

ORDINANCE 26-18

AN ORDINANCE OF THE TREMONTON CITY CORPORATION AMENDING THE OFFICIAL ZONING MAP, AND AMENDING CHAPTER 1.16 TO ADOPT SECTIONS 1.16.305 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE PURPOSE, 1.16.310 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE USES, 1.16.315 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE LOT REGULATIONS, 1.16.320 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE HOUSING TYPE AND DENSITY, 1.16.325 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE DEVELOPMENT STANDARDS, 1.16.330 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE DEVELOPMENT AGREEMENT, IN ORDER TO ADOPT AN OVERLAY APPLICABLE TO APPROXIMATELY 3.94 ACRES OF LAND LOCATED APPROXIMATELY AT THE TERMINI OF 110 SOUTH AND 900 WEST, OTHERWISE KNOWN AS THE CLOVER FIELDS PH. 3 & 4 TRANSITIONAL OVERLAY AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, two (2) landowners, owning land in said certain area within the Tremonton City limits, as better described in Exhibit “A”, and which are identified as parcel numbers 05-060-0088 & 05-060-0089, has petitioned the City for the adoption of an overlay located at approximately the current termini of 110 South and 900 West; and

WHEREAS, it has been determined that the Single-Family Residential Transitional Overlay (SFRT0) is a type of overlay that can be replicated; and

WHEREAS, the Planning Commission held a public hearing, received meaningful input, and formulated a recommendation to present to the City Council; and

WHEREAS, the City Council held a public meeting and received meaningful input; and

WHEREAS, all required notices have been provided and public hearings have been held in accordance with State Law and County Ordinances to amend the Tremonton City Zoning Map.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE TREMONTON CITY CORPORATION, STATE OF UTAH, AS FOLLOWS:

Section 1. Map Amendment. The Tremonton City Zoning Map is hereby amended for the property more particularly described in the attached Exhibit “A” to portray the Clover Fields Phases 3 And 4 Transitional Overlay.

Section 2. Amendment and Adoption. Title I of the Tremonton City Code is hereby amended to adopt sections 1.16.305 – Clover Fields Phases 3 And 4 Transitional Overlay Zone Purpose, 1.16.310 – Clover Fields Phases 3 And 4 Transitional Overlay Zone Uses, 1.16.315 – Clover Fields Phases 3 And 4 Transitional Overlay Zone Lot Regulations, 1.16.320 – Clover Fields Phases 3 And 4 Transitional Overlay Zone Housing Type And Density, 1.16.325 – Clover Fields Phases 3 And 4 Transitional Overlay Zone Development Standards of the Tremonton City Code to create the Clover Fields Phases 3 And 4 Transitional Overlay, and 1.16.330 – Clover Fields Phases 3 And 4 Transitional Overlay Zone Development Agreement, as more specifically described in Exhibit “B”, attached hereto and incorporated herein by reference.

Section 3. 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 4. Effective Date. This ordinance shall become effective immediately upon its adoption.

ADOPTED AND PASSED THIS 15th day of September, 2026, and shall be effective upon its adoption.

TREMONTON CITY CORPORATION

Mayor Bret Rohde

ATTEST:

Cynthia Nelson, City Recorder

Publication Date: _____

Exhibit "A" Legal Descriptions of Parcel Numbers 05-060-0088 & 05-060-0089

Parcel Number - 05-060-0088:

BEGINNING AT SE CORNER OF TAX PARCEL 05-060- 0029 AT A POINT 605.74 FT S 00°15'05" W ALONG CENTER LINE OF 6800 WEST ST & 33.00 FT S 89°44'55" E & 193.00 FT S 89°57'48" E FROM ST MONUMENT AT INTERSECTION OF MAIN ST & 6800 WEST ST SHOWN ON PLAT R OF TREMONTON TOWNSITE SURVEY AS NW CORNER OF SEC 10, T 11N, R 3W, SLM. THENCE N 00°15'05" E 257.00 FT TO SOUTH LINE OF LOT 18 OF PLAT R TREMONTON TOWNSITE SURVEY; S 89°57'48"E 448.53 FT TO FENCE LINE, S 00°10'28" W 257.00FT ALONG SAID FENCE LINE, N 89°57'48" W 448.87 FT TO POB. LESS [05-060-0087] CLOVER FIELD SUBD, PH 02.

