

TREMONTON CITY
PLANNING COMMISSION
23 NOVEMBER 2021

TITLE:	Proposed zoning change, 2495 West 1000 North, Jesse Pena Current zoning is R1-20, Proposed is R1-10 Single Family Residential.
FISCAL IMPACT:	--
PRESENTER:	Staff / Land Owner

Prepared By:

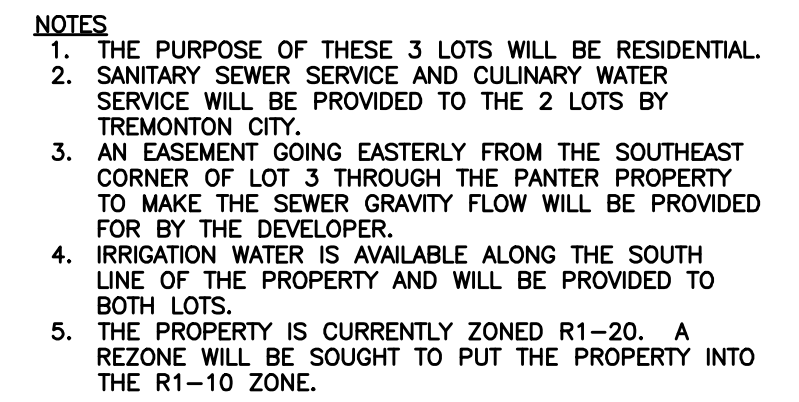
Staff

RECOMMENDATION: Staff recommends the Planning Commissions review and consideration of holding a Public Hearing concerning the proposed zoning change.

BACKGROUND: --

Attachments: Area Map, Proposed Subdivision Plat.

SECTION 5, T. 11 N. R. 3 W. SLB&M
TREMONTON CITY, BOX ELDER COUNTY, UTAH



PROPERTY OWNER
JESUS AND VERONICA PENA
P.O. BOX 3564
LOGAN UTAH, 84323

CURRENT DEED FOR PARCEL ENTRY # 353951

PROPERTY SUBDIVIDER
JESUS AND VERONICA PENA
P.O. BOX 3564
LOGAN UTAH, 84323

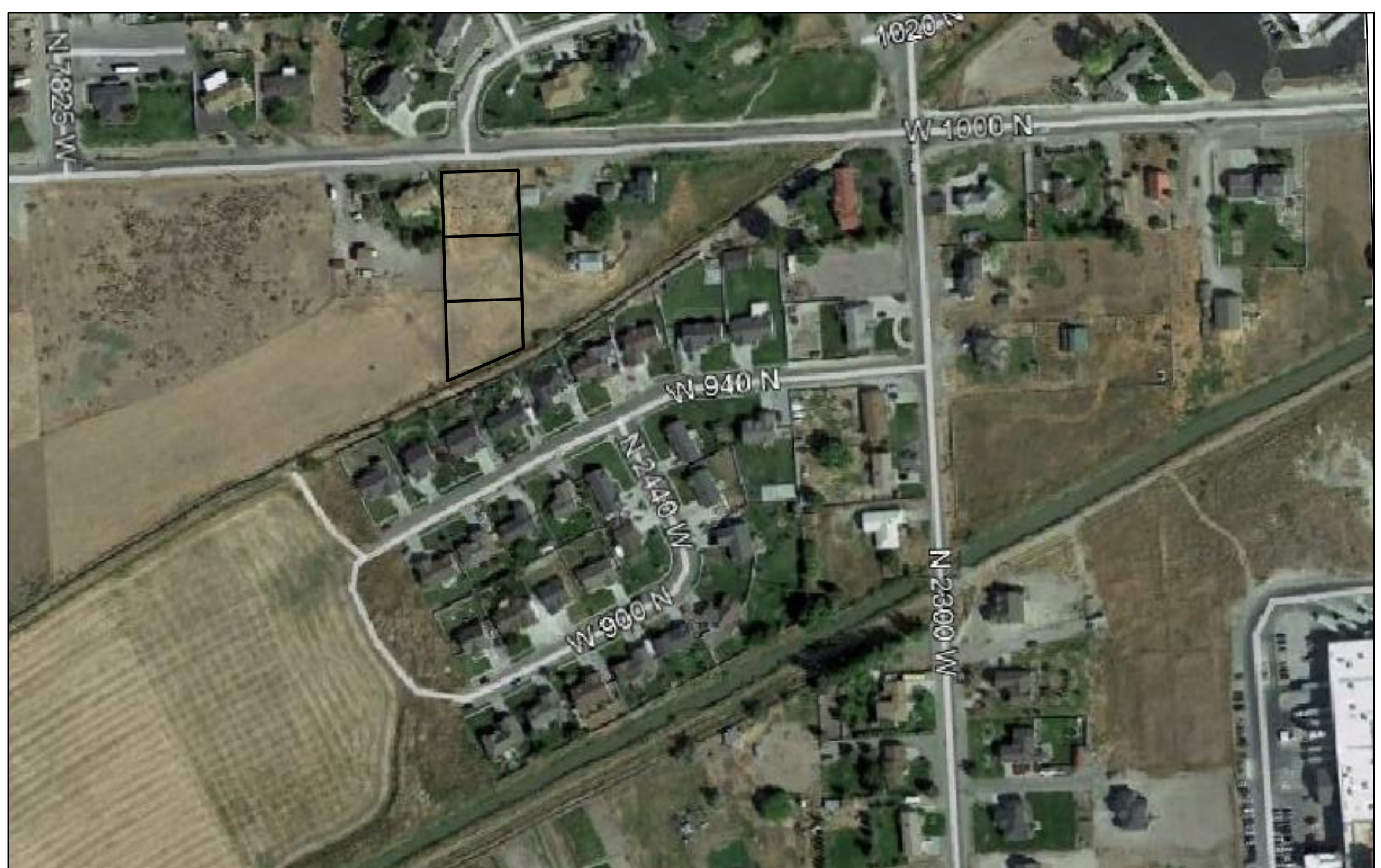
AN EASEMENT THROUGH THE PANTER PROPERTY WILL BE OBTAINED SO A SEWER LINE CAN RUN FROM THE SOUTHEAST CORNER OF LOT 3 EASTERLY TO THE TREMONTON CITY SANITARY SEWER MAINLINE USING GRAVITY FLOW

