



**Tremonton City Corporation
City Council Meeting
August 18, 2026
Meeting to be held at
102 South Tremont Street
Tremonton, Utah**

**CITY COUNCIL WORKSHOP AGENDA
5:00 p.m.**

1. *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*
2. Call to Order and Declaration of Conflict of Interest
3. Council Reports and Updates – 15 minutes
4. Presentations:
 - a. **Title:** Discussion of RES 26-50 and RFP for Emergency Medical Services
Presenter: Jeff Jarrow
Estimated Time: 7 minutes
 - b. **Title:** Discussion of RES 26-51 Amending Fees & Fines – Development Fees
Presenter: Community Development
Estimated Time: 8 minutes
 - c. **Title:** Discussion of ORD 26-17 Amending Chapters 1.07.025 Large Livestock, 1.07.030 Keeping Chickens, and 1.07.035 Keeping Animals for Fair & FFA
Presenter: Community Development
Estimated Time: 8 minutes
 - d. **Title:** Update on Secondary Water System/Maintenance and need for additional water employee
Presenter: Director Mackley
Estimated Time: 10 minutes

- e. **Title:** Discussion of RES 26-52 Reappointment of Planning Commission Member
Presenter: Councilmember Bowcutt
Estimated Time: 8 minutes

Please note that any agenda item listed on the City Council Workshop may be discussed in the 7:00 p.m. City Council Meeting

CITY COUNCIL MEETING AGENDA
7:00 p.m.

1. Call to Order
2. Roll Call
3. Invocation by:
Pledge of Allegiance:
4. Approval of Agenda
5. Declaration of Conflict of Interest
6. Citizen Engagement – General Public Comment
 - Residents may address the Council on any item **NOT** listed on the strategic business portion of the agenda
 - Rules of engagement:
 1. **Our Dignity Standard:** Hard conversations require the honest truth and a respectful tone. We're committed to fixing the problems without making it personal. Let's keep this conversation productive so we can get back to the work of building a better Tremonton.
 2. **Priority:** Speakers who registered on the signup sheet at the door prior to the meeting will be called in order. Citizens from the audience will then have time to speak.
 3. **Time Limit:** 3 minutes per individual
 4. **Response:** Under State Law, the Council cannot debate or take action on non-agenda items. We will listen and may direct staff to follow up.
7. Unfinished Business from Work Session
8. Consent Agenda - Any Councilmember may request an item be removed for separate discussion – Roll Call Vote
 - a. Approval of minutes – August 4, 2026
 - b. Approval of Resolution No. 26-50 Emergency Medical Services
 - c. Approval of Resolution No. 26-51 Amending Fees & Fines Schedule – Development Fees
 - d. Approval of Resolution No. 26-52 Reappointment of Planning Commission Member
9. Strategic Business (Ordinances & Policies)
 - a. Discussion and consideration of adopting ORD 26-17 Amending Chapters 1.07.025 Large Livestock, 1.07.030 Keeping Chickens, and 1.07.035 Keeping Animals for Fair & FFA

Presented by: Community Development
Technical Questions (Clarification only)
Public Input: 3 minutes per individual
Council Debate

10. Reports and Calendar
 - a. City Leadership Report
 - b. Upcoming Calendar Items
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.

In compliance with the Americans with Disabilities Act, persons needing special accommodations, should contact Cynthia Nelson no later than 48 hours prior to the meeting.

This meeting will be lived streamed via YouTube at <https://www.youtube.com/@tremontoncity>

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in accordance with Utah State Code on this 13th day of August, 2026

Cynthia Nelson, CITY RECORDER

RESOLUTION NO. 26-50

A RESOLUTION FOR TREMONTON CITY COUNCIL WILL BE SELECTING TREMONTON FIRE AS THE CITY'S EMERGENCY MEDICAL SERVICES PROVIDER AND AUTHORIZING THE MAYOR TO SIGN A LETTER OF SELECTION

WHEREAS, the City is committed to protecting the health, safety, and welfare of its residents, businesses, visitors, and emergency personnel; and

WHEREAS, the City recognizes that timely, reliable, and professionally delivered emergency medical services are essential to the health and safety of the community; and

WHEREAS, the City solicited proposals for the provision of emergency medical services in accordance with applicable state law, City ordinances, and the City's procurement requirements; and

WHEREAS, the City received and evaluated proposals based upon criteria including, but not limited to, qualifications and experience, staffing, response capabilities, clinical standards, equipment and technology, financial considerations, quality assurance, community needs, and overall value to the City; and

WHEREAS, following review and evaluation of the proposals, the City Council has determined that Tremonton Fire is the provider best qualified to provide emergency medical services to the City and its community; and

WHEREAS, the City desires to select Tremonton Fire for the provision of emergency medical services for an initial term of 4 years; and

WHEREAS, the City Council finds that selecting Tremonton Fire to provide emergency medical services is in the best interests of the City and will promote the health, safety, and welfare of the community.

NOW, THEREFORE, BE IT RESOLVED BY THE TREMONTON CITY COUNCIL AS FOLLOWS:

Section 1. Selection of EMS Provider

The City Council hereby selects Tremonton Fire as the City's emergency medical services provider, in compliance with all applicable federal, state, and local laws, regulations, licenses, certifications, and requirements, and approves a Letter of Selection, see Exhibit "A".

Section 2. City Manager/Administrator Authority

The City Manager, City Attorney, and Fire Chief are authorized to take such administrative and procedural actions as are reasonably necessary to implement this Resolution and provide EMS services to the City, provided such actions are consistent with the authority granted herein and applicable law.

Section 3. Effective Date

This Resolution shall take effect immediately upon its adoption by the City Council.

ADOPTED AND PASSED by the City Council of the City of Tremonton, Utah, this 18th day of August, 2026.

TREMONTON CITY
A Utah Municipal Corporation

Bret Rohde, Mayor

ATTEST:

Cynthia Nelson, City Recorder

Dalton Smuin, Attorney

Exhibit “A”

Letter of Selection: Emergency Medical Services

To: Bureau of Emergency Medical Services (BEMS)

Department of Public Safety

4501 South 2700 West

Salt Lake City, Utah 84114

Subject: Formal Letter of Selection for EMS Provider – Utah Code § 11-48-103

To the Bureau of Emergency Medical Services,

In accordance with the requirements detailed in Utah Code § 11-48-103 and following the updates under Senate Bill 215, this letter serves as the formal notice of selection for emergency medical services.

The governing body of Tremonton City has officially selected Tremonton City Fire Department to serve as the primary provider of emergency medical services and Inter facility Transfers within our jurisdictional boundaries. This selection is intended to fulfill statutory requirements and ensure the continued delivery of high-quality, life-saving care to our residents.

The terms of this selection are as follows:

- **Service Boundary:** The selection covers all incorporated and unincorporated areas within the licensed boundary of Tremonton City.
- **Duration:** This selection is effective for a period of four (4) years.
- **Compliance:** This designation is made to ensure full compliance with Utah Administrative Rule R911-3-10 and to maintain the agency's standing with the Bureau of Emergency Medical Services.

We value the dedication of our local responders and are committed to maintaining a seamless partnership with the Bureau to protect the health and safety of our community.

Should you require any further documentation or have questions regarding this selection, please contact our administrative office.

Sincerely,

Mayor: Bret Rohde

City Manager: Linsey Nessen

City Recorder: Cynthia Nelson

City Attorney: Dalton Smuin

RESOLUTION NO. 26-51

**A RESOLUTION OF TREMONTON CITY COUNCIL REAFFIRMING, AMENDING,
AND ENACTING CERTAIN FEES AND FINES WITHIN TREMONTON CITY'S
CONSOLIDATED FEES AND FINES SCHEDULE, INCLUDING BUT NOT LIMITED
TO DEVELOPMENT FEES**

WHEREAS, Utah Code 10-8-84 allows the governing body of a municipality to pass all ordinances and rules, and make all regulations necessary for carrying into effect or discharging all powers and duties conferred as are necessary and proper to provide for the safety and preserve the health, and promote prosperity, improve the morals, peace and good order, comfort, and convenience of the City and its inhabitants, and for the protection of property in the City; and

WHEREAS, Utah Code 10-3-717(1)(b) allows the governing body of a municipality to establish and amend fees charged for municipal services; and

WHEREAS, certain municipal fees and fines no longer accurately reflect the actual administrative and operational costs incurred by the City; and

WHEREAS, the City Council finds that amending the consolidated fees and fines schedule is in the best interest of the City, promotes fiscal responsibility, and supports the efficient delivery of municipal services.

NOW, THEREFORE, BE IT RESOLVED by the Tremonton City Council that it reaffirms, amends, and enacts the fees and fines herein contained in Exhibit "A," Tremonton City Consolidated Fees and Fines Schedule, including but not limited to Development Fees.

Adopted and passed by the City Council this 18th day of August 2026. This resolution shall become effective immediately upon its passage.

TREMONTON CITY
A Utah Municipal Corporation

By _____
Bret Rohde, Mayor

ATTEST:

Cynthia Nelson, City Recorder

EXHIBIT “A”

Tremonton City Consolidated Fees & Fines Schedule

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Section 1 Fee Policies.

- 1.1 Applicability of Resolution.** The Tremonton City Council reaffirms, amends, enacts new fees and fines herein contained in this Resolution and adopts provisions to collect fees. This Resolution does not repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees and fines reflected herein. The fees and fines listed in this Resolution supersede present fees for services specified and fines, but all fees and fines not listed remain in effect. Where this Resolution imposes a higher fee and fine than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.
- 1.2 Waiving Fees to Other Governmental Entities.** The City Council hereby delegates authority to the Mayor or City Manager to waive fees as they deem expedient in this Resolution for services provided to other governmental entities. The City Council, Mayor, City Manager, or Department Heads shall not consider requests to waive fees for a specific individual or entity that are not governmental entities unless otherwise noted in this Resolution or other resolutions or ordinances.
- 1.3 Electronic Fund Transfers.** Tremonton City will not be responsible for electronically transferred funds until Tremonton City actually receives them.
- 1.4 Charges and Billing Disputes and Return of Fees.**

(a) Board of Equalization Process. Sections 14-145 and 14-224 of the *Revised Ordinance of Tremonton City* establishes the Board of Equalization and prescribes the process for hearing complaints regarding water, sewer collection, and wastewater billings being illegal, unequal, or unjust. The City Council hereby authorizes the use of the Board of Equalization identified in the aforementioned sections to hear any complaints associated with any City-provided utility or other charges contained in this fee schedule, excepting court order fees and fines.

(b) Utility Services- Ongoing Billing Errors. Tremonton City attempts to make the utility bills as apparent as possible. It is the responsibility of individuals and entities paying bills to understand the bill and ask questions as necessary. If for some reason there is a billing error associated with a utility service that can be substantiated by the City Treasurer in which payment has been made for utility services not rendered, then the City Treasurer is authorized to refund or credit an individual or entities' utility account for overpayments for up to one (1) year. The City Treasurer shall calculate the refund or credit for one (1) year from the date that the billing error was substantiated. If the refund amount associated with overpayment is less than \$3.00, the City shall not automatically process a refund check and shall retain the overpayment unless otherwise requested by the individual or entity.

(c) Utility Services- Service Disruptions. Tremonton City shall not refund or credit utility accounts of individuals or entities associated with service disruptions, which may include but are not limited to: line breaks, shutoffs, etc.

(d) Other Services. Unless otherwise stated, if a service is not rendered, a Department Head may recommend that the fees paid by an individual or entity be returned. Thereafter the City Manager shall decide if it is appropriate to return the fees. Aggrieved individuals may appeal to the City Manager's decision to the Mayor.

1.5 Procedures for Collecting Fees for Services, Licenses, or Permits Not Listed or Additional Fees.

(a) Fees for Services, Licenses, or Permits Not Listed. If a fee for a service, license, or permit is not listed in this Resolution, but the City incurs costs as a result of work performed by either City staff, a professional, or other third party acting as an agent of Tremonton City; the actual costs incurred by Tremonton City plus 5% of these charges for administration shall accrue to and is payable by, the individual or entity which receives service executes an application enters into a development agreement; or request service, license, or permit. The City Manager is authorized to reduce the percentage for administration to ensure that the City only collects an amount necessary to cover the costs associated with the administration of services.

(b) Additional Fees. If a service, license, or permit require more resources, either by City staff, services rendered by a professional or other third party acting as an agent of Tremonton City than anticipated in the fee contained in this Resolution, the actual costs incurred by Tremonton City plus 5% of these charges for administration shall accrue to, and is payable by, the individual or entity which receives service executes an application, enters into a development agreement; or request service, license, or permit.

(c) Billing Statements. The City shall bill the individual or entities for fees not listed in this Resolution or additional fees accruing under this section and all other charges on a regular basis within forty-five (45) days of services. The City's billing shall be in reasonable detail so that an individual or entity may determine the reason for the expenditure and fees or charges incurred, along with the rate or other basis for the charge. Billings for fees not listed and additional fees are due upon receipt. If the balance due is not paid within thirty (30) days of mailing, the individual or entity is delinquent and is in default to the City. Billing statement from the City to the individual or entity shall be deemed correct, accurate, undisputed, and due in full unless the City Treasurer shall receive in writing of a disputed bill in reasonable detail to ascertain the exact question or matter in dispute within thirty (30) days of the postmarked date on the mailed statement or the date of hand-delivery if the statement is not delivered through the U.S. Mail.

(d) Conference with Individual or Entity. The individual, entity, or their representatives, may informally confer with City staff, including but not limited to the City Manager, Treasurer, the appropriate Department Head to obtain further information, ask questions, and receive clarification of charges included on the billings. An informal conference may result in changes to the bill from the City to the individual or entity. If the bill is corrected or changed, the individual or entity shall pay the corrected bill within fifteen (15) days of receipt of the corrected bill.

(e) Disputed Amount to Mayor. Any disputed amount after the individual or entity has conferred with the City Staff may be disputed to the Mayor. The Mayor shall hear the dispute

as de novo (meaning starting from the beginning: a new). After hearing the dispute, the Mayor shall determine if the bill was illegal, unequal, or unjust and shall reduce or rebate the bill accordingly. The Mayor is also granted discretion to consider additional factors in the dispute on a case-by-case basis and may pardon, reduce, or rebate their bill to an individual or entity's bill. The Mayor's decision shall be final.

(f) Individual or Entity in Default. Individuals or entities shall remain in good standing with all amounts due and payable to the City paid as such amounts become due. Individuals or entities that are delinquent in payment of charges to the City shall be deemed to be in default, and future requests for services shall be delayed until the individual or entity has remedied the default.

1.6 Delinquent Fees & Financial Penalties Due. The City shall monitor any amounts due and vigilantly pursue payments due via either collection agency, small claims court, district court, and other legal remedies. The City may discontinue services for non-payment.

1.7 Theft of Services. Theft of services will be dealt with according to local, state, and federal law or at the discretion of the appropriate Department Head through a financial penalty. The appropriate Department Head is authorized to issue a financial penalty for the theft of the City service, which is listed specifically in this Resolution. If there is not a specific financial penalty listed in this Resolution, the penalty shall not exceed an amount twice the cost of the service thieved. The financial penalty is not considered to be a criminal punishment, as it is sought in order to compensate the City for harm done to it, rather than to punish the wrongful conduct. The standard for review in issuing civil financial penalties by a Department Head is more than 50% likely that the accused theft occurred. If the individual appeals financial penalty or refuses to pay the financial penalty, then the Department Head shall turn the matter over to the Police Department to investigate the theft of City services criminally through the City's Justice Court.

Section 14-146 of the *Revised Ordinance of Tremonton City Tremonton City* prescribes the process for addressing situations when the water has been turned off from the premises for nonpayment of water charges or other violation of the ordinances, rules, or regulations, and the water has been turned back on or used without authorization from the Treasurer, Public Works Director, or designee.

1.8 Payments Made Under Protest. Based upon specific circumstances surrounding when a payment is required and due to the City may accept or reject payments from individuals or entities when the payment is made under protest based upon counsel from the City Attorney.

Section 2 Citywide Common Fees.

2.1 Citywide Common Fees. The following fees and charges are approved and shall be assessed by all City departments unless otherwise specifically noted with their respective sections:

Citywide Common	Fees
Postage	The actual cost to City
Credit & Debit Card Service Fees ¹	3% of payment
ACH Fees	\$1.00 per transaction

Citywide Common	Fees
Other costs allowed by law	The actual cost to City
Dishonored/Returned Check	\$20.00 ³
Copies/Print- Black and White ¹	
Paper Size: 8 ½" x 11"	\$0.10 per single-sided page
Paper Size: 8 ½" x 11"	\$0.15 per double-sided page
Paper Size: 8 ½" x 14"	\$0.15 per printed page
Paper Size: 11" x 17"	\$0.20 per printed page
Copies/Print- Color ¹	
Paper Size: 8 ½" x 11"	\$1.00 per printed page
Paper Size: 8 ½" x 14"	\$1.50 per printed page
Paper Size: 11" x 17"	\$2.00 per printed page
Copies/Print- Partial Color for 8 ½" x 11" ²	
Full-Size Color Page	\$1.00 per printed page
Three-Quarter Size Color Page	\$0.75 per printed page
Half Size Color Page	\$0.50 per printed page
Quarter Size Color Page	\$0.25 per printed page
Fax ²	
Send	\$0.50 per page
Receive	\$0.50 per page
Data ²	
Data CDROM	\$3.00

¹ Note: Credit & Debit Card Service Fees do not apply to payments for ambulance services.

² Note: City staff may elect to waive the fee at their discretion.

³Note: Utah Code Annotated Title 7, Chapter 15 limits the amount to be charged for a dishonored/return check to \$20.00.

Section 3 Building Fees.

3.1 Residential Dwelling & Residential Outbuilding Inspection Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Building Department ~~and collected by~~ ~~or~~ the City Treasurer for Residential Dwelling & Residential Outbuilding Building Inspections:

Residential Dwelling & Residential Outbuilding Inspections ^{1, 2}	Fees
Permit Fee	1% of Building Valuation ³
Re-inspection Fee	\$90.00
State Fee	1% of the Permit Fee
Garbage Can Purchase	See <i>Section 8.1 Garbage Collection Service Fees</i> for the amount
Small Scale Remodel or Construction	Building Valuation Table

¹ Note: Each project will be assessed a Permit Fee and State Fee.

² Note: Refunds for Permit Fee and State Fee issued will be limited to eighty percent (80%) of these fees, no later than 90 days after the date of fee payment.

³ Note: Building Valuation for Residential Dwelling and Residential Outbuilding is determined according to the most recent Building Valuation Table from the International Code Council.

3.2 Residential & Outbuilding Plan Review Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Building Department and collected by ~~or~~ the City Treasurer for Residential & Outbuilding Plan Reviews:

Residential & Outbuilding Plan Review	Fees
Plan Review Fee	35% of the Permit Fee and State Fee

3.3 Industrial, Institutional, Commercial, & Governmental Inspection Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Building Department and collected by ~~or~~ the City Treasurer for Industrial, Institutional, Commercial, & Governmental Inspections:

Industrial, Institutional, Commercial, & Governmental Inspections^{1, 2}	Fees
Permit Fee	1% of Building Valuation ³
State Fee	1% of the Permit Fee

¹ Note: Each project will be assessed a Permit Fee and State Fee.

² Note: Refunds for Permit Fee and State Fee issued will be limited to eighty percent (80%) of these fees, no later than ninety (90) days after the date of fee payment.

³ Note: Building Valuation for Industrial, Institutional, Commercial, and Governmental is determined according to the most recent Building Valuation Table from the International Code Council.

3.4 Industrial, Institutional, Commercial, & Governmental Plan Review Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Building Department and collected by ~~or~~ the City Treasurer for Industrial, Institutional, Commercial, & Governmental Plan Reviews:

Industrial, Institutional, Commercial, & Governmental Plan Reviews	Fees
Plan Review Fee ^{1, 2}	65% of the Permit Fee and State Fee

¹ Note: A \$200.00 deposit is required to be paid with the submission of the plans.

² Note: No plan review costs will be refunded if the plan review has been completed.

3.5 Miscellaneous Building Inspection Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Building Department and collected by ~~or~~ the City Treasurer for Additional Building Inspection Services:

Miscellaneous Building Inspection Services	Fees
Inspections outside of normal business hours (minimum charge-2 hours)	\$150.00 per hour
Re-inspection fees are assessed under provisions of Section 305.8	\$75.00 per hour
Re-Roofing Permit	\$150.00
Water Heater Permit	\$150.00
Furnace Permit	\$150.00
Electric Meter Permit	\$150.00
Inspections for which no fee is specifically indicated (minimum charge—one hour)	\$150.00 per hour
For all Mobile Homes and Manufactured Housing	\$150.00
Work Done without Permits- Investigation Fee	200% of Permit Fee and State Fee
Contract Inspections	80% of Permit Fee and 100% of Plan Review Fee

Section 4 Contract Service Fees.

4.1 Contract Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Building Department and collected by ~~or~~ the City Treasurer for Contracted Services:

Contract Services ¹	Fees
Engineering Services	Actual amount of invoice charged to the City plus 5% ² of the bill for administration costs

Contract Services ¹	Fees
Attorney Services	Actual amount of invoice charged to the City plus 5% ² of the bill for administration costs
Financial Services	Actual amount of invoice charged to the City plus 5% ² of the bill for administration costs

¹ Note: Please see Section 1.5 Procedures for Collecting Fees for Services, Licenses, or Permits Not Listed or Additional Fees for information regarding the collection procedure for contract services contained in this section and other additional fees that may be due to the City.