Parcel Number - 05-060-0089

BEG NW COR TAX #05-060-0059 1005.74 FT S00°15'05"W ALG CTR/L 6800 W ST & 33.00 FT S89°44'55"E FRM STATE MON AT INTERSECTION MAIN ST & 6800 W ST AS ON PLT R TCS AS NW COR SEC 10 T11N R3W SLM, N00°15'05"E 60.00 FT TO SW COR TAX #05-060-0057, S89°57'48"E 256.00 FT TO SE COR SD TAX#, N00°15'05"E 340 FT TO NE COR TAX #05-060-0056, S89°57'48"E 385.88 FT TO FENCE/L, S00°10'28"W 400.00 FT ALG SD FENCE/L, N89°57'48"W 642.41 FT TO POB.

LESS 05-233-0001,0002 & PRT 0003: LTS 01 THRU 03 CLOVER FIELD SUB PH 01.

LESS [05-060-0087] CLOVER FIELD SUBD. PH. 2.,

CONT. 1.74 AC. REM DESC.

**Exhibit “B” AMENDMENT OF THE OFFICIAL ZONING MAP TO ADOPT THE CLOVER FIELDS PH. 3
& 4 TRANSITIONAL OVERLAY**

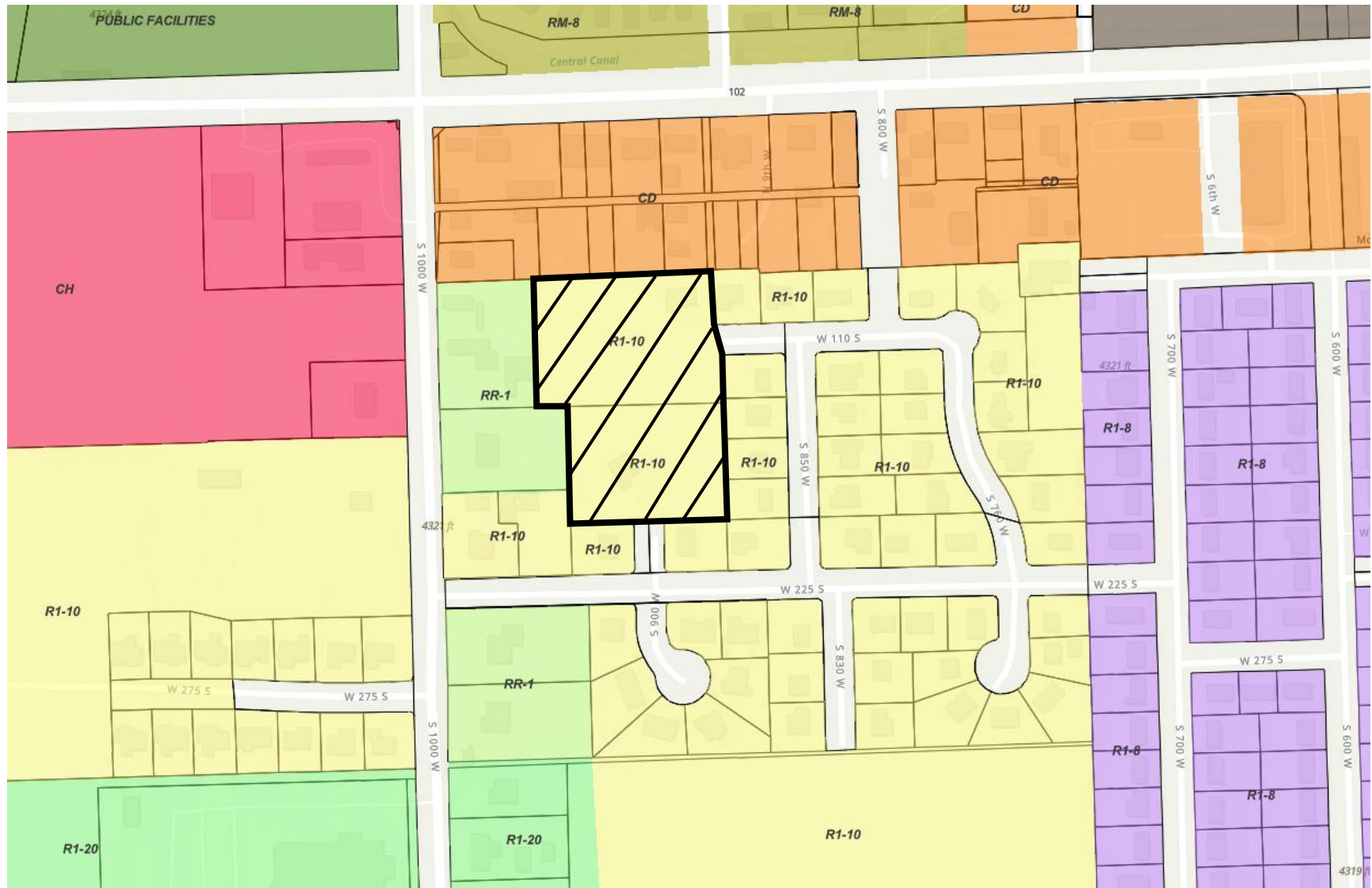


Exhibit “C”: AMENDMENT TO CHAPTER 1.16 TO ADOPT SECTIONS 1.16.305 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE PURPOSE, 1.16.310 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE USES, 1.16.315 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE LOT REGULATIONS, 1.16.320 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE HOUSING TYPE AND DENSITY, 1.16.325 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE DEVELOPMENT STANDARDS, and 1.16.330 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE DEVELOPMENT AGREEMENT

- **1.16.305 - CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE PURPOSE**

An overlay district is intended to provide different and/or supplemental regulations or standards from the underlying zoning district necessary to address existing conditions, land uses and desired outcomes.

- **1.16.310 - CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE USES.**

The underlying zoning district of the Clover Fields Phases 3 and 4 Subdivisions is R1-10 and all of the land uses shall remain the same as contained in Title 1 Chapter 1.07 of the Tremonton City Land Use Code for the R1-10 Zoning District.

A.

Whenever there is a conflict between the regulations of the underlying zoning district of the R1-10 and the Clover Fields Phases 3 and 4 Subdivisions, the Clover Fields Phases 3 and 4 Subdivisions Overlay shall control.

- **1.16.315 - CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE LOT REGULATIONS.**

