose for that area.

Councilmember Estep brought up the fall cleanup. When the bins were out we dumped 30 bins in two days, but by having them behind a locked gate and showing IDs we dumped six. That might be the wave of the future. It was advertised, but we did not get the out-of-town garbage, which saved a lot of money. The cardboard at the green waste is not all it is cracked up to be. It is getting out of control and probably not all coming from City residents. We have to look at that more. I commend everybody on the Borgstrom event. Mayor, you did excellent. The ladder truck looked really good there. Everybody who put in tonight, thank you. It is tough up here, but any of you could do it.

Mayor Holmgren said I just want to reiterate what has been said tonight. I want to sincerely thank the fire and police departments, and public works for

everything you did to make that event happen (renaming the highway). It came together and was wonderful. I just want to thank all of you. Again, thanks to all who participated and applied for the Council position. It is heartwarming to know we have this kind of interest in public service and making our community a better place. I would love for all of you to be involved in different things we have going on. It takes the whole community to make things work.

11. ***CLOSED MEETING: No Closed Meeting held at this time***
    - ***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***

12. Adjournment.

Motion by Councilmember Rohde to adjourn the meeting. Motion seconded by Councilmember Vance. Vote: Councilmember Estep - yes, Councilmember Rohde - yes, Councilmember Vance - yes, Councilmember Westergard - yes. Motion approved.

The meeting adjourned at 7:53 p.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 for the City Council Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____day of _____, 2024.

_____
Cynthia Nelson, City Recorder

NOTICE OF THE "ANNUAL MEETING SCHEDULE" FOR 2025 OF THE CITY COUNCIL OF TREMONTON CITY, UTAH

PUBLIC NOTICE IS HEREBY GIVEN THAT THE 2025 ANNUAL MEETING SCHEDULE OF THE CITY COUNCIL OF TREMONTON CITY, BOX ELDER COUNTY, UTAH IS AS FOLLOWS. MEETINGS OF THE COUNCIL ARE HELD AT THE CITY COUNCIL MEETING ROOM IN THE CIVIC CENTER AT 102 SOUTH TREMONT STREET, TREMONTON, UTAH UNLESS OTHERWISE NOTICED ON THE CITY COUNCIL AGENDA. CITY COUNCIL MEETINGS ARE HELD THE 5TH TUESDAY OF THE MONTH AS NEEDED.

MONTH	**DATE**	**TIME**
JANUARY	7 AND 21	WORK SESSION - 6:00 P.M. POLICY SESSION - 7:00 P.M.
FEBRUARY	4 AND 18	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M.
MARCH	4 AND 18	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M.
APRIL	1 AND 15	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M.
MAY	6 AND 20	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M.
JUNE	3 AND 17	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M.
JULY	1 AND 15	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M.
AUGUST	5 AND 19	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M
SEPTEMBER	2 AND 16	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M
OCTOBER	7 AND 21	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M
NOVEMBER	18	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M
DECEMBER	2	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M
JANUARY 2026	6 AND 20	WORK SESSION – 6:00 P.M. POLICY SESSION – 7:00 P.M

BUDGET SESSIONS WILL BE HELD AS NEEDED AT THE CIVIC CENTER AT 102 SOUTH TREMONT STREET, TREMONTON, UTAH IMMEDIATELY BEFORE OR FOLLOWING THE CITY COUNCIL POLICY SESSION.

SCHEDULE ADOPTED THIS THE 19th DAY OF NOVEMBER 2024. POSTED AND DELIVERED TO THE LEADER ON THE 20th DAY OF NOVEMBER 2024.

_____

CYNTHIA NELSON, CITY RECORDER

Staff Memo for the Tremonton City Council

November 13, 2024

From: Tremonton Fire Department

To: Tremonton City Council

Re: Ambulance Billing Contractor Proposal

Tremonton City, at the request of Tremonton Fire Department, advertised a Request for Proposals from Ambulance Billing Contractors.

We received four responses to that request. These responses were from the following:

Brian Potts and Associates

Gold Cross Ambulance Billing

EMSMC

First Professional Ambulance Billing

I reviewed each of these proposals in detail. I also called departments that were served by each of these providers to ask details about each of their services. I also asked Sharri Oyler and Curtis Roberts to evaluate the proposal packets that were submitted by each provider.

There were pros and cons for each of these companies. I felt very comfortable from an operational perspective that Tremonton Fire could work with any of these companies successfully.

Curtis gave me some very valuable input from a city finance perspective. His request (and I agree) was that **Gold Cross Ambulance Billing Services** be awarded the contract.

The following topics were considered:

- How the billing was performed by each of these companies
- How credit card / Health Savings Account charges were handled
- How billing collections were handled
- How ambulance write offs were handled
- How money was held. Who held the money, in what accounts and for how long.
- Billing rates of each company
- History of the company and who they served
- References from their customers

I leaned heavily on Sharri and Curtis for input. I am very comfortable proposing Gold Cross Ambulance Billing Servies as the best company to meet our needs.

I am happy to answer any questions about any of the companies that we researched.

Respectfully submitted,

Brady Hansen

Fire Chief

RESOLUTION NO. 24-62

A RESOLUTION OF TREMONTON CITY CORPORATION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH GOLD CROSS SERVICES, INC TO PROVIDE AMBULANCE BILLING SERVICES FOR TREMONTON CITY

WHEREAS, Tremonton City provides emergency medical services (EMS) to the community, which includes the transportation of individuals to medical facilities via ambulance; and

WHEREAS, the City has determined that efficient billing and collection of charges for ambulance services are essential to maintaining the financial sustainability of its EMS operations; and

WHEREAS, the City has identified the need to outsource ambulance billing services to a qualified provider to manage and process ambulance billing services, including the submission of claims to insurers, third-party payers, and collection of payments for such services; and

WHEREAS, the City issued a Request for Proposals (RFP) on August 26, 2024, seeking qualified vendors to provide ambulance billing services, and Gold Cross Services, Inc. submitted a proposal in response to the RFP; and

WHEREAS, after reviewing the proposals and conducting an evaluation, the City has determined that Gold Cross Services, Inc. possesses the necessary experience, qualifications, and capabilities to provide the required services in a manner that will optimize the billing and collection process for the City's EMS operations; and

WHEREAS, Gold Cross Services, Inc. agrees to perform the ambulance billing services in accordance with the terms and conditions set forth in the proposed Professional Services Agreement, which includes provisions for pricing, services provided, and compliance with applicable federal, state, and local laws; and

WHEREAS, City staff has reviewed the proposed Agreement and recommends approval of the Professional Services Agreement with Gold Cross Services, Inc. for Ambulance Billing Services, as detailed in Exhibit "A"; and

WHEREAS, the City finds it in the best interest of the Municipality and its residents to enter into the Professional Services Agreement with Gold Cross Services, Inc. for Ambulance Billing Services.

NOW, THEREFORE, BE IT RESOLVED, by the Tremonton City Council that the Professional Services Agreement with Gold Cross Services, Inc. for Ambulance Billing Services is hereby approved.

PASSED AND ADOPTED by the Tremonton City Council on the 19th day of November 2024. To become effective upon passage.

TREMONTON CITY CORPORATION
A Utah Municipal Corporation

By _____
Lyle Holmgren, Mayor

ATTEST:

_____
Cynthia Nelson, City Recorder

EXHIBIT "A"

October 7, 2024

Tremonton City

Proposal For Ambulance Billing Services

Respectfully Submitted by

GOLD CROSS SERVICES, INC.

1717 South Redwood Road

Salt Lake City, UT 84104

801-972-3600

GOLD CROSS SERVICES INC.

Serving Utah Since 1968

Proudly Serving Our Clients

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4.1 Company Information • Company Name, Address, and contact details • Brief History of the company, including years in business • Overview of experience in ambulance billing services. Include the number of employees of the Company. Also Include information (resume) about the specific account manager that will be assigned to the City. • List of Current Clients Similar in size and scope to TFD	See Page(s): • 3 (Contact Information) • 4 (Company Introduction) • 13 (Billing Staff) • 16 (Client List)
4.2 Service Proposal • Detailed description of the proposed billing process. • Explanation of how patient data will be collected and protected • Description of claim submission process and follow-up procedures. • Outline of the customer service and support offered to TFD and its patients	See Page(s): • 5 (Description of services provided) • 8 (Collection Rates) • 10 (Billing Process) • 12 (Customer Relations)
4.3 Technology and Security • Overview of the billing software and technology to be used • Security measures in place to protect patient data • Compliance with HIPAA and other relevant regulations	See Page(s): • 1 (Executive Summary) • 5 (Insurance Coverage and Services Provided) • 10 (Billing Process) • 18-28 (Company Resources and Reports)
4.4 Staffing and Training • Information on the staff who will be handling TFD's account including their qualifications and experience. • Description of staff training programs, particularly in ambulance billing and compliance	See Page(s): • 3(Contact Information) • 13 (Billing Staff)
4.5 Reporting and Transparency • Sample Reports demonstrating the type of data and insights provided to clients • Frequency and format of reports • Methods for ensuring transparency and accountability in billing process	See Page(s): • 18-28 (Company Resources and Reports)
4.6 Pricing • Detailed pricing structure, including setup fees, transaction fees, and any other charges. • Explanation of how fees are calculated and billed • Options for volume based pricing or other discounts.	See Page • 7 (Pricing)

Executive Summary

Gold Cross is a locally owned Utah corporation with over 56 years of experience in billing and collecting ambulance transportation and fire department claims in Utah. Our competent and professional patient account representatives oversaw the billing of over One Hundred and Eighteen Thousand (118,000) ambulance transports in 2023 and billed over Two Hundred and Seventy-Nine ($279,000,000.00) million dollars in ambulance claims for the same year. We accomplished this while achieving a high degree of accuracy and customer satisfaction. We are committed to providing this same level of customer service to Tremonton City.

Our people make the difference. We understand the current EMS market and payor mix for ambulance services. We have an extensive database that we refer to often in assisting us to assure we have the correct billing information on all patients. Our knowledgeable and experienced billing representatives are current on all federal and state regulations regarding ambulance billing practices.

We believe that it is more effective to help people through the insurance claims process than it is to pressure them to pay the bill first, and then seek reimbursement from their insurance company. Our practice is to bill every insurance company that will allow us to bill them, both primary and secondary, and then work with the patient or responsible party on any remaining balance due.

Our process works! Because we operate an ambulance service, we understand the importance of revenue growth and the necessary elements needed to collect every dollar we can. Those entities that we provide with ambulance and fire billing and collection services have seen an increase in collection rates, a substantial growth in revenue and a quicker turnaround in cash received. Let us share our vast experience with your City.

We are excited to offer our time proven billing system to Tremonton City. We feel you will achieve a high level of success while maintaining good relations with your customers. Prior to making your important decision, we invite you to come to our facility for a site visit and allow us the opportunity to introduce you to the people and infrastructure that will be used to service your accounts.

As an added convenience to your patients, Gold Cross Billing has a secure **online patient portal**. This patient portal allows patients access to their ambulance account 24 hours a day 7 days a week. It gives the patient the ability to easily update demographic information, check current balances, update insurance information, upload pertinent documents, retrieve itemized statements and letters, and make a payment or set up a payment plan (Please see screenshots on pages 18 and 19).

Our clients remain up to date on current collection efforts through our online **client portal** (see pages 20-22) which provides a real time dashboard showing patient transports, collection efforts, outstanding liabilities and an overall running total of funds that have been garnered; our in house programmers are constantly making changes to our computer programs to assure a **seamless integration** of patient information from all our software programs and services into one, making us more proficient in our collection efforts. Gold Cross Billing Services also provides our clients with **customized collection reports** (see Pages 23-27) within 24 hours of request.

In addition, Gold Cross Billing Services utilizes top-tier information security and IT assurance services to safeguard all collection information. Gold Cross Services regularly conducts practice drills to train and prepare staff for any emergency that would require a failover to our off-site mirrored computer system. The mirrored system ensures that all billing data is always replicated thus minimizing the loss of data in the event of a hardware or software failure, further reducing any need to duplicate work that is lost during an emergency.

Gold Cross Billing Services continues to reinvest in our company to become better at what we do. Each year, we continue to develop techniques, efficiencies, and enhanced technology methods to keep us on the cutting edge of collections. Recently, Gold Cross Billing Services developed techniques that identify when the patient's health insurance deductible has been met. By doing so Gold Cross Billing Services ensures that more dollars are received from health insurance companies.

We hereby declare that this proposal is being submitted without collusion with any other person or entity submitting a proposal or with any employee or representative of the Tremonton City.

Contact Information

Michael Moffitt
President
Gold Cross Services, Inc.
1717 South Redwood Road
Salt Lake City, UT 84104
Office: (801) 972-3600
Fax: (801) 975-4373
Email: mmoffitt@goldcrossservices.com

Mr. Moffitt, President of Gold Cross Services, Inc. will be the signature of any contract that is awarded for the purpose of ambulance billing services.

Tyler Peterson
Director of Billing Services
Gold Cross Services, Inc.
1717 South Redwood Road
Salt Lake City, UT 84104
Office: (801) 975-4319
Fax: (801) 975-4323
Email: tylerp@goldcrossservices.com

Tyler Peterson, Director of Billing Services for Gold Cross Services, Inc. will serve as the point of contact to answer any question that might arise from this proposal and will serve as the day-to-day point of contact with Tremonton City after contract is awarded. Mr. Peterson also oversees the transition and set up of the City's ambulance service into Gold Cross' billing software as well as the process of notifying all insurance companies to whom the City may bill of the change in billing agents.

Company Introduction

Gold Cross Services Inc's. headquarters are located in Salt Lake City, Utah and was founded in 1968 by R. Gene Moffitt. Since our inception, we've focused on serving the community, promoting health and safety, and meeting the individual needs of our customers.

Gold Cross has the experience of billing and collecting ambulance transports for over 56 years. Our experience with these accounts allows us more efficient collection efforts since we may already have their demographic information on file from previous contact with them. We have built relationships with many communities and have a great understanding of the needs and demographics of the population.

Gold Cross owns and operates the largest EMS medical billing center in Utah devoted solely to accounting functions. Our staff includes over forty (40) employees who assist in all aspects of the billing and collection process. We have operated in Salt Lake City as a Utah registered corporation since 1968, with our current billing office located at the address below:

Gold Cross Services, Inc.
1717 South Redwood Road
Salt Lake City, Utah 84104
Open Mon.-Fri. 8:00 AM to 5:00 PM

We will work with Tremonton City on a personal basis to assist with fee schedules, policies and procedures relating to ambulance billing and collection. Gold Cross will meet with the City either in person or virtually on a schedule determined by the City. These meetings between Tyler Peterson of Gold Cross and the City can be invaluable to both agencies in coordinating collection efforts and responding to the needs of each agency.

Our success in maintaining our clients' highest satisfaction has resulted from our regular phone calls and face to face meetings; complete billing transparency and open accounting practices; a concerted effort to remain current on all federal and state billing regulations; and an outstanding working relationship with all our clients'.

Insurance Coverage

Gold Cross has well established safety protocols and procedures to maintain a safe and appropriate work environment for our employees and visitors. The following is a list of our insurance coverage that meet or exceed the City's requirements.

- Worker's Compensation Fund of Utah (Industrial)
- American Alternative Insurance Company (Commercial General Liability)
- American Alternative Insurance Company (Professional Liability)
- Continental Insurance Company-CNA Insurance (Crime Coverage)
- Continental Insurance Company-CNA Insurance (Cyber Coverage)

Description of Services Provided

With more than 54 years of medical billing experience, Gold Cross has pioneered our proprietary billing software that is easily customized and adaptable to integrate with our client's chosen electronic Patient Care Report (ePCR) software. Gold Cross has successfully integrated with several ePCR programs such as, ImageTrend, Zoll RescueNet, ESO Solutions, Firehouse, and the State of Utah Data Repository. We are currently integrated with both ESO and ImageTrend ePCR software and can accept an electronic billing file from the City without modification to our billing and collection software.

Gold Cross, as the billing agent for the City, will provide billing and collection services for emergency medical transport services, Hazmat and standby events as directed by the City. Gold Cross will provide any forms necessary to capture patient information such as Physician Certification Statement (PCS), Charity forms, HIPAA forms, and Hazmat incident forms. At the outset, Tremonton City shall provide in writing a list of base rates, mileage rates, surcharges, and all other charges it intends Gold Cross to utilize when billing for transportation, disposable supplies, and other items. The monthly reports provided to the City by Gold Cross will create an audit system that allows the City oversight of their billed ambulance accounts.

After completion of the ePCR, all data related to the ePCR will be transmitted to Gold Cross via an electronic interface system. On a daily basis, Gold Cross will receive transport information and supporting documentation from the City and confirm receipt of that documentation. Gold Cross will guarantee that daily claim filings will be processed and entered into an electronic medical records billing system.

Tremonton City will be responsible for the preparation, accuracy, and submission of all necessary documentation for Gold Cross to complete the billing function. Our experience has shown that collection rates increase dramatically when the data we receive from on-scene crews is clear and concise. Receiving accurate data allows us to bill quicker and collect these accounts faster. Tremonton City assumes the responsibility for the accuracy of information forwarded to Gold Cross. The City understands that the documentation must comply with the Centers for Medicare and Medicaid Services (CMS) and the Health Insurance Portability and Accountability Act of 1996 (HIPAA) rules and regulations in effect at the time the ambulance transport is completed.

Prior to the month's end, any supporting documents, outside of the electronic data prepared by the City, will be submitted to Gold Cross offices for storage and auditing purposes, and will remain the property of Tremonton City. Gold Cross will prepare all invoices and follow-up mailings in sealed postage paid envelopes. All mailings will include local and toll-free (800) telephone numbers with language translation services at no additional costs to the City.

