

# Town Hall Meeting

November 30, 2021- Rivers Edge Annexation & Zoning

# Overview of Rivers Edge Planning Process

- ◆ Developer submits a plan and proposal
- ◆ The Development Review Committee reviews plans and proposals for compliance with previously adopted plans and ordinances
- ◆ Development Review Committee consist of:
  - ◆ City Manager
  - ◆ City Engineer
  - ◆ City Public Works Director
  - ◆ City Zoning Administrator & Building Official
- ◆ Development Review Committee provides input regarding the developer proposed plans
- ◆ Planning Commission reviews and makes a recommendation to the City Council for Zoning
- ◆ City Council to decide if to annex the property and the zoning of the property

# Overview of Rivers Edge Annexation & Zoning

Area to be Annexed and Zoned





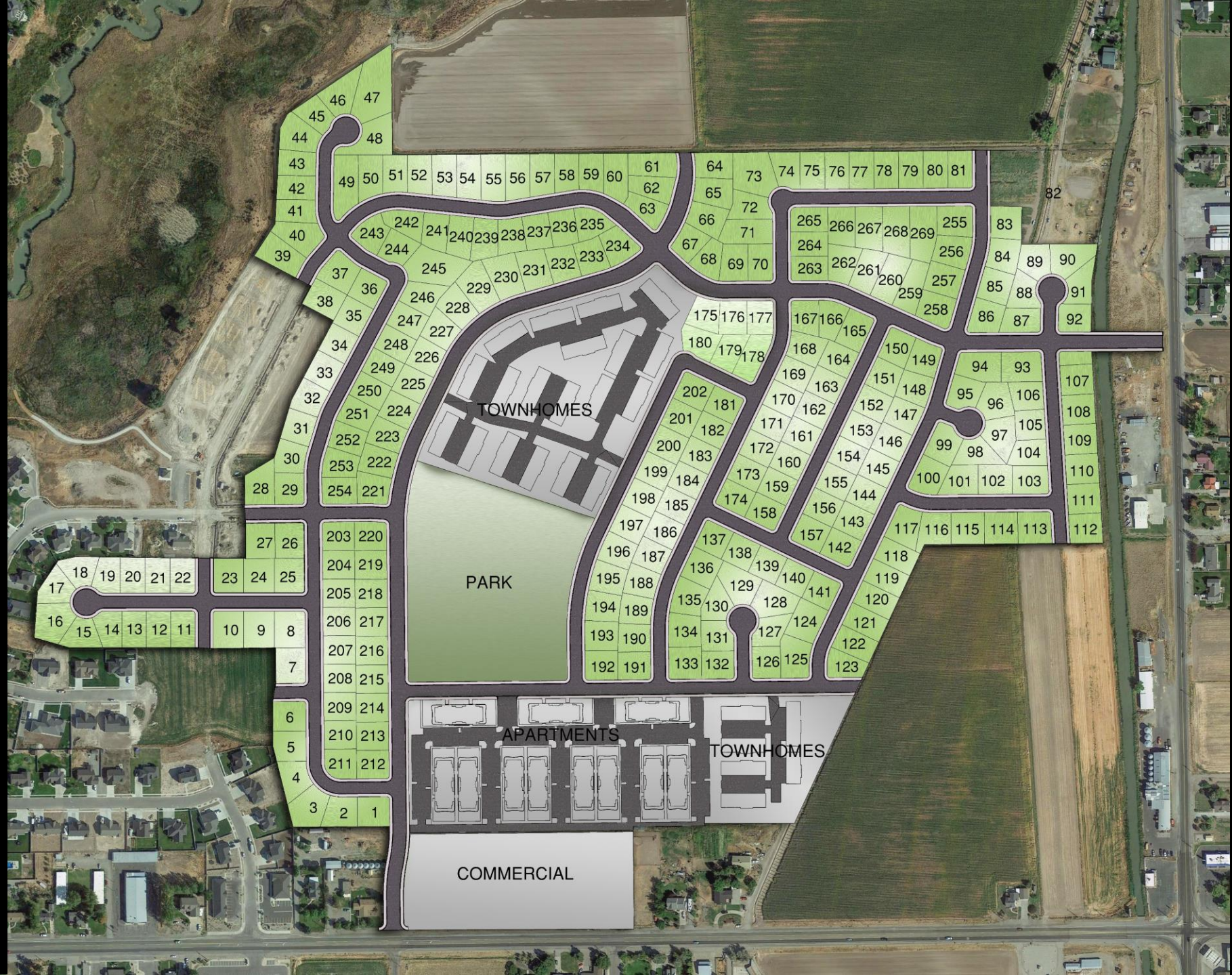


# Development Overview



# SINGLE FAMILY LOTS

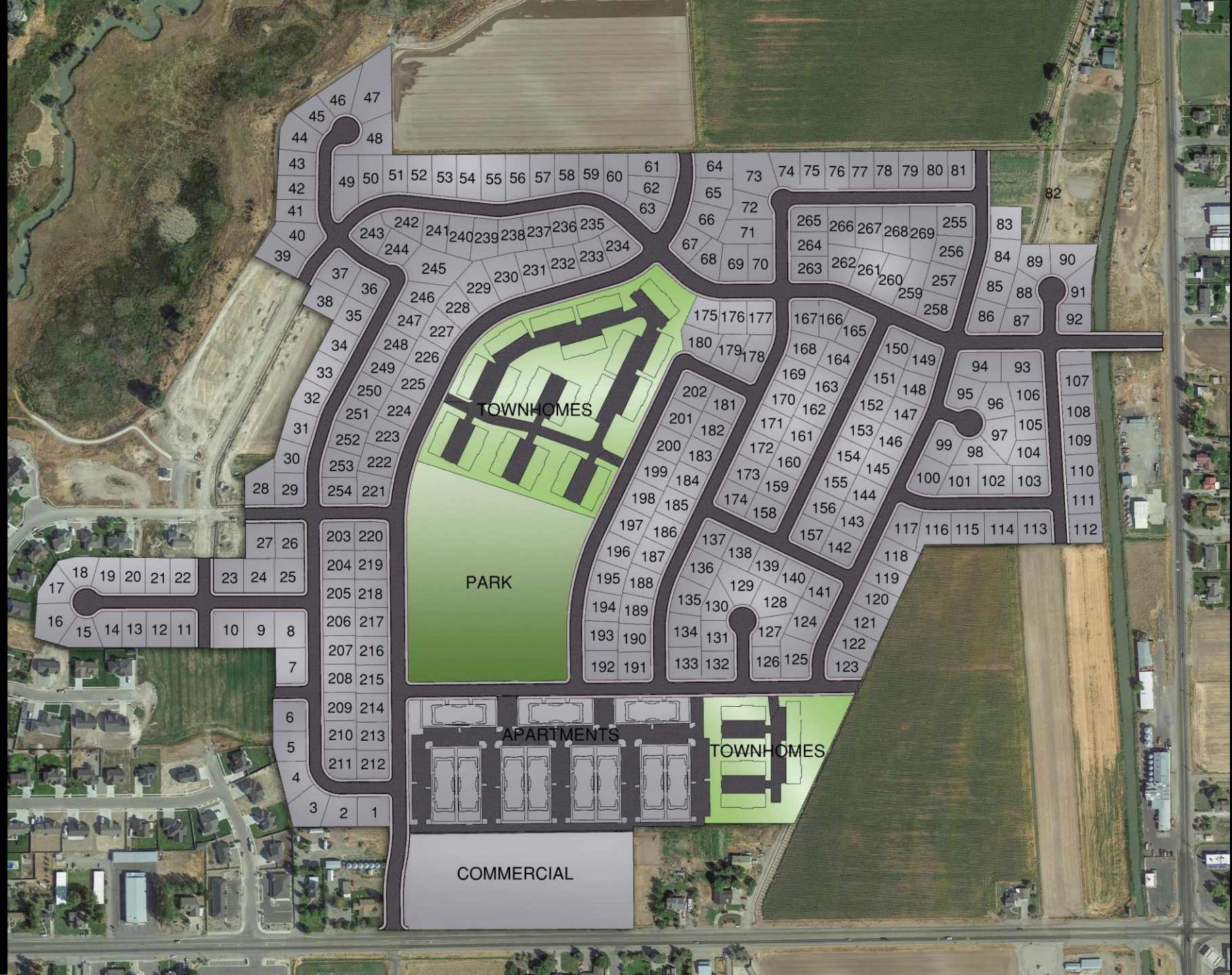
- 264 single-family lots with a minimum of 10,000 square feet per lot;