² Note: The Mayor or City Manager is authorized to reduce the percentage for administration to ensure that the City only collects an amount necessary to cover the costs associated with the administration of services.

Section 5 Development Fees.

5.1 Development Application Review Fees. The following fees and charges are approved and shall be assessed and collected by the Zoning Administrator or the City Treasurer for Development Application Reviews:

Development Application Reviews ¹	Fees
Accessory Dwelling Unit Permit	
Internal	No Charge \$75.00
Detached	\$20.00 150.00
Appeals	Actual costs of processing the application with a \$500.00 deposit to commence the processing of the application ²¹
<u>City Attorney Review</u>	
<u>Development Agreement Review</u>	<u>\$135.00 per hour</u>
<u>Development Review Committee (DRC)</u>	<u>\$67.50 per half-hour</u>
Constitutional Taking Review	Actual costs of processing the application with a \$500.00 deposit to commence the processing of the application ²¹
Conditional Use Permit <u>(CUP)</u>	
<u>CUP Amendment</u>	<u>\$250.00</u>
<u>Application</u>	<u>\$300.00</u>
Home Occupation- Minor	\$20.00 75.00
Home Occupation- Major	\$20.00 150.00
<u>Application (with site plan application)</u>	<u>\$500.00</u>

Development Application Reviews ¹	Fees
Construction Drawings	1% of the Estimated Cost of Improvements
Copies of: General Plan, Trail Plan, Capital Facilities Plan, Land Use Ordinances	\$20.00
Industrial and Agriculture Protection Area	\$200.00
<u>Land Use Review</u>	<u>\$75.00</u>
Lot Line Adjustment Fee	\$100.00
Lot Split Application Fee	\$100.00
Lot Rezone Application Fee	\$300.00
Subdivision—Residential & Commercial	
Concept Plan—Application Fee	No charge
Preliminary Plat—Application Fee	\$150.00 plus \$4.00 per lot
Final Plat—Application Fee	\$250.00 plus \$40.00 per lot
Construction Drawings	1% of the estimated cost of improvements
<u>Parcel Boundary Adjustment</u>	<u>\$75.00</u>
Plat Amendments	\$500.00
<u>Public Notice</u>	
<u>Administrative</u>	<u>\$30.00</u>
<u>Legislative</u>	<u>\$100.00</u>
<u>Retaining Wall Review Fee</u>	<u>\$100.00 per half-hour (for retaining walls with a height of four foot (4') or greater.)</u>
Revised Approved Construction Plans	Actual costs of processing the application with a \$500.00 deposit to commence the processing of the application²
Sign Permit	\$50.00 <u>\$75.00</u>
Site Plan Review	
—Application	\$500.00
—Construction Drawings	1.5% of engineer's estimate or \$1,500, whichever is greater
Street Vacation	\$500.00
Temporary Use Permit	\$50.00 <u>\$75.00</u>
Variance	Actual costs of processing the application with a \$300.00 deposit to commence the processing of the application ²¹
Zoning Map or Text Amendments to General Plan or Land Use Code	\$750.00
<u>Zoning Verification Letter</u>	<u>\$75.00</u>
Recording Fees	See Section 14.1 Recorder's Office General Service Fees for fee amount
Bear River Canal Company Water Transfer Fee	\$200 <u>\$500.00</u> or the current fee accessed by the Bear River Canal Company

¹Note: ~~If there are no Construction Drawings for review with the project, then the actual engineering costs associated with the review shall be paid by the Applicant.~~

¹² Note: If the Appeal Authority or Land Use Authority finds in the Appellant or Applicant's favor, the fees will be returned to the Appellant or Applicant.

5.2 Subdivision Application Fees. The following fees and charges are approved and shall be assessed by the Zoning Administrator and collected by the City Treasurer for Subdivision Application Reviews:

<u>Subdivision – General Fees¹</u>	<u>Fees</u>
<u>Concept Plan – Application Fee</u>	<u>\$100.00</u>
<u>Plat Amendments</u>	<u>\$500.00</u>
<u>Preliminary Plat Review Deposit²</u>	
<u>1-4 lots/units</u>	<u>\$1,540.00</u>
<u>5-24 lots/units</u>	<u>\$2,830.00</u>
<u>25-99 lots/units</u>	<u>\$5,410.00</u>
<u>100-299 lots/units</u>	<u>\$8,870.00</u>
<u>300-499 lots/units</u>	<u>\$12,340.00</u>
<u>500+ lots/units</u>	<u>\$17,530.00</u>
<u>Final Plans (Final Plat and Construction Drawings) Review and Construction Deposit²</u>	
<u>1-4 lots/units</u>	<u>\$1,590.00</u>
<u>5-24 lots/units</u>	<u>\$2,920.00</u>
<u>25-99 lots/units</u>	<u>\$5,600.00</u>
<u>100-299 lots/units</u>	<u>\$9,250.00</u>
<u>300-499 lots/units</u>	<u>\$12,900.00</u>
<u>500+ lots/units</u>	<u>\$17,530.00</u>
<u>Site Plan Review and Construction Deposit²</u>	
<u>0-0.99 acre</u>	<u>\$1,680.00</u>
<u>1-5.99 acres</u>	<u>\$3,060.00</u>
<u>6-24.99 acres</u>	<u>\$5,810.00</u>
<u>25-74.99 acres</u>	<u>\$9,550.00</u>
<u>75-124.99 acres</u>	<u>\$13,290.00</u>
<u>125+ acres</u>	<u>\$13,290.00 plus additional fees per acreage bracket above 125 (per the tiers above)</u>

¹ Note: Reflects staff review time, Development Review Committee (DRC) time, plat signature review, title report review, and escrow review, based on the City Engineer's hourly rate and the combined hourly rate of other DRC department heads.

² Note: Deposits reflect a starting point toward actual review costs. Passthrough fees for staff time will be added to the final cost of the application, and the applicant may be refunded or billed for overages based on the actual cost of review.

5.23 Subdivision Street Sign Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Zoning Administrator ~~and collected by or~~ the City Treasurer for Subdivision Street Signs:

Subdivision Street Signs	Fees
Tee Intersection	\$430.00 per intersection
Cross Intersection	\$605.00 per intersection
Address Signs for Flag Lots	\$430.00

5.34 Development Fee-In-Lieu of Public Improvements. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Zoning Administrator and collected by or the City Treasurer from developers for Fee-In-Lieu of Public Improvements:

Fee-In-Lieu of Public Improvements ¹	Fees ²
Curb	\$20.00 per linear foot
Sidewalk (4')	\$20.00 per linear foot
15" Storm Drain (1/2 cost)	\$20.00 per linear foot
Roadway Section	\$3.00 per square foot
Chip Seal and fog coat	\$2.81 per square yard
Streetlights	\$3,500 per streetlight ³
Parks	\$7,381.00 per dwelling unit

¹ Note: In accordance with the Tremonton City Subdivision Ordinance Chapter 2.05.015, the City may collect a fee-in-lieu of constructing a public improvement in conjunction with the City approving a land use or development permit. Specifically, in cases where a developer shall be required by City Ordinance to construct a public improvement, but due to circumstances as determined by the City Engineer or Public Works Director prevent the construction of the public improvement the Development Review Committee (DRC) may require the developer to pay a fee-in-lieu of constructing the public improvement:

² Note: It is the policy of the City Council to assess and collect the current construction cost for fee-in-lieu of public improvements. As such, the City Engineer and/or DRC has the authority to adjust the fees based upon market fluctuations and current construction costs and have these adjusted fees be assessed and collected from the developer, and thereafter have the adjusted fee ratified by the City Council.

³ Note: The \$3,500 fee represents the full cost of streetlights to be installed by Rocky Mountain Power. New streetlights are to be scheduled on the "Customer Funded Rate" on Rocky Mountain Power's rate schedule.

5.45 Public Infrastructure District. The following fees and charges are approved and shall be assessed ~~and collected~~ by the City Manager and collected by ~~or~~ the City Treasurer for Public Infrastructure Districts:

Public Infrastructure District	Fees
Petition, Letter of Intent, & Governing Documents	\$2,000.00 for City staff time, including but not limited to the City Manager and Public Works Director
Contracted Services	
City Municipal Advisor	Copies of engagement letters between the District applicant with the City's Municipal Advisor whereby the District applicant agrees to pay fees related to the review of the petition, letter of intent, and governing document
City Special Legal Counsel	Copies of engagement letters between the District applicant with the City's Special Legal Counsel whereby the District applicant agrees to pay fees related to the review of the petition, letter of intent, and governing document
City Engineer	Actual amount of invoice charged to the City plus 5% ¹ of the bill for administration costs
City Attorney	Actual amount of invoice charged to the City plus 5% ¹ of the bill for administration costs
City Finance Director	Actual amount of invoice charged to the City plus 5% ¹ of the bill for administration costs
Other contracted services	Actual amount of invoice charged to the City plus 5% ¹ of the bill for administration costs

¹ Note: The Mayor or City Manager is authorized to reduce the percentage for administration to ensure that the City only collects an amount necessary to cover the costs associated with the administration of services.

Section 6 Fire Department Fees.

6.1 General Fire Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Fire Department and collected by ~~or~~ the City Treasurer for General Fire Services:

General Fire Services	Fees
Fire Inspection ¹	
Residential & Small Commercial	\$55.00 initial or \$65.00 Re-inspection
Industrial, Institution, & Large Commercial	\$100.00 for 1-20,000 Square feet \$200.00 for 20,001-50,000 Square feet, and \$300.00 for anything above 50,000 or Square feet
Governmental	\$25.00 if more than three (3) alarms in a three (3) month period
Re-Inspection	Same amount as the initial inspection

General Fire Services	Fees
Carbon Monoxide or Smoke Detector Alarm	No Charge

¹ Note: To exclude home occupations except for daycare. Only one fire inspection fee will be charged for more than one business sharing the same space (located in the same building when space is not divided by walls, partitions, etc.)

6.2 Emergency Rescue Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Fire Department and collected by ~~or~~ the City Treasurer for Emergency Rescue Services:

Emergency Rescue Services	Fees
Rescue Engine	\$585.00 per hour or any portion of a half-hour (one-hour minimum charged with each call)
Personnel Costs	\$72.00 per hour or any portion of a half-hour per rescue technician or actual cost, whichever is greater (one-hour minimum charged)
Use of Extrication Equipment:	
Light Extrication Equipment (Use of hand tools)	\$100.00 per hour or any portion of a half-hour (one-hour minimum charged)
Heavy Extrication Equipment (Use of power equipment)	\$150.00 per hour or any portion of a half-hour (one-hour minimum charged)
Extra Heavy Extrication Equipment (Use of multiple pieces of equipment)	\$250.00 per hour or any portion of a half-hour (one-hour minimum charged)
Fire Rescue Standby (4-person rescue crew)	\$282.00 per hour or any portion of a half-hour, the amount includes personnel costs (one-hour minimum charged with each call)
Fire Rescue Standby (2-person rescue crew)	\$232.00 per hour or any portion of a half-hour, the amount includes personnel costs (one-hour minimum charged with each call)
Supplies Used	Three (3) times the cost of supplies used as determined by the Fire Chief

6.3 Hazardous Material Emergency Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Fire Department and collected by ~~or~~ the City Treasurer for Hazardous Material Emergency Services:

Hazardous Material Emergency Services ^{1, 2, 3}	Fees
HazMat Emergency Incident	\$345.00 per call that is paged out by the local Dispatch Center plus personnel costs

Hazardous Material Emergency Services^{1, 2, 3}	Fees
Hazmat Trailer	No charge for the trailer, current IRS mileage reimbursement if the vehicle pulls the trailer or \$136.00 per hour or any portion of a half-hour (one-hour minimum charged with each call) if an Engine pulls the trailer
HazMat Personnel Costs	
Emergency Incident Tech Level Experience	\$60.00 per hour or any portion of a half-hour per technician or actual cost whichever is greater (one-hour minimum charged), if required to suit up in a Class A or Class B Hazmat Response Suit
Operations Level Experience	\$35.00 per hour will be paid or any portion of a half-hour per technician or actual cost whichever is greater (one-hour minimum charged), if required to suit up in a Class A or Class B Hazmat Response Suit
Awareness Level Experience	\$25.00 per hour or any portion of a half-hour per technician or actual cost whichever is greater (one-hour minimum charged)
HazMat Personnel Costs- Clean-Up	
Incident Tech Level Experience	\$35.00 per hour or any portion of a half-hour per technician or actual cost whichever is greater (one-hour minimum charged)
Operations Level Experience	\$25.00 per hour will be paid or any portion of a half-hour per technician or actual cost, whichever is greater (one-hour minimum charged)
Awareness Level Experience	\$25.00 per hour or any portion of a half-hour per technician or actual cost whichever is greater (one-hour minimum charged)
Supplies Used	Three (3) times the cost of supplies used as determined by the Fire Chief

¹ Note: Hazardous Material Emergency means a sudden or unexpected release of any substance or material that, because of its quantity, concentration, or physical, chemical, or infectious characteristics, presents a direct and immediate threat to public safety or the environment and requires immediate action to mitigate the threat. See Section 10-262 of the Revised Ordinances of Tremonton City Corporation for additional information.

² Note: In accordance with Section 10-263 of the *Revised Ordinances of Tremonton City Corporation*, the Fire Department is hereby empowered to recover its expenses incurred by virtue of the City's response to hazardous materials emergencies, aggravated fire emergencies, or aggravated medical emergencies from any persons, corporations, partnerships, and individuals or other entities who caused such an emergency, pursuant to the following procedure: (a) The Tremonton City Fire Department and/or Police

Department representative shall determine responsibility for the emergency or response as defined above and notify the responsible party by mail of the department's determination of responsibility and expenses to be recovered; (b) Tremonton City shall be responsible for the initial billing and receiving of funds. In the event the billed party fails to submit fees, the City Council may determine if legal action will be used to recover said funds. (c) The notice shall specify that the determined responsible party may appeal the department's decision to the City Council by establishing a date by which notice of appeal shall be filed. The appeal date shall be no more than fifteen (15) days from the date of the notice.

6.4 Aggravated Fire Emergency Service and Contract for Fire Protection Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Fire Department and collected by ~~or~~ the City Treasurer for Aggravated Fire Emergency and Contract for Fire Protection Services:

Aggravated Fire Emergency and Contract for Fire Protection Services ^{1, 2, 3}	Fees
Fire Apparatus	
Brush Truck	Current IRS mileage reimbursement rate
Command Vehicle 4x4	\$25.00 per hour, plus current IRS mileage reimbursement rate
Engine	\$182.00 per hour or any portion of a half-hour (one-hour minimum charged with each call)
Ladder Truck	\$245.00 per hours or any portion of a half-hour (one-hour minimum charged with each call)
Personnel Costs	
Strike Team Leader	\$45.00 per hour or any portion of a half-hour per firefighter or actual cost whichever is greater (one-hour minimum charged)
Task Force Leader	\$45.00 per hour or any portion of a half-hour per firefighter or actual cost whichever is greater (one-hour minimum charged)
Safety Officer, SOFR	\$45.00 per hour or any portion of a half-hour per firefighter or actual cost whichever is greater (one-hour minimum charged)
Incident Commander	\$65.00 per hour or any portion of a half-hour per firefighter or actual cost whichever is greater (one-hour minimum charged)
Engine Boss or Officer Certified	\$35.00 per hour or any portion of a half-hour per firefighter or actual cost whichever is greater (one-hour minimum charged)
Squad Boss Certified	\$25.00 per hour or any portion of a half-hour per firefighter or actual cost whichever is greater (one-hour minimum charged)

Aggravated Fire Emergency and Contract for Fire Protection Services^{1, 2, 3}	Fees
Firefighter 2 Certified	\$25.00 per hour or any portion of a half-hour per firefighter or actual cost whichever is greater (one-hour minimum charged)
Wildland Certification Red Card	\$25.00 per hour or any portion of a half-hour per firefighter or actual cost whichever is greater (one-hour minimum charged)
Firefighter 1 Structure Certification Card	\$25.00 per hour or any portion of a half-hour per firefighter or actual cost whichever is greater (one-hour minimum charged)
Firefighter Non-Certified	\$14.50 per hour or any portion of a half-hour per firefighter or actual cost, whichever is greater (one-hour minimum charged)
False Alarm	
Equipment & personnel do not leave the station	No charge
Equipment & personnel leave the station	\$100.00
Equipment & personnel arrive on the scene	\$585.00
Ambulance Standby (2-person crew)	\$254.00 per hour or any portion of a half-hour, the amount includes personnel costs (one-hour minimum charged with each call)

¹ Note: Aggravated Fire Emergency means a fire proximately caused by the owner or occupant of a property or a structure, which presents a direct and immediate threat to public safety and requires immediate attention to mitigate the threat and the fire and, (a) is caused by or contributed to by the failure to comply with a lawful order from any state, county or local agency, department official; or (b) occurs as a result of any deliberate act in violation of state law or the ordinances or regulation of the city or other local agency; or (c) is a fire that constitutes arson or reckless burning as defined by Utah Code; or (d) is an alarm that results in a City or other local fire unit being dispatched, and the person transmitting or causing the transmission of the alarm knows at the time of said transmission that no fire or related fire emergency exists. See Section 10-262 of the Revised Ordinances of Tremonton City Corporation for additional information.

² Note: In accordance with Section 10-263 of the Revised Ordinances of Tremonton City Corporation, the Fire Department The City is hereby empowered to recover its expenses incurred by virtue of the City's response to hazardous materials emergencies, aggravated fire emergencies, or aggravated medical emergencies from any persons, corporations, partnerships, and individuals or other entities who caused such an emergency, pursuant to the following procedure: (a) The Tremonton City Fire Department and/or Police Department representative shall determine responsibility for the emergency or response as defined above and notify the responsible party by mail of the department's determination of responsibility and expenses to be recovered; (b) Tremonton City shall be responsible for the initial billing and receiving of funds. In the event the billed party fails to submit fees, the City Council may determine if legal action will be used to recover said

funds. (c) The notice shall specify that the determined responsible party may appeal the department's decision to the City Council by establishing a date by which notice of appeal shall be filed. The appeal date shall be no more than fifteen (15) days from the date of the notice.

6.5 Emergency Medical Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Fire Department and collected by ~~or~~ the City Treasurer for Emergency Medical Services:

Emergency Medical Services ^{1, 2}	Fees
Basic Life Support	\$1,234.92
Advanced Life Support – Intermediate	\$1,630.31
Each Additional Patient	\$1,256.00
Extra Attendant ³	\$40.00
Advanced Life Support – Paramedic	\$2,383.73
Each Additional Patient	\$1,838.00
Extra Attendant ³	\$72.00
Non-Transport BLS Rate	\$175.00, plus supplied charged
Non-Transport ALS Rate	\$175.00, plus supplied charged
Off-road Rate - Where the ambulance is required to travel more than two (2) mile on unpaved roads, a surcharge may be assessed.	\$1.50 per mile
Waiting Time	
Per quarter-hour or fraction thereof - Also applies to at Fair Grounds	\$72.00
Mileage	\$42.24 per mile or fraction thereof. - In all cases, mileage shall be computed from the point of pickup to the point of delivery.
Fuel Fluctuation Rate - When diesel fuel exceeds \$5.10 per gallon or gasoline exceeds \$4.25 per gallon as invoiced, a surcharge of \$0.25 per mile of transport may be added to the mileage rate.	
An ambulance shall provide 15 minutes at no charge at both points of pickup. After this time, an ambulance agency may charge \$72.00 per quarter-hour or a fraction thereof thereafter per staff on scene. On round trips, an ambulance shall provide thirty (30) minutes at no charge from the time the ambulance reaches the point of delivery until starting the return trip. At the expiration of the thirty (30) minutes, the ambulance service may charge \$22.05 per quarter hour or fraction thereof thereafter.	

Emergency Medical Services ^{1, 2}	Fees
Supplies Used	Three (3) times the cost of supplies used as determined by the Fire Chief
Use of Extrication Equipment	
Light Extrication Equipment (Use of hand tools)	\$637.00
Heavy Extrication Equipment (Use of power equipment)	\$726.00
Extra Heavy Extrication Equipment (Use of multiple pieces of equipment)	\$886.00
Ambulance Standby ⁴ (2- person crew)	\$135.00 per hour or any portion of a half-hour, the amount includes personnel costs (two-hour minimum charged with each call)
Medical Standby Personnel with no ambulance	\$72.00 per hour per person
Subpoena of Ambulance Documents (per Labor Commission)	\$30.00 plus \$0.53 per page for the first 40 pages and \$0.32 per page for each additional page, plus cost of postage if mailed copy is requested
Hospital requested and funded the transportation of Medicare patients from Bear River Valley Hospital to another hospital for testing and then returned the patient to Bear River Valley Hospital.	Bear River Valley Hospital shall be responsible for 60% of the regular charge for advanced life support fee and round-trip mileage.

¹ Note: To be updated automatically as established and updated by the Utah Bureau of Emergency Services, known as the Utah EMS Committee (pursuant to Utah Code Annotated 26-8a-403 Administrative Rule R426-16-2).