Pricing

The monthly fee charged to Tremonton City Fire Department for these products and services will be 5% of the total sum of all net collections (after refunds) on a monthly basis. **All contingency fees are inclusive of our proposed price for services. There are no additional costs to Tremonton City outside of Gold Cross' proposed monthly fee.** All efforts and costs to collect on an ambulance account will not require the City to reimburse Gold Cross for any additional costs that it may accrue during the contract period.

Gold Cross will submit an invoice for services along with supporting documentation showing the total deposited amounts and refunds from the previous month Tremonton City. This invoice will be due upon receipt and is payable by either check or EFT, whichever is more convenient for the City.

Collection Rates

We understand the outside influences on collections rates. It is easy to quote a collection rate, but it is another to understand what goes into collections and deliver a superior return on all billing accounts.

When comparing the collection rates of various vendors of ambulance billing services, it is very important to understand vendors may differ in the method of calculating their collection rates.

One method of calculating collection rates is what we will call Method 1. In Method 1 the amount collected **(3)** is divided by the gross charges **(1)** this equals a gross collection rate. (See chart on following page for actual data.) Another method is what we will call Method 2. In this method the amount collected **(3)** is now divided by the net charges **(2)** this equals a net collection rate.

Net charges are the amount remaining after Medicare, Medicaid and Veterans apply their federal fee schedules which is significantly less than the State approved ambulance rates.

For example: 75-year-old Medicare Patient

Ambulance Charge	$1500
Medicare Fee schedule applied	$400 (net charge)
Remaining Balance	$1100

The remaining one thousand one hundred ($1100) dollars must be written off as a Federal or State mandated discount. Similar regulations also apply to Medicaid and Veterans.
The collection rate for the City may differ from those shown below, due to the payor mix of those transported. If the percentage of the patients transported on Medicare, Medicaid, and certain other insurance companies is higher or lower in Tremonton City's Jurisdiction than the companies shown; your collection rate could vary.

Here are Gold Cross' actual collection rates using both methods for the following billing customers represented by Company A, B and C as shown below:

	Company A*	Company B*	Company C*
Number of Transports	1,656	3,403	1,038
Gross Charges **(1)**	$ 2,940,021.84	$ 5,771,641.53	$ 1,665,483.46
Net Charges **(2)**	$ 2,002,212.65	$ 3,415,819.56	$ 1,103,016.75
Amount Collected **(3)**	$(1,559,359.69)	$(2,546,614.21)	$(816,261.64)
Write-offs	$ (401,786.68)	$ (765,544.28)	$ (268,791.42)
Adjustments (Finance Charges)	$ 34,540.40	$ 35,265.29	$ 23,384.00
Gross Collection Rate (Method 1)	53.04%	44.12%	49.01%
Net Collection Rate (Method 2)	77.88%	74.55%	74.00%
Average Reimbursement per transport	**$941**	**$748**	**$786**
<u>Payor Mix</u>			
Medicare	25.18%	44.08%	30.06%
Medicaid	12.74%	11.20%	15.13%
Veterans	0.54%	1.67%	0.29%
Fixed	38.47%	56.95%	45.48%
Insurance	51.15%	35.06%	44.89%
Un-insured	10.39%	7.99%	9.63%
Non-Fixed	61.53%	43.05%	54.52%
	100.00%	100.00%	100.00%

**Company names have been withheld to protect the financial information of our billing clients.*

Billing Process

Gold Cross will follow at minimum the following billing schedule:

Initial Invoice - Within five (5) days of receipt of the completed ePCR, an initial invoice or a Health Care Financing Administration (HCFA) form will be sent to the patient or responsible party. Our system utilizes HCPCS and ICD-10 codes to maximize the payment from insurers. Where appropriate, Gold Cross will bill and/or re-bill; private insurance, supplemental insurance, secondary insurance and worker's compensation carriers according to specific requirements. Gold Cross has the capability of sending medical claims electronically to all participating insurance carriers. Gold Cross can also receive payments and explanation of benefits (EOB) electronically from all participating insurance carriers. This capability greatly reduces the amount of time it takes to receive and post payments.

Statement - Within thirty (30) business days of receipt of the completed ePCR, Gold Cross will send out statements showing outstanding balances due. Gold Cross will also use a variety of letters and phone calls to gain additional information or follow-up to secure insurance payment on behalf of Tremonton City and to remind the patients of their bill. Gold Cross will contact patients by phone whose accounts are forty-five (45) days past due to make payment arrangements. Gold Cross has the ability to send these monthly statements and letters using our in-house mailing and postage machines (Shown below). These services will come at no additional cost to Tremonton City. (**All correspondence, collection letters and Financial Hardship write-off application are proprietary to Gold Cross. We will furnish copies of the letters upon award of contract.*)

Past Due Statement - Thirty (30) days following the initial statement, Gold Cross will send a past due statement. During this period, Gold Cross will also use a variety of letters and phone calls to remind the patients of their bill. Gold Cross will follow up on billings to Medicare, Medicaid, insurance companies, other third party payors and/or patients in accordance with the CMS and HIPAA rules and regulations in effect at the time the ambulance transport is completed.

Gold Cross is able to set up automatic withdrawals from the patients' checking/savings account or credit card. This can be done through a check by phone or by having a set amount withdrawn each month until the bill is satisfied. Once these funds are collected through the Federal Reserve the funds will be automatically deposited into Tremonton City's bank account.

Gold Cross has also created a secure web portal that allows patients access to their ambulance account 24 hours a day 7 days a week. It gives the patient the ability to update demographic information, check current balances on transports, update insurance information, make a payment or setup a payment plan.

Final Demand - Twenty (20) days following the past due statement, both verbal and written contact will be undertaken by aggressively utilizing a proven system of billing, collection, phone calls, letters, and notices.

Gold Cross has a dedicated department that specializes in the collections of accounts that are 90 days or more. A list of unpaid accounts older than 180 days will be provided to Tremonton City for their decision on whether or not to write off the account or pursue further collection action. Our 56 years of billing experience shows there may be times when a "charitable write-off" may need to occur. Gold Cross will provide these applications and coordinate communication between us, the responsible party (patient) and Tremonton City.

Gold Cross will receive and post payments for Tremonton City. The receipts will be deposited on a daily basis. These deposits will be made to an established account in the name of Tremonton City with a bank or financial institution of Tremonton City's choice.

Gold Cross has the ability to arrange for Tremonton City to accept VISA, MasterCard and American Express credit cards as an alternate method for payment of ambulance services. Tremonton City's customers will also have the ability to pay their ambulance bill via a secure web interface. This service is provided at no additional cost to the City.

In the event an account is overpaid by the patient or insurance provider, a credit balance will be shown on the account. Gold Cross will submit to Tremonton City a list of such occurrences.

For more than 56 years, Gold Cross has used a time-tested system of checks and balances when submitting bills and posting payments for our customers to ensure the highest reimbursement. This ensures the accuracy and integrity of our ambulance bills.

All ePCR's and supporting documentation of Tremonton City will be held in the offices of Gold Cross and shall be open for review by the City in either a hard copy or an electronic format during normal business hours. Gold Cross will collect, process and file all billing record requests upon obtaining and properly recording any appropriate release forms.

Customer Relations

Customer service is a priority at Gold Cross. Each account is managed in the most professional manner. All Gold Cross representatives are trained in how to handle difficult situations with customers. As the billing agent for Tremonton City, Gold Cross will establish a liaison between our office and Tremonton City. Any questions or concerns brought forth by a customer will be managed in the most judicial manner by our customer service team. If the situation cannot be handled at that level, the Gold Cross liaison will be brought in to handle the matter further. If the situation still cannot be resolved, the Gold Cross liaison will contact the City's liaison for further assistance or instruction. Most situations will be resolved at the lowest level possible.

Billing Staff

Let us introduce you to some of our Team!

R. Gene Moffitt, Chairman of the Board and CEO

Mr. Moffitt founded Gold Cross Ambulance in 1968. His 56+ years of experience includes extensive periods of direct involvement in ambulance service billing and collection. In 2000, Mr. Moffitt was nationally recognized with the J. Walter Schaefer Memorial Award for Excellence and in 2013 was presented the Lifetime Achievement Award for his long-term commitment to the American Ambulance Association.

Michael S. Moffitt, President

Mr. Moffitt has been with the company for over 45 years and is currently President of Gold Cross Services, Inc. He is a member of the Utah State EMS committee appointed by Governor Leavitt in 2002, and the American Ambulance Association Ethics Committee. He is a graduate of the Ambulance Service Management Institute.

Tyler Peterson, Director of Billing Services

Tyler joined Gold Cross in July 1991. He started as a bill collector then moved to customer service representative, accounts payable manager, assistant office manager and now currently serves as the Director of Billing Services. Tyler earned an Associates of Science from Salt Lake Community College in June of 1998. He graduated from the University of Utah with a Bachelor's Degree in Business Management. He completed the American Ambulance Association Management Training Institute Ambulance Service Management Program in October of 2002. Mr. Peterson has direct involvement in the American Ambulance Association and has sat on national boards that fight for increased ambulance revenue from the federal government. His membership in other associations introduces him and his team to the latest technology in ambulance billing and collection techniques.

Justin Davis, Billing Office Manager

Justin joined Gold Cross in 2023. He graduated from Southern Virginia University in 2022 with a Bachelor's Degree in Business Management and Leadership. He oversees the day-to-day billing and collection operations at Gold Cross. This includes keeping employees trained and up to date on changes in any billing processes, ensuring that accounts are worked thoroughly and in a timely manner, making sure that goals are being met.

Lindsey Connor, Patient Account Representative Team Lead

Lindsey joined Gold Cross in October of 2006. During her time at Gold Cross, she has held positions in all departments and has a vast knowledge of our billing and collections process. She is currently responsible for continuous training and oversight of our Patient Account Representative Department.

Christine Lance, Accounts Receivable Team Lead

Christine joined Gold Cross in March 1996. She started as a customer service representative and account collector. She moved to accounts receivable in 1998 and has posted cash payments for the last 26 years. She is a valuable asset to Gold Cross with her vast knowledge and experience.

Kristy Conger, Billing Team Lead

Kristy has worked in the billing department since August 1995. Her responsibilities include billing, collections, customer service and specializing in Medicare billing. She is current with all Medicare billing regulations. She oversees the billing for other ambulance services. Kristy is currently the liaison for Provo City Fire Department and West Valley City Fire Department.

Erica Slagowski, Account Representative

Erica joined Gold Cross in January of 2008 as a Patient Account Representative. Her responsibilities include billing, collections, customer service and specializing in Medicare billing. Erica is currently the liaison for the City of West Jordan Fire Department, South Davis Metro Fire, Pleasant Grove City Fire Department, and the City of Orem Fire Department.

Janelle Shields, Account Representative

Janelle joined Gold Cross in November of 2015 as a Patient Account Representative. Her responsibilities include billing, collections, customer service and specializing in Medicare billing. Janelle is currently the liaison for the City of South Jordan Fire Department, Lone Peak Fire District, and Manti City Ambulance.

Jeri Drury, Accounts Receivable

Jeri has been employed by Gold Cross since 2014. Her responsibilities include formulating deposits and posting payments for billing clients of Gold Cross Services, Inc. including the City of South Jordan Fire Department, Murray City Fire Department, Sandy City Fire Department, and West Valley City Fire Department.

WE BELIEVE OUR STAFF MAKES THE DIFFERENCE! With 40+ employees (and growing) currently on staff to assist our clients and their patients' needs. Gold Cross will gladly provide a list of all current employees should Tremonton City request.

Current Client List

American Fork City Ambulance
P.O. Box 400
American Fork, Utah 84003
Aaron Brems, Chief
801-763-3045
Email: abrems@afcity.net

Manti City Ambulance
50 South Main
Manti, Utah 84642
Michelle Francks, Treasurer
435-835-4631
Email: michellefrancks@yahoo.com

Unified Fire Authority
3380 South 900 West
Salt Lake City, Utah 84119
Kate Turnbaugh, Senior Accountant
385-468-9063
Email: kturnbaugh@ufa-slco.org

Ephraim Ambulance Association
44 West Center St.
Ephraim, Utah 84627
Christi Johnson, President
435-851-1737
Email: christi@epambulance.org

City of West Jordan
7602 Jordan Landing
West Jordan, Utah 84088
Derek Maxfield, Fire Chief
801-260-7300
Email: derek.maxfield@wjordan.com

Spanish Fork City Ambulance
775 North Main Street
Spanish Fork, Utah 64660
Jordan Hales, Treasurer
801-804-4522
Email: jhales@spanishfork.org

Pleasant Grove Fire Department
70 South 100 East
Pleasant Grove, Utah 84062
Andrew Engemann, Chief
385-248-0071
Email: aengemann@pgcity.org

Provo City Corporation
351 West Center Street
Provo, Utah 84601
Jeremy Headman, Chief
801-852-6318
Email: jheadman@provo.utah.gov

Hurricane Valley Fire SSD
202 E State Street
Hurricane, UT 84737
Joe Decker, Chief
435-635-9562
Email: jdecker@hvfssd.org

South Davis Metro Fire Service Area
255 South 100 West
Bountiful, Utah 84010
Greg Stewart, Chief
801-677-2400
Email: gstewart@sdmetrofire.gov

West Valley City Fire Department
3600 South Constitution Blvd.
West Valley City, Utah 84119
John Evans, Chief
801-963-3336
Email: john.evans@wvc-ut.gov

Bluffdale City Fire Department
14350 South 2200 West
Bluffdale, Utah 84065
Matt Evans, Fire Chief
801-254-2200
Email: mreid@bluffdale.com

Daggett County Ambulance
95 North 100 West
Manila, Utah 84046
Casey Olsen, EMS Director
435-784-3210
Email: jhileman@daggettcounty.org

Lehi City Corporation
153 North 100 East
Lehi, Utah 84043
Jeremy Craft, Chief
801-768-7130
Email: jcraft@lehi-ut.gov

Murray City Corporation
5025 South State Street
Murray, Utah 84107
Joey Mittelman, Chief
801-264-2780
Email: jmittelman@murray.utah.gov

Draper City Fire Department
780 E 12300 S
Draper, Utah 84020
Clint Smith, Chief
801-576-6582
Email: clint.smith@draper.ut.us

Mapleton City EMS
125 W 400 N
Mapleton, Utah 84664
Nick Glasgow, Fire Chief
801-806-9142
Email: nglasgow@mapleton.org

Sandy City Corporation
10000 Centennial Parkway
Sandy, Utah 84070
Brett Neumann, Budget & Billing Manager
801-568-7128
Email: bneumann@sandy.utah.gov

Juab County EMS
160 N Main Street
Nephi, Utah 84648
Mika Sperry, EMS Director
801-372-2206
Email:mikas@co.juab.ut.us

Riverdale City Fire Department
4334 Parker Drive
Riverdale, Utah 84405
Jared Sholly, Chief
801-394-7481
Email: jsholly@riverdalecity.com

Lone Peak Fire District
5582 Parkway West Drive
Highland, Utah 84003
Brian Patten, Chief
801-763-5365
Email: bpatten@lonepeakfire.com

South Jordan Fire Department
10655 S Redwood Road
South Jordan, Utah 84095
Ryan Lessner, Deputy Chief
801-254-0948
Email: rlessner@sjc.ut.gov

North Fork Special Service District
RR 3 Box B1 Sundance
Provo, Utah 84604
Dave Marsella, Chief
801-225-7263
Email: firechief@nffsd.org

Hildale-Colorado City Fire Department
P.O. Box 841588
Hildale, Utah 84784
Jesse Barlow, Assistant Chief
435-229-9979
Email: jesseb@hccfd.org

Logan City Fire Department
76 East 200 North
Logan, Utah 84321
Nate Thompson, Chief
435-716-9512
Email: nate.thompson@loganutah.org

Cedar Mountain Fire Protection District
HC 82 Box 1084
Duck Creek Village, Utah 84762
Forrest Barnard, Fire Chief
435-682-3225
Email: forrest.barnard@cmfpd.com

South Ogden Fire Department
3950 S. Adams Ave
South Ogden, Utah 84403
Cameron West, Chief
801-622-2752
Email: cwest@southogdencity.gov

City of Orem Fire Department
95 East Center Street
Orem, UT 84057
Marc Sanderson, Chief
801-229-7222
Email: mrsanderson@orem.org

Park City Fire District
736 Bitner Road
Park City, Utah 84098
Ashley Lewis, Battalion Chief
435-649-6709
Email: alewis@pcfd.org

North Summit Fire District
60 N. Main Street
Coalville, Utah 84017
Benjamin Nielson, Fire Chief
435-336-2221
Email: alewis@pcfd.org

Springville Fire and Rescue
75 West Center St.
Springville, UT 84663
Henry Clinton, Chief
801-491-5600
Email:hclinton@springville.org

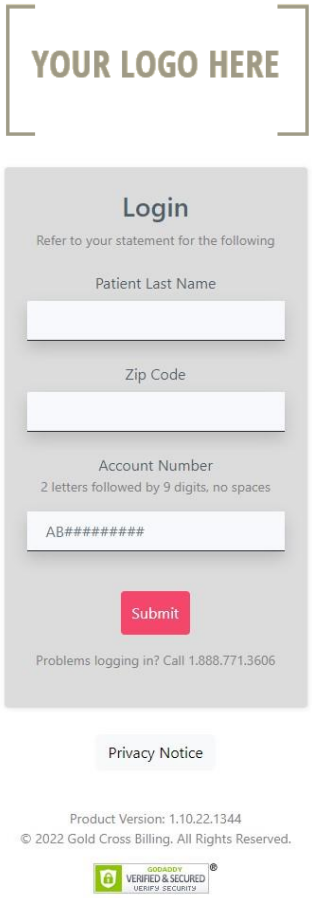
Wayne County EMS
18 S Main Street
Loa, UT 84747
Tiffany Martineau, EMS Director
435-836-1319
Email:tiffany@wayne.utah.gov

Santa Clara-Ivins Fire & Rescue
2603 Santa Clara Drive
Santa Clara, UT 84765
Rye Moore, Chief
435-673-6712 Ext. 320
Email:rmoore@sccity.org

Company Resources and Reports

Secure Web Portal for Tremonton City Ambulance Patients

As an added convenience to your patients, Gold Cross Billing has a secure patient portal. This secure web portal allows patients access to their ambulance account 24 hours a day 7 days a week. It gives the patient the ability to update demographic information, check current balances, update insurance information, upload pertinent documents, retrieve itemized statements and letters, and make a payment or set up a payment plan. Please see the log in screen and patient landing page below.