NOT TO SCALE

BOUNDARY DESCRIPTION

A PARCEL OF LAND LYING AND SITUATE IN THE NORTHEAST QUARTER OF SECTION 5,
TOWNSHIP 11 NORTH, RANGE 3 WEST, SALT LAKE BASE AND MERIDIAN FOR WHICH
THE BASIS OF BEARING IS NORTH 89°45'11" EAST 6299.69 FEET BETWEEN THE
NORTHWEST CORNER OF SAID SECTION 5 AND THE POINT OF BEGINNING OF THE
SECTION 5, TOWNSHIP 11 NORTH, RANGE 3 WEST AND A FOUND NAIL AND
WASHER MONUMENTALIZING THE NORTHEAST CORNER OF SAID SECTION 5; MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

POINT OF BEGINNING ON THE RIGHT-OF-WAY LINE OF A PUBLIC ROAD
KNOWN AS 1000 NORTH STREET, SAID POINT BEING 866.86 FEET SOUTH
89°45'11" WEST COINCIDENT WITH THE NORTH 1/4 CORNER OF THE NORTHEAST QUARTER
OF SAID SECTION 5 (SAID POINT DESCRIBED ON RECORD AS 33 FEET SOUTH
AND 866.86 FEET WEST OF THE NORTH 1/4 CORNER OF THE NORTHEAST QUARTER
MERIDIAN AND 33.51 FEET SOUTH 01°14'49" EAST FROM THE NORTHEAST CORNER
OF SAID SECTION 5 (SAID POINT DESCRIBED ON RECORD AS 33 FEET SOUTH AND
1781 FEET SOUTH 89°39' SE FROM THE NORTH QUARTER CORNER OF SAID
SECTION 5) AND RUNNING THENCE ALONG SAID FENCE LINE ACCEPTED AS THE SOUTH
BOUNDARY OF SAID SECTION 5 TO THE POINT OF BEGINNING OF THE SECTION 5,
THENCE SOUTH 01°14'08" EAST 301.72 FEET MORE OR LESS TO A FENCE LINE
EVIDENCING THE NORTH LINE OF THE BETHWELL HIGHLINE CANAL; THENCE ALONG
SAID NORTH LINE OF THE BETHWELL HIGHLINE CANAL, SOUTH 68°28'34" WEST 140.05
FEET TO THE POINT OF BEGINNING OF THE SECTION 5, AND A SECOND NAIL AND
01°14'08" WEST 345.11 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.