² Note: Ambulance bills may be reduced in accordance with Resolution No. 10-32 A Resolution Adopting an Ambulance Bill Reduction Policy for Tremonton City.

³ Note: A regular ambulance crew consistent of two attendants. An extra attendant is any ambulance crew consisting of three (3) or more attendants.

⁴ Note: The Fire Chief may elect to waive the fee at their discretion to other governmental entities, non-profit organizations, or other community events.

⁵ Note: In the event any amount(s) is/are referred to a third-party debt collection agency, a collection fee of 18%, interest, court costs, and reasonable attorney fees will be charged.

6.6 Emergency Medical Training Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Fire Department and collected by the City Treasurer for Emergency Medical Training:

EMT Medical Training ¹	Fees
EMT-Basic Class	Estimated actual costs per estimated participant numbers as determined by the Course Coordinator and/or Fire Chief per student
EMT- Advanced Class:	Estimated actual costs per estimated participant numbers as determined by the Course Coordinator and/or Fire Chief per student
Practical/Written Recertification Test	Fee determined by the Utah Bureau of Emergency Medical Systems

¹ Note: Medical training fees may be reimbursed to individuals that take the course and are hired by the Fire Department within one (1) year after they have completed the course.

Section 7 Food Pantry Fees.

7.1 Food Pantry Fees. There are currently no fees or charges assessed or collected for Food Pantry Services.

Section 8 Garbage & Recycling Collection Service Fees.

8.1 Garbage Collection Service Fees. The following fees and charges are approved and shall be assessed and collected by the City Treasurer for Garbage Collection Services:

Garbage Collection Services ^{1, 3}	Fees
Garbage Collection Fees	
Monthly Pickup	\$15.21
Each Additional Can ²	\$15.21
Garbage Can Setup Fee ²	\$156.00

¹ Note: In accordance with Section 10-416 of the *Revised Ordinances of Tremonton City Corporation*, Commercial Unit/Users shall cause their own Commercial Solid Waste and Recycle Waste to be collected and disposed of on a frequent basis. Section 10-411 (2) of the *Revised Ordinances of Tremonton City Corporation*, Commercial Unit/Users is defined as an enterprise, such as a business, commercial, industrial, institutional, association, corporation, manufacturer, hotel, motel, resort, governmental entity other than Tremonton City, church, school, any development or facility that has a dumpster. Multi-family dwelling complexes that have dumpsters are considered Commercial Units for purposes of this Fee Schedule. A Commercial Unit shall also be any development that City staff determine to have characteristics similar to the criteria contained herein.

In accordance with Section 10-418 (1) of the *Revised Ordinances of Tremonton City Corporation*, all occupants of Residential Units within City limits shall pay a service

charge for the collection and disposal of Residential Solid Waste as adopted by rate resolution by the City Council. Service charges shall apply to all occupants of Residential Units whether or not they elected to haul their Residential Solid Waste. Occupants who shall vacate their Residential Unit for a time and have their water turned off by the City may, prior to their leaving, have their Residential Solid Waste service temporarily discontinued by contacting the City Office and requesting their Residential Solid Waste Container be picked up.

² Note: Property owners are required to pay the purchase costs associated with the first garbage can when applying for a building permit for a new residential unit, with Tremonton City retaining ownership of the garbage can. Property owners that request an additional can are required to pay for the purchase costs of the additional garbage can, with Tremonton City retaining ownership. Tremonton City maintains and replaces garbage cans at the City's expense when the garbage cans are damaged, faulty, or inoperable as a result of normal wear or aging under ordinary operating conditions, as determined solely by the Public Works Director or City Treasurer. Property owners shall be responsible for replacing garbage cans if the Public Works Director or City Treasurer determines at their sole discretion that garbage can needs to be replaced due to negligence of the property owner, which may include but is not limited to: overloading the garbage can, leaving the garbage can on the street for extended periods of time in violation of City ordinance, placing hot coals in garbage cans, etc.

³ Note: The City Council has adopted Resolution No. 23-52 amending a residential solid waste and residential recycle waste collection agreement between Tremonton City and Econo Waste, Inc. which establishes fees and increases fees that the City is obligated to pay the Econo Waste, Inc. The City Council has already approved these fee increases, and for this reason, the City Treasurer is authorized to pay Econo Waste, Inc the increased amount stated in Resolution No. 23-52 and bill the Residents the same increase without formally amending this fee schedule.

8.2 Recycling Collection Service Fees. The following fees and charges are approved and shall be assessed and collected by the City Treasurer for Recycling Collection Services:

Recycling Collection Services ^{1, 2, 4}	Fees
Recycling Collection Fees	
Monthly Pickup (on a biweekly basis)	\$18.90
Each Additional Can	Not available
Recycling Setup Fee ³	\$50.00

¹ Note: In accordance with Section 10-416 of the *Revised Ordinances of Tremonton City Corporation*, Commercial Unit/Users shall cause their own Commercial Solid Waste and Recycle Waste to be collected and disposed of on a frequent basis. Section 10-411 (2) of the *Revised Ordinances of Tremonton City Corporation*, Commercial Unit/Users, is defined as an enterprise, such as a business, commercial, industrial, institutional, association, corporation, manufacturer, hotel, motel, resort, governmental entity other than Tremonton City, church, school, any development or facility that has a dumpster. Multi-

family dwelling complexes that have dumpsters are considered Commercial Units for purposes of this Agreement. A Commercial Unit shall also be any development that City staff determine to have characteristics similar to the criteria contained herein.

In accordance with Section 10-418 (2) of the *Revised Ordinances of Tremonton City Corporation*, all occupants of Residential Units within the City limits that elect to have Recycle Waste collection and disposal service shall pay a service charge for said service as adopted by rate resolution by the City Council.

² Note: Property owners that request a recycle can shall be billed for the recycling can a minimum of one (1) year.

³ Note: Property owners that apply for Recycling Collection Services are required to pay the application fee. This fee is collected by the City and used to pay the Contractor for fees associated with the delivery and pick up of the recycling cans.

⁴ Note: The City Council has adopted Resolution No. 23-52 amending a residential solid waste and residential recycle waste collection agreement between Tremonton City and Econo Waste, Inc. which establishes fees and increases fees that the City is obligated to pay the Econo Waste, Inc. The City Council has already approved these fee increases, and for this reason, the City Treasurer is authorized to pay Econo Waste, Inc the increased amount stated in Resolution No. 23-52 and bill the Residents the same increase without formally amending this fee schedule.

Section 9 Justice Court Fines & Fees.

9.1 City Consolidated Bail Schedule. The following fines are recommended amounts, but the Judge reserves the right to charge fines greater or less than the amount listed below for the City Consolidated Bail Schedule:

City Consolidated Bail Schedule				
Ordinance	Description	Severity ¹	Recommended Bail Amount ⁸	Enhanceable ²
Revised Ordinance Violations				
6-204	Sales and Use Tax Violation	MB	\$500.00	
8-111	Construct, Excavate, Erect on any property owned or controlled by this City, or to enter the property of this City contrary to posted or marked use.	MB	\$500.00	
8-224	Burial and Disinterment	MB	\$680.00	
8-234	Injury to Cemetery Property	MB	\$680.00	
8-511	Smoking or Alcohol in City Parks	INF	\$100.00	
8-526	City Park Violation	INF	\$250.00	
8-619	Skate Park	INF	\$250.00	
8-671	Splash Pad Violation	INF	\$250.00	

City Consolidated Bail Schedule				
Ordinance	Description	Severity ¹	Recommended Bail Amount ⁸	Enhanceable ²
8-713	Penalty for Violating Tree Ordinance	INF	\$100.00	
8-817	Tennis Court Violation	INF	\$250.00	
8-905	Violation of Conservation Easement and Public Access Easement	INF	\$250.00	
8-1000	Claiming or Reserving of Public Property for Viewing a Parade or Special Event	INF	\$25.00	
9-112	Doing Business Without a License	INF	\$300.00	
9-412	License Required - Alcohol Sales	MB	\$680.00	
9-461	Permit Required - Live Entertainment	MB	\$250.00	
9-495	Violation of Regulations regarding Tobacco and Paraphernalia in Non-Tobacco Specialty Store	MB	\$1,000.00 ³	
9-566	Failure to Comply with Plumbing Inspector	INF	\$250.00	
9-577 (1)	Plumbing Code Violation by Owner/Manager	INF	\$250.00	
9-577 (2)	Plumbing Code Violation by Person receiving payment or anything of value	INF	\$500.00	
9-745	Running a Sexually Oriented Business Without a License	MB	\$680.00	
9-748	Violation of Sexually Oriented Business Each day shall be a separate offense	MB	\$500.00	
9-805	Solicitation Prohibited Without Permit	MB	\$680.00	
9-821	Residential Solicitation Violation	INF	\$1000.00	
10-134	Interference with Firemen	MB	\$680.00	
10-135	Unlawful Interference with Officers, Apparatus, Water, Etc.	MB	\$680.00	
10-139	False Alarm (Fire)	MB	\$300.00	
10-160	Violation of International Fire Codes ⁴	MB	\$300.00	
10-187	Controlled Burning Regulation	INF For each Offense	\$100.00	
10-190	Open Fires - Recreational/Preparing Food	INF	\$100.00	
10-223	Unwholesome Food	MC	\$200.00	
10-224	Vacating Premises	INF	\$100.00	
10-321	Abatement of Weeds	INF	\$300.00	
10-323	Weed Control	INF	\$300.00	
10-330	Maintaining a Nuisance	INF	\$150.00	
10-331	Nuisance on Property	INF	\$150.00	
10-332	Duty of Maintenance of Private Property	INF	\$150.00	
10-333	Storage of Personal Property	INF	\$100.00	

City Consolidated Bail Schedule				
Ordinance	Description	Severity ¹	Recommended Bail Amount ⁸	Enhanceable ²
10-359	Administrative Notices – Hearings – Disposal of Nuisance – Lien – Penalty for Failure to Comply	MC Each Day is a new Offense	\$150.00	
10-412	Accumulation of Garbage	INF	\$50.00	
10-417	Removal of Emptied Garbage Cans	INF	\$100.00	
10-432	Litter in Public Places	INF	\$100.00	
10-436	Litter Thrown by Persons in Vehicles	INF	\$100.00	
10-438	Litter in Parks	INF	\$100.00	Y
10-439	Litter in Lakes and Fountains	INF	\$100.00	
10-440	Handbills	INF	\$100.00	
10-440	Handbills and Posters	INF	\$100.00	
10-448	Litter on Vacant Lots	INF	\$100.00	
11-210	Motorized Devices	INF for Each Offense	\$200.00	
11-356	Overflowing Water on Public Property	INF	\$100.00	
11-361	Removal of Snow	INF	\$100.00	
11-362	Placing Trash or Other Obstructions in Streets, Gutters, and Sidewalks	INF	\$100.00	
11-363	Openings in Streets	INF	\$100.00	
11-364	Doors Opening into Streets	INF	\$100.00	
11-365	Discharge of Water on Streets	INF	\$100.00	
11-366	Crossing at Intersection	INF	\$100.00	
11-367	Businesses to Keep Sidewalk Clean	INF	\$100.00	
11-369	Placing Goods on Sidewalk for Receipt or Delivery	INF	\$100.00	
11-370	Obstructing Free Passage of Sidewalks	INF	\$150.00	
11-371	Obstructing Free Passage of Sidewalks	INF	\$150.00	
11-410	Structures in Public Ways	INF	\$300.00	
11-416	Excavation Permit	INF Each Day is a new Offense	\$300.00	
13-204	Interfering with Officers	INF	\$680.00	
13-239	Dog Disturbing Neighborhood ⁷	INF	\$50.00	
13-301	No Dog License	INF	\$50.00	
13-304	No Kennel License	INF	\$50.00	
13-305	Number of Animals Per Residence ⁷	INF	\$100.00	
13-401	Nuisance Animals ⁷	INF	\$100.00	

City Consolidated Bail Schedule				
Ordinance	Description	Severity ¹	Recommended Bail Amount ⁸	Enhanceable ²
13-403	Animal Trespass ⁷	INF	\$50.00	
13-404	Female Animals in Heat	INF	\$50.00	
13-405	Possession of a Potentially Dangerous Animal ⁷	INF	\$100.00	
13-406	Failure to Properly Confine a Potentially Dangerous Animal ⁷	INF	\$100.00	
13-407	Dog Running at Large	INF	\$50.00	Y
13-413	Restraint of Guard & Attack Dogs	INF	\$500.00	
13-414	Aggressive Animal ⁷	INF	\$500.00	
13-601	Rabies Vaccination Requirement	INF	\$50.00	
13-701	Cruelty to Animals	MB	\$300.00	Y
13-803	Animal Enforcement – Unless designated otherwise by the laws of the State of Utah	MC For Each Day in Violation		
14-122	Illegal Water Turn on Fine	MB	\$200.00	
14-134	Scarcity of Water Proclamation Violation	INF	1 st - \$75.00 2 nd - \$150.00 3 rd - \$300.00	
14-137	No Permit for Installation of a Water Meter	MC	\$150.00	
14-260	Industrial Pretreatment Fine	MB	\$1,750.00	
15-201	Parallel Parking	INF	\$50.00	
15-203	All Night Parking Prohibited	INF	\$50.00	
15-204	Double Parking Prohibited	INF	\$50.00	
15-205	Unlawful to Park - Red Curb	INF	\$50.00	
15-206	Disabled Vehicle	INF	\$50.00	
15-208	Approach to Parking Space	INF	\$100.00	
15-209	Parking in Alleys	INF	\$50.00	
15-211	Parking Prohibited	INF	\$50.00	
15-212	Parking on Walk or Curbing	INF	\$50.00	
15-213	Parking During Winter Months	INF	1 st - \$25.00 2 nd - \$50.00	Y
15-214	2 Hour Parking Limit	INF	\$50.00	
15-219	Commercial Vehicle Prohibited Parking	INF	\$50.00	
15-221	Recreation Vehicles Prohibited Parking	INF	\$50.00	
15-222	Use of Front Yard for Parking Prohibited	INF	\$50.00	
15-223	Vehicles Displayed for Sale	INF	\$50.00	
15-224	Bear River High School Parking	INF	\$25.00	
15-302	Intoxicated Person in Vehicle	MC	\$50.00	

City Consolidated Bail Schedule				
Ordinance	Description	Severity ¹	Recommended Bail Amount ⁸	Enhanceable²
16-001	Advertisements - Posting Without Permission	INF	\$100.00	
16-002	Advertisements - Tearing Down or Defacing	INF	\$100.00	
16-004	Air Guns, Sling Shots, Etc. Prohibited	MC	\$100.00	
16-009	Curfew	INF	\$150.00	
16-009A.	Truancy	INF	Minor \$50.00 Adult \$50.00-\$500.00 ⁵	Y
16-010	Discharge of Firearm Within Tremonton City Limits	MC	\$250.00	
16-011	Disturbing the Peace	MC	\$350.00	
17-102	Uniform Utah Criminal and Traffic Codes ⁶	See State Bail Schedule	See State Bail Schedule	
Land Use Code Violations				
1.02.060	Non-Conforming Structures, Uses, and Signs	INF	\$100.00	
1.17.010	Off-Street Parking Required	INF	\$50.00	
1.17.060	Maintenance of Parking Lots	INF	\$100.00	
1.18.010	Landscaping, Buffering & Fencing	INF	\$100.00	
1.19.010	Supplementary Regulations	INF	\$100.00	
1.19.065	Keeping Chickens	INF	\$50.00	
1.20.010	Noise Regulations	INF	\$100.00	
1.22.010	Communication Facilities Permit Required	INF	\$200.00	
1.23.010	Renewable Energy Systems Permit Required	INF	\$200.00	
1.24.010	Home Occupation Permit Required	INF	\$200.00	
1.25.010	Conditional Use Permit Required	INF	\$200.00	
1.26.010	Site Plan Permit Required	INF	\$200.00	
1.27.010	Sign Permit Required	INF	\$200.00	
1.28.010	Building Permit Required	INF	\$200.00	
1.28.015	Sidewalk Required	INF	\$200.00	
2.03.206	Subdivision Violation	INF	\$200.00	

Note: See the Revised Ordinances of Tremonton City Corporation Subsection 1-313 and 1-331 of the Revised Ordinances of Tremonton City Corporation for more information regarding Consolidated Bail Schedule.

- ¹ Note: Severity levels: MB = Class B Misdemeanor; MC = Class C Misdemeanor; INF = Infractions
- ² Note: An Enhanceable offense means that the severity and/or penalty of a crime may be increased if the defendant has been convicted of the same or similar crime in the past.
- ³ Note: Not including any mandatory fees and surcharges imposed by law or a court of competent jurisdiction.
- ⁴ Note: Each ten (10) days that prohibited conditions are maintained shall constitute a separate offense when not specified otherwise.
- ⁵ Note: A person is guilty of a separate offense for each day or part of a day during which the violation is committed, continued, or permitted. A third offense by a minor requires a mandatory court appearance. A third offense by an adult is subject to the provisions of State Law.
- ⁶ Note: Fine and/or six (6) months jail sentence.
- ⁷ Note: Disposition of animal to be determined by the Court on all the above charges.
- ⁸ Note: The Bail Schedule intends to provide assistance to the sentencing judge in determining the appropriate fine or bail to be assessed in a particular case and to minimize disparity of fines/bails imposed by different courts for similar offenses. This schedule is not intended to deprive or minimize the court's authority to impose a sentence deemed just in the discretion of the judge.

9.2 Justice Court Filing and Copy Fees. The following fees and charges are approved and shall be assessed and collected by the Court Clerk ~~or the City Treasurer.~~

Small Claims Court Schedule ¹	Fees
Small Claims Filing Fees	
Claims between \$1.00 up to \$2,000	\$60.00
Claims between \$2,001 up to \$7,500	\$100.00
Claims between \$7,500 up to \$11,000	\$185.00
Small Claims Garnishments	\$50.00
Small Claims Appeals	\$10.00
Criminal Expungement	\$135.00
Certified Copy	
Per document	\$4.00
Per page	\$0.50
Copy of documents	\$0.25

¹ Note: The Tremonton City Justice Court Fee Schedule is established by Utah Code Annotated 78A-2-301.5. This schedule shall be automatically updated to reflect new fee amounts

when Utah Code Annotated 78A-2-301.5 is updated by the Administrative Office of the Courts and the Utah State Legislature.

Section 10 Library Fees.

10.1 General Library Service Fees & Financial Penalties. The following fees and financial penalties are approved and shall be assessed and collected by the Library or the City Treasurer for General Library Services:

General Library Services	Fees & Financial Penalties
Library Cards	
Resident and City Employee Card	No charge
Non-Resident Card	No charge
Non-Resident Card for Brainfuse Participants	No charge
Replacement Cards	\$3.00
Overdue Financial Penalties 1	
Hard Back	No charge
Paper Back	No charge
Storytelling Kit	No charge
Audiobooks	No charge
Magazine	No charge
Videos and DVD	No charge
Hotspots, Tablets, Laptops/Chromebooks	No charge
E-Readers	\$5.00 per day
Lost or damaged library materials	
Library Material	Replacement cost as determined by the Library
E-Reader placed in the Book Drop	\$25.00
E-Reader Registered to Patron's personal account	\$50.00
Interlibrary loans	Returned postage

¹ Note: The maximum overdue financial penalty is five dollars (\$5.00) except for storytelling kits, which is fifty dollars (\$50.00), and E-Readers, which is one hundred dollars (\$100.00).

Section 11 Parks & Recreation Fees.

11.1 Park Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Parks Department ~~and collected by or~~ the City Treasurer for Park Services:

Park Services ¹	Fees
Diamond Reservations ²	
Security Deposit ³	\$50.00
Per Diamond Rental Per Hour	\$10.00/hour Resident, \$20.00/hour Non-Resident

Park Services ¹	Fees
Per Diamond Rental Per Day – Tournament ⁸	\$75.00 Resident, \$125.00 Non-Resident
Lights for baseball/softball fields	\$10.00 per hour per field
Additional ball diamond field prep ³	\$25.00 per diamond
Cleanup ⁴	\$50.00 per hour (if required)
Scoreboard ⁵	
Deposit ³	\$200.00 per scoreboard
Rental fee	\$5.00 per field/rental period
Bowery Rentals	
Security Deposit ³	\$50.00
½ Day Rental – 4 hours or less	\$25.00 Resident, \$40 Non-Resident
Full Day Rental	\$50.00 Resident, \$75 Non-Resident
Cleanup	\$50.00 per hour (if required)
Park Stages ⁶	See note 6 below
Midland Square	
Security Deposit ³	\$50.00
Per hour	\$10.00
Cleanup	\$25.00 per hour (if required)
Civic Commons	
Security Deposit ³	\$50.00
Per hour	\$10.00
Cleanup	\$25.00 per hour (if required)
Pickleball Equipment Rental	\$5.00 for a 24-hour rental ⁷
Tennis Court Reservation	\$5.00 per hour
Food sold at City Snack Shack	Price as set by the Parks & Recreation Director
Charges Associated with Tremonton Hay Days or Special Events	Amounts as set by the Parks & Recreation Director
Business Sponsor Banners at Stevens Park	\$100.00 per banner (Sponsor to Provide Banner)

¹ Note: Department Head may at their discretion waive rental fees and Security Deposit for non-profit groups or the like.