# TOWNHOMES

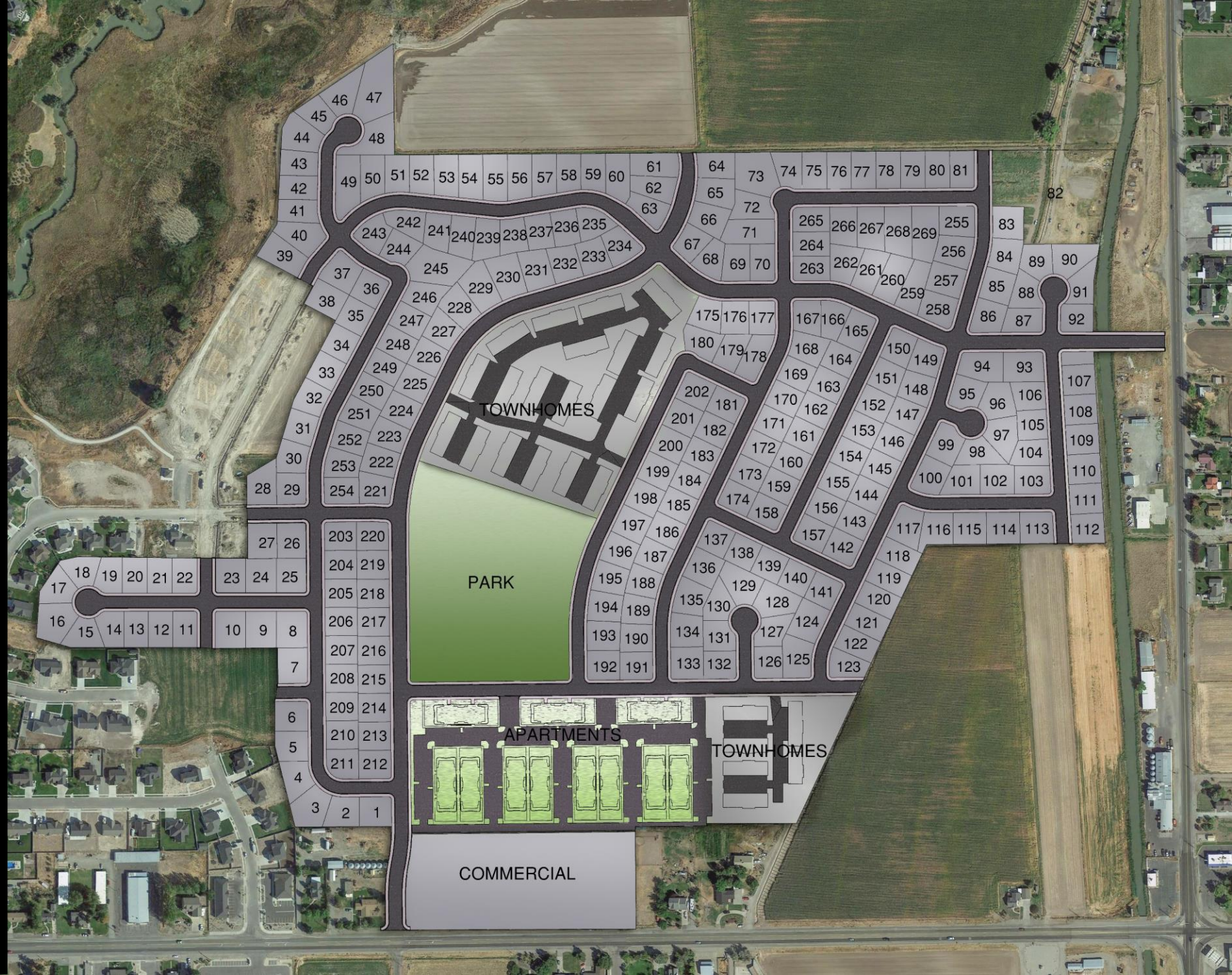
224 townhomes on two (2) parcels totaling 14.01 acres (a maximum density of 16 units per acre);