Patient Landing Page

YOUR LOGO HERE

Welcome John to the (Entity Name) Patient Portal

Patient Info
Have you moved? Changed your name? Update your patient information

Insurance Info
Add your primary, and optionally your secondary insurance information

Pay Bill
Pay your balance

Emergency Contact
Add your email and emergency contact information

Employer Info
Add your Employer information

Documents
Upload Patient Information
New!
View Letters
View Statements

Activity
View account activity

Sign out

Privacy Notice

Product Version: 1.10.22.1344
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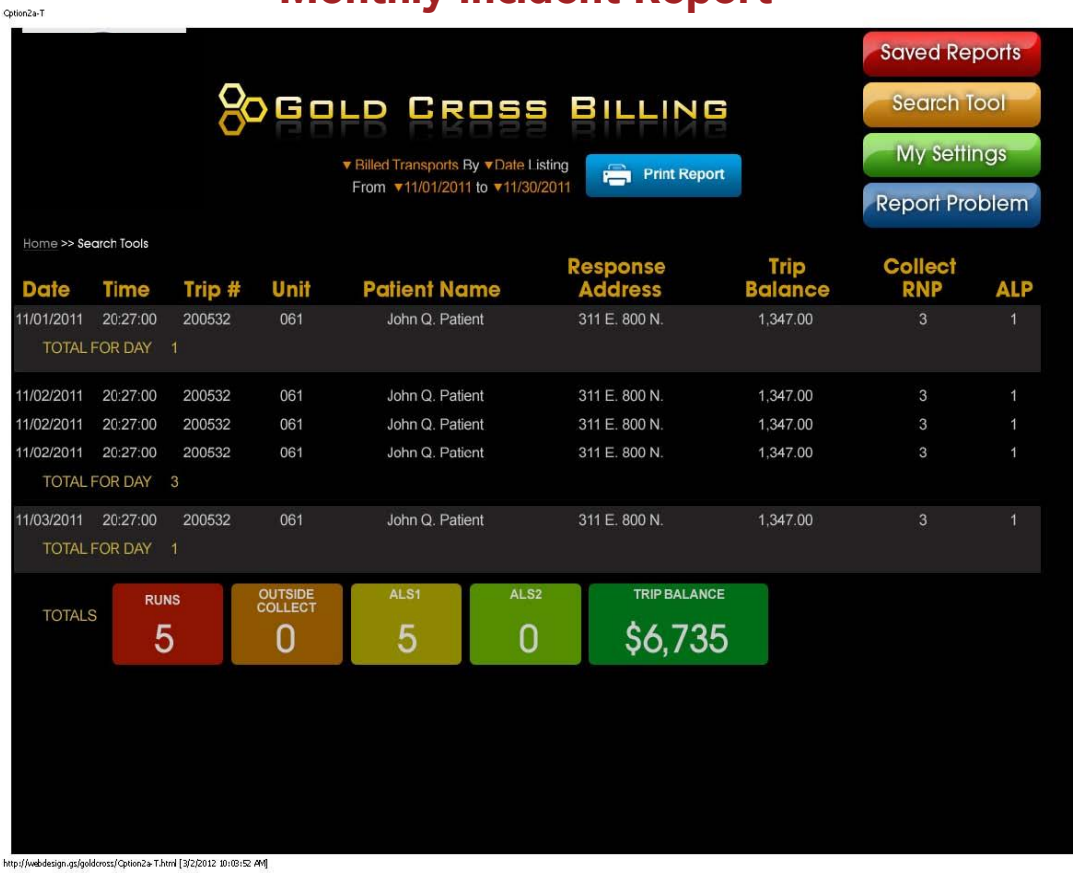
GODADDY VERIFIED & SECURED VERIFY SECURITY

Monthly Financial Reports

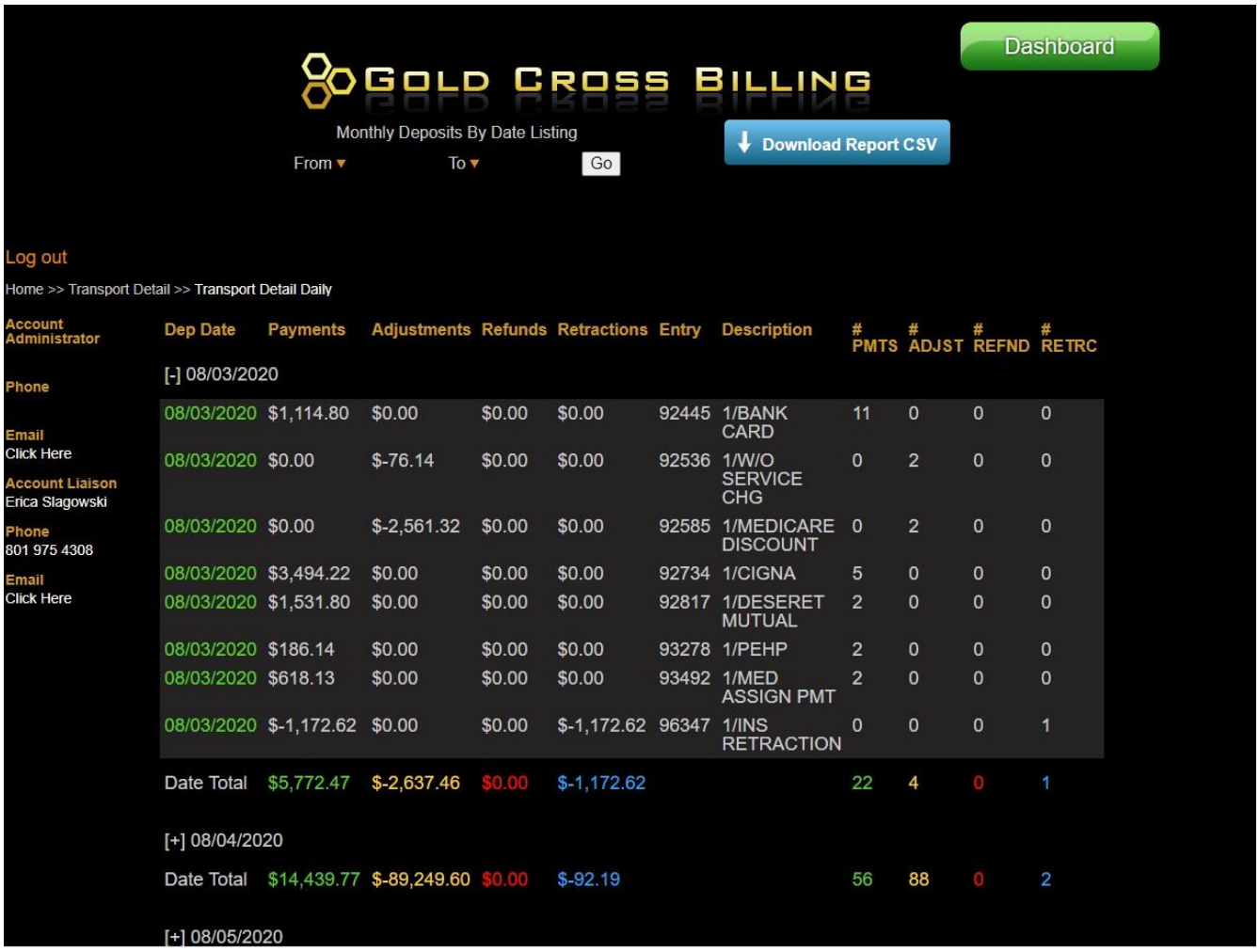
Listed and shown below are some of the more common reports requested by our other clients. This is not an all-inclusive list. We can also provide Monthly Agency Billing Statements, A/R Balance by Month, A/R Balance by Previous 12 Months, and A/R Balance by Year to Date. Our long-term success with our clients comes from the ability to generate and tailor reports to fit the City's specific needs.

Gold Cross will provide Tremonton City with monthly management level reports that will include but are not limited to, monthly totals, year-to-date totals, and aging accounts. Gold Cross will customize these reports to meet the needs of Tremonton City Fire Department. These reports are available on our secure Client web portal and could also be sent via hard copy, email, fax, or by any means deemed appropriate by the City.

Monthly Incident Report



Monthly Payment Listing



Dashboard

GOLD CROSS BILLING

Monthly Deposits By Date Listing

Download Report CSV

From ▾ To ▾ Go

Log out

Home >> Transport Detail >> Transport Detail Daily

Account Administrator

Phone

Email
Click Here

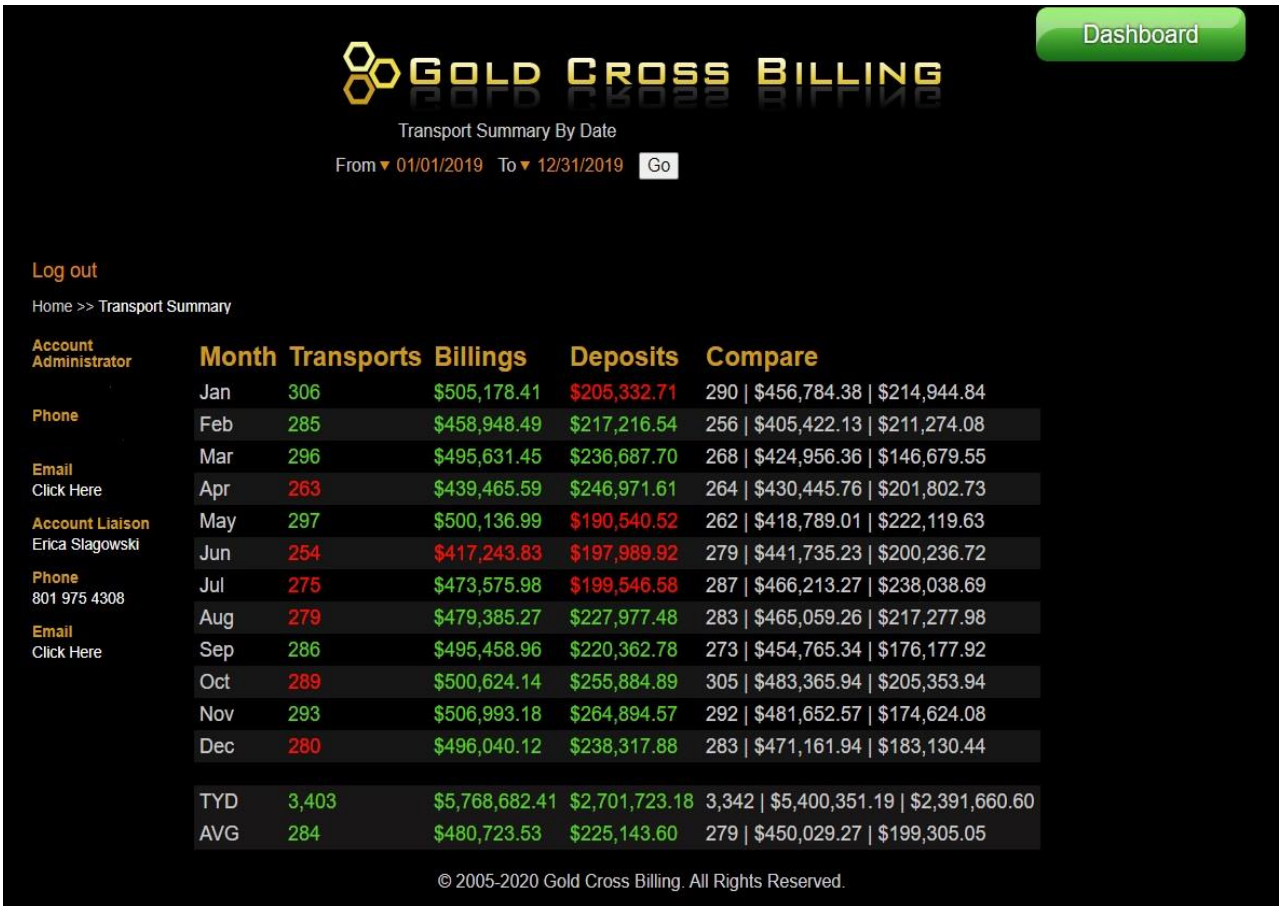
Account Liaison
Erica Slagowski

Phone
801 975 4308

Email
Click Here

Dep Date	Payments	Adjustments	Refunds	Retractions	Entry	Description	# PMTS	# ADJST	# REFND	# RETRC
[-] 08/03/2020										
08/03/2020	$1,114.80	$0.00	$0.00	$0.00	92445	1/BANK CARD	11	0	0	0
08/03/2020	$0.00	$-76.14	$0.00	$0.00	92536	1/W/O SERVICE CHG	0	2	0	0
08/03/2020	$0.00	$-2,561.32	$0.00	$0.00	92585	1/MEDICARE DISCOUNT	0	2	0	0
08/03/2020	$3,494.22	$0.00	$0.00	$0.00	92734	1/CIGNA	5	0	0	0
08/03/2020	$1,531.80	$0.00	$0.00	$0.00	92817	1/DESERET MUTUAL	2	0	0	0
08/03/2020	$186.14	$0.00	$0.00	$0.00	93278	1/PEHP	2	0	0	0
08/03/2020	$618.13	$0.00	$0.00	$0.00	93492	1/MED ASSIGN PMT	2	0	0	0
08/03/2020	$-1,172.62	$0.00	$0.00	$-1,172.62	96347	1/INS RETRACTION	0	0	0	1
Date Total	$5,772.47	$-2,637.46	$0.00	$-1,172.62			22	4	0	1
[+] 08/04/2020										
Date Total	$14,439.77	$-89,249.60	$0.00	$-92.19			56	88	0	2
[+] 08/05/2020										

Transport Summary Report



This sample screen shows the number of transports billed up to the current date along with the associated billed dollars and the total amount of payments received. This screen also provides prior month and year-to-date comparisons.

Collection Analysis Summary Report

This report presents a large amount of information, among which is the collection rate for a defined set of transports (payor mix) over a defined period of time.