² Note: Use of fields associated with tournaments is rented by agreement with the Parks and Recreation Director. Authorized City Employees shall do all field preparation and maintenance. No outside work may be done with drags, 4-wheelers, lawnmowers, water, etc. (hand rakes are allowed). One field preparation will be included as part of the rental. This will be done before the first game.

³ Note: Cost of damage will be levied against the Security Deposit posted with the City. The Security Deposit is refundable under certain conditions as per the rental agreement.

⁴ Note: City staff to inspect the rented facility after the event for cleanliness. A Cleanup charge will be accessed against the deposit if the City staff has to clean up after the event.

⁵ Note: Scoreboard must be picked up before rental or Friday by 12:00 noon if the rental is for Saturday or Sunday. The scoreboard must be returned the next business day after rental in good condition to receive the deposit back.

⁶ Note: Any concert or special event must be approved by the City Council before the stage or park will be considered reserved. Amount for park stage rental will be set by the Parks & Recreation Director.

⁷ Note: If the City Office Building is closed when the equipment is due, the rental will be extended at no cost until noon of the next business day.

⁸ Note: Tournament Day; per field, includes 1st prep.

11.2 Recreation Program Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Recreation Department and collected by ~~or~~ the City Treasurer for Recreation Program Services:

Recreation Program Services	Fees
Recreation Program ¹	
Recreation Programs	Estimated actual costs per estimated participant numbers as determined by the Recreation Director
Registration Late Fees	\$5.00

¹ Note: A five-dollar (\$5.00) non-refundable office charge will be assessed to all refunds. Tremonton Parks and Recreation will offer a full refund, less five dollars (\$5.00) for all refunds requested while the registration period is still open. After the registration period has ended, a refund of fifty percent (50%) will be offered. After the program/event has begun, no refund will be offered. As determined by the Parks & Recreation Director, special exceptions may be made on a case-by-case basis for special circumstances.

Section 12 Police Department Fees.

12.1 General Police Service Fees. The following fees and charges are approved and shall be assessed and collected by the Police Department or the City Treasurer for General Police Services:

General Police Services	Fees
Paper Service	\$30.00
Reports - Minimum for up to 10 Pages	\$10.00 plus \$0.25 for each additional page
Photos/CD - Minimum for up to 5 (4" x 5") Photos	\$20.00 plus \$2.00 for each additional photo
Audio/video - Minimum for Tape and 1 Hour of Dubbing	\$20.00 plus \$10.00 each additional hour of dubbing
Fingerprinting	\$10.00

General Police Services	Fees
Bike Licenses/Replacement of License	\$2.50
Non-Criminal Intoxilyzer Testing	\$10.00
Sex Offender Registration	\$25.00
Transportation/Mileage Fees	Current IRS mileage reimbursement rate – Owner/contract agency to pay all Transportation/mileage costs associated with their animal
Juvenile Transport to Attention Facility	\$50.00 ¹
Citizen Transport from Hospital to Location in Tremonton City	\$20.00 ¹
Private Security	\$40.00 per hour per officer or actual cost, whichever is greater
Nuisance Control	If bankruptcy is taken out on a property that has received charges for weed control, Tremonton City will implement a lien on real property for charges incurred in excess of \$100.00 for the amount due

¹ Note: Discretionary fee, to be paid as determined by the Police Chief, may be assessed on a case-by-case basis.

12.2 Animal Control Service Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Police Department and collected by ~~or~~ the City Treasurer for Animal Control Services:

Animal Control Services	Fee
Afterhours call-out (for cities that contract with Tremonton City for animal control services)	\$100.00
Chicken Keeping Application (up to 12 Hens)	No fee unless in violation
Dog License ¹	
Spayed/Neutered	\$10.00
Non-Spayed/Non-Neutered	\$30.00
License Late Fee (After March 31 st)	\$15.00
Duplicate License	\$5.00
Dog License Senior Citizens Owner	
Spayed/Neutered	\$10.00 (one-time fee)
Non-Spayed/Non-Neutered	\$30.00 (one-time fee)
Kennel ²	\$75.00
Animal Impounds	
1 st Offense- Resident	\$45.00
2 nd Offense- Resident	\$65.00
3 rd Offense- Resident	\$85.00
Non-Resident	\$85.00
Trespass Damage	Appraisalment

Animal Control Services	Fee
Transportation/Mileage Fees	Current IRS mileage reimbursement rate – Owner/contract agency to pay all Transportation/mileage costs associated with their animal
Adoption Fee ³	\$15.00
Boarding Fee/Holding	\$10.00 per day
Owner Relinquishment Fee	
Residents	\$50.00
Non-Residents	Service Not Available ⁵
Litter Fee for dogs ⁴	
Resident	\$30.00
Non-Resident	\$65.00
Litter Fee for Cats ⁴	\$30.00
Additional littermates	\$5.00
Euthanasia Fee	
Resident	\$30.00
Non-Resident	\$50.00
Quarantine Fee (10 days)	\$100.00 per animal
After the ten days	\$10.00 per day per animal
Veterinarian	Owner /contract agency to pay all Veterinarian cost associated with their animal
Dead Pet Disposal	\$50.00 under 30 lbs. (dog and cats only) \$100.00 over 30 lbs. (dog and cats only)
Cat Trap Permit	\$10.00 Allow permit holder five days to catch cats on their property only. Permit holder would use their own Animal Control Officer approved live trap
Cat Trap Rental Fee	\$20.00 Allow permit holder five days to catch cats on their property only. Includes rental of City live trap for five days.

¹ Note: Prorate of the above fees of ½ after the 1st of July. Dog Licenses that should have been purchased before July 1st or the effective date of this Resolution will not be prorated. All dogs over the age of six (6) months of age must be licensed to a person of the age of eighteen (18) years or older in accordance with Ordinance 13-300 of the Revised Ordinances of Tremonton City Corporation. Proof of rabies vaccination and proof of spay or neuter is required when purchasing a Dog License. All dogs shall be licensed within thirty (30) days of being brought into the City, or a license late fee shall be required. No refunds shall be made. Each license shall be valid from January 1st through December 31st of each year in accordance with Ordinance 13-300 of the Revised Ordinances of Tremonton City Corporation.

² Note: A Kennel license is for over two animals and includes a Conditional Use Permit fee. Requires authorization from the Planning Commission/Land Use Authority Board and is restricted to Zoning Code allowance. See Section 5.1 Development Application Review Fees for the Conditional Use Permit fee amount.

³ Note: Adoption will include a dog license for the current year upon receipt of proof of Rabies and Spray/Neuter Certificate. Adopter will be responsible for all Spray/Neuter Fees and Rabies shots. The State of Utah that all Felines (cats) and Canine (dogs) adopted from a Shelter or Animal Rescue be Sprayed/Neutered and be current on a Rabies inoculation.

⁴ Note: This includes female parent and up to six (6) offspring from the same litter up to ten (10) weeks old. An additional five dollars (\$5.00) fee will be charged per each additional littermate of any age.

⁵ Note: Exceptions for court ordered cases and bite cases.

Section 13 Public Works Fees.

13.1 General Public Works Service Fees & Financial Penalties. The following fees and financial penalties are approved and shall be assessed ~~and collected~~ by the Public Works Department and collected by ~~or~~ the City Treasurer for General Public Works Services:

General Public Works Services	Fees & Financial Penalties
Utility Account Setup Fee	\$10.00
Dust & Debris Financial Penalty ¹	150% of the actual bill charged or costs incurred to the City for resolving the dust and debris plus 5% of the bill for administration costs
Use of Equipment ²	Equipment according to the rates posted on the FEMA website at (as required by regulations associated with B & C funds) http://www.fema.gov/government/grant/pa/eqrates_2005.shtm plus fuel (one-hour minimum charged with each call)
Use of Operators ²	Current hourly average of the wage of the operator (one-hour minimum charged with each call)
Compost Material	\$7.50 per scoop

¹ Note: Contractors are required to keep dust and debris controlled at the worksite at all times. The financial penalty is for contractors who violate 3.02.025 (A) of the General Public Works Constructions Standards and Specifications.

² Note: Use of equipment or operators is limited to agreements that the City may have with other governmental entities or in the case of extreme emergencies.

13.2 Storm Drain Service Fees. The following fees and charges are approved and shall be assessed and collected by the City Treasurer for Storm Drain Services:

Storm Drain Services	Fee
Storm Drain	\$4.00

13.3 Residential Water Service Fees. The following fees and charges are approved and shall be assessed and collected by the City Treasurer for Residential Water Services:

Residential Water Services¹	Fees
Culinary Water Rates	
Fill Station Water (Flat Fee, limited to 100,000 gallons per month. This water is made available from Designated Fill Stations on a Per Month Basis)	Equal to current cost of Culinary Water for 100,000 gallons per month.
Culinary Water Base Rate ⁹	\$23.90 per month
Tier 1: 0 –10,000 Gallons per month use	\$1.50 per thousand gallons
Tier 2: 10,001 – 40,000 Gallons per month use	\$1.75 per thousand gallons
Tier 3: 40,001 – 70,000 Gallons per month use	\$2.50 per thousand gallons
Tier 4: 70,001 – 100,000 Gallons per month use	\$3.00 per thousand gallons
Tier 5: 100,001 – 130,000	\$3.50 per thousand gallons
Tier 6: Above 130,001	\$4.00 per thousand gallons
Non-Resident Rate	Twice the Residential and Institutional Base Rate, Water Use Rates same
New construction ²	Same as the Residential and Institutional Base Rate and Water Use Rates
Culinary Water Rates with Secondary (May thru October Billing) ¹⁰	
Culinary Water Base Rate	\$23.90 per month
Tier 1: 0 – 10,000 Gallons per month use	\$1.50 per thousand gallons
Tier 2: 10,001 – 40,000 Gallons per month use	\$3.25 per thousand gallons
Tier 3: 40,001 – 70,000 Gallons per month use	\$5.00 per thousand gallons
Tier 4: 70,001 - 100,001 Gallons per month use	\$6.50 per thousand gallons
Tier 5: 100,001 – 130,000 Gallons per month use	\$8.00 per thousand gallons
Tier 6: Above 130,001 Gallons per month use	\$9.50 per thousand gallons
Deposit Fee for Renters ³	\$100.00
Financial Penalty for Illegal Turn-on ⁴	\$100.00
Convenience Turn-on Fee ⁵	
During City business hours	\$25.00
After City business hours	\$75.00
Weekends or Holidays	Not permitted
Service Fee ⁶	
During City business hours	\$35.00
After City business hours	\$75.00
Weekends or Holidays	\$100.00
Investigative Bacteriological Lab Sampling Fees ¹¹	\$30.00
Secondary Water Rates (May thru October Billing) ¹⁰	

Residential Water Services¹	Fees
Secondary Water Base Rate	\$10.00 per month
Tier 1: 0 – 30,000 Gallons per month use	\$1.25 per thousand gallons
Tier 2: 30,001 – 60,000 Gallons per month use	\$1.75 per thousand gallons
Tier 3: 60,001 – 90,000 Gallons per month use	\$2.25 per thousand gallons
Tier 4: 90,001 – 120,000 Gallons per month use	\$2.75 per thousand gallons
Tier 5: Above 120,001 Gallons per month use	\$3.25 per thousand gallons
Call-Out Services ⁸	Actual costs
Installation of a Water Meter without a permit	\$75.00 ⁴

¹ Note: Arrangements for payment of delinquent utility charges made prior to the issuance of water shut-off notices shall include provisions wherein no one shall have a remaining total balance due, which is greater than an amount equal to the basic charges for one month's utility service.

Multiple apartment units that cannot be disconnected individually may be credited with the amount of the monthly charge for water, sewer, and garbage if that unit has been vacant for the entire month. An application for vacancy credit must be filled out and signed by the owner or person responsible for paying the bill to receive credit. Credit may only be given up to one (1) month previously.

² Note: New construction rates mean a water connection during the construction, but only until an occupancy permit is issued. Once an occupancy permit is issued, all utilities must be signed up for and all appropriate charges assessed.

³ Note: Deposit is to be applied to the Renter's ending utility balance when they vacate the property. The City shall automatically process a refund check if a Renter's deposit balance is \$3.00 or greater after applying the Renter's deposit to the Renter's ending utility balance. Otherwise, the City shall only process refund checks for a Renter's deposits that have an ending balance of less than \$3.00 upon request by the individual or entity. If the individual or entity does not request a refund check for a Renter's deposit with an ending balance of less than \$3.00, the unrequested amount shall be considered a contribution to the City.

⁴ Note: Section 14-146 of the *Revised Ordinance of Tremonton City* prescribes the process for addressing situations when the water has been turned off from the premises for nonpayment of water charges or other violation of the ordinances, rules, or regulations, and the water has been turned back on or used without authorization from the Treasurer, Public Works Director, or designee.

⁵ Note: Convenience Turn-on Fee allows for water services to be temporarily turned on for up to twenty-four (24) hours. This service is typically limited to potential homebuyers who would like to have the water turned on, so the home's plumbing can be checked.

⁶ Note: Service fees are to be assessed once the City has started the process of disconnecting a citizen for non-payments. The fee includes the costs associated with generating a list of water disconnects, coordinating the disconnection of services, and reconnecting the water

service once the City receives payment. Some citizens may not be disconnected when payment is made, and that during the winter season, finding the water meter requires more labor and equipment, etc.

- ⁷ Note: Agreement must be signed by citizens and Tremonton City in order to use secondary water. A citizen must pay one full year of rates after the agreement is signed.
- ⁸ Note: Call out services will be assessed for after hours and on weekends for disruptions attributed to the user or activity of the users causing it to break or need to be repaired after regular City service hours. Failure to pay will result in the City exercising its right to collect, including water shut-off for non-payment. No charge will be assessed for breaks or ruptures that are a natural occurrence that constitutes the need for an emergency repair.
- ⁹ Note: In Resolution No. 10-30, the Tremonton City Council authorized a reduction of fifty percent (50%) of the Tremonton City Base fee for water and sewer monthly utility bills for military personnel called up to active duty from Tremonton City. No reduction will be given toward water overage, storm drain, garbage, or recycle. The reduction will not be retroactive. To qualify for the reduction, the person deployed must be a resident of Tremonton City; part of the head of the household or otherwise responsible for the utility bill; a member of the U.S. Military, National Guard or Reserve; and deployed away from home in the service of the United States of America. Documenting eligibility shall be established by the person or family member bringing a copy of the United States Military deployment papers (orders) to the City Office and other documentation deemed necessary by City staff to establish eligibility. A copy of this documentation or record of receiving such will be kept in the City Office. The reduction toward utility fees shall become effective on the next utility billing due date after eligibility is documented and shall remain in effect to the return date noted on the deployment papers (orders). If the return date is before the date listed on the deployment papers (orders), notification to the City of the change shall be made within fifteen (15) days of the occurrence. Failure to do so may result in a back charge. The City Council or City Staff may deny or terminate such reduction when it is determined that the person requesting the reduction does not meet the terms or intent expressed in this Resolution. The City Council may at any time rescind Resolution No. 10-30.
- ¹⁰ Note: *Culinary Water Rates with Secondary (May thru October Billing)* and *Secondary Water Rates (May thru October Billing)* shall be accessed one (1) year after secondary water mains are charged with water, with the exception of new builds that have established secondary water lines at occupancy. Secondary water base rates will be charged when lines are installed, and secondary water is available.
- ¹¹ Note: Investigative Bacteriological Lab Sampling Fees will automatically be adjusted as the fees that are charged to Tremonton City increase.

13.4 Water Connection Fees (Culinary and Secondary). The following fees and charges are approved and shall be assessed ~~and collected~~ by the Building Department ~~and collected by~~ or the City Treasurer for Water Connection Fees:

Water Connection Fees¹		
Connection Sizes	Fees	Maximum Units Per Connection Size
¾" Culinary	\$415.00 or at City's cost, whichever is greater	Maximum 2 Units
1" Culinary	\$560.00 or at City's cost, whichever is greater	Maximum 4 Units
1" Secondary Meter Connection	\$560.00 or at City's cost, whichever is greater	Maximum 1 Unit
2" Culinary or Secondary	\$2,150 or at City's cost, whichever is greater	To be determined by City ²
3" and larger Culinary or Secondary	Undeveloped connection fee cost should be at the current City parts cost for the required parts at the time of installation	To be determined by City ²

¹ Note: Connection fees include only the labor for installing the meter and completing the service connection inspection. The connection to the mainline, polyline, and meter box are all provided and installed by the developer/homeowner, per General Public Works Constructions Standards and Specifications.

² Note: Number of units per connection size to be determined by the Public Works Director or Building Inspector.

13.5 Residential Sewer Service Fees. The following fees and charges are approved and shall be assessed and collected by the City Treasurer for Residential Sewer Services:

Residential Sewer Services ¹	Fees
Wastewater Treatment Rates	
Base Rate: First 12,800 Gallons Water ²	\$28.30
Overage: Above 12,800 Gallons Water Used	No charge
Sewer Collection Lines ²	\$5.50

¹ Note: Residential Sewer is based upon 1 Equivalents Residential Unit (ERU) which has the following effluent characteristics: BOD/TSS = to or less than 300 mg/liter and Grease/oil = to or less than 100 mg/liter

² Note: In Resolution No. 10-30, the Tremonton City Council authorized a reduction of fifty percent (50%) of the Tremonton City Base fee for water and sewer monthly utility bills for military personnel called up to active duty from Tremonton City. No reduction will be given toward water overage, storm drain, garbage, or recycle. The reduction will not be retroactive. To qualify for the reduction, the person deployed must be a resident of Tremonton City; part of the head of the household or otherwise responsible for the utility bill; a member of the U.S. Military, National Guard or Reserve; and deployed away from

home in the service of the United States of America. Documenting eligibility shall be established by the person or family member bringing a copy of the United States Military deployment papers (orders) to the City Office and other documentation deemed necessary by City staff to establish eligibility. A copy of this documentation or record of receiving such will be kept in the City Office. The reduction toward utility fees shall become effective on the next utility billing due date after eligibility is documented and shall remain in effect to the return date noted on the deployment papers (orders). If the return date is before the date listed on the deployment papers (orders), notification to the City of the change shall be made within fifteen (15) days of the occurrence. Failure to do so may result in a back charge. The City Council, or City Staff may deny or terminate such reduction at any time where it is determined that the person requesting the reduction does not meet the terms or intent expressed in this Resolution. The City Council may at any time rescind Resolution No. 10-30.

13.6 Sewer Connection Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Building Department and collected by ~~or~~ the City Treasurer for Sewer Connection Fees:

Sewer Connection Fees	Fees
Inspection Fee ¹	\$100.00
Reconnection Inspection	\$100.00

¹ Note: Sewer connection fees include the cost for the inspection when the connection is made onto the mainline or sewer lateral. The property owner supplies all material and labor.

13.7 Industrial, Institutional, Commercial, & Governmental Water & Sewer Service Fees. The following fees and charges are approved and shall be assessed and collected by the City Treasurer for Industrial, Institutional, Commercial, & Governmental Water & Sewer Services:

Industrial, Institutional, & Commercial Water & Sewer Services ¹	Fees
Culinary Water Rates for Indoor Rates	
Base Rate	\$23.90 per month
Water Use	\$1.50 per thousand gallons
Water Rates for Outdoor Use (without Secondary Water Available)	
Base Rate	\$23.90 per month
Tier 1: 0 – 10,000 Gallons per month use	\$1.50 per thousand gallons
Tier 2: 10,001 – 40,000 Gallons per month use	\$1.75 per thousand gallons
Tier 3: 40,001 – 70,000 Gallons per month use	\$2.50 per thousand gallons
Tier 4: 70,001 – 100,000 Gallons per month use	\$3.00 per thousand gallons
Tier 5: 100,001 – 130,000 Gallons per month use	\$3.50 per thousand gallons
Tier 6: Above 130,001 Gallons per month use	\$4.00 per thousand gallons
Culinary Water Rates with Secondary (May thru October Billing) ⁴	
Culinary Water Base Rate	\$23.90 per month
Tier 1: 0 – 10,000 Gallons per month use	\$1.50 per thousand gallons

Industrial, Institutional, & Commercial Water & Sewer Services ¹	Fees
Tier 2: 10,001 – 40,000 Gallons per month use	\$3.25 per thousand gallons
Tier 3: 40,001 – 70,000 Gallons per month use	\$5.00 per thousand gallons
Tier 4: 70,001 – 100,000 Gallons per month use	\$6.50 per thousand gallons
Tier 5: 100,001 – 130,000 Gallons per month use	\$8.00 per thousand gallons
Tier 6: Above 130,001 Gallons per month use	\$9.50 per thousand gallons
Secondary Water Rates (May thru October Billing) ⁴	
Secondary Water Base Rate	\$10.00 per month
Tier 1: 0 – 30,000 Gallons per month use	\$1.25 per thousand gallons
Tier 2: 30,001 – 60,000 Gallons per month use	\$1.75 per thousand gallons
Tier 3: 60,001 – 90,000 Gallons per month use	\$2.25 per thousand gallons
Tier 4: 90,001 – 120,000 Gallons per month use	\$2.75 per thousand gallons
Tier 5: Above 120,001 Gallons per month use	\$3.25 per thousand gallons
Investigative Bacteriological Lab Sampling ⁵	\$30.00
Sampling Used for Treatment Billings ⁵	
BOD	\$37.00
COD	\$35.00
TSS	\$20.00
pH	\$20.00
FOG (Fats, Oils, and Grease)	\$65.00
Wastewater Treatment Rates	
Base Rate:	\$28.30 ³
Usage Rate:	\$1.15 per thousand gallons
Sewer Collection Lines	\$5.50
Industrial Pre-treatment Rates	
BOD in excess of 300 ml/liter	\$0.30 per pound
TSS in excess of 300ml/liter	\$0.30 per pound
Grease and Oil in excess of 100 ml/liter	\$0.40 per pound
Industrial Pretreatment Administrative Fines	
Individual	\$875.00 ²
Corporation, Partnership, or any other entity user	\$875.00 ²
Civil Fine Pass-Through Recovery	Total Fines and Penalties ³

¹ Note: Tremonton City reserves the right to require pre-treatment or re-negotiate charges based on wastewater characteristics.