The actual density is determined by site plan meeting the dimensional standards for setbacks, parking, buffering, etc. in the Zoning Ordinances



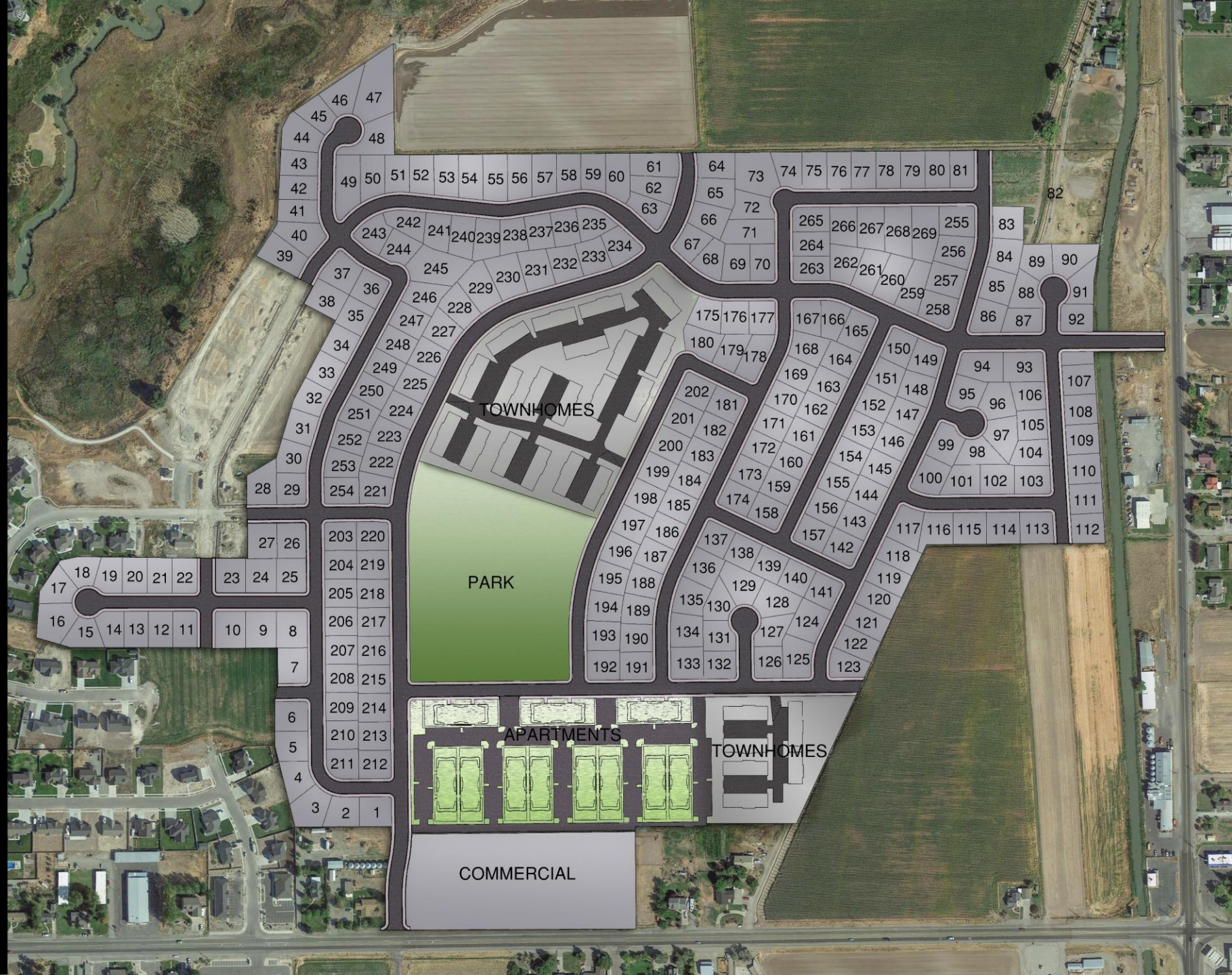
# APARTMENTS

- 240 apartments on 10.23 acres (a maximum density 22 units per acre);
- The actual density is determined by site plan meeting the dimensional standards for setbacks, parking, buffering, etc. in the Zoning Ordinances



# COMMERCIAL

- 5.5 acres of commercial



# Rivers Edge -Land Use by Acres

	Acres	Percentage
Single Family Lots	97.59	72%
Townhomes	14.01	10%
Apartments	10.23	8%
Park & Storm Drain Basin	7.9	6%
Commercial	5.5	4%
<b>Totals</b>	<b>135.23</b>	<b>100%</b>









# Financing New Development

# Financing New Development

◆ City's general policy is to the fullest extent possible by law to have new development pay for itself

◆ Impact Fees

◆ Exactions

◆ Fees

# Impact Fees for Single-Family Detached House collected by the City for System Improvements

Culinary Water	\$	4,701.80
Sanitary Sewer Collection	\$	932.43
Storm Drain	\$	3,570.54
Transportation	\$	1,644.95
Parks & Recreation	\$	1,292.37
Fire/EMS	\$	156.75
Police	\$	46.92
<b>TOTAL</b>	<b>\$</b>	<b>12,345.76</b>

# Exaction Laws

- ◇ An **exaction** is a required contribution to a governmental entity imposed as a condition of approval for a proposed land development.