LAND SURVEYORS

A. A. HUDSON
AND
ASSOCIATES

132 SOUTH STATE
PRESTON, IDAHO 83263
(208)852-1155

PRELIMINARY PLAT FOR
FOR

SECTION, 5 T. 11 N. R. 3 W. SALT LAKE BASE AND MERIDIAN
TREMONTON CITY, BOX ELDER COUNTY, UTAH

REVISIONS	SURVEYED BY: DB
2	OFFICE WORK BY: DB
1	FIELD BOOK NO. ___-___
PROJECT NO. 18257	COMPLETION DATE: OCT 2021

LEGEND

- LEGEND**
- x— EXISTING FENCE
--- DEED (RECORD) LINE
-  SECTION CORNER
FOUND
-  SECTION 1/4 CORNER
- FOUND BY THIS SURVEY
5/8" REBAR W/ CAP
- SET BY THIS SURVEY
5/8" REBAR W/ CAP
- ◇ POINT NOT FOUND OR SET

SURVEYOR'S CERTIFICATE

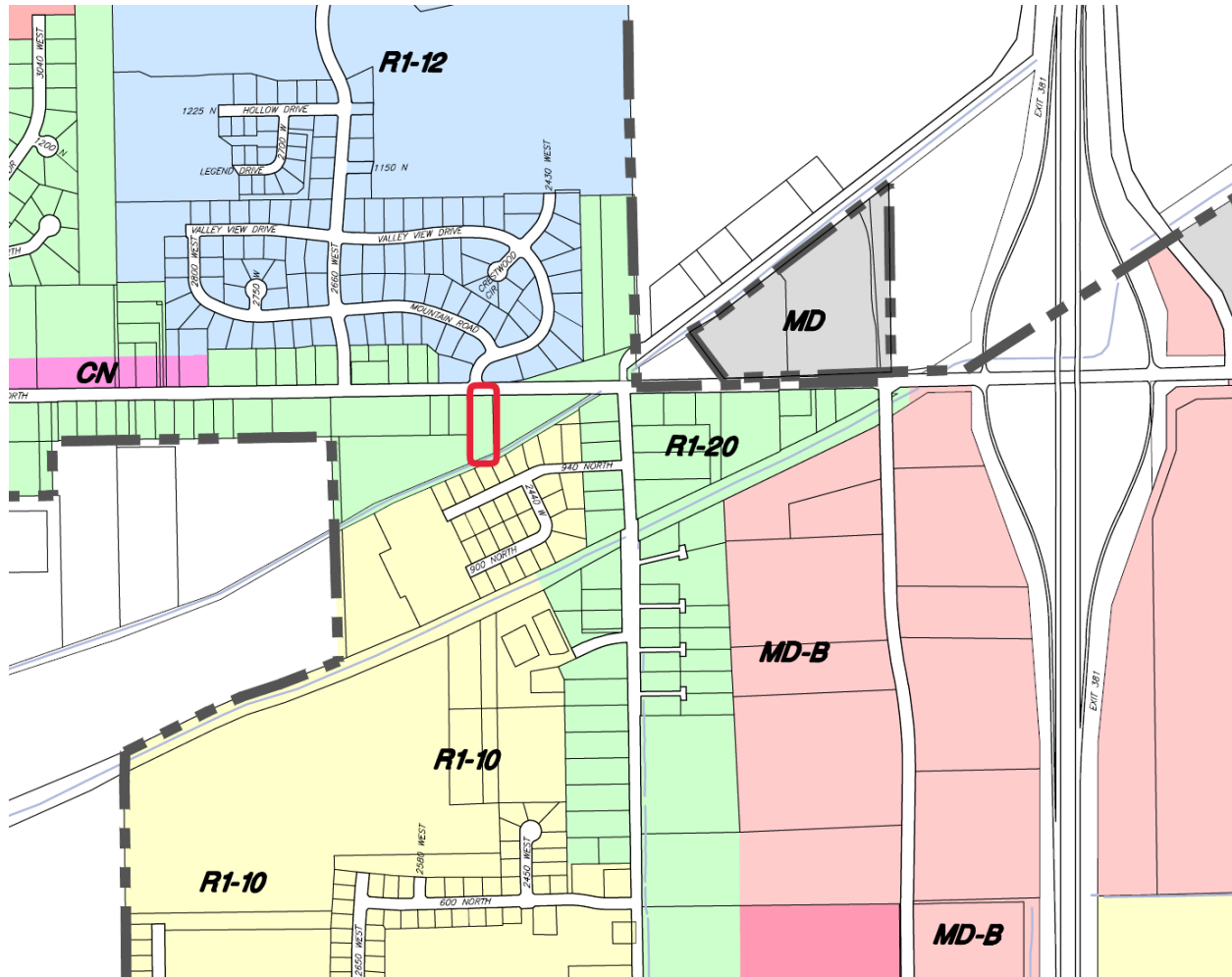
I, TIMOTHY LYNN CHRISTENSEN DO HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF UTAH, THAT I HOLD CERTIFICATE NUMBER 375041 AND THAT BY THE AUTHORITY OF THE OWNERS OF THIS PROPERTY I HAVE CAUSED A SURVEY TO BE MADE AS SHOWN AND DESCRIBED ON THIS PLAT.