² Note: Financial penalties are assessed per violation per day. Costs for administrative enforcement actions may be included in accordance with Section 14-260 (6) of the Revised Ordinances of Tremonton City Corporation. The appropriate Department Head is authorized to issue a financial penalty for violation of a City ordinance. The financial penalty is not considered a criminal punishment, as it is sought to compensate the City for harm done to it, rather than to punish the wrongful conduct. The standard for review in issuing civil financial penalties by a Department Head is more than fifty percent (50%) likely that the accused violated the City ordinance. If the individual appeals financial

penalty or refuses to pay the financial penalty, then the Department Head shall turn the matter over to the Police Department to investigate the violation and to process the violation of the City ordinance criminally through the City's Justice Court.

³ Note: Industrial users shall be fully liable for the total amount of fines and civil penalties assessed against Tremonton City by EPA or the State of Utah and administrative costs incurred in accordance with 14-261 (2) of the Revised Ordinances of Tremonton City Corporation.

⁴ Note: *Culinary Water Rates with Secondary (May thru October Billing)* and *Secondary Water Rates (May thru October Billing)* shall be accessed one (1) year after secondary water mains are charged with water or if there is any secondary water usage, whichever occurs first.

⁵ Note: Investigative Bacteriological Lab Sampling Fees and Sampling Used for Treatment Billings will automatically be adjusted as the fees that are charged to Tremonton City increase.

13.8 Deduct Meter Fees. The following fees and charges are approved and shall be assessed and collected by the City Treasurer for Deduct Meter Fees:

Deduct Meter Fees ¹	Fees
Installation	Owners' sole responsibility
Meter Setters	May be optionally purchased at City's cost
Meter Box	May be optionally purchased at City's cost
Meter Box Rings	May be optionally purchased at City's cost
Meter Box Lid	May be optionally purchased at City's cost
Connectors	May be optionally purchased at City's cost
Master Meter with 3G Dialog	Must be purchased from Tremonton City
Meter Size ² (Materials):	
3/4"	\$415.00 or at City's cost, whichever is greater ¹
1"	\$560.00 or at City's cost, whichever is greater ¹
2" and above	\$2,150.00 or at City's cost, whichever is greater ¹

¹ Note: Any Industrial, Institutional, Commercial, or Governmental facility may apply to Tremonton City Corporation for the purchase of a deduct meter. The deduct meter is to be used to deduct outdoor water usage from the total amount of water usage; this is for the sole purpose of sewage usage billing. Deduct meter must be purchased through Tremonton City.

² Note: The deduct meter size will be determined by Tremonton City Corporation. Tremonton City Corporation may, if they feel it is necessary, do an onsite inspection to determine the deduct meter's appropriate location to ensure that only outdoor water usages are being deducted.

Tremonton City Corporation will require that the meter be installed so that it may easily be removed and repaired when need be. The meter has to also be installed to allow the Radio

Unit to function properly. All installations will be in compliance with Tremonton City's typical water connection standards.

13.9 Rental of Public Works Conference & Training Facility Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Public Works Department and collected by ~~or~~ the City Treasurer for the rental of the Public Works Conference & Training Facility:

Rental Public Works Conference & Training Facility ¹	Fees
Security Deposit ²	\$200.00 per event
Daily/Evening Rate - Conference Room/Kitchen	\$35.00 per day or evening
Rentals to Private Individuals	Not Permitted
Rental to For-Profit Ventures	Not Permitted
Rental to Non-Profit Ventures	Permitted at the discretion of the Public Works Director

¹ Note: Department Head may at their discretion waive rental fees and Security Deposit for non-profit groups or the like.

² Note: The cost of damage will be levied against the Security Deposit posted with the City. The Security Deposit is refundable under certain conditions as per the rental agreement.

13.10 Pavement Cut Permit Fees. The following fees and charges are approved and shall be assessed ~~and collected~~ by the Public Works Department and collected by ~~or~~ the City Treasurer for Pavement Cut Permits:

Excavation Permits in Public Way/Pavement Cut Permits ¹	Fees
Encroachment Permit	\$75.00
Non-paved Excavation	\$150.00
Cuts in Paved Surfaces	\$150.00
Unauthorized Excavation in City Right of Ways ²	\$150.00 plus pavement cut permit fee
Excavation Bond	Must also provide a surety bond with the City having the right of action on payment for the amount of construction. Bond to be deposited with the City Treasurer and refunded 18 months after completion of the construction.

¹ Note: See Section 11-405 of the Revised Ordinances of Tremonton City Corporation for additional fees that could be included or excluded.

² Note: Public Works Director may waive this fee based upon the circumstances. The appropriate Department Head is authorized to issue a financial penalty for violation of a City ordinance. The financial penalty is not considered a criminal punishment, as it ought to compensate the City for harm done to it rather than to punish the wrongful conduct. The

standard for review in issuing civil financial penalties by a Department Head is more than fifty percent (50%) likely that the accused violated the City ordinance. If the individual appeals financial penalty or refuses to pay the financial penalty, then the Department Head shall turn the matter over to the Police Department to investigate the violation and to process the violation of the City ordinance criminally through the City's Justice Court.

Section 14 Recorder's Office Fees.

14.1 Recorder's Office General Service Fees. The following fees and charges are approved and shall be assessed by the City Recorder and collected by the City ~~Recorder-Treasurer~~ for General Recorder Office General Services:

Recorder's Office General Services	Fees
Annexations	
Annexation Petition Filing Fee ¹	\$300.00 and an \$800 Deposit
State Required Publication/mailing fees	Actual Costs with a minimum \$500.00 Deposit
Election Filing Fees	\$50.00
Recording Fees	No charge, the cost of recording is included in the already paid Development Application Fee.
Distribution of Advertising	
Annual Permit	\$40.00
Police Investigation (One Time Fee)	\$25.00
Application for disposal of City Real Property	\$250.00 ²
Governmental Records Access & Management Act (GRAMA) Fees	The rate for compiling, formatting, etc. is based on the hourly rate of the person who is qualified to fill the request. No charge for the first quarter hour.

¹ Note: The annexation petition filing fee and deposit shall not be collected from the petitioner until the annexation petition has been accepted by the City Council.

² Note: In accordance with *Section 8-102-4 (7) and (8) of the Revised Ordinance of Tremonton City Corporation*, the Applicant shall also be required to pay/reimburse the City for any additional costs associated with the disposition of the property, such as surveying costs, etc. When applicable, the Applicant shall also be required to pay the fees associated with vacating, altering, or amending a subdivision plat or for vacating street, right-of-way, or easement as contained in *Section 5.1 Development Application Review Fees*.

14.2 Cemetery Open & Close Service Fees. The following fees and charges are approved and shall be assessed by the City Recorder and collected by the City ~~Recorder-Treasurer~~ for Cemetery Open & Close Services:

Cemetery Open & Close Services¹	Fees
Weekdays	
Resident Adult or Infant	\$500.00
Non-Resident Adult or Infant	\$1,000.00
Weekends and Holidays	
Resident Adult or Infant	\$750.00
Non-Resident Adult or Infant	\$1,500.00
After Hours Services extending beyond 3:30 p.m. are subject to an additional hourly rate	
Resident Adult or Infant	\$250.00
Non-Resident Adult or Infant	\$500.00
Exhumation: Weekday	\$1,500.00
Exhumation Cremation: Weekday	\$1,500.00
Burial Permit	No charge
Transfer of Burial Rights (if purchased more than one year ago)	\$50.00 per certificate
Transfer of Burial Rights (if purchased less than one year ago)	\$600.00 per certificate

¹ Note: No graves to be opened on Sundays or the holidays of Christmas, Thanksgiving, or Monday before through Monday after Memorial Day.

14.3 Cemetery Lot Sale Fees. The following fees and charges are approved and shall be assessed by the City Recorder and collected by the City ~~Recorder~~ Treasurer for the Cemetery Lot Sale:

Cemetery Lot Sale¹	Fees
Resident ²	\$600.00
Non-Resident	\$1,200.00

¹ Note: Per City Council Meeting, February 1, 2005, purchase of plots and opening/closing, cannot be set up on Accounts Receivable. Special consideration for emergency/hardship situations with thirty (30) day extension maximum.

² Note: Per City Council Meeting October 17, 2006, any person who has served Tremonton City as Mayor, City Council Member, or on a board or commission recognized and approved by the Tremonton City Council shall be classified as a permanent resident for the purposes of purchasing a cemetery lot for themselves and/or their spouse.

Section 15 Senior Center Fees.

15.1 Meals & Program Fees. The following fees and charges are approved and shall be assessed and collected by the Senior Center or the City Treasurer for Meals & Programs:

Meals & Programs	Fees
Meals	
Meals for individuals aged 60 and older	The fee as set by the Bear River Association of Government Advisory Council on Aging

Meals & Programs	Fees
Programs	Estimated actual costs per estimated participant numbers as determined by the Senior Center Director

15.2 Senior Center Rental Fees. The following fees and charges are approved and shall be assessed and collected by the Senior Center or City Treasurer for the rental of the Senior Center:

Senior Center Rental ^{1, 2}	Fees
Multi-Purpose Room with Kitchenette –Main Floor	
Security Deposit ³	\$200.00 per event
Weekday or Weekday Evening (4 Hour Maximum)	\$100.00
Weekend Partial Day (4 Hour Maximum)	\$100.00
Weekend Half Day (6 Hour Maximum)	\$150.00
Weekend Full Day (More than 6 Hours)	\$200.00
Meeting Room with Kitchenette-Upstairs	
Security Deposit ³	\$200.00 per event
Weekday (4 Hour Maximum)	\$40.00
Weekend Partial Day (4 Hour Maximum)	\$40.00
Weekend Half Day (6 Hour Maximum)	\$75.00
Weekend Full Day (More than 6 Hours)	\$100.00

¹ Note: Department Head may, at their discretion, waive rental fees and Security Deposit for non-profit groups or the like.

² Note: No part of the Senior Center may be rented by an individual or business during the Center's hours of operation when the purpose of renting a room by an individual or business is aimed at directly or indirectly marketing or selling products or services to Senior Citizens.

³ Note: Cost of damage will be levied against the Security Deposit posted with the City. The Security Deposit is refundable under certain conditions as per the rental agreement.

Section 16 Treasurer's Office Fees.

16.1 Treasurer's Office General Service Fees & Financial Penalties. The following fees and charges are approved and shall be assessed and collected by the City Treasurer for General Treasurer Office General Services:

Treasurer's Office General Services ¹	Fees or Financial Penalties
Financing Fees on Accounts Receivable Past Due Sixty (60) Days	3%
Utility Late Fee (for amounts in excess of \$10.00 which are thirty (30) days past due)	\$15.00

¹ Note: City Treasurer may elect to waive the fee or financial penalty at his/her discretion.

Appendix 1- Business License Fees

Utah Code Annotated 10-1-203 (2) allows Tremonton City to regulate any business by ordinance and impose fees on businesses to recover the municipality's regulation costs. Additionally, Utah Code 10-1-203 (5) (c) allows Tremonton City to charge a business license fee that causes disproportionate costs on the Business for municipal services. To determine the City's costs associated with business licensing and disproportionate cost for municipal services, Tremonton City caused a Business License Study to be completed. This Business License Study includes all of the Utah Code requirements for cost recovery, including the cost of regulating business, the disproportionate cost for regulating businesses, and disproportionate costs on municipal services provided by Tremonton. The Business License Study and associated fees were adopted by Ordinance No. 20-07 and are included in this fee schedule as an administrative convenience. Future changes to fees for businesses shall be done by ordinance and in compliance with Utah Code. For clarification regarding the fees contained in this Appendix, please refer to Tremonton City Ordinance No. 20-07 adopted on June 2, 2020.

A1.1 Base Administrative Fees for Business Licenses. The following fees and charges are approved and shall be assessed and collected by the Business License Officer or the City Treasurer for Base Administrative Fees for Business Licenses:

Business Licenses	Base Cost of Service
General Business License Fees ^{Note 1}	
Initial Business Licenses Application Fee	\$35.95
Annual Renewal Business License Fee	\$17.60
Late Financial Penalty for Annual Renewal Business Licenses	\$13.50
Replacement of Business Licenses	\$6.60
Home Occupation Business License Fees ^{Note 1, 2}	
Initial Home Occupation Business License Application Fee/Zoning Approval	\$46.25
Annual Renewal Home Occupation Business License Fee	\$17.60
Late Financial Penalty for Home Occupation Business Licenses	\$13.50
Replacement of Business Licenses	\$6.60
Beer License Fees	
Initial Beer License Application Fee	\$17.60
On-Premise	\$284.60
Off-Premise	\$284.60
Cabaret	\$284.60
Annual Renewal Beer License Fee	
On-Premise	\$17.60
Off-Premise	\$17.60
Cabaret	\$17.60
Residential Solicitation	
Transient/Peddlers/Itinerant Merchants License	\$36.48

¹ Note: Per Utah Code Annotated 10-1-203 (9), the Business License Officer shall transmit the

information from each approved business license application to the county assessor within 60 days following the approval of the initial business license application.

² Note: Tremonton City requires Home Occupations to be licensed. The home-based business license fee can be waived if it can be shown that the combined offsite impact of the home-based business and the primary residential use does not materially exceed the offsite impact of the primary residential use alone as contemplated and consistent with Utah Code 10-1-203 (7) and (8).

A1.2 Disproportionate Regulatory Service Costs for Business Licenses. The following fees and charges are approved and shall be assessed and collected by the Business License Officer or the City Treasurer annually for Disproportionate Regulatory Service Costs for Business Licenses:

Business Category	Disproportionate Regulatory Cost^{Note 1}
Education/Day Care	\$28.50
Firework Stand	\$28.50
Beer License	\$45.60

¹ Note: Disproportionate Regulatory Service Costs shall be assessed annually with the Annual Renewal Business License Fee.

A1.3 Disproportionate Police and Fire Calls for Services for Business Licenses. The following fees and charges are approved and shall be assessed and collected by the Business License Officer or the City Treasurer annually for Disproportionate Police, and Fire Calls for Services for Business Licenses:

Business Class	Police Calls per Business	Fire Calls per Business	Disproportionate Police Calls	Disproportionate Fire Calls	Disproportionate Cost per Business Note 1
AGRI-BUSINESS	0.00	0.00	0.00	0.00	\$0.00
ANIMAL/PET SERVICES	0.38	0.00	0.00	0.00	\$0.00
ASSISTED LIVING	4.00	0.00	3.42	0.00	\$381.82
AUTO PARTS/ACCESSORIES	2.00	0.00	1.42	0.00	\$158.30
AUTO REPAIR/BODY SHOP	1.00	0.00	0.42	0.00	\$46.53
AUTO SALES/USED CAR SALES	0.92	0.00	0.33	0.00	\$37.22
BANK/CREDIT UNION	1.50	0.00	0.92	0.00	\$102.42
CONSTRUCTION/LANDSCAPING	0.36	0.07	0.00	0.07	\$121.42
DENTAL SERVICES	0.00	0.00	0.00	0.00	\$0.00
ELECTRICAL SERVICES	0.00	0.00	0.00	0.00	\$0.00
ENTERTAINMENT	1.50	0.00	0.92	0.00	\$102.42
FARM IMPLEMENTS	1.88	0.00	1.29	0.00	\$144.33
FINANCIAL SERVICES& PROFESSIONAL OFFICES	0.13	0.00	0.00	0.00	\$0.00
FIREWORK STANDS	0.00	0.00	0.00	0.00	\$0.00
FUEL DISPENSING/AUTOBODY	4.50	0.00	3.92	0.00	\$437.70
FUEL DISPENSING/WHOLESALE OIL	2.50	0.00	1.92	0.00	\$214.18
GAS & CONVENIENCE STORES	59.50	0.00	58.92	0.00	\$575.09
GYM	0.17	0.00	0.00	0.00	\$0.00
HOME OCC	0.99	0.01	0.40	0.01	\$65.04
HOTEL/MOTEL	11.75	0.25	11.17	0.25	\$575.09
LAW OFFICES	0.00	0.00	0.00	0.00	\$0.00
MANUFACTURED HOMES- SALES/SERVICE	0.00	0.00	0.00	0.00	\$0.00
MANUFACTURING	4.64	0.07	4.06	0.07	\$575.09
MEDICAL/HOSPITAL	194.00	1.00	193.42	1.00	\$575.09
MEDICAL CLINICS	0.33	0.00	0.00	0.00	\$0.00
METAL FABRICATION	0.50	0.00	0.00	0.00	\$0.00
MISC	0.21	0.00	0.00	0.00	\$0.00
PHOTOGRAPHY SERVICES	0.00	0.00	0.00	0.00	\$0.00
PLUMBING	0.17	0.00	0.00	0.00	\$0.00
PRESCHOOL/DAYCARE	0.38	0.00	0.00	0.00	\$0.00
REAL ESTATE SERVICES	0.00	0.00	0.00	0.00	\$0.00
RESTAURANT/FAST FOOD	2.63	0.00	2.05	0.00	\$229.08

Business Class	Police Calls per Business	Fire Calls per Business	Disproportionate Police Calls	Disproportionate Fire Calls	Disproportionate Cost per Business Note 1
RETAIL A (All other retail not included elsewhere in this Chart)	1.00	0.00	0.42	0.00	\$46.53
RETAIL B (Drug Store; Convenience Store without Gas; Furniture & Appliance, Sales & Service; Home Furnishings; Lumber & Hardware; Retail Merchandise; Clothing Store)	1.56	0.00	0.98	0.00	\$109.40
RETAIL C (Grocery Stores)	4.75	0.00	4.17	0.00	\$465.65
SALON SERVICES	0.06	0.00	0.00	0.00	\$0.00
STORAGE BUILDINGS	0.42	0.00	0.00	0.00	\$0.00
TATTOO PARLORS	0.00	0.00	0.00	0.00	\$0.00
TITLE COMPANIES	2.00	0.00	1.42	0.00	\$158.30
TOWING/AUTO REPAIR	0.08	0.00	0.00	0.00	\$0.00
TRUCKING/HAULING	3.17	0.08	2.58	0.08	\$431.11
UTILITY COMPANIES	0.17	0.00	0.00	0.00	\$0.00
WHOLESALE OIL	0.00	0.00	0.00	0.00	\$0.00

Note 1: Disproportionate Police and Fire Calls for Services for Business Licenses shall be accessed annually with the Annual Renewal Business License Fee.

MEMORANDUM

TO: Tremonton City Council

FROM: Tremonton City Community Development Staff

SUBJECT: Development Fee Schedule Amendment

SUMMARY: Request to amend Section 5 Development Fees of the Tremonton City Consolidated Fees & Fines Schedule to adopt revised, justifiable development review fees for land use, subdivision, and site plan applications.

In February 2026, the City Council approved an update to the City's development-related fees. Following adoption, staff determined that several of the approved fee amounts could not be adequately justified and charged to applicants of the development process. On June 16, 2026, the City Council adopted Resolution No. 26-39, rolling back the February 2026 fee increases.

Since that time, staff has worked to develop justifiable subdivision and development review fees by 1) researching fees charged by comparable local jurisdictions, including Cache County, Weber County, Box Elder County, and the cities of South Ogden, Logan, and Layton; 2) considering industry standards for development review fees; and 3) calculating the actual cost of staff review time using current hourly rates for the City Engineer and other Development Review Committee (DRC) department heads. This research is summarized in Attachment B.

Based on this analysis, staff proposes an update to Section 5 of the Consolidated Fees & Fines Schedule. The proposed amendment introduces several new fee categories — including a Land Use Review fee, Public Notice fees, and a Zoning Verification Letter fee — and replaces the prior flat and per-lot subdivision fees with a new tiered fee structure for Preliminary Plat, Final Plat, and Site Plan Review applications, based on the number of lots or units proposed. Some existing fees are increased and others are decreased under the proposed schedule. Staff's aim throughout has been to charge only for the costs necessary to conduct required reviews, and to base each fee on a rational nexus to industry norms and the actual, defensible cost of service.