- ◇ An exaction may be imposed on a proposed development provided that it meets “**rough proportionality**” analysis, which is:
  1. An essential link exists between the exaction and a legitimate governmental interest; and
  2. Each exaction is roughly proportionate, both in nature and extent, to the impact of the development.

See Utah Code §§ 10-9a-508 and 17-27a-507.

# Improvements Associated with Rivers Edge

## Project Improvements

Proportionate to Development's Impact-  
Required as condition of approval

- Main Street Frontage Improvements
- Roads, sidewalk, curb & gutter
- Sewer lines
- Stormwater Lines
- Secondary Water Distribution Lines
- Bear River Canal Shares

## System Improvements

Not Proportionate to Development's Impact-  
Reimbursed through impact fees

- 2.5 acres for Regional Storm Drain Basin
- Upsizing Stormwater Lines
- Secondary Water Distribution Lines Upsize

## Zoning & Density Improvements

Negotiated Improvements to Mitigate Density,  
improvements not reimbursed to Developer

- 2.5 water shares for storm drain basin
- 5.4 acres for a Public Park
- 5.4 water shares for Public Park
- Private clubhouse, swimming pool, related amenities
- Trail sidewalk from Public Park to Trailhead
- Trail connection from cul-de-sac to Nature Preserve
- Secondary water pump station site and utility easements
- Architectural and Design Standards for Townhomes and Apartments