DRAFT

TIMOTHY LYNN CHRISTENSEN

DRAWING: 18257

Proposed rezone of property currently R1-20 to R1-10 Single Family Residential.



TREMONTON CITY
CITY COUNCIL MEETING
23 NOVEMBER 2021

TITLE:	Preliminary plat discussion and recommendation, River Valley Sub. Phases 8 & 9 Sierra Homes.
FISCAL IMPACT:	--
PRESENTER:	Staff / Developer

Prepared By:

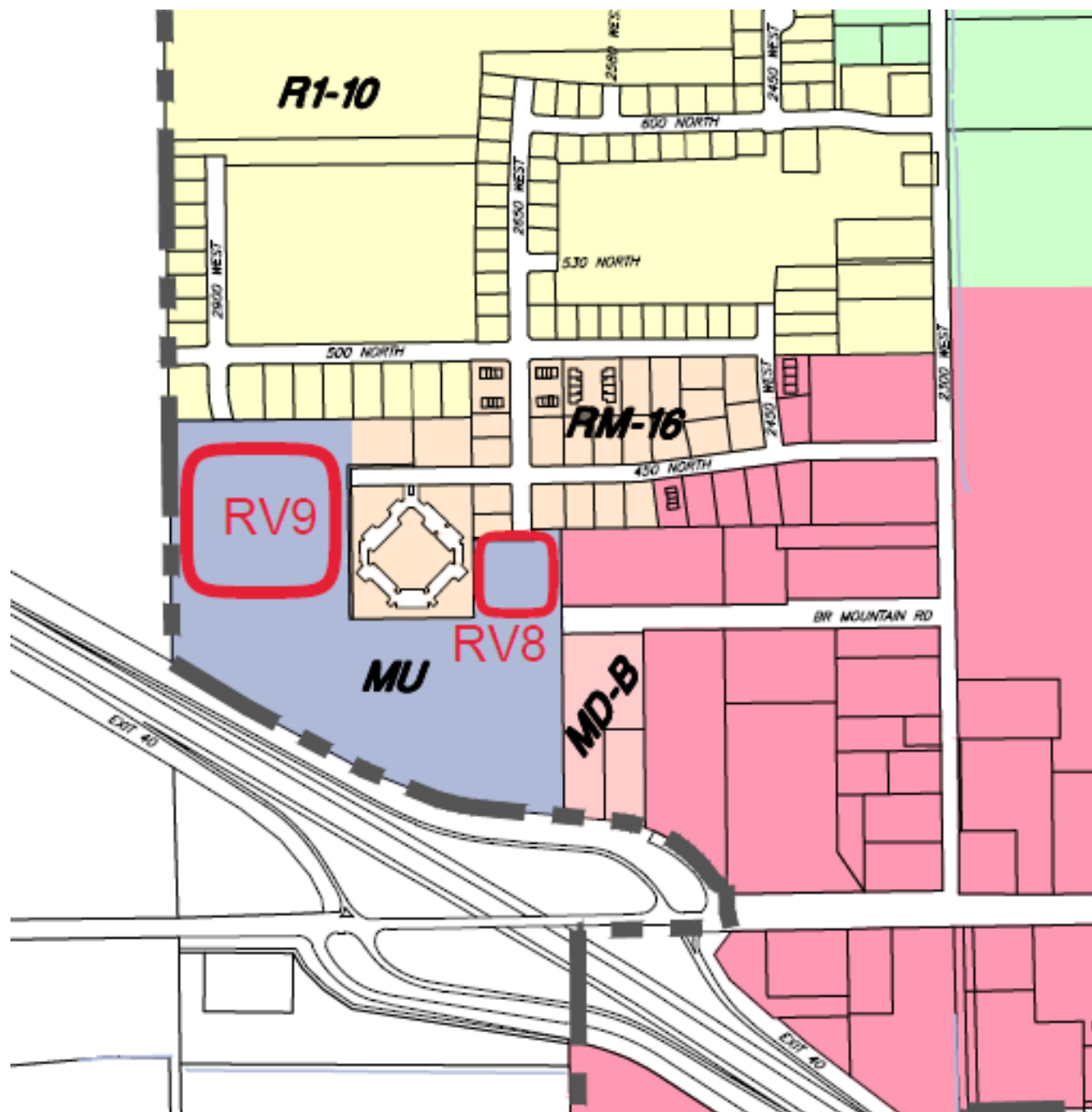
Staff

RECOMMENDATION: Review and discussion of River Valley Sub. Phases 8 & 9 and recommendation to City Council.