PROPOSED TEXT

The following draft text has been prepared for review and consideration. A redlined, full-text version of the proposed Section 5 (Development Fees) is provided as Attachment "A". A summary of the substantive changes is provided below:

New fees added

- Accessory Dwelling Unit Permit – Internal: new \$75.00 fee (previously no charge)
- City Attorney Review category: new Development Agreement Review fee (\$135.00 hourly rate, plus an additional hour if review continues past one hour) and new Development Review Committee (DRC) review fee (\$67.50 half-hour rate)
- Conditional Use Permit (CUP) Amendment: new \$250.00 fee
- Land Use Review: new \$75.00 fee
- Public Notice: new fees of \$30.00 (administrative) and \$100.00 (legislative)
- Retaining Wall Review Fee: new \$100.00 fee for walls 4 feet or taller, based on a 30-minute review increment, with additional \$100.00 increments if more review time is needed
- Zoning Verification Letter: new \$75.00 fee

Subdivision fees restructured into a new Section 5.2

- Concept Plan, Plat Amendments, and a Passthrough (contracted engineer/survey) fee are consolidated into a new "Subdivision – General Fees" table
- Preliminary Plat Review and Final Plans (Final Plat and Construction Drawings) Review are each replaced with a tiered fee schedule based on the number of lots or units proposed (six tiers, from 1–4 up to 500+), in place of the prior flat and per-lot fee formulas
- Site Plan Review is replaced with a separate tiered fee schedule based on acreage (six tiers, from 0–1 acre up to 125+ acres), rather than lot count
- A new Section 5.2 (Subdivision Application Fees) is created; existing Sections 5.2–5.4 are renumbered to 5.3–5.5

Fees renamed

- "Adjustment Fee" renamed "Parcel Boundary Adjustment"
- "Conditional Use Permit" renamed "Conditional Use Permit (CUP)"
- CUP "Application (with site plan application)" renamed "Application" and decoupled from Site Plan Review, which now has its own fee under Section 5.2

Fees increased

- Accessory Dwelling Unit Permit – Detached: \$20.00 → \$150.00
- Home Occupation – Minor: \$20.00 → \$75.00
- Home Occupation – Major: \$20.00 → \$150.00
- Sign Permit: \$50.00 → \$75.00
- Temporary Use Permit: \$50.00 → \$75.00

- Bear River Canal Company Water Transfer Fee: \$200.00 → \$500.00

Fees decreased

- CUP Application: \$500.00 → \$300.00
- Parcel Boundary Adjustment (formerly Adjustment Fee): \$100.00 → \$75.00

Fees removed

- Lot Split Application Fee (\$100.00) is eliminated as a standalone fee
- Revised Approved Construction Plans fee is eliminated as a standalone line (confirm this is intentional — it's deleted from Section 5.1 with no equivalent added to the new Section 5.2 table)

RECOMMENDED MOTIONS

Sample Motion for a *Recommendation for Approval* – “I move to adopt the proposed amendment to Section 5 (Development Fees) of the Tremonton City Consolidated Fees & Fines Schedule, based on the findings in the memorandum dated August 18, 2026”

Sample Motion for a *Recommendation for Approval with Corrections* – “I move to adopt the proposed amendment to Section 5 (Development Fees) of the Tremonton City Consolidated Fees & Fines Schedule, based on the findings in the memorandum dated August 18, 2026, and with the following additional corrections:”

1. *List any additional corrections...*

Sample Motion for a *Recommendation for Denial* – “I move to deny the proposed amendment to Section 5 (Development Fees) of the Tremonton City Consolidated Fees & Fines Schedule, with the following findings:”

1. *List any additional findings...*

ATTACHMENTS:

Attachment “A”: Fee Schedule Planning Update 2026 — Proposed Section 5 (Development Fees), full text

Attachment “B”: Research for Fee Schedule Planning Update 2026

**Attachment “A”: Fee Schedule Planning Update 2026 — Proposed Section 5
(Development Fees), full text**

Tremonton City Consolidated Fees & Fines Schedule

...

Section 5 Development Fees.

5.1 Development Application Review Fees. The following fees and charges are approved and shall be assessed and collected by the Zoning Administrator or the City Treasurer for Development Application Reviews:

Development Application Reviews	Fees
Accessory Dwelling Unit Permit	
Internal	No Charge \$75.00
Detached	\$20.00 \$150.00
Appeals	Actual costs of processing the application with a \$500.00 deposit to commence the processing of the application ²
<u>City Attorney Review</u>	
<u>Development Agreement Review</u>	<u>\$135.00 (hourly rate), the City will charge an additional hour if review continues past one (1) hour</u>
<u>Development Review Committee (DRC)</u>	<u>\$67.50 (half-hour rate)</u>
Constitutional Taking Review	Actual costs of processing the application with a \$500.00 deposit to commence the processing of the application ²
Conditional Use Permit (<u>CUP</u>)	
<u>CUP Amendment</u>	<u>\$250.00</u>
<u>Application (with site plan application)</u>	<u>\$500.00</u> 300.00
<u>Home Occupation - Minor</u>	<u>\$20.00</u> \$75.00
<u>Home Occupation - Major</u>	<u>\$20.00</u> \$150.00
Construction Drawings	1% of the Estimated Cost of Improvements
Copies of: General Plan, Trail Plan, Capital Facilities Plan, Land Use Ordinances	\$20.00
Industrial and Agriculture Protection Area	\$200.00
<u>Land Use Review</u>	<u>\$75.00</u>
<u>Lot Split Application Fee</u>	<u>\$100.00</u>
Lot Rezone Application Fee	\$300.00
<u>Subdivision—Residential & Commercial</u>	
<u>Concept Plan—Application Fee</u>	<u>No charge</u> \$100
<u>Preliminary Plat—Application Fee</u>	<u>\$150.00 plus \$4.00 per lot</u>
<u>Final Plat—Application Fee</u>	<u>\$250.00 plus \$40.00 per lot</u>
<u>Construction Drawings</u>	<u>1% of the estimated cost of improvements</u>

Development Application Reviews	Fees
Parcel Boundary Adjustment Fee	\$100.00 <u>\$75.00</u>
Plat Amendments	\$500.00
Public Notice	
Administrative	\$30.00
Legislative	\$100.00
Retaining Wall Review Fee	\$100 (for retaining walls with a height of 4' or greater and is based off of 30 minutes of review time. If more time is needed, then additional increments of \$100 will be charged to the applicant).
Revised Approved Construction Plans	Actual costs of processing the application with a \$500.00 deposit to commence the processing of the application²
Sign Permit	\$50.00 <u>\$75.00</u>
Site Plan Review	
Application	\$500.00
Construction Drawings	1.5% of engineer's estimate or \$1,500, whichever is greater
Street Vacation	\$500.00
Temporary Use Permit	\$50.00 <u>\$75.00</u>
Variance	Actual costs of processing the application with a \$300.00 deposit to commence the processing of the application² application¹
Zoning Map or Text Amendments to General Plan or Land Use Code	\$750.00
Zoning Verification Letter	\$75.00
Recording Fees	See Section 14.1 Recorder's Office General Service Fees for fee amount
Bear River Canal Company Water Transfer Fee	\$200.00 <u>\$500.00</u> or the current fee accessed by the Bear River Canal Company

¹~~Note: If there are no Construction Drawings for review with the project, then the actual engineering costs associated with the review shall be paid by the Applicant.~~

²⁻¹~~Note: If the Appeal Authority or Land Use Authority finds in the Appellant or Applicant's favor, the fees will be returned to the Appellant or Applicant.~~

5.2 Subdivision Application Fees. The following fees and charges are approved and shall be assessed and collected by the Zoning Administrator or the City Treasurer for Subdivision Application Reviews:

<u>Subdivision – General Fees¹</u>	<u>Fees</u>
<u>Concept Plan – Application Fee</u>	<u>\$100</u>
<u>Plat Amendments</u>	<u>\$500.00</u>
<u>Preliminary Plat Review Deposit²</u>	
<u>1 – 4 lots/units</u>	<u>\$1,540</u>
<u>5 – 24</u>	<u>\$2,830</u>
<u>25 – 99</u>	<u>\$5,410</u>
<u>100 – 299</u>	<u>\$8,870</u>
<u>300 – 499</u>	<u>\$12,340</u>
<u>500+</u>	<u>\$16,700</u>
<u>Final Plans (Final Plat and Construction Drawings) Review and Construction Deposit²</u>	
<u>1 – 4 lots/units</u>	<u>\$1,590</u>
<u>5 – 24</u>	<u>\$2,920</u>
<u>25 – 99</u>	<u>\$5,600</u>
<u>100 – 299</u>	<u>\$9,250</u>
<u>300 – 499</u>	<u>\$12,900</u>
<u>500+</u>	<u>\$17,530</u>
<u>Site Plan Review and Construction Deposit²</u>	
<u>0 – 1 acre</u>	<u>\$1,680</u>
<u>1 – 6 acres</u>	<u>\$3,060</u>
<u>6 – 25 acres</u>	<u>\$5,810</u>
<u>25 – 75 acres</u>	<u>\$9,550</u>
<u>75 – 125 acres</u>	<u>\$13,290</u>
<u>125+ acres</u>	<u>\$13,290, plus additional fee per acreage bracket above 125 (per the tiers above)</u>

¹ Note: Reflects staff review time, Development Review Committee (DRC) time, plat signature review, title report review, and escrow review, based on the City Engineer's hourly rate and the combined hourly rate of other DRC department heads.

² Note: Deposits reflect a starting point toward actual review costs. Passthrough fees for staff time will be added to the final cost of the application, and the applicant may be refunded or billed for overages based on the actual cost of review.

5.23 Subdivision Street Sign Fees. The following fees and charges are approved and shall be assessed and collected by the Zoning Administrator or the City Treasurer for Subdivision Street Signs:

Subdivision Street Signs	Fees
Tee Intersection	\$430.00 per intersection
Cross Intersection	\$605.00 per intersection
Address Signs for Flag Lots	\$430.00

5.34 Development Fee-In-Lieu of Public Improvements. The following fees and charges are approved and shall be assessed and collected by the Zoning Administrator or the City Treasurer from developers for Fee-In-Lieu of Public Improvements:

Fee-In-Lieu of Public Improvements ¹	Fees ²
Curb	\$20.00 per linear foot
Sidewalk (4')	\$20.00 per linear foot
15" Storm Drain (1/2 cost)	\$20.00 per linear foot
Roadway Section	\$3.00 per square foot
Chip Seal and fog coat	\$2.81 per square yard
Streetlights	\$3,500 per streetlight ³
Parks	\$7,381.00 per dwelling unit

¹ Note: In accordance with the Tremonton City Subdivision Ordinance Chapter 2.05.015, the City may collect a fee-in-lieu of constructing a public improvement in conjunction with the City approving a land use or development permit. Specifically, in cases where a developer shall be required by City Ordinance to construct a public improvement, but due to circumstances as determined by the City Engineer or Public Works Director prevent the construction of the public improvement the Development Review Committee (DRC) may require the developer to pay a fee-in-lieu of constructing the public improvement:

² Note: It is the policy of the City Council to assess and collect the current construction cost for fee-in-lieu of public improvements. As such, the City Engineer and/or DRC has the authority to adjust the fees based upon market fluctuations and current construction costs and have these adjusted fees be assessed and collected from the developer, and thereafter have the adjusted fee ratified by the City Council.

³ Note: The \$3,500 fee represents the full cost of streetlights to be installed by Rocky Mountain Power. New streetlights are to be scheduled on the “Customer Funded Rate” on Rocky Mountain Power’s rate schedule.

5.45 Public Infrastructure District. The following fees and charges are approved and shall be assessed and collected by the City Manager or the City Treasurer for Public Infrastructure Districts:

Public Infrastructure District	Fees
Petition, Letter of Intent, & Governing Documents	\$2,000.00 for City staff time, including but not limited to the City Manager and Public Works Director
Contracted Services	
City Municipal Advisor	Copies of engagement letters between the District applicant with the City’s Municipal Advisor whereby the District applicant agrees to pay fees related to the review of the petition, letter of intent, and governing document
City Special Legal Counsel	Copies of engagement letters between the District applicant with the City’s Special Legal Counsel whereby the District applicant agrees to pay fees related to the review of the petition, letter of intent, and governing document
City Engineer	Actual amount of invoice charged to the City plus 5% ¹ of the bill for administration costs
City Attorney	Actual amount of invoice charged to the City plus 5% ¹ of the bill for administration costs
City Finance Director	Actual amount of invoice charged to the City plus 5% ¹ of the bill for administration costs
Other contracted services	Actual amount of invoice charged to the City plus 5% ¹ of the bill for administration costs

¹ Note: The Mayor or City Manager is authorized to reduce the percentage for administration to ensure that the City only collects an amount necessary to cover the costs associated with the administration of services.

Attachment “B”: Research for Fee Schedule Planning Update 2026

Research for Fee Schedule Planning Update 2026								
	Counties			Cities			Average	Tremonton City Current Fees
Application Type	Cache	Weber	Box Elder	South Ogden	Logan	Layton		
Annexations	\$750	-	-	\$200 for first five(5)acres plus \$25 per acre up to 10 additional acres		\$700	\$588	\$300.00 and an \$800 Deposit Notice - Actual Costs with a minimum \$500.00 Deposit
Appeal	\$300	\$500 +1/2 direct cost of geologic review panel, if applicable	\$375	\$100+ any balance over \$100 for hearing officer will also be billed to applicant.	\$350	\$300 application \$1,000 maximum	\$365	Actual costs of processing the application with a \$500.00 deposit to commence the processing of the application
Boundary Adjustment		\$500 + \$25/lot				\$150	\$325	
Business License Review			\$25	\$10			\$18	

Code Amendments	\$600		\$1,250 (Major, 201 words or more) - \$375 (Minor, 200 words or less)	\$100 + noticing		\$200 each	\$545	\$750
Conditional Use Permit	\$600	\$770 + \$30.00 per 1000 square feet of total building area; and \$30.00 per 1000 square feet of site area being modified excluding building footprint	\$750.00	\$100 plus \$25 for each acre over one (1) to five (5) acres, then \$10 for each additional acre or part thereof and \$100 for city engineer review (if applicable). Any balance over \$100 for engineer review will also be billed to applicant.	\$500	site plan fee plus \$100 each	\$544	\$20

Conditional Use Permit Amendment		\$400 + +\$30.00 per 1000 square feet of total building area being modified; and +\$30.00 per 1000 square feet of site area being modified excluding building footprint		\$100			\$250	
CUP - Business License				\$10			\$10	
Development Agreement Review			\$600 + \$10/ac	\$300		\$200	\$370	
Final Subdivision	\$1,560 + \$60/lot	\$2,050 + \$50/lot	\$750 + engineering		\$350 + \$20/lot	\$250 + \$60/lot	\$952 + 20/lot + engineering	\$250.00 plus \$40.00 per lot
General Plan Amendment	\$600	\$1,000 + \$52/pg	\$450	\$100 + noticing	\$550	\$450	\$525	
Land Use Permit	\$75 - Primary Use \$30 - Accessory Use		\$150 - Permitted Use \$60 - Building Permit \$30 - Re- review	\$60			\$68 (varies by type)	

Preliminary Subdivision	\$1,600 + \$60/lot	\$815 + \$25/lot	\$650 + Engineerin g	\$100 + \$10/lot + engineering	\$450 + \$25/lot	\$100 + \$25/lot	\$619 + \$20/lot + Engineering	\$150.00 plus \$4.00 per lot
Public Notice		\$15					\$15	
Rezone / Zoning Map Amendment	\$600	\$600 + \$5.00/ac; or \$10/ac w/ DA	\$750 Application	\$100 + noticing	\$550	\$200 each	\$467	\$300 - Lot Rezone Application Fee \$750 - Zoning Map Amendment Fee

Site Plan			\$750 + engineering			Site plan review: base fee \$250 each plan plus acreage fee 0 to 5 acres \$25 per acre plus acreage fee 5.01 to 10 acres \$10 per acre plus acreage fee 10.01 and above \$2 per acre maximum site plan review fee \$500 each Site plan re- submittal review fee: (required each time after 2nd submittal) base fee \$100 each	\$500	\$500 + 1.5% of engineer's estimate or \$1,500, whichever is greater
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Temporary Use/Special Event Permit	\$75	\$345 - Large (Over 200 people) \$290 - Small (200 or less)	\$190				\$225	\$50
Sign Permit			Zone 1 - No Charge Zone 2 - \$25 Zone 3 - \$375				\$133 (varies)	\$50
Subdivision Amendment	\$1,560 + \$60/lot	\$1,450 + \$25/lot	\$750 + engineering	\$100 + \$10 per lot directly affected by amendment and \$100 for engineer review. Any balance over \$100 for engineer review will also be billed to applicant.		\$750 + engineering	\$922 + \$20/lot + Engineering	\$500
Variance / Hearing Officer	\$300	\$600	\$375	\$100	\$350	\$375	\$350	Actual costs of processing the application with a \$300.00 deposit to commence the processing of the application ²
Notable Fees								

Items placed on Planning Commission Agenda prior to formal submission of a petition				\$75		\$125		
Hillside Review Fee		\$425 + \$50/lot						

ORDINANCE 26-17

AN ORDINANCE OF THE TREMONTON CITY CORPORATION AMENDING SECTIONS 1.07.025 LARGE LIVESTOCK, 1.07.030 KEEPING CHICKENS FOR THE PURPOSE OF FAMILY FOOD PRODUCTION, AND 1.07.035 KEEPING ANIMALS FOR BOX ELDER COUNTY 4-H AND FFA OF THE TREMONTON CITY CODE TO SIMPLIFY THE STANDARDS FOR KEEPING LIVESTOCK AND CHICKENS WITHIN THE TREMONTON CITY LIMITS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Tremonton City Council has previously established regulations governing the keeping of large livestock, chickens, and other animals within Tremonton City through Chapter 1.07 of the Tremonton City Code; and

WHEREAS, the City Council finds that Sections 1.07.025, 1.07.030, and 1.07.035 of the Tremonton City Code establish application and approval requirements that create unnecessary administrative burdens while the substantive location, quantity, containment, and maintenance standards remain generally appropriate, and that simplifying and streamlining such requirements is in the best interest of the City; and

WHEREAS, the Tremonton City Planning Commission and Zoning Administrator have reviewed the proposed amendment in accordance with State law and have recommended approval of the same;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE TREMONTON CITY CORPORATION, STATE OF UTAH:

Section 1. Amendment and Adoption. Title I of the Tremonton City Code is hereby amended and adopted to amend Sections 1.07.025 Large Livestock, 1.07.030 Keeping Chickens for the Purpose of Family Food Production, and 1.07.035 Keeping Animals for Box Elder County 4-H and FFA of the Tremonton City Code to simplify the standards for keeping large livestock, chickens, and animals associated within the Tremonton City limits, as more specifically described in Exhibit "A", attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This ordinance shall become effective immediately upon its adoption.

ADOPTED AND PASSED THIS 18th day of August, 2026, and shall be effective upon its adoption.

TREMONTON CITY CORPORATION

Mayor Bret Rohde

ATTEST:

Cynthia Nelson, City Recorder

Publication Date: _____

Exhibit "A": AMENDMENT TO SECTIONS 1.07.025 LARGE LIVESTOCK, 1.07.030 KEEPING CHICKENS FOR THE PURPOSE OF FAMILY FOOD PRODUCTION, AND 1.07.035 KEEPING ANIMALS FOR BOX ELDER COUNTY 4-H AND FFA OF THE TREMONTON CITY CODE TO SIMPLIFY THE STANDARDS FOR KEEPING LIVESTOCK AND CHICKENS WITHIN THE TREMONTON CITY LIMITS

1.07.025 - LARGE LIVESTOCK.

Large Livestock may be kept in RR-1 and R1-20 as permitted by the use table in this Chapter. 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.

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LIVESTOCK PER ACRE FOR RR-1 and R1-20		
LIVESTOCK	GRAZING; NON IRRIGATED	GRAZING IRRIGATED
Cow / Calf	1	2
Horse / Colt	1	2
Sheep / Lamb	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
Ducks(s)	15	10-15
Geese	5-10	10-15
Pigeon(s)	5-10	10-15
Peacock(s)	5-10	10-15
Guinea Hen(s)	5-10	10-15
Rabbit(s)	5-10	10-15

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.

~~Revoking Permit. These permitted uses are valid unless public health and safety are reasonably in danger; the Zoning Administrator or Code Enforcement Officer will submit a written notice to the applicant. The Permit holder will have 30 days to remedy the situation prior to the livestock being removed from the parcel.~~

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(Ord. No. [24-13](#), 11-19-2024; Ord. No. [25-02](#), Exh. A, 2-4-2025)

• **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 or meat, subject to the described regulations.

B.

General Conditions. In all ~~R1-6, R1-8, R1-10, R1-12~~ single-family 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. Roosters are prohibited in all zones.~~ 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.

E.

Standards for Maintenance.

1.

Removal of Dead Birds. The owner of any fowl that dies within City limits shall ~~remove~~ dispose of the carcass of such ~~animal birds from City limits~~ within ~~ten (10)~~ 24 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.~~

~~GF.~~

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 Section [1.01.040](#), Penalty for Violating Title, for a violation of this Section.

(Ord. No. [24-13](#), 11-19-2024)

• **1.07.035 - KEEPING ANIMALS FOR BOX ELDER COUNTY 4-H AND FFA.**

In recognition of the role that 4-H and FFA has within the community of Tremonton City, the following regulations guide keeping and maintaining small livestock within residential and commercial zones. ~~Applicants shall submit an application with proof of the animal's registration with 4 H and FFA prior to having the animal(s) on site. The application will be valid until the end of the showing season; s~~Show animals will not be permitted to stay year-round.

A.

Permitted Livestock. The following animals are permitted to stay for their respective show season on residential lots:

1.

Goats;

2.