Sample Ambulance Service Zero Balance Transports		% of Trans	Balance	Gross Billings	Billing Adj	Adj Gross Billings	Interest	Discounts	Bad Debts	Payments	Refunds	Net Collections	Adj Gross Coll %	Adj Net Coll %	100% Adj Gross Coll %	100% Net Coll %	Total Billed Miles	Avg Billed Miles
Medicare	542	33.42%	-	748,734.79	1,556.45	750,291.24	(447.75)	(531,692.73)	(7,309.09)	(218,322.03)	7,480.36	(210,841.67)	28.10%	96.65%	28.10%	96.65%	4,094	7.55
Medicaid	199	12.27%	-	332,635.07	-	332,635.07	842.87	(288,755.81)	(3,402.24)	(41,319.89)	-	(41,319.89)	12.42%	92.39%	12.42%	92.39%	2,526	12.69
Veterans	24	1.48%	-	49,860.14	532.66	50,392.80	(1,422.45)	(31,643.45)	(317.66)	(17,009.24)	-	(17,009.24)	33.75%	98.17%	33.75%	98.17%	608	25.33
Fixed Payees	**765**	**47.16%**	**$ -**	**$ 1,131,230.00**	**$ 2,089.11**	**$ 1,133,319.11**	**$ (1,027.33)**	**$ (852,091.99)**	**$ (11,028.99)**	**$ (276,651.16)**	**$ 7,480.36**	**$ (269,170.80)**	**23.75%**	**96.06%**	**23.75%**	**96.06%**	**7,228**	**9.45**
Insurance	659	40.63%	-	1,084,301.58	1,193.70	1,085,495.28	5,553.80	(123,592.60)	(68,842.41)	(912,756.09)	14,142.02	(898,614.07)	82.78%	92.88%	82.78%	92.88%	8,021	12.17
Uninsured	198	12.21%	-	307,146.01	(2,384.73)	304,761.28	11,635.01	(2,309.14)	(269,254.06)	(44,833.09)	-	(44,833.09)	14.71%	14.27%	14.71%	14.27%	1,941	9.80
Non-Fixed Payees	**857**	**52.84%**	**$ -**	**$ 1,391,447.59**	**$ (1,191.03)**	**$ 1,390,256.56**	**$ 17,188.81**	**$ (125,901.74)**	**$ (338,096.47)**	**$ (957,589.18)**	**$ 14,142.02**	**$ (943,447.16)**	**67.86%**	**73.62%**	**67.86%**	**73.62%**	**9,962**	**11.62**
Combined	**1,622**	**100.00%**	**$ -**	**$ 2,522,677.59**	**$ 898.08**	**$ 2,523,575.67**	**$ 16,161.48**	**$ (977,993.73)**	**$ (349,125.46)**	**$ (1,234,240.34)**	**$ 21,622.38**	**$ (1,212,617.96)**	**48.05%**	**77.65%**	**48.05%**	**77.65%**	**17,190**	**10.60**
								38.754286%	13.834555%									

Sample Ambulance Service With Balance Transports		% of Trans	Balance	Gross Billings	Billing Adj	Adj Billings	Interest	Discounts	Bad Debts	Payments	Refunds	Net Collections	Adj Gross Coll %	Adj Net Coll %	100% Adj Gross Coll %	100% Net Coll %	Total Miles	Avg Miles
Medicare	17	30.91%	4,102.06	22,886.17	59.92	22,946.09	329.36	(13,927.52)	-	(5,245.87)	-	(5,245.87)	22.86%	56.12%	40.74%	100.00%	131	7.71
Medicaid	-	0.00%	-	-	-	-	-	-	-	-	-	-	0.00%	0.00%	#DIV/0!	#DIV/0!	-	-
Veterans	1	1.82%	99.88	1,655.59	-	1,655.59	-	(1,164.17)	-	(391.54)	-	(391.54)	23.65%	79.68%	29.68%	100.00%	14	14.00
Fixed Payees	**18**	**32.73%**	**$ 4,201.94**	**$ 24,541.76**	**$ 59.92**	**$ 24,601.68**	**$ 329.36**	**$ (15,091.69)**	**$ -**	**$ (5,637.41)**	**$ -**	**$ (5,637.41)**	**22.91%**	**57.29%**	**39.99%**	**100.00%**	**145**	**8.06**
Insurance	26	47.27%	15,951.54	45,252.75	-	45,252.75	1,739.93	(3,307.78)	(427.96)	(27,372.41)	67.01	(27,305.40)	60.34%	62.51%	95.59%	99.02%	343	13.19
Uninsured	11	20.00%	12,239.55	17,409.10	-	17,409.10	926.93	-	(422.52)	(5,673.96)	-	(5,673.96)	32.59%	30.94%	102.90%	97.70%	116	10.55
Non-Fixed Payees	**37**	**67.27%**	**$ 28,191.09**	**$ 62,661.85**	**$ -**	**$ 62,661.85**	**$ 2,666.86**	**$ (3,307.78)**	**$ (850.48)**	**$ (33,046.37)**	**$ 67.01**	**$ (32,979.36)**	**52.63%**	**53.17%**	**97.62%**	**98.63%**	**459**	**12.41**
Combined	**55**	**100.00%**	**$ 32,393.03**	**$ 87,203.61**	**$ 59.92**	**$ 87,263.53**	**$ 2,996.22**	**$ (18,399.47)**	**$ (850.48)**	**$ (38,683.78)**	**$ 67.01**	**$ (38,616.77)**	**44.25%**	**53.74%**	**81.37%**	**98.82%**	**604**	**10.98**

Sample Ambulance Service All Transports		% of Trans	Balance	Gross Billings	Billing Adj	Adj Billings	Interest	Discounts	Bad Debts	Payments	Refunds	Net Collections	Adj Gross Coll %	Adj Net Coll %	100% Adj Gross Coll %	100% Net Coll %	Total Miles	Avg Miles
Medicare	559	33.33%	4,102.06	771,620.96	1,616.37	773,237.33	(118.39)	(545,620.25)	(7,309.09)	(223,567.90)	7,480.36	(216,087.54)	27.95%	94.98%	28.48%	96.79%	4,225	7.56
Medicaid	199	11.87%	-	332,635.07	-	332,635.07	842.87	(288,755.81)	(3,402.24)	(41,319.89)	-	(41,319.89)	12.42%	92.39%	12.42%	92.39%	2,526	12.69
Veterans	25	1.49%	99.88	51,515.73	532.66	52,048.39	(1,422.45)	(32,807.62)	(317.66)	(17,400.78)	-	(17,400.78)	33.43%	97.66%	33.62%	98.22%	622	24.88
Fixed Payees	**783**	**46.69%**	**$ 4,201.94**	**$ 1,155,771.76**	**$ 2,149.03**	**$ 1,157,920.79**	**$ (697.97)**	**$ (867,183.68)**	**$ (11,028.99)**	**$ (282,288.57)**	**$ 7,480.36**	**$ (274,808.21)**	**23.73%**	**94.75%**	**24.10%**	**96.20%**	**7,373**	**9.42**
Insurance	685	40.85%	15,951.54	1,129,554.33	1,193.70	1,130,748.03	7,293.73	(126,900.38)	(69,270.37)	(940,128.50)	14,209.03	(925,919.47)	81.89%	91.57%	83.30%	93.15%	8,364	12.21
Uninsured	209	12.46%	12,239.55	324,555.11	(2,384.73)	322,170.38	12,561.94	(2,309.14)	(269,676.58)	(50,507.05)	-	(50,507.05)	15.68%	15.19%	19.48%	18.88%	2,057	9.84
Non-Fixed Payees	**894**	**53.31%**	**$ 28,191.09**	**$ 1,454,109.44**	**$ (1,191.03)**	**$ 1,452,918.41**	**$ 19,855.67**	**$ (129,209.52)**	**$ (338,946.95)**	**$ (990,635.55)**	**$ 14,209.03**	**$ (976,426.52)**	**67.20%**	**72.67%**	**69.14%**	**74.77%**	**10,421**	**11.66**
Combined	**1,677**	**100.00%**	**$ 32,393.03**	**$ 2,609,881.20**	**$ 958.00**	**$ 2,610,839.20**	**$ 19,157.70**	**$ (996,393.20)**	**$ (349,975.94)**	**$ (1,272,924.12)**	**$ 21,689.39**	**$ (1,251,234.73)**	**47.92%**	**76.59%**	**49.17%**	**78.58%**	**17,794**	**10.61**

Tremonton City Fire Department
CLINIC ACTIVITY BY DEPARTMENT
MONTH ENDING - 3/31/2024
FINAL

		---- DOLLARS ----		--- PERCENT ---		---- NUMBER ----	
	DEPARTMENT	CURRENT	Y-T-D	CURRENT	Y-T-D	CURRENT	Y-T-D
1	BLS NON-EM	$ 3,434.20	$ 19,624.00	1.27%	1.36%	7	40
2	BLS EMERGENCY	$ 2,651.75	$ 14,849.80	0.98%	1.03%	5	28
3	INTERMEDIATE NON-EM	$ 3,924.80	$ 25,219.35	1.46%	1.75%	8	51
4	INTERMEDIATE EMERG	$ 9,705.30	$ 63,454.18	3.60%	4.41%	18	119
5	PMA INTERFACILITY		$ 1,859.10	0.00%	0.13%		3
6	PMA INTERFACILITY EM	$ 7,805.90	$ 31,023.05	2.90%	2.15%	10	43
7	PMA ALS EMERG	$ 103,625.97	$ 554,287.71	38.44%	38.50%	120	642
8	NON-TRANSPORT	$ 3,060.09	$ 24,273.94	1.14%	1.69%	9	72
9	MILEAGE INTERMEDIATE	$ 118,023.37	$ 646,402.49	43.78%	44.90%	3,792	20,975
11	NIGHT FEE	$ 1,073.26	$ 6,161.26	0.40%	0.43%	54	282
12	OXYGEN	$ 1,957.80	$ 10,918.50	0.73%	0.76%	128	722
13	WAITING TIME	$ 264.60	$ 396.90	0.10%	0.03%	6	9
14	SPECIAL HANDLING	$ 45.00	$ 225.00	0.02%	0.02%	1	9
15	TEAM TRANSPORT	$ 1,000.00	$ 2,800.00	0.37%	0.19%	11	31
16	MEDICAL SUPPLIES	$ 4,777.55	$ 27,967.35	1.77%	1.94%	1,388	8,058
19	TRANSPORT TEAM		$ 200.00	0.00%	0.01%		13
20	OFF ROAD MILEAGE		$ 25.50	0.00%	0.00%		17
21	CONTRACT AMBU DONATE	$ 7,260.00	$ 9,000.00	2.69%	0.63%	121	150
22	CONTRACT AMBU PAID	$ 960.00	$ 1,120.00	0.36%	0.08%	16	18
		$ 269,569.59	$ 1,439,808.13			5,694	31,282

Tremonton City Fire Department
DAILY DEPOSITS AGING LIST
MONTH ENDING - 3/31/2024
FINAL

Date	Current	30 Days	60 Days	90 Days	120 Days	150 Days	180 Days	210 Days	240 Days	Total
3/3/2024	$ 16,342.60	$ 2,290.25	$ 3,341.05	$ 1,979.74	$ 2,907.34	$ 312.53	$ 1,625.34	$ 1,178.94	$ 238.00	$ 30,215.79
3/11/2024	$ 8,305.77	$ 2,654.18	$ 1,712.18	$ 482.32	$ 272.74	$ 2,580.40	$ 307.88	$ 1,244.59	$ 100.00	$ 17,660.06
3/19/2024	$ 12,530.65	$ 2,681.01	$ 4,400.55	$ 5,691.06	$ 1,808.07	$ 159.82	$ 606.80	$ 333.06	$ 909.82	$ 29,120.84
3/25/2024	$ 4,653.41	$ 2,744.85	$ 147.83	$ 812.25	$ -	$ 677.98	$ 50.00	$ 659.24	$ 723.69	$ 10,469.25
Total	$ 41,832.43	$ 10,370.29	$ 9,601.61	$ 8,965.37	$ 4,988.15	$ 3,730.73	$ 2,590.02	$ 3,415.83	$ 1,971.51	$ 87,465.94

Tremonton City Fire Department
OPEN BALANCE TRIP REPORT/ PATIENT ALPHA LISTING
MONTH ENDING - 3/31/2024
FINAL

Account	Name	Current	30 Days	60 Days	90 Days	120 Days	150 Days	180 Days	210 Days	240 Days	Balance
788026	BAKER,VICKIE M	$ 1,050.80	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,050.80
836015	BATTY,TERESA W	$ -	$ -	$50.00	$ -	$ -	$ -	$ -	$ -	$ -	$ 50.00
909093	BENTLEY,JERRY L	$ 987.50	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 987.50
1032036	BOROSKI,CONNIE L	$ 2,326.30	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,326.30
1112051	BROWN,MARGARET P	$ -	$ 8,434.75	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 8,434.75
1112028	BROWN,MARILYN A	$ 593.65	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 593.65
1154137	BULLOCH,YVONNE D	$ 955.85	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 955.85
1177047	BURROUGHS,DONALD	$ 2,696.60	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,696.60
2491017	ERSKIN,JAMES E	$ 2,400.20	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,400.20
2582021	EVANS,ERIC E	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,049.30	$ -	$ 1,049.30
2741049	FANNING,PHYLIS A	$ 2,495.15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,495.15
2826022	FINCH,EVA S	$ 1,082.45	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,082.45
2826022	FINCH,EVA S	$ 648.85	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 648.85
3089026	GETZ,MAX W	$ -	$ 6,293.15	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 6,293.15
3162070	GLENN,KATHRYN	$ 1,050.80	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,050.80
Total		$ 16,288.15	$ 14,727.90	$50.00	$ -	$ -	$ -	$ -	$ 1,049.30	$ -	$ 32,115.35

*All account numbers and names are fictitious

Tremonton City Fire Department
REQUEST FOR REFUND REPORT/OVERPAYMENT REPORTS

MONTH: March 2024

Patient' Name Account # & ID #	Name and Address to Send Refund	Amount	Date of Service	Reason
SUMMER SUMMERHAYES TC8067000 ID#R5555888877	FEDERAL BLUE CROSS PO BOX 30270 SLC, UT 84130	$698.38	9/19/2022	PAID IN ERROR
JEAN LOIUS TC1234343 ID#W22223333344 GRP#999999555555	AETNA PO BOX 14079 LEXINGTON, KY 40512	$830.46	12/31/2022	PAID IN ERROR
RUTH HANSEN TC7895312	RUTH HANSEN 5300 S STATE ST MURRAY, UT 84000	$110.11	2/17/2023	INS. PAID
MELISSA GOODWIN TC5679801	MELISSA GOODWIN 84106 LAKE ST SAN ANTONIO TX 78254-2431	$103.64	2/21/2023	HM BENEFITS PD.
RANDY MARKSMAN TC4574571	RANDY MARKSMAN 1234 SHACKLETON DR MURRAY, UT 84000	$92.06	3/29/2023	Pt. Request
ANNA ASH TC4598623	ANNA ASH 1111 W 2525 N MURRAY, UT 84000	$100.00	4/7/2023	HOSPITAL PAID
WINNIFRED KING TC1245784 ID#AOX1122444499	REGENCE BLUE CROSS PO BOX 30270 SLC, UT 84130	$608.41	4/14/2020	HOSPITAL PAID
STEVEN JAMESON TC2657865 ID#9999988866655	GEHA PO BOX 4665 INDEPENDENCE, MO 64051	$88.60	2/19/2021	PAID TWICE
WILSON PRINCE TC7852146	WILSON PRINCE 100 N TENNIS DR CEDAR CITY, UT 84720	$168.04	2/28/2023	PAID TWICE

*All account numbers and names are fictitious

Power Outage and Data loss prevention

Gold Cross has installed a 400-gallon diesel generator at its office to continue to bill and collect when the power goes out. Gold Cross Services regularly conducts practice drills to train and prepare staff for any emergency situation that would require a failover to our off-site mirrored computer system. The mirrored system ensures that Tremonton City billing data is always replicated thus minimizing the loss of data in the event of a hardware or software failure, further reducing any need to duplicate work that is lost during an emergency situation. This demonstrates how willing we are to invest in successfully providing outstanding service to all of our clients.

TREMONTON CITY

CITY COUNCIL MEETING

NOVEMBER 19, 2024

TITLE:	Discussion and consideration of the appointment of one Library Board Member
FISCAL IMPACT:	
PRESENTER:	Kim Griffiths

Prepared By:

Kim Griffiths

RECOMMENDATION: I move that the City Council approve the appointment of Megan Moyer who will be replacing Alysia Chapman who has moved. Megan's name was introduced at our October 16, 2024 Board Meeting. Megan will join the board at the January 15, 2025 Library Board Meeting upon approval by the City Council.

BACKGROUND: As stated in the Tremonton City Library ordinance Section 3 article 3.4: In the event of a vacancy on the Library Board, replacement candidates will be recommended by the Library Board and approved by the Tremonton City Council.

RESOLUTION NO. 24-63

A RESOLUTION OF TREMONTON CITY COUNCIL APPOINTING MEGAN MOYER TO SERVE ON THE TREMONTON CITY LIBRARY BOARD AND REAFFIRMING AND APPOINTING EXISTING LIBRARY BOARD MEMBERS

WHEREAS, Tremonton City believes that public libraries promote literacy and quality of life in a community and provide many other ancillary services; and

WHEREAS, following Utah Code 9-7-402, Tremonton City has established and maintains a public library; and

WHEREAS, Utah Code 9-7-402 requires that when a city's governing body decides to establish and maintain a city public library, it shall appoint a Library Board of not less than five members and not more than nine members, chosen from the citizens of the city and based upon their fitness for the office; and

WHEREAS, Tremonton City has established a Library Board as required by Utah Code 9-7-402, codified in Title 3. City Government, Part 3-840 Library Board of the Revised Ordinances of Tremonton City Corporation; and

WHEREAS, per Tremonton City Code 3-841 (1), the Library Board consists of seven (7) to nine (9) persons chosen from the citizens at large of Tremonton, Utah, with one member of the board being a member of the Tremonton City Council; and

WHEREAS, per Tremonton City Code 3-841 (2), the Library Board member is appointed for a three (3) year term, or until their successors are appointed, with Board members not serving more than two (2) consecutive full terms; and

WHEREAS, Library Board Member Alysia Chapman has moved, creating a vacant position on the Tremonton City Library Board; and

WHEREAS, Megan Moyer, Tremonton City resident, has expressed interest in participating in the Tremonton City Library Board and possesses skills and interests that will complement the Library Board.

NOW, THEREFORE, BE IT RESOLVED that the Tremonton City Council hereby appoints Megan Moyer to serve on the Tremonton City Library Board and reaffirms and appoints the following individuals as members of the Tremonton City Library Board for the following duration:

Board Member	Term	Can Serve Thru (Two-Term Limits)
Mike Garrett	June 2024	June 2030
Hayley Kearl	August 2024	August 2030
Brad Jannsen	August 2024	August 2030
Megan Moyer	November 2024	November 2030

Annette Macfarlane	June 2024	June 2027
Becca Ashby	June 2025	June 2028
Rick Jeppesen	June 2025	June 2028
Julie Beagley	June 2025	June 2028
Beau Lewis	Not Applicable	Not Applicable

Adopted and passed by the City Council this 19th day of November 2024. Resolution to become effective upon adoption.

TREMONTON CITY
A Utah Municipal Corporation

By _____
Lyle Holmgren, Mayor

ATTEST:

_____
Cynthia Nelson, City Recorder

Land Use Ordinance Updates

November 13, 2024

From: Planning Department

To: City Council

Re: November 19th meeting

City Council,

The Planning Commission has reviewed and recommended the following chapters be amended as seen in Ord 24-13:

- 1.03 Definitions
- 1.04 Land Use Appeal Authority
- 1.07 Residential Zones
- 1.08 Commercial – Industrial Zones
- 1.19 Supplementary Regulations
- 1.33 Planned Unit Development

The changes differ in scale, so I wanted to summarize the changes in this memo.