BACKGROUND: Area is currently zoned for proposed use.

Attachments: Phase 8 Preliminary Plat, Phase 9 Preliminary Plat, area zoning map.

River Valley Phases 8 and 9, Current Zoning is MU - Sierra Homes



PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11

PRELIMINARY PLAT



150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435)755-5121
alliancelogan@yahoo.com

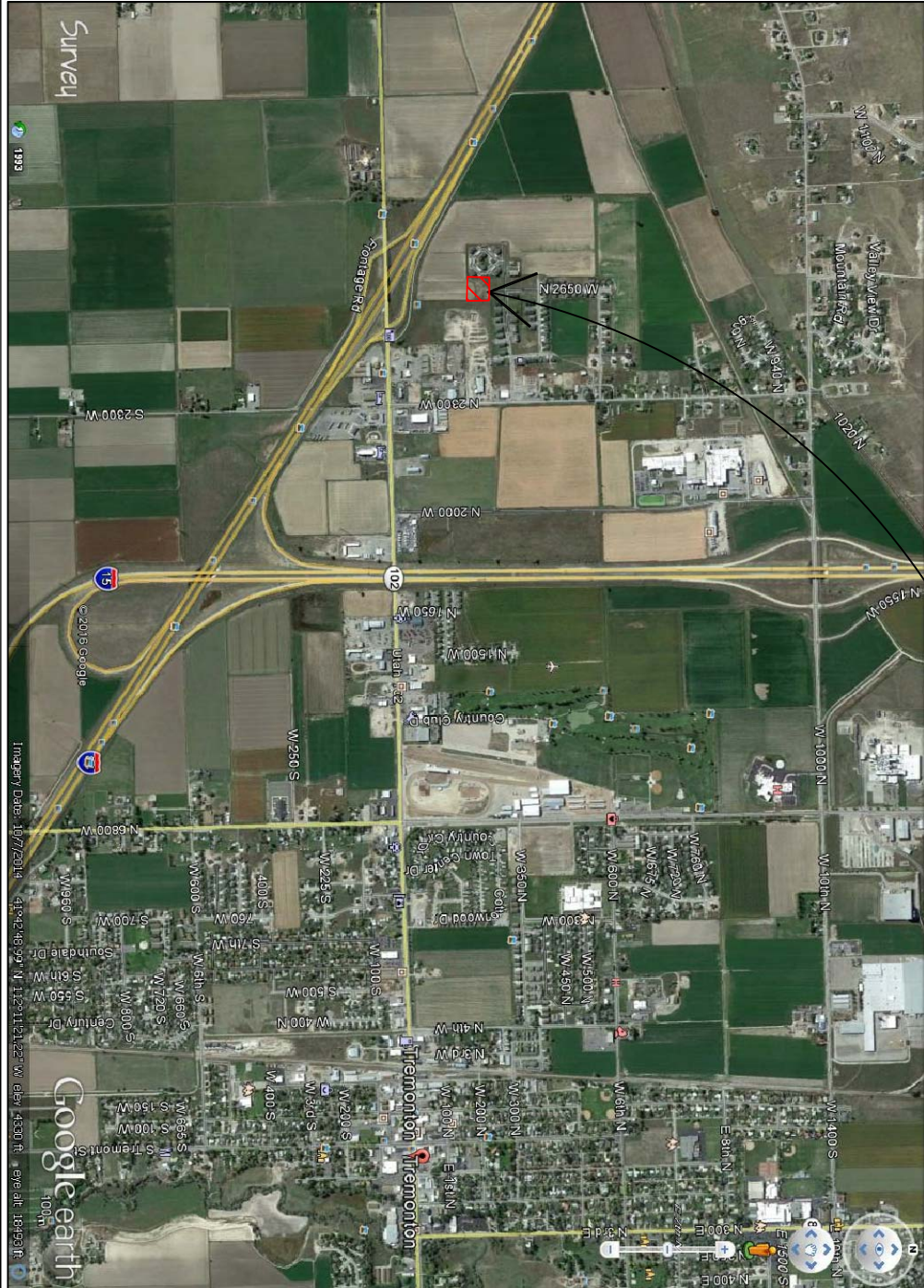
7. The project is not within 1000 feet of a known fault line per the Box Elder County Hazards Map.