Lambs;

3.

Small Fowl;

4.

Rabbits.

B.

Livestock per Lot. The number of 4-H and FFA livestock will be permitted based on the parcel size of the applicant. ~~Parcel owners are not permitted to simultaneously have multiple varieties of show livestock.~~

PARCEL SIZE (sf)	SMALL FOWL/ RABBITS	GOATS/LAMBS
6,000—9,999	<u>26</u>	1
10,000—19,999	<u>410</u>	2
20,000+	Shall follow the guidelines of Section 1.07.025	

For lots of excessive size in relation to their respective zoning, the Zoning Administrator and/or City Code Enforcement Officer ~~shall~~ may review ~~applications~~ on a case-by-case basis.

~~C.~~

~~Revoking Permit. These permits are valid unless public health and safety are reasonably in danger; the Zoning Administrator or Code Enforcement Officer will submit a written notice to the applicant. The Permit holder will have 30 days to remedy the situation prior to the livestock being removed from the parcel.~~

(Ord. No. [25-02](#), Exh. A, 2-4-2025)

STATE OF UTAH)
 : ss.
COUNTY OF BOX ELDER)

I, Cynthia Nelson, the City Recorder of Tremonton, Utah, do hereby certify that the above and foregoing is a full and correct copy of Ordinance No. 26-17, entitled "**AN ORDINANCE OF THE TREMONTON CITY CORPORATION AMENDING SECTIONS 1.07.025 LARGE LIVESTOCK, 1.07.030 KEEPING CHICKENS FOR THE PURPOSE OF FAMILY FOOD PRODUCTION, AND 1.07.035 KEEPING ANIMALS FOR BOX ELDER COUNTY 4-H AND FFA OF THE TREMONTON CITY CODE TO SIMPLIFY THE STANDARDS FOR KEEPING LIVESTOCK AND CHICKENS WITHIN THE TREMONTON CITY LIMITS, AND ESTABLISHING AN EFFECTIVE DATE.**" Adopted and passed by the City Council of Tremonton, Utah, at a regular meeting thereof on the 18th day of August 2026, which appears of record in my office.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City this _____ day of _____ 2026.

Cynthia Nelson, City Recorder

MEMORANDUM

TO: Tremonton City Council

FROM: Tremonton City Community Development Staff

SUBJECT: Livestock and Chickens Code Text Amendment

SUMMARY: Request to amend chapters 1.07.025 - Large Livestock, 1.07.030 - Keeping Chickens For The Purpose Of Family Food Production, and 1.07.035 - Keeping Animals For Box Elder County 4-H And FFA of the Tremonton City Code to simplify the standards for keeping animals within the Tremonton City limits.

In response to a directive received from the City Council on May 19, 2026, staff has prepared a draft text amendment to simplify and improve the City's regulations related to the keeping of animals within Title 1 of the Tremonton City Code. During review of Sections 1.07.025, 1.07.030, and 1.07.035, staff identified that the existing regulations establish detailed application, review, and permitting procedures that may create unnecessary administrative burdens while the substantive standards for animal keeping remain appropriate. The proposed amendment removes the additional application and approval requirements for keeping large livestock, chickens for family food production, and animals associated with Box Elder County 4-H and FFA, while maintaining the existing location, quantity, containment, and maintenance standards intended to protect public health, safety, and neighborhood compatibility. These changes are intended to streamline administration, reduce unnecessary permitting requirements, and allow staff resources to focus on addressing compliance issues when actual impacts or violations occur.

PLANNING COMMISSION SUMMARY

The Planning Commission heard this item at their regularly scheduled meeting on August 11, 2026. Comments made during the public hearing portion of the meeting included a request to add other animals to the allowed list, a suggestion to establish a 24-hour disposal limit rather than requiring disposal to occur outside city limits, and a request for staff to clarify the definitions of "small fowl" versus "large fowl." The Planning Commission discussed the history of the current code sections, noting that 4-H participation was a central consideration during the original drafting of the code. Staff clarified that staff-level discussions had focused only on changing the permitting requirement — specifically, that an animal license would be better suited than a land use permit — and that proposed increases to the allowed number of large livestock and 4-H animals had originally been considered by staff but were inadvertently included in the draft brought before the Commission. The Planning Commission found the proposal to increase the number of large livestock allowed in the RR-1 and R1-20 zones to be agreeable. The Planning Commission also discussed an outright prohibition on roosters, as well as amending the definition of "family food" to encompass eggs and meat from chickens. The Planning Commission voted to recommend approval of the amendment with a 5-0 vote. Member Ellsworth was absent from the meeting, with Alternate Member Stickney filling in and voting that evening.

The Planning Commission included the following corrections in their motion to recommend approval:

- *Retention of the requirement that additional large livestock be subject to a Conditional Use Permit (CUP), per the current code language in Section 1.07.025.*
- *An outright prohibition of roosters within city limits.*
- *Striking of the sentence in Section 1.07.035 prohibiting a variety of animals.*

ATTORNEY GUIDANCE

Legislative Review:

The Planning Commission reviews and makes recommendations to the City Council regarding amendments to the general plan and land use regulations. *See* Utah Code § 10-20-302(1). Planning Commissioners are public officials that are political appointees of the City Council. As non-elected public officials, Planning Commissioners do not have a constituency, nor do they represent the citizens or a neighborhood. The Planning Commission's primary purpose is to be an advisory body to the City Council by providing reasoned recommendations to the City Council on land use matters. *See* Tremonton Code § 1.04.035. In practice, the Planning Commission makes a recommendation to the City Council whether a certain land use application, or proposed ordinance, is consistent with Tremonton City Code requirements for zoning applications and the City's general plan. The Planning Commission must also consider, and only advance applications of zoning amendments, that comply with Utah State law. The Planning Commission should include references to the standards in Tremonton City Code and Utah State Code supporting its recommendations. In that regard, the State Code standards that may be included are as follows:

10-20-101. Purposes — General land use authority.

(1) The purposes of this chapter are to:

- (a) provide for the health, safety, and welfare;
- (b) promote the prosperity;
- (c) improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- (d) protect the tax base;
- (e) secure economy in governmental expenditures;
- (f) foster the state's agricultural and other industries;
- (g) protect both urban and nonurban development;
- (h) protect and ensure access to sunlight for solar energy devices;
- (i) provide fundamental fairness in land use regulation;
- (j) facilitate orderly growth, allow growth in a variety of housing types, and contribute toward housing affordability; and
- (k) protect property values.

(2) To accomplish the purposes of this chapter, a municipality may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the municipality considers necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing:

- (a) uses;
- (b) density;
- (c) open spaces;
- (d) structures;
- (e) buildings;
- (f) energy efficiency;
- (g) light and air;
- (h) air quality;
- (i) transportation and public or alternative transportation;
- (j) infrastructure;
- (k) street and building orientation;
- (l) width requirements;
- (m) public facilities;
- (n) fundamental fairness in land use regulation; and
- (o) considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

PROPOSED TEXT

The following draft text has been prepared for review and consideration:

1.07.025 - LARGE LIVESTOCK.

Large Livestock may be kept in RR-1 and R1-20 as permitted by the use table in this Chapter. 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.

LIVESTOCK PER ACRE FOR RR-1 and R1-20		
LIVESTOCK	GRAZING; NON IRRIGATED	GRAZING IRRIGATED
Cow / Calf	1	2
Horse / Colt	1	2
Sheep / Lamb	2	6
Pig(s) - incl. Potbelly	1 <u>2</u>	4
Goat(s)	1 <u>2</u>	6
Llama(s)	1 <u>2</u>	6

Chicken(s)	15	25
Pheasant(s) / Quail	15	25
Turkey(s)	15	25
Ducks(s)	<u>15</u>	<u>10-15</u>
Geese	<u>5-10</u>	<u>10-15</u>
Pigeon(s)	<u>5-10</u>	<u>10-15</u>
Peacock(s)	<u>5-10</u>	<u>10-15</u>
Guinea Hen(s)	<u>5-10</u>	<u>10-15</u>
Rabbit(s)	<u>5-10</u>	<u>10-15</u>

...

~~Revoking Permit. These permitted uses are valid unless public health and safety are reasonably in danger; the Zoning Administrator or Code Enforcement Officer will submit a written notice to the applicant. The Permit holder will have 30 days to remedy the situation prior to the livestock being removed from the parcel.~~

(Ord. No. [24-13](#), 11-19-2024; Ord. No. [25-02](#), Exh. A, 2-4-2025)

• **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 or meat, subject to the described regulations.

B.

General Conditions. In all ~~R1-6, R1-8, R1-10, R1-12~~single-family 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.~~

Roosters are prohibited in all zones. 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.

...

E.

Standards for Maintenance.

1.

Removal of Dead Birds. The owner of any fowl that dies within City limits shall ~~remove~~ dispose of the carcass of such ~~animal birds from City limits~~ within ~~ten-(10)~~24 hours after its death.

...

~~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.~~

~~GF.~~

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 Section [1.01.040](#), Penalty for Violating Title, for a violation of this Section.

(Ord. No. [24-13](#), 11-19-2024)

• **1.07.035 - KEEPING ANIMALS FOR BOX ELDER COUNTY 4-H AND FFA.**

In recognition of the role that 4-H and FFA has within the community of Tremonton City, the following regulations guide keeping and maintaining small livestock within residential and commercial zones. ~~Applicants shall submit an application with proof of the animal's registration with 4-H and FFA prior to having the animal(s) on-site. The application will be valid until the end of the showing season; s~~Show animals will not be permitted to stay year-round.

...

B.

Livestock per Lot. The number of 4-H and FFA livestock will be permitted based on the parcel size of the applicant. ~~Parcel owners are not permitted to simultaneously have multiple varieties of show livestock.~~

PARCEL SIZE (sf)	SMALL FOWL/ RABBITS	GOATS/LAMBS
6,000—9,999	26	1
10,000—19,999	410	2
20,000+	Shall follow the guidelines of Section 1.07.025	

For lots of excessive size in relation to their respective zoning, the Zoning Administrator and/or City Code Enforcement Officer ~~shall~~may review ~~applications~~ on a case-by-case basis.

~~€.~~

~~Revoking Permit. These permits are valid unless public health and safety are reasonably in danger; the Zoning Administrator or Code Enforcement Officer will submit a written notice to the applicant. The Permit holder will have 30 days to remedy the situation prior to the livestock being removed from the parcel.~~

(Ord. No. [25-02](#), Exh. A, 2-4-2025)

PUBLIC NOTICE, MEETINGS, COMMENTS

✓ Public notice was posted on the Utah Public Notice website and the City's website on August 1, 2026, at least ten (10) days prior to the scheduled public hearing, in accordance with Tremonton City Code § 1.31.025(A) and Utah Code § 10-9a-205.

✓ Public notice was also posted at City Hall on August 1, 2026.

RECOMMENDED MOTIONS

Sample Motion for *Approval* – “I move we approve the Livestock and Chickens Code Text Amendment, amending chapters 1.07.025 - Large Livestock, 1.07.030 - Keeping Chickens For The Purpose Of Family Food Production, 1.07.035 - Keeping Animals For Box Elder County 4-H And FFA, to eliminate the permitting requirements for keeping livestock and chickens within the residential areas of the Tremonton City limits, based on the findings listed in the memorandum dated August 18, 2026.”

Sample Motion for *Approval with Corrections* – “I move we approve the Livestock and Chickens Code Text Amendment, amending chapters 1.07.025 - Large Livestock, 1.07.030 - Keeping Chickens For The Purpose Of Family Food Production, 1.07.035 - Keeping Animals For Box Elder County 4-H And FFA, to simplify the standards for keeping livestock and chickens within the residential areas of the Tremonton City limits, based on the findings listed in the memorandum dated August 18, 2026, and with the following additional corrections:”

1. *List any additional corrections...*

Sample Motion for *Denial* – “I move we deny the Livestock and Chickens Code Text Amendment, not amending chapters 1.07.025 - Large Livestock, 1.07.030 - Keeping Chickens For The Purpose Of Family Food Production, 1.07.035 - Keeping Animals For Box Elder County 4-H And FFA, to simplify the standards for keeping livestock and chickens within the residential areas of the Tremonton City limits with the following findings:”

1. *List any additional findings...*

ATTACHMENTS:

Attachment “A”: Proposed Amendment to 1.07.025 - Large Livestock, 1.07.030 - Keeping Chickens For The Purpose Of Family Food Production, and 1.07.035 - Keeping Animals For Box Elder County 4-H And FFA (Full Subchapter Context)

Attachment “A”: Proposed Amendment to 1.07.025 - Large Livestock, 1.07.030 - Keeping Chickens For The Purpose Of Family Food Production, and 1.07.035 - Keeping Animals For Box Elder County 4-H And FFA (Full Subchapter Context)

1.07.025 - LARGE LIVESTOCK.

Large Livestock may be kept in RR-1 and R1-20 as permitted by the use table in this Chapter. 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.

LIVESTOCK PER ACRE FOR RR-1 and R1-20		
LIVESTOCK	GRAZING; NON IRRIGATED	GRAZING IRRIGATED
Cow / Calf	1	2
Horse / Colt	1	2
Sheep / Lamb	2	6
Pig(s) - incl. Potbelly	1 <u>2</u>	4
Goat(s)	1 <u>2</u>	6
Llama(s)	1 <u>2</u>	6
Chicken(s)	15	25
Pheasant(s) / Quail	15	25
Turkey(s)	15	25
Ducks(s)	1 <u>5</u>	10 <u>15</u>
Geese	5 <u>10</u>	10 <u>15</u>
Pigeon(s)	5 <u>10</u>	10 <u>15</u>
Peacock(s)	5 <u>10</u>	10 <u>15</u>
Guinea Hen(s)	5 <u>10</u>	10 <u>15</u>
Rabbit(s)	5 <u>10</u>	10 <u>15</u>

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.

~~Revoking Permit. These permitted uses are valid unless public health and safety are reasonably in danger; the Zoning Administrator or Code Enforcement Officer will submit a written notice to the applicant. The Permit holder will have 30 days to remedy the situation prior to the livestock being removed from the parcel.~~

(Ord. No. [24-13](#), 11-19-2024; Ord. No. [25-02](#), Exh. A, 2-4-2025)

- **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 or meat, subject to the described regulations.

B.

General Conditions. In all ~~R1-6, R1-8, R1-10, R1-12~~ single-family 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. Roosters are prohibited in all zones.~~ 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.

E.

Standards for Maintenance.

1.

Removal of Dead Birds. The owner of any fowl that dies within City limits shall ~~remove-dispose of~~ the carcass of such ~~animal-birds from City limits~~ within ~~ten (10)~~ 24 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.~~

~~6F.~~

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 Section [1.01.040](#), Penalty for Violating Title, for a violation of this Section.

(Ord. No. [24-13](#), 11-19-2024)

• **1.07.035 - KEEPING ANIMALS FOR BOX ELDER COUNTY 4-H AND FFA.**

In recognition of the role that 4-H and FFA has within the community of Tremonton City, the following regulations guide keeping and maintaining small livestock within residential and commercial zones. ~~Applicants shall submit an application with proof of the animal's registration with 4-H and FFA prior to having the animal(s) on site. The application will be valid until the end of the showing season;~~ sShow animals will not be permitted to stay year-round.

A.

Permitted Livestock. The following animals are permitted to stay for their respective show season on residential lots:

1.

Goats;

2.

Lambs;

3.

Small Fowl;

4.

Rabbits.

B.

Livestock per Lot. The number of 4-H and FFA livestock will be permitted based on the parcel size of the applicant. ~~Parcel owners are not permitted to simultaneously have multiple varieties of show livestock.~~

PARCEL SIZE (sf)	SMALL FOWL/ RABBITS	GOATS/LAMBS
6,000—9,999	26	1
10,000—19,999	410	2
20,000+	Shall follow the guidelines of Section 1.07.025	

For lots of excessive size in relation to their respective zoning, the Zoning Administrator and/or City Code Enforcement Officer ~~shall~~ may review ~~applications~~ on a case-by-case basis.

~~C.~~

~~Revoking Permit. These permits are valid unless public health and safety are reasonably in danger; the Zoning Administrator or Code Enforcement Officer will submit a written notice to the applicant. The Permit holder will have 30 days to remedy the situation prior to the livestock being removed from the parcel.~~

(Ord. No. [25-02](#), Exh. A, 2-4-2025)

MEMORANDUM

TO: Carl Mackley, Tremonton City Public Works Director

FROM: Steven Brady, P.E.
Tremonton City Assistant Engineer

RE: **Secondary System Operations & Maintenance**

Date: August 12, 2026

Now that the City's secondary water system has been operational for several years, some issues are beginning to manifest, as you are aware. Having analyzed the system, meeting and conducting site visits with some equipment experts, and given the water quality we are working with, we believe a more robust routine maintenance schedule needs to be implemented.

There is a large amount of debris in the canal water from which we are pumping. Due to the high levels of debris, our filter and pumping systems are more susceptible to blinding and faulting. There are built-in measures for self-cleaning screens and flush cycles for the filters, however, routine maintenance will prevent bypass operations, overworking and unnecessary wear on existing infrastructure, and better-quality water for users.

Please see the attached maintenance schedule we recommend following. This, of course, should be followed for all (6) pump/filter stations and all flushing stations in the system.

If you have any questions, please let us know.

Tremonton City - Secondary Water System Maintenance Schedule

Equipment	As Needed	Beginning of Season	Daily	Weekly	Monthly	Mid-Season	End of Season
Amiad Filters							
Perform a general inspection: Initiate flush cycle; check that the exhaust valve opens, scanner moves properly, and verify exhaust valve closes.		X		X			
Observe and ensure that the blowoff discharge line is above the water surface level of the canal.		X		X			
Clean the 3/4" filter connected to the exhaust solenoid.		X		X			
Check that there is grease on the drive shaft, and drive bushing. Add grease if necessary.		X		X			
Check for any leakage from the scanner shaft. If necessary, replace the sealing nut internal O-ring.		X		X			
Check condition, cleanliness, and positions of limit switches.		X			X		
Remove and wash coarse screen.		X			X		X
Remove and power wash fine screen.	X	X				X	X
Grease the drive shaft and the drive bushing.							X
Winterizing procedures, per manufacturer's recommendations.							X
Pre-Filters							
Check for proper operation of the motor.				X			
Drain vault and remove sediment and debris.						X	X
Check and clear spray nozzles.						X	X
Remove and power wash drum screen.	X					X	X
Winterizing procedures, per manufacturer's recommendations.							X
Pumps							
Check for active leaks, unusual noises, or burning odors.				X			
Inspect control panels, tighten loose terminal connections, and test VFD functionality.					X		
Re-grease or top off motor and pump bearings per manufacturer guidelines.							X
Winterizing procedures, per manufacturer's recommendations.							X
Valves							
Fully open and close valve.		X				X	X
Check connections for active leaks.				X			
Inspect the packing gland area for leaks or weeping.				X			
Apply manufacturer-approved grease to the stem threads and operating nut.		X					
Flush Stations							
Fully open flushing station valves to clear debris from the lines in the system.		X			X		X

RESOLUTION NO. 26-52

A RESOLUTION OF TREMONTON CITY COUNCIL APPOINTING JACK STICKNEY TO SERVE ON THE TREMONTON CITY PLANNING COMMISSION AND REAFFIRMING AND APPOINTING EXISTING PLANNING COMMISSION MEMBERS

WHEREAS, Utah Code 10-9a-301 requires that each municipality shall enact an ordinance establishing a Planning Commission; and

WHEREAS, Tremonton City has enacted an ordinance establishing a Planning Commission for Tremonton City, Utah, which is codified in the Tremonton City Land Use Code Sections 1.04.010 through 1.04.055 (hereafter “Tremonton City Ordinance” or “Tremonton City Land Use Code”); and

WHEREAS, the Tremonton Planning Commission is composed of five (5) members, two (2) Alternates and a City Council member as an ex-officio and non-voting Member of the Planning Commission; and

WHEREAS, Section 1.04.035 of the Tremonton City Land Use Code outlines the role of Planning Commissioners as public officials who are political appointees of the City Council; and

WHEREAS, as non-elected public officials, Planning Commissioners do not have a constituency, nor do they represent the citizens or a neighborhood; and

WHEREAS, Section 1.04.035 of the Tremonton City Land Use Code states that the Planning Commission’s primary purpose is to be an advisory body to the City Council by providing reasoned recommendations to the City Council on land use matters; and

WHEREAS, since a Planning Commission member does not have a constituency nor do they represent the citizens and/or a neighborhood, with their primary purpose being a land use advisor to the City Council, the Tremonton City Ordinance expressly permits that a Planning Commissioner may reside outside of Tremonton City’s incorporated limits; and

WHEREAS, the Tremonton City Ordinance also defines the role and authority of the Planning Commission; the mode of appointment and the procedures for filling vacancies and removal from office; and other details relating to the organization and procedures of the Planning Commission; and

WHEREAS, Section 1.04.015 of the Tremonton City Land Use Code states that when vacancies occur in the Planning Commission, a City Council member that is an ex-officio member of the Planning Commission shall appoint an individual to serve on the Planning Commission with the advice and consent of the City Council; and

WHEREAS, Section 1.04.015 of the Tremonton City Land Use Code requires that in cases when a City Council member has not been assigned to be an ex-officio Member of the Planning

Commission, the Mayor shall appoint an individual to serve on the Planning Commission with the advice and consent of the City Council; and

WHEREAS, Section 1.04.015 of the Tremonton City Land Use Code states that it is the responsibility of the City Council member or Mayor that is appointing, with the advice and consent of the City Council, to make a careful and critical evaluation of the individuals ability to fulfill the role of a Planning Commissioner; and

WHEREAS, to aid in the evaluation process, the City Council or Mayor may interview or request a letter of interest, resume, written statement about growth-related issues, etc., from the perspective Planning Commissioner; and

WHEREAS, Councilperson Kristie Bowcutt, serving as an ex-officio member of the Planning Commissioner, now proposes that the Tremonton City Council consents to the following appointments or for the City Council to provide its advice on whom to appoint to the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED that the Tremonton City Council hereby appoints Ben Greener to the Tremonton City Planning Commission and reaffirms and appoints the following individuals as members of the Tremonton City Planning Commission for the following duration:

<u>Commission Member¹</u>	<u>Start Date of Term</u>	<u>End Date of Term</u>
Micah Capener	September 2012	December 2026
Andrea Miller	August 2024	December 2026
Karen Ellsworth	January 2025	January 2028
Ben Greener	May 2026	May 2029
Jack Stickney	August 2026	December 2029
 <u>Alternate Member</u>	 <u>Start Date</u>	
Ashlee Phillips	January 7, 2025	
 <u>Ex-Officio Member²</u>	 <u>Start Date of Term</u>	 <u>End Date of Term</u>
Kristie Bowcutt	January 2026	Not Applicable

Note ¹: The terms of the appointed Members of the Planning Commission shall be three (3) years and until their respective successors shall have been appointed, except that the terms of appointment shall be such that the terms of two (2) Members shall expire each year. There are no limits on the number of terms that a Planning Commissioner may serve or be appointed to by the City Council. The Planning Commission existing at the time of passage of this Title shall continue to serve, and the terms of its Members shall be fixed by the City Council in such a manner as to comply with the above provisions for staggering terms of service. Vacancies of appointed Members occurring other than through the expiration of a term shall be filled for the remainder of the unexpired term by appointment of the City Council.

