ORDINANCE 26-23

AN ORDINANCE OF THE TREMONTON CITY CORPORATION AMENDING THE TREMONTON CITY ZONING MAP TO REZONE TAX PARCEL NOS. 05-042-0194 AND 05-042-0222 FROM A SPLIT RESIDENTIAL DISTRICT (R1-10) / MIXED USE (MU) ZONING DESIGNATION TO MIXED USE (MU), AND ESTABLISHING AN EFFECTIVE DATE

WHEREAS, a landowner, owning land in said certain area within the Tremonton City limits, as better described in Exhibit "A", has petitioned the City for a zone change located at approximately 935 East Main Street; and

WHEREAS, it has been determined that Mixed Use (MU) is a type of zoning providing for a diversity of residential, office, and low impact commercial uses, and that Mixed Use (MU) zoning is already established on a portion of the property; 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 City Ordinances to amend the Tremonton City Zoning Map.

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 rezone Tax Parcel Nos. 05-042-0194 and 05-042-0222, consisting of approximately 2.01 acres combined, from the split Residential District (R1-10) / Mixed Use (MU) zoning designation to Mixed Use (MU) in its entirety, as more specifically described in Exhibit "A" and depicted in Exhibit "B", 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 20th 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 DESCRIPTIONS OF PARCEL NUMBERS 05-042-0194 AND 05-042-0222

05-042-0222:

BEG AT A POINT 50 FT NORTH OF SE CORNER OF SW/4 OF SEC 02, T 11N, R 03W, SLM. THIS POINT BEING ON NORTH R/W LINE OF STATE HWY. THENCE N 00*10`00" E 200 FT, WEST 257 FT, S 00*10`00" W 200 FT TO R/W LINE OF STATE HWY, EAST 257 FT TO POB.

LESS: [05-042-0195] PART OF THE SW/4 OF SEC 02, T 11N, R 03W, SLBM. BEGINNING AT THE SE CORNER OF THE JESSE F. COURTER PROPERTY, FILED AS ENTRY NO. 71144 IN THE FILES OF THE BOX ELDER COUNTY RECORDER BEING A POINT ON THE NORTH R/W LINE OF STATE HIGHWAY 102 (MAIN STREET) LOCATED 50.00 FT N 01'20'13" W FROM THE S/4 CORNER OF SAID SEC 02, SAID S/4 CORNER BEING LOCATED S 88*49'55" W 2634.55 FT FROM THE SE CORNER OF SAID SEC 02. THENCE N 01'20'13" W 200.00 FT TO THE NE CORNER OF SAID COURTER PROPERTY; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID COURTER PROPERTY S 88*49'42" W 48.87 FT; THENCE IN A SOUTHERLY DIRECTION TO THE LEFT OF A NON-TANGENT 636.48 FT RADIUS CURVE, A DISTANCE OF 100.47 FT, CHORD BEARS S 03'11'06" W 100.36 FT, HAVING A CENTRAL ANGLE OF 09'02'38"; S 01*20'13" E 83.88 FT; THENCE TO THE RIGHT ALONG THE ARC OF A 16.00 FT RADIUS CURVE, A DISTANCE OF 25.18 FT, CHORD BEARS S 43*44'46" W 22.66 FT, HAVING A CENTRAL ANGLE OF 90*09'57" TO SAID NORTH R/W LINE; N 88*49'42" E 72.83 FT ALONG SAID NORTH R/W LINE TO THE POINT OF BEGINNING.

LESS [05-042-0221]: A PART OF JESSE F. COURTER PROPERTY, TAX ID NO. 05-042 0196 BEING SITUATED IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 11 NORTH, RANGE 3 WEST OF THE SALT LAKE BASE AND MERIDIAN. BEGINNING AT A POINT ON GRANTOR'S SOUTH BOUNDARY LINE BEING ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY 102 (MAIN STREET) LOCATED 50.00 FEET NORTH 01°20'13" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 2 AND 72.83 FEET SOUTH 88°49'42" WEST TO THE POINT OF BEGINNING (SAID SOUTH QUARTER CORNER BEING LOCATED SOUTH 88°49'55" WEST 2634.55 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 2); RUNNING THENCE SOUTH 88°49'42" WEST 22.08 FEET ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE; THENCE NORTH 01°10'18" WEST 5.00 FEET TO THE NEW NORTH RIGHT-OF-WAY LINE; THENCE ALONG SAID NEW RIGHT-OF-WAY LINE NORTHEASTERLY ON A NON-TANGENT CURVE TO THE LEFT ALONG THE ARC. OF A 38.00 FOOT RADIUS CURVE, A DISTANCE OF 59.80 FEET, CHORD BEARS NORTH 43°44'44" EAST 53.82 FEET, HAVING A CENTRAL ANGLE OF 90°09'55" TO THE EXISTING WEST RIGHT-OF-WAY LINE OF 950 EAST STREET; THENCE SOUTH 01°20'13" EAST 27.06 FEET ALONG SAID EXISTING WEST RIGHT-OF-WAY LINE; THENCE SOUTHWESTERLY TO THE RIGHT ALONG THE ARC OF A 16.00 FOOT RADIUS CURVE, A DISTANCE OF 25.18 FEET, CHORD BEARS SOUTH 43°44'46" WEST 22.66 FEET, HAVING A CENTRAL ANGLE OF 90°09'57" TO THE POINT OF BEGINNING.