Part of the Southeast Quarter of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian described as follows:

along the section line; thence West 1316.25 feet to the POINT OF BEGINNING and running

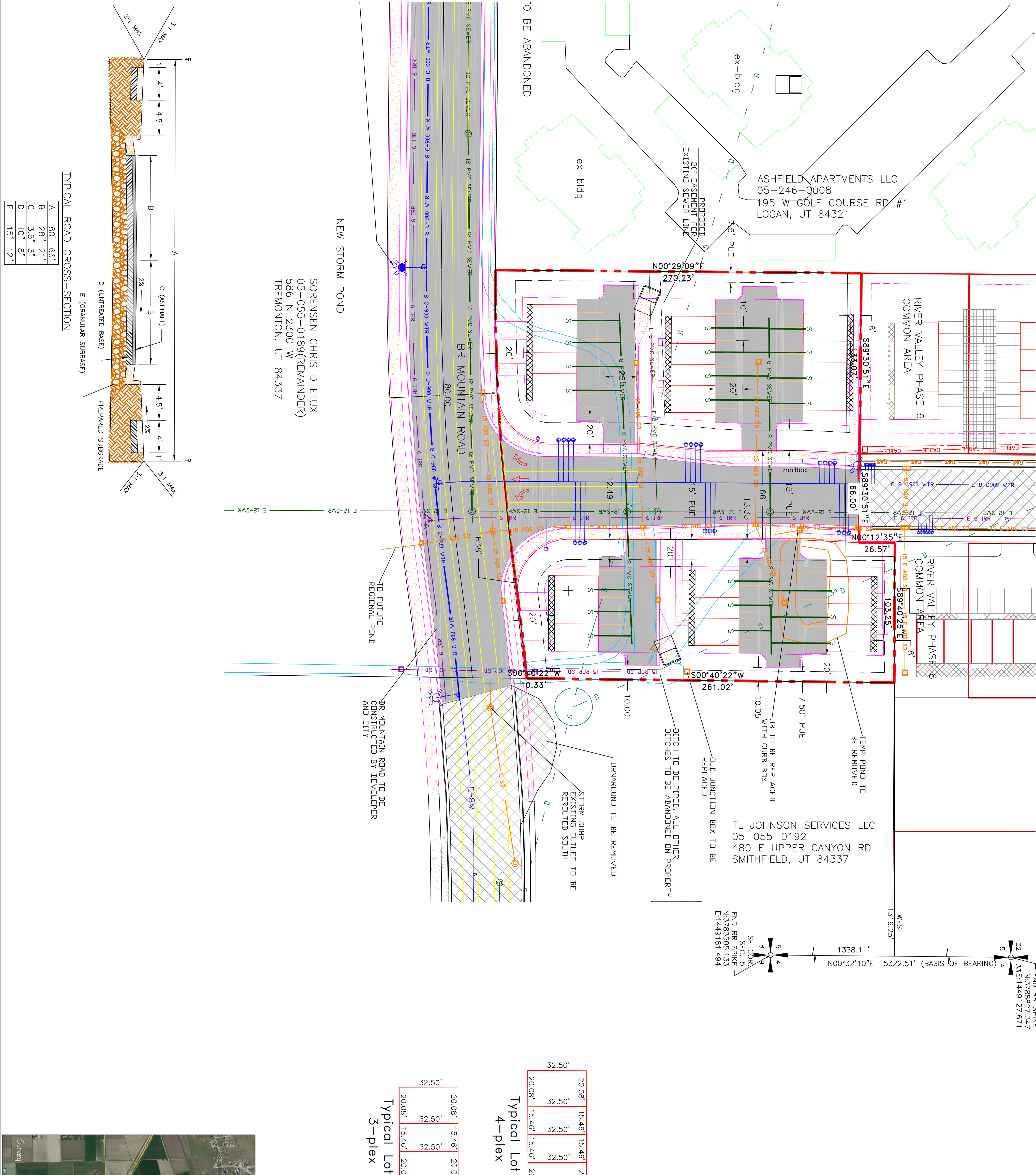
thence S 89°49'53" E 103.24 feet to the point of beginning, containing 1.87 acres, more or less.