Note 2: The City Council member assigned to be the ex-officio member shall serve at the pleasure of the City Council. (See Tremonton City Land Use Code, Section 1.04.020 Term of Office)

Adopted and passed by the City Council on May 5, 2026. Resolution to become effective upon adoption.

TREMONTON CITY
A Utah Municipal Corporation

Bret Rohde, Mayor

ATTEST:

Cynthia Nelson, City Recorder

Draft Minutes

TREMONTON CITY CORPORATION CITY COUNCIL MEETING AUGUST 4, 2026

Members Present:

Kristie Bowcutt
Brent Jex
Beau Lewis
Sharri Oyler
Blair Westergard
Bret Rohde, Mayor
Linsey Nessen, City Manager
Cynthia Nelson, City Recorder

CITY COUNCIL WORKSHOP

Mayor Rohde called the August 4, 2026 City Council Workshop to order at 5:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Rohde, Councilmembers Bowcutt, Jex, Lewis, Oyler, and Westergard, City Manager Nessen, and City Recorder Nelson. Also in attendance were Finance Director Jami Heiner, Police Chief Dustin Cordova, Code Enforcement Greg Horspool, City Planner Jeremy Lance, and Zoning Administrator ChrisDean Epling.

1. Call to Order and Declaration of Conflict of Interest
2. Council Reports and Updates

Councilmember Bowcutt said Public Works is great and the Planning Commission had a productive meeting.

Councilmember Lewis said I want to thank Parks and Recreation for their work on City events. They do so much. Main Street is moving along.

Councilmember Oyler said the Library, Senior Center and Food Pantry are all doing great.

3. Presentations:
 - a. **Title:** Mural Proposal – Police Department

Chief Cordova said we have been working on a mural for our fallen officers with their spouses. We would propose this mural go on the side of the police station. We have a couple renderings. Both spouses have their own favorites but have agreed they would be happy with any of them. We have been working on bids and finding people with the capacity to pull this off. We are looking at durability, timeline, and accuracy. They reviewed the different designs and bids. Chief Cordova said we would recommend the Adrenaline Murals. They are the most qualified of all the bids so far. We do have the ability to fund this with our budget, but wondered if there are special funds or other ideas

Draft Minutes

you have. Mayor Rohde said I think we should turn this over to the Arts Council for discussion. They do have a yearly budget for murals. You have our support, but you should get that Council involved. Chief Cordova said I am happy to bring it to them, the biggest thing for me is involving the family and making sure we are empowering them to be an intricate part of the process. Mayor Rohde said I have no doubt the Arts Council would approve any one of these options.

b. Title: ORD 26-14 Virtual Currency Kiosks

Chief Cordova said we have a couple crypto kiosks in Tremonton. Basically, they are an ATM for crypto transactions. There is a phone call scam going around, saying this is the police department, IRS, or FBI. You have to send this because you have an outstanding warrant or debt. If not, you will be arrested. This targets our elderly, and they follow the instructions. With banks, a lot of times, they can freeze those and get the assets back. With the cryptocurrency, they cannot. As soon as those transactions are done, the money is gone, and it is untraceable. This is more about protecting our citizens. Other cities have adopted something similar and none of them have been sued. Our City Attorney reviewed this and has drafted an ordinance. My recommendation is we would get rid of them, just because we do not want to see more victims in Tremonton. It is one of the best things we can do as a governing body to protect our citizens. We will still have ATMs, just not the Bitcoin ATMs. The Council agreed this is a good direction and they could always re-evaluate it if technology or things change. They would do that if needed over time. Chief Cordova clarified that the ordinance does not hamper anybody's ability to buy, trade, or be involved in crypto. It specifically targets those ATMs. I think this is a good move with the ability to change if needed.

c. Title: RES 26-48 Financial Consulting Professional Services Agreement

Manager Nessen said we have hired a full-time finance director so the current agreement with Finance Director Curtis Roberts does not make sense anymore. Director Roberts proposed some language changes. We proposed some changes back and he said, no, I am not doing that. The problem is we really need someone to prepare our audited financial statements. Director Roberts specifically said he does not want to do that anymore. We can go out to RFP and see if there is a firm that wants to do it. Our suggestion would be to go to RFP and if Director Roberts is not willing to provide us one of the main things we need, then he can always put in for that. He has mentioned he is going to up his hourly fee. This would become an hourly fee, not the \$25,000 set amount for work. Finance Director Jami Heiner said his cost was roughly \$140 and now is \$250 per hour. We would use him on an as needed basis. There is no lump sum payment anymore. He is interested in moving away from a fixed base agreement and doing more consulting. Manager Nessen said he could still put in for the RFP. One of the main things we need is someone to prepare the audited financials. He has been with the City for a long time and does have a lot of institutional knowledge.

d. Title: RES 26-49 Sorensen-Estrada Day

Draft Minutes

Mayor Rohde said Councilmember Jex has put together a neat concept to recognize this horrible event that happened in our community on August 17. He has been working with the families to come up with something. We would like to designate August 17 as Sorensen-Estrada day in Tremonton City. Councilmember Jex said every year could look a little different depending on the milestone.

e. Title: ORD 26-15 Planning Commission Term Limits

Planner Lance said we took the ordinance back to draft and looked specifically at the term limits. Our recommendation from the Council is three years as the current ordinance states, but with new language specifying the term limit, suggested language regarding alternates, included language about having the NPI members being alternates. Our attorney recommended against that. There are training hours that alternate members need to keep their status. Our attorney looked closer at State rules regarding Planning Commission and open meetings and made recommendations based on that. We brought the language back to you for approval. Once their term is up, they would move on or fill out an application to reapply. Administrator Epling said the Council would make those appointments. They have three years, but it does not say anything about renewal. Mayor Rohde said according to this ordinance, every three years they could re-up, but we need to make sure we go through the proper process. Planner Lance said Planning Commissions across the State can have their own bylaws. We are aiming to bring a draft of our Commission's bylaws to this body.

f. Title: ORD 26-16 Amending Ch. 1.03.005 & 1.18.040 Fencing Provisions

Planner Lance said this goes through several sections of the general fencing provisions. We saw some inconsistencies and wanted to make these guidelines clearer. Within the general fencing provisions, it talks about site obscuring fencing and non-site obscuring fencing, but when you call something out in standards, you always want to have a definition to pair with it. We are adding definitions to bolster that part of the code. Then in the general fencing provisions, subsection A, property line installations standards clarified. The amendment defines language related to fencing placement to emphasize installation relative to verified property boundaries. Additional language clarifies the property owner is responsibility for boundary verification, allows for survey confirmation where property lines are uncertain prior to installation. In short, it is on the property owner to get a survey themselves if they have questions about where their boundaries are. You can rely on survey monuments, but if there are any questions, hire a professional. Before it was mandated, now it is suggested. Subsection B, corner lots and clear vision triangles clarified. The amendment removes references to double frontage lots. There is already a definition for corner lots. We are just cleaning it up. Subsection E is easement conflict clarification. This amendment adds language clarifying that where a conflict exists with a recorded utility easement, the greater easement width shall apply to reserve utility access and legal right-of-way. Subsection F, utility access and fencing modifications clarified. Dalton looked at this section specifically. Administrator Epling said whether the fence shall be installed within the cross easement depends on specific terms of the easement and must be determined on a case-by-case scenario. The Planning

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Commission did not want to put a blanket, you can or cannot put a fence in an easement. This gives the City the ability to take in case-by-case scenarios. The City does not interpret, enforce, or provide legal opinions regarding easement rights other than an easement owned or controlled by the City. Property owners are responsible for determining whether the proposed fence is allowed and should get legal counsel if they have questions regarding their rights or obligations. Easements are not always within the control of the City because sometimes they are with another utility company. This gives the City the ability to do a case-by-case rather than a blanket statement. Planner Lance said subsection I looks at materials. We just defer to the building code. Subsection K talks about private covenants clarified. This amendment replaces broad language regarding CC&Rs with neutral language, directing property owners to review applicable recorded covenants or private agreements, prior to fence installation.

g. Title: Discussion of Affordable Housing & Flow Charts

Administrator Epling said I am excited about where Tremonton is going. I want to start doing quarterly updates. I have put together your cheat sheets. This first one is a flow chart. It is the zoning district's cheat sheet and has all your zoning codes. Here is our commercial districts, industrial districts, and specialized zones. I also have the PC, Planned Community zone, if approved. That would be the tool we will be using for overlays as we move forward. Here is the legislative rezoning process. There is also a rezone application process, as well as the annexation process. According to our current Land Use Plan, this is a summary of every section we have. We have goals in the Land Use Plan, this is residents' feedback of what they wanted Tremonton to look like in land use, parks and trails, environment, downtown, housing, and economic development. They want to preserve agricultural character, concentrate development in existing urban areas along arterial routes, which is a good planning principle. Ensure compatibility of adjacent land uses. That keeps you from spot zoning with appropriate buffers. Encourage street trees, quality architecture and variety housing types. These things were pulled straight from our Land Use Plan. This will change as we update our General Plan, which I just put an RFP out and have submitted it to the State. I have also included a future land use plan and a current zoning map.

Administrator Epling said we are doing really well with our affordable housing. This letter came from the Governor's Office of Economic Development and Housing and Community Development. We have to turn in reports on what housing we have coming into Tremonton. In 2025, the Housing Community Division reviewed our report and found the submitted report complied with State requirements. I could not really define what affordable housing is because I do not have a price tag, but because of Tremonton's General Land Use Plan, affordable housing in Tremonton is 8,000 square feet or lower. Good planning principles are to grow where infrastructure allows. Preserve rural and agricultural character. That is the General Plan's top priority. Next is match housing to a range of needs. A healthy city offers starter homes, move-up homes, and larger lots, not just one price point and then a balanced growth with fiscal health. We want to make sure we are growing with our fire and police, as well as public works. This takes all those into consideration. We do have other developments that are in the works and would not be in

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the database yet. This is what has been approved and is coming. We have 240 apartments, 460 townhouses, 216 R-1 through R1-7 single-family homes, and two R1-8 single-family homes. A lot of that is going to be in River's Edge. They have a lot of good-sized homes. We also have some commercial and retail coming. Councilmember Jex said I just want to make sure when we talk about these numbers we are not just saying, we are going to try and keep up on public safety, but that we are actually keeping up on it. Administrator Epling said that is why we are having an impact fee reassessment done. In summary, this is where we go from here. Number one, keep density in the urban core. Two, grow the larger lot pipeline. Three, watch the sewer capacity closely. Four, keep pursuing commercial growths. That is where we are as a planning department.

h. Title: Discussion of Connection Plan and goals for the City

Mayor Rohde said I have summarized all that we have discussed over the past year and a half, and it comes down to a couple of key questions to button this up. I say we should stay across the board with our mission vision and not create anything new. We currently have 15 goals. Do we carry this many at once or narrow them down? A lot of the goals are already in the works. One is our website, which is almost done. These goals would be worked on for the next couple of years and through different departments. We can track the goals and see how we are doing and if we are falling behind or if we are ahead. I am comfortable moving on with these 15 if the Council is. Councilmember Lewis said I tried to trim them, but they all seem reasonable.

Mayor Rohde said we have the public transparency dashboard. I talked today with citizen portal about AI. We are teaming up on things that will help us see how we are doing with transparency. That would easily fit on our main dashboard. The Council already adopted the dignity index, however, are you okay if we build this into our departments as part of our evaluation processes. Councilmember Jex provided a caution on how those systems can sometimes be weaponized. Mayor Rohde said we want it to be a growing tool, not anything punitive. Councilmember Lewis said it is really hard to program culture. If you want to see the results of an organization, look at the principles they believe in. It is more about fostering the principles we want, and the results will happen. If we have core issues, we need to change the lens through which our people look, and the results will take care of themselves. Mayor Rohde said we could dump this for now. I am seeing some great things happening in the City. A lot of dignity is taking place already. Next, we want an event count baseline. How many events do we want to do this year, and do we want to set a target percentage? Do we want to push for any gateways in our City? I think signage is key. We also want positive stories to be published each month. We could do a campaign on our website of positive stories happening in Tremonton, maybe five a month. We also need to hold more town hall meetings with all the Council involved. Next, how many economic development prospects should be in the pipeline? Administrator Epling said five to seven would be realistic. Mayor Rohde said how many officers per population ratio should we have? Councilmember Jex said we could aim for one officer per every 825 citizens. When asked about the utility rate study, Manager Nessen said that should take six months. Mayor Rohde said let us shoot for January 1. We also want to reduce our overall household water use. We will work with Director

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Mackley on that. There is also the baseline for the cumulative savings target. Will that be for the General Fund or all funds? Director Heiner said it would depend on each fund because there are different amounts, I would probably base it off operational costs. Mayor Rohde said we will finalize this and get it ready to roll out.

The Council then moved into a Closed Meeting to discuss economic development and character of an individual.

Motion by Councilmember Lewis to move into closed meeting. Motion seconded by Councilmember Westergard. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The Council moved into a closed meeting at 6:36 p.m.

4. **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 Westergard to return to open meeting. Motion seconded by Councilmember Jex. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The Council returned to open session at 6:58 p.m.

The meeting adjourned at 6:58 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Rohde called the August 4, 2026 City Council Meeting to order at 7:00 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 Rohde, Councilmembers Bowcutt, Jex, Lewis, Oyler, and Westergard, City Manager Nessen, and City Recorder Nelson. Also in attendance were Finance Director Jami Heiner, Police Chief Dustin Cordova, Code Enforcement Greg Horspool, City Planner Jeremy Lance, and Zoning Administrator ChrisDean Epling.

1. Call to Order
2. Roll Call
3. Invocation by: Mayor Rohde

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Pledge led by: Sergeant Gailey

4. Approval of Agenda:

Motion by Councilmember Bowcutt to approve the agenda of August 4, 2026. Motion seconded by Councilmember Oyler. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

5. Declaration of Conflict of Interest: None.

6. Presentations

a. Years of Services Award to Skyler Gailey for 10 years of service at Police Department

Chief Cordova gave a bio on him, and the Council thanked him for his service.

7. Citizen Engagement – General Public Comment

Bill Roosma explained an experience he had while on active duty in the Marine Corps. I worked on airframes. When Bill Clinton came in, he cut us from 16 men to 2. We were putting out 35 assets a day. Nobody is allowed to sign off their own work, but how do you do that when you only have two men? Training went out the window. If an aircraft goes down, there is a big investigation to find the component that failed. They can trace that and if that plane went down due to negligence, the person who worked on that component is done. Can you see the amount of pressure and stress there. That is a high stress job, just like law enforcement. We have to have the numbers. Law enforcement cannot just push training off, but when everybody is off training or somebody is sick, they have a hard time covering their shifts. As a citizen, I expect law enforcement to be available for me. We do not have enough law enforcement. You need to hire more officers. They are working 12-hour shifts and it should be 10. It is your responsibility as our leaders to make sure our police department is manned.

8. Unfinished Items from City Council Work Session: None.

9. Consent Agenda - Any Councilmember may request an item be removed for separate discussion – Roll Call Vote

a. Approval of minutes – August 4, 2026

b. Approval of Resolution No. 26-48 Financial Consulting Professional Services Agreement

c. Approval of Resolution No. 26-49 Sorensen-Estrada Day

Motion by Councilmember Lewis to approve the Consent Agenda, tabling resolution 26-48 and going to RFP. Also, modifying 26-49 to allow the Police Chief to determine how that goes in the future. Motion seconded by Councilmember Bowcutt. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

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10. Strategic Business (Ordinances & Policies)

a. Discussion and consideration of adopting ORD 26-14 Virtual Currency Kiosks

Motion by Councilmember Jex to approve the ordinance as written. Motion seconded by Councilmember Bowcutt. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

b. Discussion and consideration of adopting ORD 26-15 Planning Commission Term Limits

Planner Lance said discussion during the Work Session yielded a correction to this draft. We would be happy to draft that language and work with Recorder Nelson to have the mayor sign a new document. He then read through the revised text. The term limits of appointed members of the Planning Commission shall be three years and shall expire in January of the third year following appointment and until the respective successors shall be appointed, provided that terms shall be assigned and adjusted as necessary to maintain staggered appointments so that the terms of two members expire each year.

Motion by Councilmember Bowcutt to adopt the ordinance with the change on the Planning Commission term limits of no more than two Commissioners going out per year and at least one alternate. Motion seconded by Councilmember Oyler. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

c. Discussion and consideration of adopting ORD 26-16 Amending Ch. 1.03.005 & 1.18.040 Fencing Provisions

Layne Wilding said I appreciate what staff has done in the revision relative to what is said. The version that came to DRC said residents would be responsible for replacing the fence if it gets torn down by the City or whoever is working on the easement. I have two water mains that run through my property. I am not part of the City yet, but the wording concerns me. It says, I as a citizen would be responsible to replace the fence the City tore down. We need to be good neighbors so that did not make good sense to me. If I had a fence the City wanted to tear down, I hope you would try to replace it. There are some things here I am a little concerned about. However, I do appreciate the rewording of that section. The Council assured him, if it came to that, the City would work with the property owner to do that in a considerate way and discussions would be had.

Motion by Councilmember Lewis to adopt the ordinance. Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

11. Reports and Calendar

a. City Leadership Report

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Manager Nessen said we got an offer on the old ambulance from Willard City. Chief Jarow just needs a thumbs up from the Council to dispose of said property to Willard for \$10,000. Elwood City has emailed me back about their rooftops we are covering for fire. I will send out their bill for that.

Mayor Rohde said someone asked about the City sponsoring a donation. Manager Nessen said we have a line in your budget for community relation type events so we can sponsor different things like the Junior Livestock. Councilmember Lewis said I think it is a weird position to be in to take taxpayer dollars and put them toward charitable things. Where is the line? The Council said they could stop that practice, but Manager Nessen reminded them that this would include the Boys and Girls Club and the New Hope Crisis Center. The Council agreed to have more discussion in an upcoming Town Hall meeting. They will plan to hold that on September 24, at 6:00 p.m.

b. Upcoming Calendar Items

Mayor Rohde said the City party is September 14, at 5:30 p.m., at North Park.

The Council then move into Closed Meeting for Economic development discussion.

Motion by Councilmember Jex to move into Closed Meeting. Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The Council moved into a closed meeting at 7:35 p.m.

12. 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 Jex to return to open meeting. Motion seconded by Councilmember Bowcutt. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The Council returned to open session at 8:11 p.m.

13. Adjournment.

Motion by Councilmember Jex to adjourn the meeting. Motion seconded by

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consensus of the Council. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The meeting adjourned at 8:11 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 _____, 2026.

Cynthia Nelson, City Recorder

TREMONTON CITY CALENDAR ITEMS

August 18, 2026

August 22-29 – Box Elder County Fair with parade on August 26 at 5 pm

September 7 – City offices closed for Labor Day

September 24 – Town Hall Meeting at 6 pm at City Hall

October 2 – Domestic Violence Walk at Jeanie Stevens Park at 5 pm

- Emotional Wellness Committee meeting September 2 at 6:00 pm
- Farmer's Market hosted by businesses in town. Held 1st Saturday of each month at Shuman Park from 10-2 during May-September.

NPI Monthly Meeting Schedule

1st Wednesday East District

2nd Wednesday South District

3rd Wednesday West District

4th Wednesday Central District