Chapter 1.03 Definitions

Definitions have been added to this chapter that were a part of updates to the residential chapter, landscape ordinance, and sign permits. Some of the definitions were changes, and new definitions include:

- Active Recreation Areas
- Animal Feeding Operation
- Lawn
- Localscapes
- Mulch
- Park Strip
- Sign, Temporary
- Sign, Wind
- Turf
- Xeriscape
- Zeroscape

Chapter 1.04 Land Use Appeal Authority

Addition of Alternate Members to the Planning Commission along with the requirements for Alternates. All changes are included in 1.04.010.

Chapter 1.07 Residential Zone

Change to the permitted use of Detached Accessory Dwelling Units, clarification for setbacks on corner lots, alterations to livestock on RR-1 and R1-20 lots. The city code enforcement officer and I desired to alter the perspective of the livestock code. Now, it's based on how livestock is kept: in a corral versus in a pasture. If animals are grazing in a pasture, USU has provided documentation and numbers for the table. They based it on the soil type and consumption requirements of each animal. If livestock is kept in a corral and fed from processed fodder, we are loosening the restrictions. Property Owners can have as many livestock as they can properly care for until it becomes an issue of public health or environmental safety.

Chapter 1.08 Commercial – Industrial Zone

To keep relative code together, I moved the drive-through requirements from Chapter 1.19 to Chapter 1.08. No changes were made to the context.

Chapter 1.19 Supplementary Regulations

Information from this chapter was relocated to other chapters. "Keeping Chickens for the Purpose of Family Food Production" and "Drive up Window/Drive Through, Stacking Lanes, Number of Vehicles" were moved to Chapter 1.07 and Chapter 1.08 respectively.

Chapter 1.33 Planned Unit Development

This chapter is brand new to the city code, so it has been worked through with the planning commission through four or five meetings. We're excited about the potential this code has to help supply Tremonton City with the aspects of the "Missing Middle." We've taken input from a few developers about this, and the PUD will replace our overlay zones going forward. Paired with a Development Agreement, we feel this code can help residential development be more creative, diverse, and affordable.

ORDINANCE NO. 24-13

AN ORDINANCE OF TREMONTON CITY AMENDING THE TREMONTON CITY LAND USE CODE CHAPTERS 1.03 DEFINITIONS, 1.04 LAND USE APPEAL AUTHORITY, CHAPTER 1.07 RESIDENTIAL ZONE DISTRICTS, CHAPTER 1.08 COMMERCIAL-INDUSTRIAL ZONES, CHAPTER 1.19 SUPPLEMENTARY REGULATIONS, AND CHAPTER 1.33 PLANNED UNIT DEVELOPMENT

WHEREAS, the Tremonton City Council has the authority under Title 10 Chapter 9a Utah Municipal Code to adopt land use ordinances; and

WHEREAS, the Tremonton City Council has adopted the Tremonton City Land Use Code, which includes regulations and requirements for the development of land within Tremonton City; and

WHEREAS, it becomes necessary from time to time to review and amend the Tremonton City Land Use Code and other City codes; and

WHEREAS, City staff has prepared amendments to the Land Use Code for the Planning Commission's review and recommendation; and

WHEREAS, consistent with the noticing requirements, the Tremonton City Planning Commission caused a public hearing notice to be published on the Public Notice Website, Tremonton City's Website, and three different locations in Tremonton City on October 28, 2024, giving notice of the proposed amendments to the Land Use Code; and

WHEREAS, the Tremonton City Planning Commission held a public hearing on November 12, 2024, to listen to public comment regarding the proposed amendments to the Tremonton City Land Use Code; and

WHEREAS, after holding a public hearing, the Planning Commission recommends the following amendments and other miscellaneous amendments to the Tremonton City Land Use Code, as outlined in Exhibit "A" through Exhibit "F" to the City Council for their consideration and potential adoption.

NOW, THEREFORE BE IT ORDAINED that the Tremonton City Council of Tremonton, Utah hereby adopts, passes, and publishes Ordinance No. 24-13 an ordinance of Tremonton City amending the Tremonton City Land Use Code Chapter 1.03 Definitions, Chapter 1.04 Land Use Appeal Authority, Chapter 1.07 Residential Zone Districts, Chapter 1.08 Commercial-Industrial Zones, Chapter 1.19 Supplementary Regulations, And Chapter 1.33 Planned Unit Development.

Should any portion of this Ordinance be deemed invalid or unenforceable by the rule of law or otherwise, all other aspects of this Ordinance shall remain enforceable and in full effect.

This Ordinance is hereby adopted this 19th day of November 2024 and shall be effective upon its adoption.

TREMONTON CITY CORPORATION

By_____
Lyle Holmgren, Mayor

ATTEST:

_____
Cynthia Nelson, City Recorder

EXHIBIT "A"

CHAPTER 1.03
DEFINITIONS

Section:
1.03.005 Definitions.

1.03.005 DEFINITIONS. Unless the context requires otherwise, the following definitions shall be used in the interpretation and construction of this Title, Title II and Title III. Words used in the present tense shall include the future; the singular number shall include the plural, and the plural the singular; the word "building" shall include the word "structure;" the words "used" or "occupied" shall include arranged, designed, constructed, altered, converted, rented, leased, or intended to be used or occupied; the word "shall" is mandatory and not directory, and the word "may" is permissive; the word "person" includes a firm, association, organization, group, partnership, trust, company, or corporation, as well as an individual; the word "lot" includes the words plot or parcel. Words used in Titles I, II, and III but not defined herein shall have the meaning as defined in any other Ordinances adopted by Tremonton City. Words not included herein but which are defined in any adopted Building Codes, shall be as defined therein.

ACTIVE RECREATION AREAS: *Areas of the landscape such as parks, sports fields and play areas dedicated to active play, where lawn is an appropriate landscape surface.*

ANIMAL FEEDING OPERATION: *A facility where animals, other than aquatic animals, are stabled or confined and fed or maintained for a total of 45 days or more in any 12-month period. This does not include where animals are in areas such as pastures or rangeland that sustains crops or forage growth during the normal growing season.*

ARTIFICIAL TURF: *A ground cover or surface consisting of synthetic fibers made to look like natural grass.*

LAWN: *ground that is covered with grass or turf that is regularly mowed and irrigated (see Turf).*

LOCALSCAPES®: *a water-conserving design approach developed by Utah horticulturists, landscape architects, landscape experts, irrigation experts and members of the water industry that simplifies water-conserving design into a five-step process that is easy to implement by non-professionals and appropriate for use in Utah.*

MULCH: *any material such as bark, wood chips, crushed stone, chat or similar materials left loose and applied to the soil for the purpose of preventing evapotranspiration.*

PARK STRIP: *a typically narrow landscaped area located between the back-of-curb and sidewalk or fence line in cases where no sidewalk exists. The application of water-conserving landscape treatments is generally encouraged in such locations.*

SIGN(S). A presentation or representation of words, letters, figures, designs, pictures or colors, publicity displayed so as to give notice relative to a person, a business, an article of merchandise, a service, an assemblage, a solicitation, or a request for aid; also, the sign structure supports lighting systems and any attachments, ornaments or other features used to draw the attention of observers. See Sign Permit 1.27 of this Title.

A. SIGN, ANIMATED. A sign, which involves motion or rotation of any part, created by artificial means, or which displays flashing, revolving or intermittent lights. Exception: Electronic Message Display Signs.

B. SIGN AREA. The entire background area of a sign upon which copy could be placed. In computing area of a sign background, only that face or faces which can be seen from one direction at one time shall be counted. The supporting incidental structure of the sign shall not be used in computing sign area.

C. SIGN STRUCTURE. Is the support, poles, upright bracing or brackets and framework for any sign that is

mounted on or affixed to a building, structure or the ground.

D. SIGNS, TYPES OF:

1. AWNING. An awning sign is any sign which is a structure made of cloth, metal, or other material affixed to a building in a manner that the structure may be raised or retracted against the structure.

2. BILLBOARDS/OFF PREMISE FREESTANDING SIGNS. Billboards/Off Premise Signs of any size which advertise or direct attention to a business, product, or service that is not provided, sold, offered, or existing where the sign is located. A Multi-Tenant Sign shall not be considered an Off-Premise Sign. See Chapter 1.27 for Community Signs.

3. CANOPY SIGN. A sign which is mounted on and supported by a canopy and may be found either above the canopy or hanging beneath the canopy, but in all cases mounted perpendicular to the building.

4. ELECTRONIC MESSAGE DISPLAY SIGN (EMD). A sign capable of displaying words, symbols, figures or images that can be electronically or mechanically changed by remote or automatic means, which advertise or direct attention to a business, product, or service that is provided, sold, offered, or existing where the sign is located.

5. GATEWAY SIGN. A sign that introduces or welcomes visitors to a subdivision or development. The purpose of Gateway Signs are to identify a location or create a sense of place by communicating the name of the place that the visitor is entering. Gateway signs may include the logo of the subdivision or development but otherwise shall not contain any advertising message. Gateway signs shall be a stand alone On Premise Monument Signs or shall be incorporated into Multi-Tenant On Premise Pole Standing Sign or Multi-Tenant On Premise Monument Signs. Tremonton City Gateway Signs shall not be included in this definition and are exempt from the Sign Ordinance.

6. IDENTIFICATION SIGN. The term "identification sign" shall include the following:

a. A name plate, which establishes the identity of an occupant by listing his/her name and business or professional Title;
b. A sign, which establishes the identity of a building or building complex by name or symbol only;
c. A sign, which indicates street address or combines name plate and street address;
d. A sign which identifies an area in the City which, by reason of development, natural features, historical occurrences or common references, has or will become a landmark in the City; and
e. A commemorative sign, such as a cornerstone, memorial or plaque, when such is cut into a masonry surface or constructed of bronze or other noncombustible material, and is made an integral part of the structure.

7. MARQUEE. Means a permanent roofed structure attached to and supported by a building, and projecting over private or public property.

a. Marquee Sign. Any sign utilizing changeable copy painted on or attached to or supported by a marquee.

8. MONUMENT SIGNS. A freestanding on premise sign supported upon the ground by a solid base ~~or poles~~. Monument signs are intended to be low to the ground requiring no clearance, which sign and base are of approximately equal size in width and length.

9. MULTI-TENANT ON PREMISE POLE SIGN: A sign which identifies tenants in a multi-tenant building or complex and which is located in the development for which it is advertising. A pole sign is a sign supported upon the ground by poles or braces and not attached to any building.

10. ON PREMISE POLE SIGNS. A sign which directs attention to a use, product, commodity or service performed upon the premises on which it is located. A pole sign is a sign supported upon the ground by poles or braces, and not attached to any building.

11. ~~ON PREMISE TEMPORARY SIGNS - WIND SIGN / PORTABLE SIGNS / BANNER OR PENNANT. A temporary sign is a non-permanent sign erected, affixed, and maintained on the premises and may be displayed for not more than thirty (30) consecutive days in any three (3) month period, and not more than ninety (90) days in any calendar year. Wind Signs are signs consisting of one (1) or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind or breeze. Portable Signs are signs which are temporary and not permanently affixed to the ground, building, or other structure, which may be moved from place to place. Banner or Pennant Signs are signs intended to be hung either with or without a frame, possessing characters, letters, illustrations, or ornamentations applied to paper, plastic, or fabric of any kind. The purposes of temporary signs are Grand Openings/Going Out of Business/Special Promotions. Temporary signs shall not be placed in or over a public right of way. They shall be firmly secured to the building or ground. Temporary signs may be attached to the permanent signs only during the grand opening period. Temporary signs may not cover permanent signs unless the business has changed hands or changed names. No off-premise temporary signs are allowed except those mentioned in this Ordinance.~~

11. PROJECTING WALL SIGN. A sign attached to a building or extended in whole or in part twelve (12) inches or more horizontally beyond the surface of the building to which the sign is attached, but not including a "marquee sign" as herein defined. Support structure shall be perpendicular to surface of the building.

12. ROOF SIGN. A sign painted on the roof of a building supported by poles, uprights or braces attached to the roof of a building; or projecting above the roof line of a building; but not including a sign projecting from or attached to the wall face. See "Projecting Wall Sign."

13. SIGN, FLASHING. A sign, which contains or are illuminated by lights that are intermittently cut on or off, change in intensity or otherwise create the illusion of flashing or movement, and any sign with lights which blink, flash, move, rotate, scintillate, flicker, vary in intensity or color or use intermittent electrical pulsations. Exception: Electronic Message/Reader Displays.

14. SIGN, HEIGHT OF. The vertical distance measured from the nearest finished grade to the top of the sign, including any superficial trim.

15. SIGN, ILLUMINATION. A sign on which a source of light is used in order to make the message readable. This definition shall include an internally or externally light source.

16. SIGN, ILLUMINATION - INDIRECT. Lighting by means of a light source that is directed at a reflecting surface in such a way as to illuminate the sign from the front, or the entire building facade upon which a sign is displayed. It does not include lighting which is primarily used for purposes other than sign illumination, i.e., parking lot lights or lights inside buildings which may silhouette a window sign but which are primarily installed to serve as interior illumination.

17. SIGN, ROTATING. A sign, which revolves three hundred-sixty (360) degrees with continuing motion or which moves or rotates in any direction or has a major moving part with the exception of traditional barbershop poles.

18. SIGN, SIDEWALK. A sign with two (2) faces that are adjoined at the top and displayed at an angle or similar design, which is not permanently anchored but secured from the wind or breeze.

19. SIGN, SNIPE/BANDIT. Signs that do not comply with the requirements of Title I and have not been issued a sign permit and the advertising matter appearing thereon is not applicable to the use of the premise upon which such sign is located.

20. SIGN, TEMPORARY *A temporary sign is any sign, banner, pennant, valance, or advertising display constructed of plastic, vinyl, paper, cloth, canvas, light fabric, cardboard, wallboard, or other light materials erected, affixed, and maintained. Temporary signs are not permanently affixed to the ground, building, or other structure which allows them to be moved from place to place.*

21. SIGN, WIND *A wind sign is any sign consisting of one (1) or more banners, flags, pennants, ribbons, spinners, streamers or captive balloons, or other objects or material fastened in such a manner as to move upon being subjected to pressure by wind or breeze.*

22. SUSPENDED SIGNS. Suspended signs are signs which are anchored to a building and are free to hang from the structure to which it is attached.

23. WALL SIGNS/FLAT SIGNS. A wall sign is any sign that is painted either on a wall or it's facing, or is attached in such a way as to not extend more than eleven (11) inches beyond the surface of the building to which the sign is attached.

STREETS, ROADS AND HIGHWAYS. (See Title III General Public Works Construction Standards and Specifications for specific street cross-sections.)

A. STREET, ALLEY. A public access-way less than twenty-six (26) feet in width, which is designed to give secondary access to lots or abutting properties.

B. STREET, COLLECTOR. A street, existing or proposed, of considerable continuity, which is a primary means of access to major streets, and is, designated a collector street on the Transportation Master Plan.

C. STREET, CUL-DE-SAC. A street, which is designed to remain permanently closed at one end with the closed end terminated by a vehicular turnaround

D. STREET, FRONTAGE, OR FRONTAGE ROAD. A minor street or road which is parallel to and adjacent to a limited access major street and which provides access to abutting properties and protection from through traffic.

E. STREET, HALF. A street parallel and contiguous to a property line and of lesser right-of-way width not less than one half (½) of projected roadway plus ten (10) feet, to be obtained in the future from the abutting property owner prior to development as frontage.

F. STREET, MAJOR ARTERIAL. A street, existing or proposed, which serves or is intended to serve as a major traffic way, and is designated a Major Arterial Street on the Transportation Master Plan.

G. STREET, MINOR ARTERIAL. A street, existing or proposed, which is supplementary to a Major Arterial Street, and is designated a Minor Arterial Street on the Transportation Master Plan.

H. STREET, PUBLIC. A thoroughfare, which has been dedicated to the public and accepted by proper public authority.

I. STREET, RIGHT-OF-WAY. **Also known as Public Right-of-Way, t**hat portion of land dedicated to public use for a street and utility purposes.

J. STREET, STUB. A street or road extending from within a subdivision boundary and temporarily terminating there with a vehicular turnaround. Stub Streets are provided to permit adjacent undeveloped parcels of land to be developed by continuing the stub street to the extended connecting street system.

TURF: *ground that is covered with grass or lawn that is regularly mowed (see Lawn).*

XERI-SCAPE: *Also known as "water-wise" landscaping, xeriscape is a landscape design method for arid and semiarid climates that utilizes water conservation techniques such as drought-tolerant plants, mulch, and reduced irrigation.*

ZERO-SCAPE: *Zero-scape is a landscape design method that eliminates the need for irrigation water by eliminating plants from the landscape.*

EXHIBIT "B"

CHAPTER 1.04
LAND USE AND APPEAL AUTHORITIES

1.04.010 PLANNING COMMISSION, NUMBER OF MEMBERS. There is hereby created a Planning Commission for Tremonton City, Utah. The Planning Commission shall consist of five (5) Members **and up to two (2) Alternate Members**; each appointment consented to by the City Council. Members of said Commission may reside outside of Tremonton City. **Alternate Members are allowed to sit in-place of Planning Commission Members to meet quorum requirements. Alternate Members may only vote when filling a vacancy for a Planning Commissioner. It is required that Alternate Members attend at least one-half of Planning Commission meetings per quarter either digitally or in-person to stay current on Land-Use topics.** The City Council may assign a City Council member as an ex-officio and non-voting Member of the Planning Commission.

EXHIBIT "C"

CHAPTER 1.07
RESIDENTIAL ZONE DISTRICTS

Sections:
1.07.005 Purpose.
1.07.010 Uses.
1.07.015 Lot Regulations.
1.07.020 Public Dedications.
1.07.025 Large Livestock.
1.07.030 Small Livestock.