No.
REVIEW
CAD



RIVER VALLEY 8
SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11
NORTH, RANGE 3 WEST,
SALT LAKE BASELINE AND MERIDIAN
BOX ELDER COUNTY

DRAWING TITLE **PRELIMINARY PLAT**



566 N 2500 W
TREMONTON, UT 84337

TYPICAL ROAD CROSS-SECTION

A	80' 66'
B	28' 21'
C	3.5" 3"
D	10" 8"
E	15" 12"

DATE : MAY, 2021
DRAWING No.

RIVER VALLEY 9
NORTH, RANGE 3 WEST,
SALT LAKE BASELINE AND MERIDIAN
BOX ELDER COUNTY
PRELIMINARY PLAT



ALLIANCE CONSULTING ENGINEERS
150 EAST 200 NORTH SUITE P
LOGAN, UTAH 84321
(435) 755-5121
allianceclogan@yahoo.com

NO.	REVISIONS/ SUBMISSIONS	DATE

REVIEWED :	DRAWN :
CAD FILE :	PROJECT NO. :

RIVER VALLEY 9
PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 11
NORTH, RANGE 3 WEST,
SALT LAKE BASELINE AND MERIDIAN
BOX ELDER COUNTY

PRELIMINARY PLAT

DATE : MAY, 2021
DRAWING NO. : 1

NOTES:

- Total area: 9.15 acres.
- No. of units: 134
- Owner: Chris Sorenson
- Developer: Sierra Homes
- 470 N 2450 W
- TREMONTON, UT 84337
- Storm water to be retained in a pond to the south of the project.
- There are a number of field drains that cut across the project. While an attempt has been made to show the exact location of these lines the actual field location may vary. The easement will be proposed to be located to the east of the project.
- Per FEMA map 48035013550 the project is located in an area of minimal flooding.
- The project is not within 1000 feet of a known fault line per the Box Elder County
- Total units: 134
- Total parking: 310
- All common areas are easements for municipal utilities and emergency response easements

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian described as follows:

Commencing at the Southeast Corner of Section 5, Township 11 North, Range 3 West of the Salt Lake Baseline and Meridian, 127.10' E 1555.20' to the point of BEGINNING and running

thence N 89°30'51" W 211.96 feet;

thence S 00°29'09" W 510.00 feet;

then Westerly, a distance of 402.23 feet along a non tangent curve to the right of which the radius is 111.33 feet, bearing a central angle of 32°14'46" and a chord that bears N 74°35'58" W 267.67 feet;

thence N 58°34'26" W 267.67 feet;

thence S 00°25'07" E 436.17 feet;

thence S 02°55'35" W 824.62 feet;

thence S 89°30'51" W 211.96 feet to the point of beginning, containing 9.15 acres, more or less.

LEGEND

- BOUNDARY LINE
- STREET
- CENTERLINE
- EXISTING POWER
- EXISTING SEWER
- PROPOSED SEWER
- EXISTING WATER
- PROPOSED WATER
- EXISTING FIELD DRAIN
- PROPOSED STORM
- EXISTING STORM
- EXISTING IRRIGATION
- PROPOSED IRRIGATION
- EXISTING ASPHALT
- PROPOSED ASPHALT