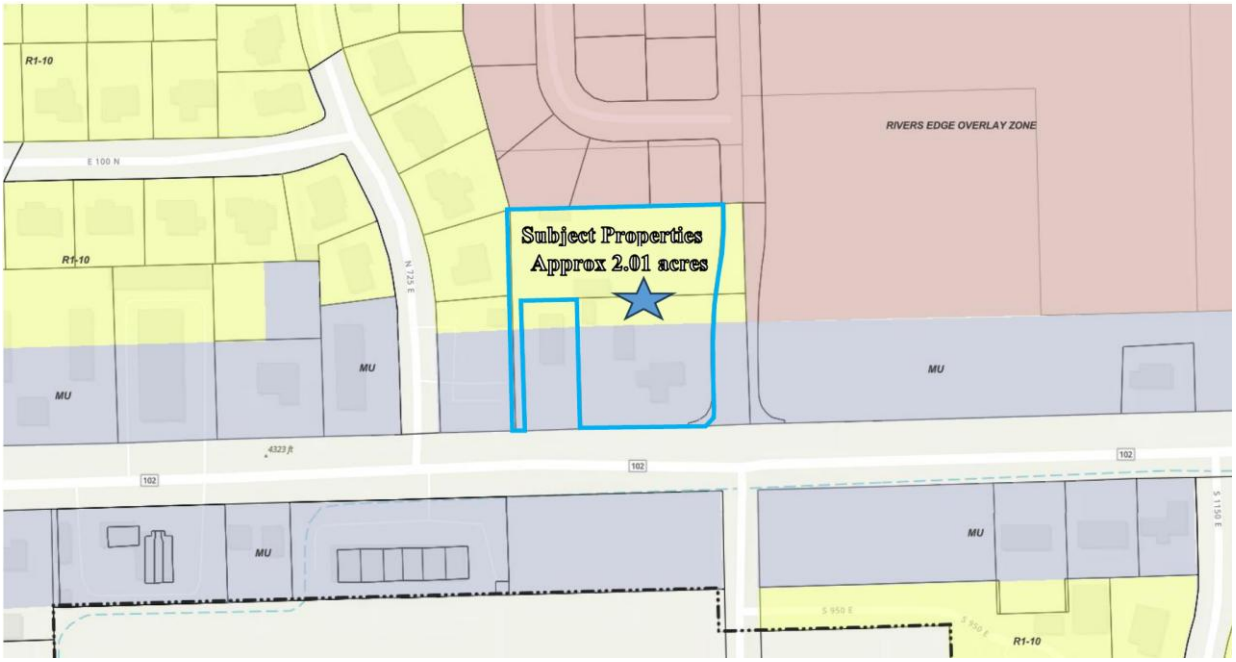
05-042-0194:

BEG AT A POINT 50 FT NORTH & 342 FT WEST OF SE CORNER OF SW/4 OF SEC 02, T 11N, R 03W, SLM. THENCE NORTH 200 FT, EAST 342 FT, NORTH 138.5 FT, WEST 358 FT, SOUTH 338.5 FT, EAST 16 FT TO BEG.

LESS: [05-042-0193] PART OF THE SW/4 OF SEC 02, T 11N, R 03W, SLBM. BEGINNING AT THE SE CORNER OF THE KNUD H. FRIDAL IV PROPERTY, FILED AS ENTRY NO. 50681 IN THE FILES OF THE BOX ELDER COUNTY RECORDER, LOCATED 250.00 FT N 01*20'13" W FROM THE S/4 CORNER OF SAID SEC 02, SAID S/4 CORNER BEING LOCATED S 88*49'55" W 2634.55 FT FROM THE SE CORNER OF SAID SEC 02; THENCE N 01*20'13" W 138.50 FT TO THE NE CORNER OF SAID FRIDAL PROPERTY; S 88'49'42" W 33.00 FT ALONG THE NORTH BOUNDARY LINE OF SAID FRIDAL PROPERTY; THENCE IN A SOUTHERLY DIRECTION TO THE RIGHT OF A NON-TANGENT 570.49 FT RADIUS CURVE, A DISTANCE OF 113.53 FT, CHORD BEARS S 04*21'16" W 113.34 FT, HAVING A CENTRAL ANGLE OF 11*24'07"; THENCE IN A SOUTHERLY DIRECTION TO THE LEFT OF A REVERSE TANGENT 636.48 FT RADIUS CURVE, A DISTANCE OF 26.09 FT, CHORD BEARS S 08*52'53" W 26.09 FT, HAVING A CENTRAL ANGLE OF 02*20'55"; N 88'49'42" E 48.87 FT TO THE POINT OF BEGINNING.

Exhibit "B":

AMENDMENT TO THE OFFICIAL ZONING MAP TO APPLY THE MU ZONING DESIGNATION TO APPROXIMATELY 2.01 ACRES LOCATED AT APPROXIMATELY 935 EAST MAIN STREET (PARCEL NUMBERS 05-042-0194 AND 05-042-0222)



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. 26-23, entitled "**AMENDING THE TREMONTON CITY ZONING MAP TO REZONE TAX PARCEL NOS. 05-042-0194 AND 05-042-0222 FROM A SPLIT RESIDENTIAL DISTRICT (R1-10) / MIXED USE (MU) ZONING DESIGNATION TO MIXED USE (MU).**" Adopted and passed by the City Council of Tremonton, Utah, at a regular meeting thereof on the 20th 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