1.07.005 PURPOSE. The purposes of Residential Districts are:

A. RURAL RESIDENTIAL DISTRICT, RR-1. To provide rural residential to promote and preserve in appropriate areas conditions favorable to large-lot family life for single-family occupancy; the keeping of limited numbers of animals and fowl; and reduced requirements for public utilities; this district is intended to be primarily residential uses. Minimum lot size: one (1) acre, 43,560 square feet.

B. RESIDENTIAL DISTRICT, R1-20. To provide areas for very low density residential neighborhoods for single-family occupancy of essentially spacious and uncrowded character. Minimum lot size: twenty-thousand (20,000) square feet.

C. RESIDENTIAL DISTRICT, R1-12. To provide areas for medium density residential neighborhoods, for single-family occupancy of spacious and uncrowded character. Minimum lot size: twelve-thousand (12,000) square feet.

D. RESIDENTIAL DISTRICTS, R1-10. To provide areas for medium density residential neighborhoods for single-family occupancy. Minimum lot size: R1-10 ten-thousand (10,000) square feet.

E. RESIDENTIAL DISTRICT, R1-8. To provide areas for medium density residential neighborhoods for single-family occupancy. Minimum lot size: R1-8 eight-thousand (8,000) square feet.

F. RESIDENTIAL MULITPLE DISTRICT, RM-8. To provide areas for higher residential density with the opportunity for varied housing styles and character for single-family occupancy. Maximum density: eight (8) units per acre for attached housing.

G. RESIDENTIAL MULTIPLE DISTRICT, RM-16. To provide areas for higher residential density with the opportunity for varied housing styles and character for single-family occupancy Maximum density: sixteen (16) units per acre for attached housing.

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1.07.010 USES. This Section of Chapter 1.07, uses of land or buildings which are allowed in various districts are shown as "P" permitted uses in the appropriate column, or as "C" conditional uses in the appropriate column. If a use is not allowed in a given district, it is either not named in the uses list or it is indicated in the appropriate column by a dash, "-" as not permitted or not applicable or is stated as such.

RESIDENTIAL USES [1 2 3]							
ZONING DISTRICTS	**RR-1**	**R1-20**	**R1-12**	**R1-10**	**R1-8**	**RM-8**	**RM-16**
Accessory Buildings:	P	P	P	P	P	See Note **4**	
Agriculture, Existing:	P	P	P	P	P	P	P
Assisted Living Facilities:						C	C
Childcare/Preschool:							
Childcare/Preschool, Residential-Minor: See Chapter 1.24 Home Occupations & Chapter 1.19 Supplementary Regulations of this Title.	C	C	C	C	C	C	C
Childcare/Preschool, Residential-Major: See Chapter 1.24 Home Occupations & Chapter 1.19 Supplementary Regulations of this Title.	C	C	C	C	C	-	-
Christmas Tree Sales:	C	C	-	-	-	-	-
Churches/Places of Worship:	P	P	P	P	P	P	P
Communication Towers and Antennas: See Chapter 1.22 Communication Facilities Permit of this Title.	C	C	C	C	C	C	C
Dwellings: [5 6] See Chapter 1.19 Supplementary Regulations of this Title for residential architectural standards.							
Single-Family:	P	P	P	P	P	-	-
Multi-Family Twin Home:	-	-	-	-	-	P	P
Multi-Family Attached:	-	-	-	-	-	P	P
Multi-Family Stacked:	-	-	-	-	-	P	P
Internal Accessory Dwelling Units:	P	P	P	P	P	-	-
Detached Accessory Dwelling Units:	~~C~~ **P**	~~C~~ **P**	~~C~~ **P**	~~C~~ **P**	~~C~~ **P**	-	-
Dwellings, Manufactured and Modular: [7] See Chapter 1.19 Supplementary Regulations of this Title.	P	P	P	P	P	-	-
Education Facilities:	C	C	C	C	C	C	C
Flag Pole: See Chapter 1.19 Supplementary Regulations of this Title.	P	P	P	P	P	P	P
Home Occupation: See Chapter 1.24 Home Occupation Permit of this Title.							
Minor:	C	C	C	C	C	C	C
Major:	C	C	C	C	C	-	-
Livestock, Large & Small: [9]	P	P	-	-	-	-	-
Kennel: See Chapter 13 of the Revised Ordinance of Tremonton City Corporation for requirements for a Kennel License.	C	-	-	-	-	-	-
Mobile Home Park:	-	-	-	-	-	-	-
Nursing Home:	-	-	-	-	-	-	-
Pets: [8]	P	P	P	P	P	P	P
Public Facilities:	P	P	P	P	P	P	P
Residential Facilities for the Elderly Persons: See Chapter 1.19 Supplementary Regulations of this Title:	C	C	C	C	C	P	P
Residential Facilities for Persons with a Disability: See Chapter 1.19 Supplementary Regulations of this Title:	C	C	C	C	C	P	P
Renewable Energy Systems: See Chapter 1.23 Renewable Energy Systems Permit of this Title:	C	C	C	C	C	C	C
Swimming Pool: See Chapter 1.19 Supplementary Regulations of this Title:	P	P	P	P	P	P	P
Utilities, Neighborhood:	P	P	P	P	P	P	P

RESIDENTIAL USES [1 2 3]							
ZONING DISTRICTS	**RR-1**	**R1-20**	**R1-12**	**R1-10**	**R1-8**	**RM-8**	**RM-16**
Utilities, Transmission, Pad, Facility:	C	C	C	C	C	C	C

[1] Note: See Chapter 1.25 of this Title - Conditional Uses Permit.

[2] Note: See Chapter 1.17 of this Title - Off-Street Parking Regulations.

[3] Note: See Chapter 1.18 of this Title - Landscaping, Buffering, and Fencing Regulations.

[4] Note: Accessory buildings serving entire complex such as clubhouse, pool house, bowery, etc. are permitted.

[5] Note: All dwelling units are for Single-Family occupancy. See Chapter 1.19 Supplementary Regulations of this Title for Residential Architectural Standards.

[6] Note: No principal dwelling shall be less than four hundred (400) square feet in living space.

[7] Note: Applicant shall also insure that the there are no restrictive covenants that exclude Manufacturing and Modular Housing as required by Utah Code Annotated 10-9a-514. See Chapter 1.19 Supplementary Regulations of this Title for Residential Architectural Standards.

[8] Note: See Chapter 1.03 of this Title - Definitions.

[9] Note: See Section 1.07.025 and 1.07.030 for the type and number of livestock.

1.07.015 LOT REGULATIONS. This Section of Chapter 1.07 shall apply to all principle structures and accessory structures in residential zones. If a regulation applies in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet required, or by the letter "A."

RESIDENTIAL ZONES LOT REGULATIONS [1 2 3]							
ZONING DISTRICTS	**RR-1**	**R1-20**	**R1-12**	**R1-10**	**R1-8**	**RM-8**	**RM-16**
LOT AREA REGULATIONS: The minimum lot area in square feet for any Single-Family Dwelling in districts regulated by this Chapter.	43,560	20,000	12,000	10,000	8,000	Note 1	Note 1
MAXIMUM DENSITY: The maximum number of dwelling units per acre.						8	16
LOT WIDTH REGULATIONS: The minimum width in feet for any lot in the districts regulated by this Chapter.	135	100	90	80	70	70	70
FRONTAGE REGULATIONS: The minimum frontage in feet for any lot in the districts regulated by this Chapter.	60	50	45	45	45	45	45
Cul-d-Sac:	50	40	35	35	35	-	-
Flag Lot:	24	24	24	24	24	-	-
FRONT YARD SET-BACK REGULATION: The minimum depth in feet for the front yard for main structures in districts regulated	50	30	30	30	25	25	25

RESIDENTIAL ZONES LOT REGULATIONS [1] [2] [3]							
ZONING DISTRICTS	**RR-1**	**R1-20**	**R1-12**	**R1-10**	**R1-8**	**RM-8**	**RM-16**
by this Chapter.							
Structures on corner lots: front yard set-back in which the structure is addressed shall be:	50	30	30	30	25	25	25
~~Other front yard set-back shall be:~~	~~30~~	~~30~~	~~25~~	~~25~~	~~20~~	~~20~~	~~20~~
Accessory structures may have the same minimum front yard setback as the main structures if they have the same side yard setback required for main structures; otherwise they shall be setback the following number of feet from the rear of the main structure:	10	10	10	8	8	10	10
REAR YARD SET-BACK REGULATIONS: The minimum setback in feet for the rear yard in the districts regulated by this Chapter shall be:	30	30	30	25	20	20	20
For Accessory Structures and Garages with no rear openings[4] shall be:	10	10	5	5	5	5	5
Accessory structures located on an alley shall meet all the requirements of this Ordinance. However, structures may have a one (1) foot setback from the alley, provided they have met all side yards and minimum distances from adjacent dwellings:	A	A	A	A	A	A	A
SIDE YARD SETBACK REGULATIONS: The minimum side yard set back **for one side** in feet for any dwelling in districts regulated by this Chapter shall be:	15	10	10	8	8	10	10
Total width of the two (2) side yards required shall equal:	30	24	20	18	18	18	18
Structures on corner lots: side yard setback shall be:	**30**	**30**	**25**	**25**	**20**	**20**	**20**
For Accessory Structures and Garages with no side openings[4] shall be:	10	10	5	5	5	5	5
CARPORTS. Carports not exceeding six-hundred (600) square feet in area and not more than one (1) story in height, when attached to the main building and constructed of fire rated materials may extend no closer than one (1) foot from the side property line and the carport shall remain open on three (3) sides.	A	A	A	A	A	A	A
HEIGHT REGULATIONS: [5] The maximum height for all buildings in districts regulated by this Chapter shall be in feet:	36	36	36	36	36	36	36
Maximum Number of Stories:	2½	2½	2½	2½	2½	2½	2½
The minimum height of a dwelling in stories above grade:	1	1	1	1	1	1	1
The maximum height of an accessory building in feet:	30	30	20	20	20	20	20

[1] Note: Multi-Family Dwellings may have reduced Lot Regulations in the RM-8 and RM-16 zones. Site Plan Permit (see Chapter 1.26 of this Title) and subdivision approval required.

[2] Note: No accessory building shall contain greater square foot floor area than the principal building to which it is accessory. Exception: accessory buildings located in the RR-1 and R1-20 zone. No accessory building or group of accessory buildings in any residential district shall cover more than thirty (30) percent of the rear yard.

[3] Note: For Park Meadows Subdivision an existing PUD R1-6 zone. Dwelling minimum setbacks: Front yard: twenty-five (25) feet/other Front yard twenty (20) feet - Side yards: six (6) feet and ten (10) feet - Rear yard: twenty (20) feet. The remaining regulations shall be applicable to that of the R1-8 lot regulations and uses.

[4] Note: For side and rear set-backs of any accessory structure three (3) feet or less there shall be no openings (windows, doors, etc.) Exception: accessory structures whose rear-yard is on an alley or street.

[5] Note: Exceptions to Height Regulations. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, and fire or parapet walls, skylights, towers, steeples, flag poles, chimneys, smokestacks, water tanks, wireless or television masts, theater lofts, silos, or similar structures may be erected above the height limit herein prescribed, but no space above the height limit for residential purposes shall be allowed for purposes of providing additional floor space, nor shall such increased height be in violation of any other Ordinance or regulation of Tremonton City. Public Buildings, Utility Buildings, and Multi-Family Dwellings when authorized in a district, may be erected to a height greater than the district height limit by Site Plan approval.

1.07.020 PUBLIC DEDICATIONS. Setback restrictions of this Chapter shall not apply to existing structures whose setback is reduced by a public dedication.

1.07.025 ~~LARGE~~ LIVESTOCK. Large Livestock may be kept in ~~all zones~~ **RR-1 and R1-20 as** permitted by the use table in this Chapter. ~~A maximum of ten (10) large livestock may be kept in permitted zones. To determine the number allowed and the zoning where they are allowed refer to Large Livestock chart below.~~ **Acreage utilized for one species cannot be counted towards acreage for another species. Certain types of fowl may be regulated by the State of Utah and require a permit to keep those type of fowl, therefore Applicant shall be required to provide proof of permit to the City prior to keeping any fowl regulated.** Requests to keep additional animals on larger parcels of land may be considered upon application to the Planning Commission for a Conditional Use Permit.

~~LARGE~~ LIVESTOCK *PER ACRE FOR RR-1 & R1-20*		
~~ZONING DISTRICT~~ *LIVESTOCK*	~~R1-20 FIRST ½ ACRE WITH HOME~~ *GRAZING; NON IRRIGATED*	~~R1-20 EACH ADDITIONAL ½ ACRE~~ *GRAZING IRRIGATED*
Cow / Calf	1	2
Horse / Colt	1	2
Sheep / Lamb	2	~~2~~ **6**
Pig(s) – incl. Potbelly	1	~~2~~ **4**
Goat(s)	1	~~2~~ **6**
Llama(s)	1	~~2~~ **6**
Chicken(s)	**15**	**25**
Pheasant(s) / Quail	**15**	**25**
Turkey(s)	**15**	**25**

~~LARGE~~ LIVESTOCK *PER ACRE FOR RR-1 & R1-20*		
~~*ZONING DISTRICT*~~ *LIVESTOCK*	~~*R1-20 FIRST ½ ACRE WITH HOME GRAZING; NON IRRIGATED*~~	~~*R1-20 EACH ADDITIONAL ½ ACRE GRAZING IRRIGATED*~~
Duck(s)	**5**	**10**
Geese	**5**	**10**
Pigeon(s)	**5**	**10**
Peacock(s)	**5**	**10**
Guinea Hen(s)	**5**	**10**
Rabbit(s)	**5**	**10**

Any animal listed above that is kept within an animal feeding operation shall be maintained using the best management practices of the industry. The practices, including management policies and use of technology, shall be commonly accepted practices that protect the environment, protect human health, ensure the humane treatment of animals, and promote the financial viability of agricultural production.

1.07.030 KEEPING CHICKENS FOR THE PURPOSE OF FAMILY FOOD PRODUCTION.

A. **Purpose. This section shall provide residents of the City the opportunity to maintain up to twelve (12) hen chickens as pets and for the purpose of producing eggs, subject to the described regulations.**

B. General Conditions. In all R1-6, R1-8, R1-10, R1-12 residential zones in Tremonton City, and only for those single-family detached residential uses in the commercial zones, up to and not exceeding more than twelve (12) hen chickens for egg production as family food.

C. Prohibited Uses.

1. No roosters shall be allowed in the R1-6, R1-8, R1-10, R1-12, or any commercial zone. If chickens are purchased as chicks and any are determined at a later date to be roosters, they shall be removed immediately upon determination of gender;

D. Standards for Containment. Hens shall be securely fenced and confined to the property of the owner with the use of coops and yards, and not allowed to run at large.

1. Enclosures and coops shall be located in the rear yard and at least twenty (20) feet from neighboring dwellings, kept clean and with no odors emanating across property lines; and

E. Standards for Maintenance.

1. Removal of Dead Birds. The owner of any fowl that dies within City limits shall remove the carcass of such animal from City limits within ten (10) hours after its death.

2. No coop cleanings shall be stockpiled within twenty (20) feet of a dwelling or any property line unless stored in a closed bin covered to prevent pest and insect infestation or kept in a properly maintained compost pile.

3. No coop shall be kept in an unsanitary or improperly ventilated condition by any coop owner, lessee or occupant of a property.

4. Diseased or sick birds shall be handled in such a manner as to not infect other members of the coop.

F. Application. Any person intending to keep hen chickens shall complete an application to do so. The application form shall be provided by the Zoning Administrator or designee and shall include at a minimum:

1. Name and address of property owner and other contact information;

2. Address of subject property;

3. Name and contact information of occupant or renter if not the property owner;

4. If the applicant is not the owner of the property on which the request for keeping chickens is located, a letter from the owner, signed and notarized agreeing to the use is required.

5. The application to keep chickens shall not be transferrable; all subsequent owners of property shall complete a new application.

G. Enforcement. In the event that violations of this section occur, the complainant shall contact the Animal Control Officer and shall file a complaint outlining the nature of the violation(s) and the time(s) that the violations(s) occurred. The Owner shall be subject to a penalty in accordance with Chapter 1.01 Section 1.01.040, Penalty for Violating Title, for a violation of this Section.

~~**1.07.030 SMALL LIVESTOCK.**[1] Small Livestock may be kept in all zones permitted by the use table in this Chapter. The type and quantities of small livestock shall not exceed those listed in the chart below. Numbers listed below shall not be exceeded regardless of the number of acres used in that zone. Not more than two (2) types of small livestock listed below may be allowed in any of the zones listed in the chart. Certain types of fowl may be regulated by the State of Utah and require a permit to keep those type of fowl, therefore Applicant shall be required to provide proof of permit to the City prior to keeping any fowl regulated.~~

~~SMALL LIVESTOCK~~				
~~ZONING DISTRICT~~	~~R1-20 First ½ ACRE WITH HOME~~	~~R1-20 EACH ADDITIONAL ½ ACRE~~	~~RR-1 FIRST ½ ACRE WITH HOME~~	~~RR-1 EACH ADDITIONAL ½ ACRE~~
~~Chicken(s)~~	~~25~~	~~25~~	~~25~~	~~25~~
~~Pheasant(s) / Quail~~	~~25~~	~~25~~	~~25~~	~~25~~
~~Turkey(s)~~	~~5~~	~~10~~	~~10~~	~~10~~
~~Duck(s)~~	~~10~~	~~10~~	~~10~~	~~10~~
~~Geese~~	~~5~~	~~10~~	~~5~~	~~10~~
~~Pigeon(s)~~	~~10~~	~~10~~	~~10~~	~~10~~
~~Peacock(s)~~	~~5~~	~~5~~	~~5~~	~~5~~
~~Guinea Hen(s)~~	~~5~~	~~5~~	~~5~~	~~5~~
~~Rabbit(s)~~	~~10~~	~~10~~	~~10~~	~~10~~

~~[1] Note: For keeping chickens in other residential zoning districts see Chapter 1.19 Supplementary Regulations Section 1.19.065 Keeping Chickens for the Purpose of Family Food Production.~~

EXHIBIT "D"

CHAPTER 1.08
COMMERCIAL AND INDUSTRIAL ZONE DISTRICTS

1.08.020 DRIVE-UP WINDOW/DRIVE-THROUGH, STACKING LANES, NUMBER OF VEHICLES.

A. Drive-through Structures.

1. Drive-through lanes shall be located away from adjoining single-family and multi-family developments. Speakers and menu boards shall be located so that noise is not directed toward residential uses and shall incorporate a screen wall and landscaping to mitigate noise.