This Section shall apply to all principal structures and accessory structures within the Clover Fields Phases 3 and 4 Transitional Overlay Zone.

A.

The Single-Family Residential Transition Overlay Zone Lot Regulations shown below shall apply to all Lot Requirements within the Clover Fields Phases 3 and 4 Subdivisions including; a) Lot Areas, b) Lot Frontages, and c) Lot Front, Rear and Side Yard Setbacks for Primary and Accessory Buildings.

CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE LOT REGULATIONS	
LOT AREA REGULATIONS: Minimum Lot Area in square feet in the Single Family Residential Transition Overlay Zone:	
Patio/Cottage Homes:	4,000 ¹
Small Single-Family Lots:	5,000 ¹
MAXIMUM DENSITY: The maximum number of dwelling units per acre.	9
FRONTAGE REGULATIONS: Minimum Frontage in feet for any lot in the Single Family Residential Transition Overlay Zone. Except as modified by a Site Plan approval. (<i>Cul-de-sac, irregular shaped lots, etc.</i>)	45
FRONT YARD SETBACK REGULATION: Minimum setback in feet for the Front Yard for structures in the Single Family Residential Transition Overlay Zone.	≥20 ²
Corner Lots from both streets:	20
REAR YARD SETBACK REGULATIONS: Minimum setback in feet for the Rear Yard in Single Family Residential Transition Overlay Zone.	15 ³
Accessory Structures:	3

CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE LOT REGULATIONS	
SIDE YARD SETBACK REGULATIONS: Minimum Side Yard setback in feet for structures in Single Family Residential Transition Overlay Zone.	5
Total width of the two (2) side yards required shall equal:	10
Accessory Structures:	3
HEIGHT REGULATIONS ⁴: Maximum Height for all buildings shall be, in feet:	
Main/Primary structure:	35
Accessory Structures:	18
Maximum number of stories in a Main/Primary structure:	2

¹ Note: Lot Regulation based on lot configuration and placement of structures on property as approved through the Site Plan approval process. A minimum of 25 percent of lots shall be Small Single-Family, mixed variably at random within the subdivision.

² Note: Front setbacks shall be varied, with 30 percent of structures being setback a minimum of 25 feet, in groups of two to three placed at random within the subdivision.

