

ORDINANCE 26-21

AN ORDINANCE OF THE TREMONTON CITY CORPORATION AMENDING THE TREMONTON CITY ZONING MAP TO ASSIGN THE RESIDENTIAL DISTRICT (R1-10) ZONING DESIGNATION TO TAX PARCEL NO. 05-079-0006, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Tax Parcel No. 05-079-0006, consisting of approximately 35 acres, was annexed into Tremonton City as a standalone annexation under Ordinance No. 24-08, approved July 22, 2024; and

WHEREAS, Tax Parcel No. 05-079-0006 is adjacent to, but not part of, the LB Landholdings Annexation approved under Ordinance No. 25-07, and was therefore not included in Ordinance No. 25-13 or Ordinance No. 25-15, which zoned parcels within the LB Landholdings Annexation boundary; and

WHEREAS, City staff cannot find that any action of the City Council resulted in the adoption of an ordinance establishing a zoning designation for Tax Parcel No. 05-079-0006 following its annexation, and the current Tremonton City Zoning Map shows no zoning designation for the parcel; and

WHEREAS, Tax Parcel No. 05-079-0006 was included in the public hearing notices and meetings of the Tremonton City Planning Commission held on May 13, 2025, May 27, 2025, and June 24, 2025, in connection with the zoning of the LB Landholdings Annexation area; and

WHEREAS, on June 24, 2025, the Planning Commission voted to recommend to the City Council the zoning of the annexation area parcels under consideration, which included Tax Parcel No. 05-079-0006; and

WHEREAS, the City Council finds that assigning a zoning designation to Tax Parcel No. 05-079-0006 is necessary to bring the parcel into conformance with City Code requirements that all land within the corporate limits carry an assigned zoning district, and that zoning the parcel as Residential District (R1-10) is consistent with the surrounding zoning pattern and is not detrimental to the public health, safety, and welfare;

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

Section 1. Zoning Map Amendment. The Tremonton City Zoning Map is hereby amended to assign the Residential District (R1-10) zoning designation to Tax Parcel No. 05-079-0006, consisting of approximately 35.045 acres, 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 6th day of October, 2026, and shall be effective upon its adoption.

TREMONTON CITY CORPORATION

Mayor Bret Rohde

ATTEST:

Cynthia Nelson, City Recorder

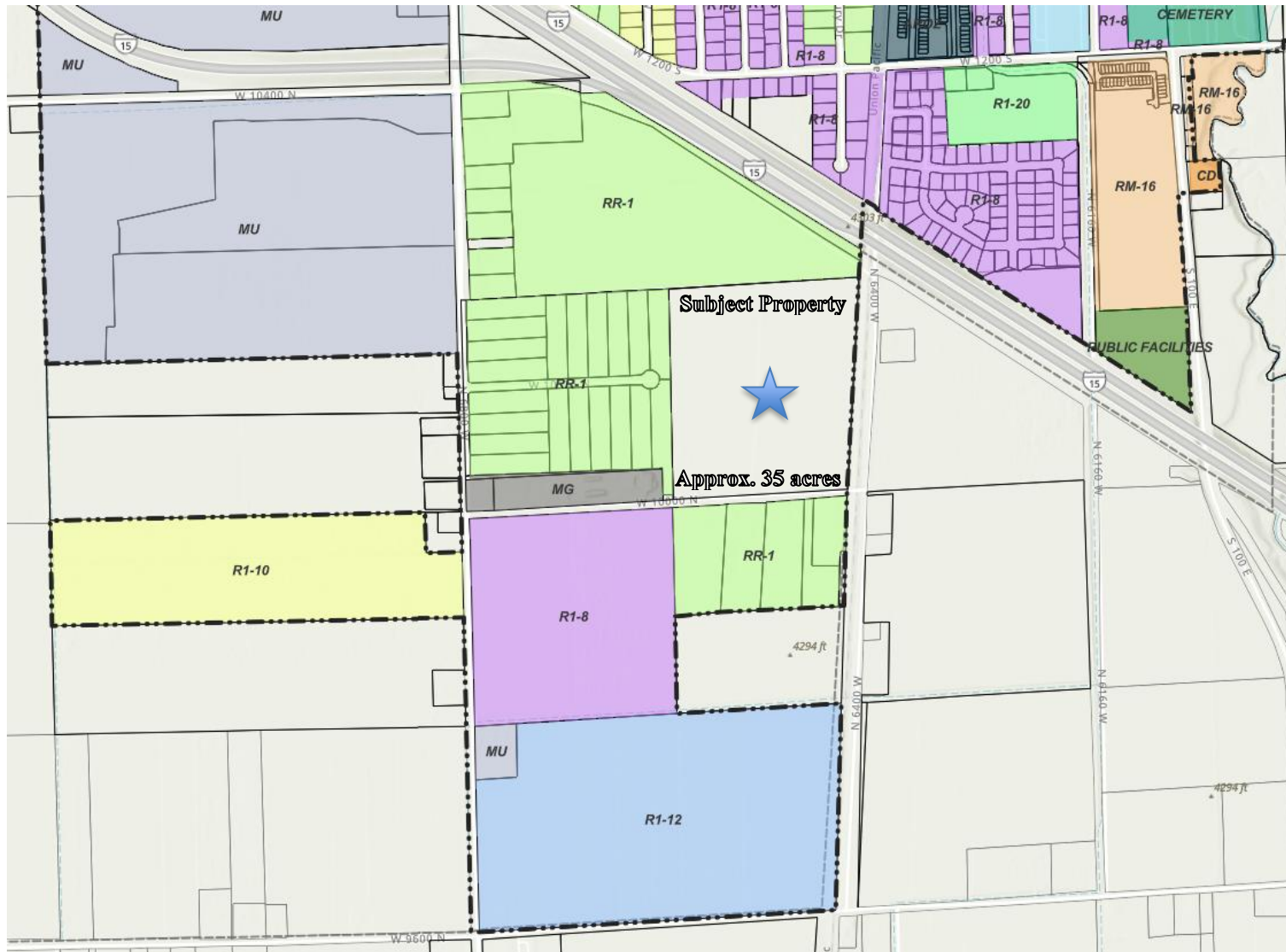
Publication Date: _____

Exhibit “A”: LEGAL DESCRIPTION OF PARCEL NUMBER 05-079-0006

05-079-0006:

SE/4 OF NW/4 OF SEC 15, TWP 11 N, R 3 W, SLM, LESS ROADS. EXC OF RES.

Exhibit "B": AMENDMENT TO THE OFFICIAL ZONING MAP TO APPLY THE R1-10 ZONING DESIGNATION TO APPROXIMATELY 35 ACRES LOCATED NEAR THE INTERSECTIONS OF 6400 WEST AND 10000 NORTH (PARCEL NUMBER 05-079-0006)



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. 26-21, entitled “AMENDING THE TREMONTON CITY ZONING MAP TO ASSIGN THE RESIDENTIAL DISTRICT (R1-10) ZONING DESIGNATION TO TAX PARCEL NO. 05-079-0006.” Adopted and passed by the City Council of Tremonton, Utah, at a regular meeting thereof on the 6th day of October 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