B. Stacking Lanes, Number of Vehicles.

1. Stacking areas shall be designed so that no obstruction shall occur at the public right-of-way the following table shows the minimum requirement for stacking based on the type of activity. Greater stacking areas may be required by the Design Review Committee (DRC) when it is determined that additional stacking space is needed to ensure that there is no obstruction s at the public right-of-way. A conditional use permit for a Drive-Through Window may be revoked if the operation of the Drive-Through consistently obstructs the public right-of-way.

Activity Type	Minimum Stack	Measured From
Bank Teller Lane	3 per lane	Teller or Window
Automated Teller Machine (ATM)	3 per machine	ATM
Pharmacy	3 per lane	Window
Restaurant Drive-Through	4	Window [1]
Carwash Stall, Automatic	2	Entrance
Carwash Stall, Self-Service	2	Entrance
Other	Determined by Design Review Committee (DRC)	
Gasoline Pump Island	See Section 1.19.030	

[1] Stacking for a minimum of three (3) vehicles shall be provided between an order box/window and the pick-up window.

2. Standards for Design and Layout Apply to All Drive Through Facilities. Required stacking spaces are subject to the following design and layout standards submitted with a site plan permit application:

a. Stacking space shall be a minimum of nine (9) feet by twenty (20) feet in size;
b. Stacking spaces shall not impede on-site or off-site traffic movements or movements into or out of off-street parking spaces; and
c. Stacking spaces shall be delineated from other driveways and parking areas with appropriate signage and pavement markings.

C. State Code Restrictions.

1. In accordance with Utah Code 10-8-44.6, the City shall not withhold a business license, deny a land use application, or otherwise require a business that has a drive-through service as a component of its business operations to:

a. Allow a person other than a person in a motorized vehicle to use the drive-through service; or
b. Offer designated hours of the day that a customer is accommodated and business is conducted in the business lobby that are the same as or exceed the hours of the day that a customer is accommodated and business is conducted in the drive-through service.

EXHIBIT "E"

1.19.060 ~~RESIDENTIAL ARCHITECTURAL STANDARDS.~~ ~~All Single Family Dwellings, Multi Family Dwellings and Manufactured or Modular Homes, excepting Manufactured Homes or Modular Homes placed in a Mobile Home Park, shall comply with the following architectural standards:~~

~~A. Minimum Width. Have a minimum width of twenty five (25) feet width along any street frontage.~~

~~B. Exterior Covering Materials. Have an exterior covering material customarily used on dwellings. Exterior siding and trim materials shall consist of durable, weather resilient materials approved for dwelling construction in the building codes such as masonry, stucco, wood, composition, vinyl, steel or aluminum residential sidings; and~~

~~C. Roof Pitch and Overhangs. Have a roof with a pitch of not less than four (4) inches of vertical rise for each twelve (12) inches of horizontal run. In addition the roof shall have a minimum eave overhang of not less than eight (8) inches to provide for run off and four (4) inch overhang where the roofline is not parallel to the base of the unit. (The eight (8) inches may include the rain gutter).~~

MULTI-FAMILY ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS. Multi-Family Attached, Multi-Family Stacked, and Multi-Family Twin Home dwellings (also referred to as Multi-Family Dwelling developments) shall meet or exceed the following architecture and landscape design standards listed below. The Developer agrees to record architectural and design standards within Covenants, Conditions, and Restrictions that are recorded in the Box Elder County Recorder's Office with the platting of each subdivision for multi-family dwellings if sold to a third-party. As part of the Site Plan review process, the Developer shall submit building elevations that comply with the architectural and landscape design standards and be approved by the Development Review Committee.

A. Masonry Materials. Building elevations, including front, side, and rear, shall be comprised one-hundred (100) percent of masonry, which includes brick, stone, stucco, and cement fiberboard.

B. Roofline. Roofline shall vary by having multiple gables extending above the eves or varying roofline heights between units.

C. Glazing. Front elevation shall be comprised of at least twelve (12) percent in glazing/windows.

D. Front Elevations and Front Doors to face the Public Street. Front elevations of buildings shall be oriented towards the public street, and front doors shall be visible from the public street.

E. Covered Front Door Entries. All units within a Multi-Family Dwelling development shall have a covered entry over the front door.

F. Architectural Elements in the Front Elevations. Front elevations shall be comprised of the following architectural elements, including pillars, gables roofs, and shed roofs. Each architectural element shall be integrated harmoniously into the design as determined by the Development Review Committee.

G. Landscaping. The landscaping of all types of Multi-Family Dwellings developments shall be landscaped in accordance with Tremonton City Land Use Code, including but not limited to Chapter 1.17 Off-Street Parking Regulations and Chapter 1.18 Landscaping, Buffering, and Fences Regulations.

~~H. Street Trees and Enlarged Park Strip. All Multi-Family Dwellings developments shall have either small or medium street trees planted in a landscaped park strip. Small street trees are classified as having a mature height of twenty-five (25') or less, and medium street trees are classified as having a mature height between twenty-five (25') feet and forty (40') feet. The size of the street tree, either small or medium, and the exact species of trees shall be determined by a licensed landscape architect as part of the submitted landscape plan. All street trees shall be no less than two (2") inches at the time of planting. If a medium-sized street tree is planted, the park strip shall be a minimum of six (6') in width. The street trees and other vegetation within the park strips have an irrigation source. These street trees landscaped park strips, and irrigation sources shall be installed within one (1) year of a certificate of occupancy being issued for a dwelling unit with frontage on the street. See Chapter 8-700 Public Street Tree Ordinance of the City's Revised Ordinances for more information on street tree requirements.~~

~~**1.19.065 KEEPING CHICKENS FOR THE PURPOSE OF FAMILY FOOD PRODUCTION.**~~
~~**1.19.085 DRIVE-UP WINDOW/DRIVE-THROUGH, STACKING LANES, NUMBER OF VEHICLES.**~~

EXHIBIT "F"

CHAPTER 1.33
PLANNED UNIT DEVELOPMENT (PUD)

Sections:
1.33.005 Purpose.
1.33.010 Permitted Uses.
1.33.015 Application and Density.
1.33.020 Streets and Circulation.
1.33.025 Open Space Requirements.
1.33.030 Additional Development Standards.
1.33.035 Variations from Development Standards.
1.33.040 Review and Approval.

1.33.005 PURPOSE. The Planned Unit Development (PUD) is an overlay zone that is applied to a specific property or project in accordance with the provisions of this chapter. It is intended to allow development design flexibility, integration of mutually compatible uses, consolidation of open spaces, clustering of dwelling units, and optimum land planning with greater efficiency, convenience and amenity than is possible under conventional zone regulations. To achieve these purposes, a planned development is one complex land use with a common architectural design theme that provides variety with architectural compatibility, rather than as an aggregation of individual, unrelated buildings located on separate, unrelated lots.

The intent of allowing Planned Unit Developments in the City is to:

1. Encourage the construction of a variety of housing types and lot configurations within the City under conditions and requirements that will ensure development of quality residential environments at a larger scale of sustained desirability and stability;
2. Encourage variety and allow more flexibility in the location of buildings on the land, the grouping of open spaces and number of dwelling units in one building, and allow for a variety of housing types within a single development;
3. Create more attractive and desirable environments within Tremonton City, including the preservation and consolidation of open space for visual enjoyment and recreational use.

1.33.010 PERMITTED USES. The PUD zone shall be used in combination with existing zoning districts limited to: R1-12, R1-10, R1-8, RM-8, RM-16, and MU; it shall not be used as an independent zoning district. Parcels in a PUD zone shall be indicated with the underlying zoning district on the Tremonton City Zoning Map.

Single and multiple family residential developments are permitted including but not limited to clustered developments, townhomes, condominiums, patio houses, duplexes, garden apartments, and apartments. Attached housing is limited to a maximum of six consecutive units with no more than two shared walls per unit. Mobile/manufactured homes, hotels, recreational vehicle parks and other similar transient residential facilities are not permitted.

Open space uses in a PUD shall include private recreational facilities unless otherwise agreed upon with Tremonton City. Private recreational facilities may include but are not limited to exercise fitness stations, clubhouses, sports courts, and/or swimming pools for the exclusive use of the occupants of the PUD and their guests when approved with the PUD plan. Other park-type amenities, such as playgrounds, trails and walking paths, pavilions, and other outdoor facilities shall be open to the public and maintained by an HOA.

A PUD may provide neighborhood-scale retail or professional offices whereas the Land Use Authority finds the commercial use compatible with the adjacent properties, the general area, or in line with the City's General Land Use Plan. The commercial use should front collector and/or arterial roads as described within the City's Transportation Master Plan. Off-street parking guidelines following Chapter 1.17 may be reduced up to fifty percent (50%) by the Land-Use Authority upon review of the building use, commercial square footage, and shared parking

analysis completed by a licensed traffic engineer.

Accessory Dwelling Units (ADUs) are permitted within a PUD for single-family dwellings only in accordance with Chapter 1.21. All ADUs must submit the required application and receive a permit prior to occupancy.

1.33.015 APPLICATION AND DENSITY. A developer may make an application for the consideration and approval of a PUD overlay zone. The City Council shall review and may approve such applications after receiving a recommendation from the Planning Commission, as with other legislative matters. A public hearing is required in accordance with applicable State Code and local requirements. A development agreement shall also be required addressing items of mutual concern, including but not limited to open space, density bonuses, phasing plans, infrastructure and other improvements, architectural themes/guidelines, and/or commercial spaces. The City Council shall consider local development patterns and best beneficial uses, including open space and housing affordability, when making determination on the appropriateness of the PUD overlay.

Upon utilization of the PUD over an existing zoning district, variations from the otherwise-applicable development standards of the underlying zone may be permitted and approved by the Land Use Authority; however, this does not include variations to the permitted uses within underlying zoning district. An exception may be the development of small-scale, neighborhood commercial uses as part of a larger-scale overall PUD plan, where property fronts on arterials and/or collectors. Consideration for a PUD requires a minimum project size of five (5) acres. The Land Use Authority may consider a smaller size if the minimum contiguous open space meets the recreational and integrated storm water standards described further in this section.

A. Spacing Requirements. PUDs shall follow the base density of the underlying zone. If a PUD encompasses multiple underlying zones, the permitted units will be the aggregate of the underlying zoning districts. Design and location of the density can be distributed within the PUD without adhering to the base parcel boundaries.

LOT WIDTH REGULATIONS: The minimum width in feet for any lot in the districts regulated by this Chapter.	40
LOT FRONTAGE REGULATIONS: For cul-de-sac lots, minimum frontage in feet:	30
FRONT YARD SETBACK REGULATION: The minimum depth in feet for the front yard for main structures in districts regulated by this Chapter.	20
REAR YARD SETBACK REGULATIONS: The minimum setback in feet for the rear yard in the districts regulated by this Chapter shall be:	20
For Accessory Structures and Garages with no rear opening shall be:	3
SIDE YARD SETBACK REGULATIONS: The minimum side yard setback for one side in feet for any dwelling in districts regulated by this Chapter shall be:	10
Total width of the two (2) side yards required shall equal:	15
Structures on corner lots side setback shall be:	15
For Accessory Structures and Garages with no side openings shall be:	3
CARPORTS. Carports not exceeding six-hundred (600) square feet in area and not more than one (1) story in height, when attached to the main building and constructed of fire rated materials, are permitted but may not extend beyond the rear and side yard setbacks.	
HEIGHT REGULATIONS: The maximum height, as	46

measured to the highest point from the finish grade of the ground level, for all buildings in districts regulated by this Chapter shall be in feet:	
The minimum height of a dwelling in stories above grade:	1
The maximum height of an accessory building in feet:	20

B. Density Bonus. PUDs shall follow the base density of the underlying zone. If a PUD encompasses multiple underlying zones, the permitted units will be the aggregate of the underlying zoning districts. Design and location of the density can be distributed within the PUD without adhering to the base parcel boundaries.

ZONING DISTRICTS	BASE DENSITY (units per acre)	MAXIMUM DENSITY (50% bonus units per acre)
R1-12	3.6	5.4
R1-10	4.3	6.5
R1-8	5.4	8.2
RM-8	8	12
RM-16	16	24

For RR-1 and R1-20 zoning districts, the Land Use Authority may review PUDs that exceed the permitted bonus density. For a project to exceed the permitted bonus density in these areas, the development must: 1) rezone the parcels to an appropriate base zoning as determined by the Land Use Authority and 2) apply the PUD standards of this chapter.

C. Additional Density Bonus. Additional density may be granted to a project that provides additional amenities to the project as part of a high-quality master plan. Density bonuses shall be calculated using a point system based on the qualifications that follow. A project may receive up to 50 points total to determine the density bonus (i.e. 50 points = 50% bonus density per zoning). Amenities may include:

AMENITY	POINTS	QUALIFICATIONS
Open Space	2 points for every 1% of additional open space provided beyond 15% min. requirement	Must meet open space requirements in Sec. 1.33.025
On-Site Recreational Amenities	Up to 10 points	2.5 points for each included amenity
Enclosed Parking	Up to 10 points	5 pts - 75% of units w/garages 5 pts - 25% with covered structure
Streetscape Enhancements	Up to 10 points	2.5 points for each included amenity beyond min. requirements
Renewable/Energy Efficient Systems	Up to 15 points	5 pts – renewable energy 5 pts – additional insulation 5 pts – high-efficiency HVAC
Off-site Recreational Amenities	Up to 20 points	2 points for every $100K of amenities added to existing public open space

1. Open Space. One point may be given for the provision of each additional one percent of open space beyond the required fifteen (15%) percent as described in this chapter. See Section 1.33.025 below for Open Space Requirements.

2. **On-Site Recreational Amenities.** The dedication of property for recreational facilities such as

swimming pools, pickleball courts, playgrounds, pavilions, clubhouses, walking trail, or similar improvements will be given 2.5 points for each amenity. Outdoor open space amenities not surrounded by fencing shall be available for use by the public, any outdoor open space amenity surrounded by fencing shall be reserved for the use of the members of the HOA. Indoor activities and facilities, including swimming pools, shall be reserved for the use of the members of the HOA.

a. **Park and Trails System Improvement Fee-in-Lieu.** In coordination with the City's parks and trails system master plan, and where deemed appropriate by the City, the Developer may pay a fee-in-lieu per unit to the City for system-wide parks and trails improvements. These improvements/fees shall be determined as part of the Development Master Plan process and included in the Development Agreement. (5 points)

3. **Enclosed Parking** The Developer may receive a density bonus for the integration of covered parking within multi-family housing into the project.

a. **Garages**. 75% or more of the attached housing units are provided with an enclosed 1-car or 2-car garage. (5 points)
b. **Structural Coverings**. 25% or more of the stacked housing unit parking spaces are covered with permanent structural coverings directly connected to the site's storm drain system. (5 points)

4. **Streetscape Enhancements** Street trees shall be provided for all PUDs along both public and private streets per the requirements in Chapter 1.18. Streetlights shall also be provided for the illumination of streets and pathways per City standards. Improvements provided for street frontages above and beyond City standards may be eligible for density bonus, as follows:

a. **Lighting.** Street lighting used throughout the entire development uses improved aesthetics or supplemental safety features beyond City standards. (5 points)
b. **Trees and Landscaping.** In supplement to the City's standard street cross-section, landscaping enhancement may be provided at a minimum of five feet between the sidewalk and the front or side lot property line. (5 points)
c. **Street Furniture.** For the Downtown area, the provision of street furniture such as seating, bike racks, etc. (5 points)

5. **Renewable/Energy Efficient Systems** The Developer may receive a density bonus for the integration of renewable and energy-efficient systems into the project.

a. **Renewable Energy System.** Renewable power generation systems may be integrated into the buildings or covered parking structures. The Developer will work with the utility service provider to design and implement the system. The system will be maintained by the development's Home Owners Association. The renewable energy system must offset a substantial portion of the energy demand from the development as quantified by a licensed electrical engineer. (5 points)
b. **Additional Insulation.** All dwellings and main buildings have R-19 wall insulation and R-38 ceiling insulation. (**5** points)
c. **High-Efficiency Heating/Cooling.** All dwellings and main buildings utilize a high-efficiency furnace, air conditioner, and/or heat pump. (5 points)

6. **Off-site Amenities** The Developer may receive a density bonus for the construction of amenities at nearby public parks, trails, or similar spaces. Amenities may include baseball fields, soccer fields, sport courts, sport lighting, pavilions, playground equipment, recreational trails, splash pads or other similar features providing a recreational use. (2 points for every $100K of amenities added)

D. **Density Bonus for Moderate-Income Housing Units.** A PUD may incorporate up to 20 percent additional units beyond the aforementioned standard density limit, provided that these additional units adhere to State moderate-income housing requirements and are deed-restricted to ensure their continued affordability. The deed restrictions must guarantee that the units remain affordable to qualifying moderate-income households

for the duration of their use.