- **1.16.320 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE HOUSING TYPE AND DENSITY.**

The housing type within the Clover Fields Phases 3 and 4 Subdivisions shall be Small Single-Family and Patio/Cottage single-family homes, with a minimum of 25 percent of the lots to be Small Single-Family. The remainder shall be Patio/Cottage Homes. The maximum density nine (9) dwelling units per acre.

- **1.16.325 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE DEVELOPMENT STANDARDS.**

A.

Development Master Plan. The development will be built with a consistent, but not necessarily uniform character and with compatible architectural styles.

i.

Overall control during the development process will be by a single development entity. However, multiple builders may be permitted to construct homes within the Clover Fields Phases 3 and 4 Subdivisions. The single development entity will ensure that the design and implementation of these guidelines will capture and maintained the overall vision of the development.

B.

Architectural and Design Standards. Architectural and Design Standards. The following design materials and features are required and shall appear on the Development Master Plan:

i.

A variety of two-story floor plans, all with double car garages. One-story homes are optional with a double garage but not required. Due to water table concerns all homes are to be constructed as Slab on Grade Homes with no basements. The only exception to this within the development are the two existing homes on Lots 314 and 411 that have basements.

ii.

High-quality exterior materials featuring a combination of at least 2 of the following materials: Stone, brick, engineered wood siding, or cement/composite fiberboard.

iii.

A variety of exterior paint/material colors and textures, preventing a uniform or "cookie cutter" appearance.

iv.

Inclusion of front-facing architectural features such as dormers, front porches, awnings, alcoves, decorative covered door stoops, and similar features. Front doors/main entrances shall face the front yard; main entrances that face a side yard are prohibited.

v.

Varied rooflines, which includes but is not limited to having multiple gables extending above the eaves, that there be varied roofline heights between units and gabled roofs.

C.

Garages. All units in this zone shall have a completely enclosed two-car garage. Garages must be incorporated into the main dwelling. No detached garages will be allowed.

D.

Parking Access — Driveways. All driveways in this zone shall meet the following minimum requirements:

i.

Attached Garage Facing Street: Minimum width equal to opening of garage. There will be a Common Use Lane to Access the homes on Lots 307-310 (Private Shared Access) and to Lots 409 and 410 (Private Shared Access.) This Private Shared Access will be privately owned with a Shared Access Easement in favor of each lot as applicable.

E.

Landscaping, Buffering, and Fencing. Landscaping and fencing shall be provided per the requirements of [Chapter 1.18](#) Landscaping, The Developer shall provide one (1) street tree for installation to the home owner to be planted in the park strip, (or front yard if the park strip is unavailable) with an irrigation source in accordance with Public Tree Ordinance (Chapter 8-700) of the Tremonton City Revised Ordinances.

F.

Park and Trails Improvements. The Developer shall pay a fee-in-lieu to the City for City's parks and trail system-wide improvements. These improvement fees shall be determined by Tremonton City and paid prior to the recording of the plat.

- **1.16.330 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE DEVELOPMENT AGREEMENT**

The Clover Fields Phases 3 And 4 Transitional Overlay Zone is established as follows:

A.

The City Council adopted the Clover Fields Phases 3 And 4 Transitional Overlay Zone on September 15, 2026, as Ordinance No. 26-18.

B.

The City Council adopted the associated Development Agreement on September 15, 2026, as Resolution Number 26-56.

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. 26-18, entitled **“AN ORDINANCE OF THE TREMONTON CITY CORPORATION AMENDING THE OFFICIAL ZONING MAP, AND AMENDING CHAPTER 1.16 TO ADOPT SECTIONS 1.16.305 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE PURPOSE, 1.16.310 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE USES, 1.16.315 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE LOT REGULATIONS, 1.16.320 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE HOUSING TYPE AND DENSITY, 1.16.325 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE DEVELOPMENT STANDARDS, 1.16.330 – CLOVER FIELDS PHASES 3 AND 4 TRANSITIONAL OVERLAY ZONE DEVELOPMENT AGREEMENT, IN ORDER TO ADOPT AN OVERLAY APPLICABLE TO APPROXIMATELY 3.94 ACRES OF LAND LOCATED APPROXIMATELY AT THE TERMINI OF 110 SOUTH AND 900 WEST, OTHERWISE KNOWN AS THE CLOVER FIELDS PH. 3 & 4 TRANSITIONAL OVERLAY AND ESTABLISHING AN EFFECTIVE DATE”** Adopted and passed by the City Council of Tremonton, Utah, at a regular meeting thereof on the 15th day of September 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