E. Density Bonus for Senior Housing (55+) Units. A PUD may incorporate up to 10 percent additional units beyond the aforementioned standard density limit, provided that these additional units are designed for senior-living and are deed-restricted to ensure their continued affordability. The deed restrictions must guarantee that the units remain affordable to qualifying moderate-income households for the duration of their use. Units in this category shall be less than 1,000 square feet in size and clustered around a shared open space.

1.33.020 STREETS AND CIRCULATION. Public and private roadways shall follow the City design standards for the right-of-way widths and construction as outlined in Title III of City Ordinances. Private streets will be dedicated as public utility easements and all underground improvements will follow City Standards.

A. Traffic Study As required by the City Engineer, a traffic impact study shall be submitted as part of the preliminary PUD plan to determine traffic generated by the proposed uses. The traffic impact study shall be prepared by a licensed Utah traffic engineer. The study will include an analysis of on-site circulation, capacities of existing streets, number of additional trips generated, origin/destination studies, peak traffic generation, and any additional infrastructure identified in the study.

1.33.025 OPEN SPACE REQUIREMENTS. For all Planned Unit Developments, not less than fifteen percent (15%) of the gross area of the project site shall be set aside for the use of the occupants for parks, playgrounds, open space or other open areas. All areas required for vehicular access, parking areas, and land which is otherwise required to comply with the minimum yard requirements around buildings, shall not be included in computing the area required for parks, playgrounds or other open space areas, and shall not include areas of sensitive or protected lands (wetlands, floodplains, steep slopes) unless those areas are part of a larger plan to include paths, boardwalks, interpretive areas, etc.

A. Open Space Design. The required open space shall be landscaped with waterwise planting and irrigation as defined in Chapter 1.18. Trees shall be provided within the open space at a rate of ten trees per acre of provided open space. Open space shall include areas of usable, developable land. Detention and retention basins shall not be counted toward meeting the minimum open space requirement unless integrated into a park design in such a way that they may double for recreational use, to the satisfaction of the City. Areas including sensitive or protected lands (wetlands, floodplains, steep slopes) may only be given full credit toward open space acreage requirement if they are part of a larger plan to include amenities such as boardwalks, trails, interpretive areas, nature playgrounds, etc. In no case shall unimproved areas over 25% slope be considered as open space for the purposes of this section.

B. Location of Open Space. The location of open space conserved through a Planned Unit Development shall be consistent with the policies and standards contained in the Parks, Open Space, and Trails Master Plan. Required open space areas shall be well planned, walkable, and connected, not a collection of remnants. Where possible, units shall front onto the open space(s). Yard areas within lots shall not be counted toward meeting the minimum open space requirement.

1.33.030 ADDITIONAL DEVELOPMENT STANDARDS. In addition to the underlying requirements of the base zoning, the following additional development standards shall apply to a Planned Unit Development.

A. Development Master Plan. In addition to the other requirements of this Chapter, an application for a Planned Unit Development shall be accompanied by a development master plan, that clearly demonstrates that:

1. the development will be built with a consistent, but not necessarily uniform, character and compatible architectural styles;
2. overall control during the development process by a single development entity;
3. design and implementation guidelines to ensure the overall vision is captured and maintained.

B. Architectural and Design Standards. The following design materials and features are

required and shall appear on the Development Master Plan:

1. a variety of floor plans and building heights, not to exceed three stories.
2. high-quality exterior materials featuring a combination of at least 2 of the following materials: stone, brick, engineered wood siding, or cement/composite fiberboard (which may be used as 2 separate materials if styles are clearly distinct either in orientation, design or texture), covering at least 40% of all exterior surfaces visible from a public street; a single aforementioned material may be used if it covers 100% of the street-facing façade. Rear/side facades may be composed of a single material such as EIFS or similar material but shall use a wainscot of one of the other aforementioned materials. Side facades facing a public street shall either meet the same requirements of the front façade or shall include a six-foot fence, with all surfaces outside the fenced yard meet the 40% coverage requirement. Transitions in materials shall follow natural lines in the geometry of the building, such as gables, roofline transitions, or building protrusions.
3. a variety of exterior paint/material colors and textures, preventing a uniform or "cookie cutter" appearance
4. inclusion of front-facing architectural features such as dormers, front porches, awnings, alcoves, decorative covered door stoops, and similar features. Front doors/main entrances shall face the front yard; main entrances that face a side yard are prohibited.
5. varied rooflines, which includes but is not limited to having multiple gables extending above the eves, that there be varied roofline heights between units and gable roofs.
6. limit of six (6) units per building for townhomes/rowhouses.
7. mixing product types together and clustering units around open space is encouraged.
8. See Exhibit A for examples of developments that meet these requirements.

C. Parking and Driveways. Off-street parking shall follow the guidelines of Chapter 1.17 for stacked residential dwellings or any commercial uses. Required off-street parking shall be distributed throughout the PUD and provide reasonable access to all residential structures within the project. All driveways in this zone shall meet the following minimum requirements:

1. Attached Garage Facing Street: Minimum width equal to opening of garage.
2. Sole Use Driveway to Detached Garage in Rear Yard: Minimum width of ten feet.
3. Common Use Driveway or Accessway (Alley) to Attached or Detached Garage(s) in Rear of Residential Unit: Minimum width of 24 feet; or wider as required to meet fire safety requirements and efficient and safe flow of vehicular and pedestrian traffic.
4. For attached residential units accessed through alleys, a minimum 5' landscape buffer between driveways shall be provided.

D. Landscaping, Buffering, and Fencing. Landscaping and fencing shall be provided per the requirements of Chapter 1.18 Landscaping, Buffering, and Fencing Regulations. The Developer shall install street trees in the park strip with an irrigation source in accordance with Chapter 1.18 and the Public Tree Ordinance (Chapter 8-700) of the Tremonton City Revised Ordinances.

1.33.035 VARIATIONS FROM DEVELOPMENT STANDARDS. The Land Use Authority may review and approve variations from applicable development standards in the underlying zone if it finds that:

1. Granting the variation will not adversely affect the rights of adjacent landowners or residents,
2. Granting the variation will not adversely affect the public health, safety, or general welfare, and
3. Granting the variation will not be opposed to the general spirit and intent of this Chapter.

1.33.040 REVIEW AND APPROVAL. Applicants may submit a concept plan to the Zoning Administrator and Land-Use Authority to review the requirements in this Chapter. The applicant will follow the City's Preliminary and Final Plat approval process as outlined in Chapter 2.03 and Chapter 2.04, with Construction Drawings submitted

during the Final Plat submittal. Qualifications for bonus densities will be quantified during the Preliminary Plat application as reviewed by the DRC. Any site alterations that take place after the Preliminary Plat approval will need to submit a new version of the Preliminary Plat to the DRC. Applicants are encouraged to request a concept plan review meeting with their initial application.

Exhibit A – Examples of developments that meet intent of Architectural and Design Standards.

Single-Family Units

Duplex/Triplex

Townhome/Multifamily

A variety of forms/types together and the clustering of units around open space is encouraged.

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TREMONTON CITY

CITY COUNCIL MEETING

November 19, 2024

TITLE:	Review of Calendar and Review of Past Assignments
FISCAL IMPACT:	Not applicable
PRESENTER:	

Nov 26	Holiday Open House for employees & spouses, 2 to 5 p.m.
Dec 3	City Council Meeting
Dec 10	City Council Christmas Dinner at Maddox at 6:00 p.m.
Dec 17	No City Council Meeting

Staff Memo for the Tremonton City Council

November 13, 2024

From: Tremonton Fire Department

To: Tremonton City Council

Re: October Monthly update

Our focus over the past few weeks has been on the transition to a new communications system. That new system is not entirely up and running yet. There has been some glitches with the transition that we continue to work through.

Tremonton Fire Department Christmas Party and Awards night will be held on December 5th, Thursday evening at 6:30pm. The City Council is invited to attend. We would love to see you there. We anticipate awarding Tremonton Fire Department Firefighter of the year, Fire incident of the year, and catching up on past years of service awards.

Part of our team (Chris Scothern, Shawn Jensen and Nate Christensen) are currently in South Dakota inspecting the new fire engine. Once the engine passes the final inspection it will be shipped to Utah to have decals and radios installed.

Respectfully submitted,

Brady Hansen

Fire Chief

Department Report for the Tremonton City Council

October 31, 2024

From: Tremonton/Garland Police Department

To: Tremonton City Council

Re: Monthly Report for October

The Police Department of the City had a productive month. To highlight a few significant events:

- The Tremonton-Garland Police Department was asked to coordinate a security detail for the Governor's visit. No issues during this operation.
- Our department coordinated traffic for the Main Street trick-or-treat event. No issues were reported. Additionally, we helped with multiple trunk-or-treat events in Garland and Tremonton.
- The Police Department implemented new handheld and vehicle radios. We had a few issues. No major issues. We are working with the manufacturer to resolve a battery life issue and other minor concerns.
- The Police Department completed a round of interviews. We are currently doing a background on a potential hire.
- Chief Cordova has met with nearly every employee for his annual 1 on 1. This allows us to gain feedback and assess Morale. Morale is strong and I have gained a lot of feedback so we can continue to improve as a department.
- Chief Cordova has completed multiple applications for government assistance. Our department is currently on a waiting list for government surplus items which include an armored vehicle, ammunition, and additional small arms.
- The Police Departments Detective Unit located a stolen vehicle from Crumps. The vehicle was located using GPS and was found to be in Las Vegas. Las Vegas PD located the vehicle and made an arrest. This case is related to a multi-state vehicle theft organization. We will work with outside agencies to conclude our investigation and support the organized crime unit.
- The Police Department is working on an embezzlement case at the high school. This case is ongoing, and the person involved is no longer employed by the school.
- The Police Department investigated a rape at Matheson. Information indicated the suspect was mentally unstable and violent. The victim escaped her apartment at Matheson and made it to the police station. The suspect was inside her home and refused to leave. SWAT was called out and a plan was created. The suspect attempted to leave before SWAT was deployed. The surveillance team was able to safely take the suspect into custody outside the apartment building. The victim was treated at the hospital. The suspect was booked into jail on felony charges.

- The Police Department is creating a use of force board. This is a way to ensure we have outside observers evaluate force incidents to gain feedback.
- The Police Department was cleared of all wrongdoing in our use of force which resulted in serious injury. I have attached the letter to this report. This is public and will be put on the County Attorney's website.
- The Police Department has continued to have positive feedback from the public. Officers pass out cards on every police interaction. This allows citizens to give us anonymous feedback. To date, we have 99 reviews. We hold a 4.8 rating with 97% positive feedback.

Respectfully submitted,

Chief Cordova

Department Report for the Tremonton City Council

November 13, 2024

From: Planning Department

To: City Council

Re: Monthly Memo

The Planning Department enjoyed the month of October. A few of the highlights included:

- APA Conference in Provo
- ULUI Workshop in Sandy
- Concept meetings for the hockey rink
- Updates to six (6) chapters of land use code
- Concept meetings for new developments in Tremonton

Fun figures from this past month:

1. One Utah Football game
2. Two UHC games
3. Three pounds of candy consumed
4. Four days without a meeting scheduled
5. A handful of trips to Soda Fixx
6. 6 rock bands enjoyed

Department Report for the Tremonton City Council

November, 2024

From: Public Works Department

To: Tremonton City Council

Re: Monthly Report for October

Work completed and underway by and for Tremonton City Public Works Department.

- Street Department/Cemetery/Facilities
  - Our Steer Sweeper was in the shop for a couple of weeks for warrantee repairs and routine maintenance, but we have it back and will be spending multiple days of the week running the street sweeper to stay ahead of the picking up leaves as they drop.
  - On going street and facility maintenance, with patching holes due to water line repair dig ups and a few small failure issues.
  - UDOT bridge deck repairs on I-84 at 1000 North are going on and with information that Councilman Rohde obtain the project will hopefully wrap up around December 19.
  - The UDOT Crossroads Signal Light should be wrapping up soon the light structures are up and Cache Valley Electric is working to get them wired and functional.
  - We are getting snow removal equipment tuned up and ready the install and go as the weather changes.
- Culinary Water/Secondary Water/Storm Drain/Sewer Collection
  - The ASR (Aquifer Storage and Recovery) Project is permitted and design is wrapping up and should go to bid soon.
  - Chris Breinholt is finishing up the design work for our River Bottoms Spring Pump Line project and should be ready for bid within the next week.
  - Ongoing installation of culinary fix based metering and secondary fixed base metering.
  - Ongoing culinary/secondary/storm drain/sewer collection system maintenance.
- Wastewater Treatment/Compost/laboratory
  - The Wastewater Treatment Facility upgrade is well under design, it should be ready to go to the Water Quality for their review and approval late fall, by early spring 2025 we should be ready to go out for bid.
  - The Compost Facility Expansion has been completed and is operational as needed.
  - The Compost/Green Waste Facility has shut down for the year, on November 16th.
  - Ongoing treatment facility maintenance.

Public Works Director

Department Report for the Tremonton City Council

November 13, 2024

From: Recorder's Office

To: Tremonton City Council

Re: Monthly Report for October

We have been working with Curtis to finish up the Asset book and capital projects in anticipation of the audit. We are anxiously waiting to get working with the new auditors this year.

We all seem to be settling into our new positions in the department. There has been a lot to share and learn but we have a great team. There is always something new you can learn.

Our web dev, Chris Rees is going to set up a time that we can work on making the switch to our new .gov domain. Once we get the website switched over, we can work with Les Olson on getting the emails switched. We will keep everyone posted as it gets closer.

Respectfully,

Recorder Nelson

Department Report for the Tremonton City Council

Nov.15, 2024

From: Tremonton/Pantry

To: Tremonton City Council

Re: Monthly Report for Oct/Nov

We are also getting things organized for the Thanksgiving boxes that are to be handed out to qualified clients. The pantry has received many donations from the community to help with Holiday boxes.

To highlight the report of clients being served and a few upcoming events:

- Kiwanis is helping put up angel trees this year to help our families in our community. I am coordinating with them to help the clients with children in need for Christmas.
- Turkey Trot brought in around 600 Lbs. of food for the pantry.
- We will be handing out Thanksgiving boxes on Mon Nov. 25 and Tues. Nov. 26 only for our clients who are already qualified. We plan on handing out around 175 Turkeys along with a box of holiday food items to make a Thanksgiving meal.

Numbers for the month:

Sept:

Total Families served-158

Total Individuals served-525

Volunteer Hours-295 hours

Donations Food Lbs.- 54,141 lbs.

(This includes Utah Food Bank donations 2x's monthly)

Oct:

Total Families served-167

Total Individuals served-514

Volunteer Hours-303 hours

Donations Food Lbs.-22,991 lbs.

(This includes Utah Food Bank donations 2x's monthly)

Carey Hunsaker

Food Pantry Director

Department Report for the Tremonton City Council

Nov 14, 2024

From: Human Resources

To: Tremonton City Council

Re: Monthly Report for October

The months are going by quickly and the city continues to hire more staff. We had a few employees leave, so I am learning how to cancel benefits and issue their last check. I attended the Caselle Training in Salt Lake City and learned more about the system we use for payroll.

I conducted interviews for the Assistant Public Works Director, and we offered it to a few candidates. Unfortunately, they rejected their offers because they did not want to relocate to Box Elder County. I re-posted the position and will schedule interviews for qualified candidates soon.

I am working on visiting each department and attending their monthly meetings. This gives me a chance to meet employees and match their face to their name. I am working on a city-wide process for hiring new employees. We have strict rules that need to be followed, and I want to make sure each group knows what to expect.

Happy Holidays!

Tara Buckway

HR Director

Department Report for the Tremonton City Council

November 14, 2024

From: Bear River Valley Senior Center

To: Tremonton City Council

Re: Monthly Report for October

I am so Excited to report that our Fundraiser last weekend brought in $7558.00. It was a huge success. I have so many people and places to send Thank you cards to for all the support that we received. I have not had time to tally all the expenses yet, but I still think it was a huge success, and I plan to do it again next year. Many of my participants live out of our lovely little valley and yet they were thrilled to help and donate.

We had a great Halloween party and several of our patrons dressed in fun costumes. We invited several home school groups to come and trick-or-treat which is always a hit.

Numbers for the month of October:

Dine in meals: 490

Pick up meals: 783

Home Delivered meals: 2075

Total Meals to seniors: 3348

Total Requested from BRAG: $4300 We completed our cash match for the year.

Respectfully submitted,

Jenny Christensen

Senior Center Director

Department Report for the Tremonton City Council

November 19, 2024

From: Tremonton Public Library

To: Tremonton City Council

Re: Monthly Report for October

The Library had an exceptional month. Here are some of our more notable events:

- Adult Murder Mystery Diner. "Way Out West" was the theme and everyone was dressed in character.
- We had great participation at our bimonthly Adult Craft Classes
- The Children celebrated Dia De Los Muertos by making Maracas.
- A local youth church group toured the library and did a Scavenger Hunt.

Program attendance for the month:

Take and make Maracas- 75

Take and Make Pumpkins- 91

Story Time-163

Patron Wi-Fi Sessions- 1211

"Way Out West" Murder Myster Diner-34

Website Visits- 621

Thank you,

Kim Griffiths
Library Director