# System Improvements

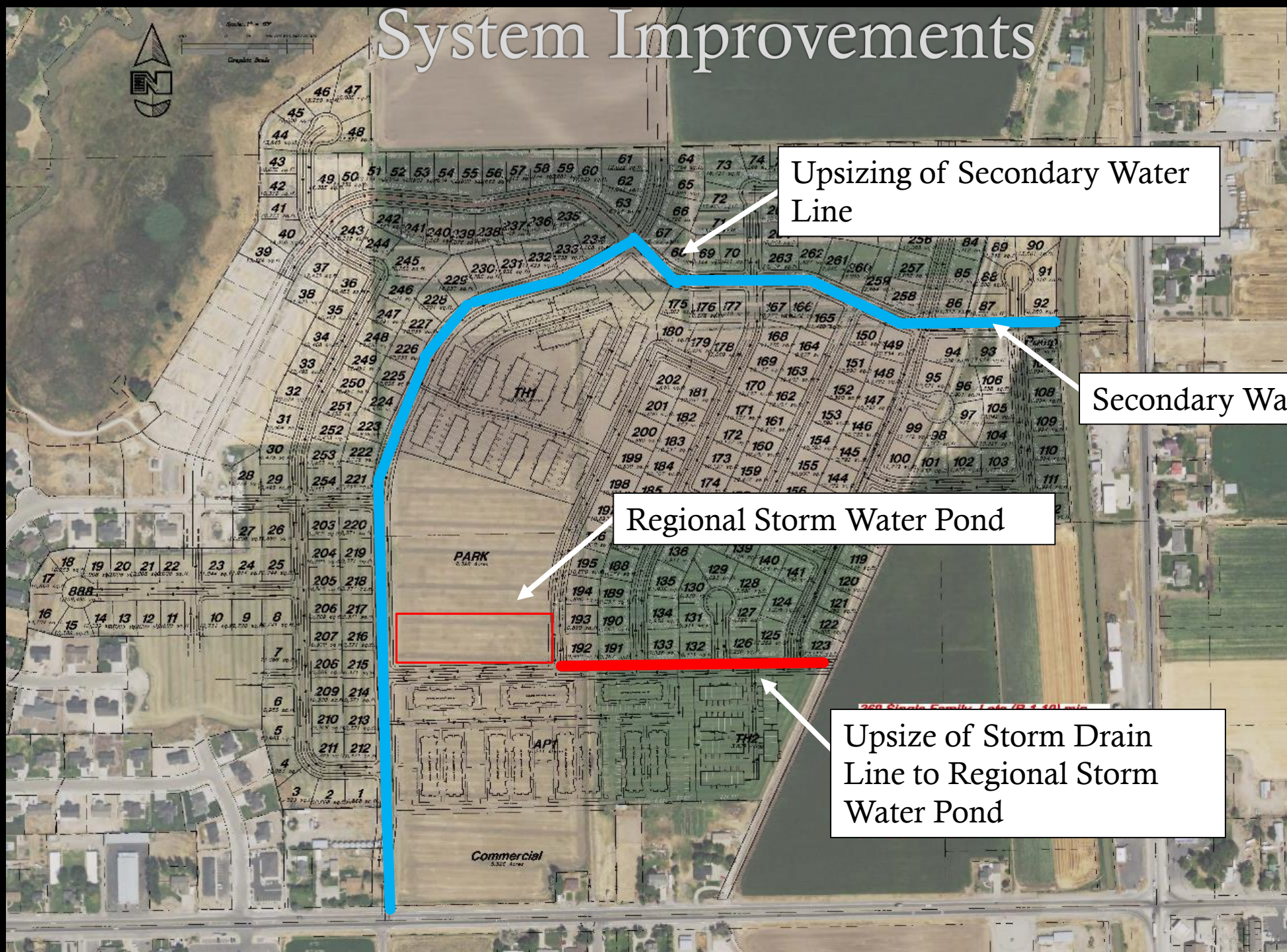


Upsizing of Secondary Water Line

Secondary Water Pump Station

Regional Storm Water Pond

Upsize of Storm Drain Line to Regional Storm Water Pond





# Police & Fire Capacity

# Recent Staffing changes to Public Safety

- ◇ Police Tremonton & Garland Combined Force
  - ◇ Interlocal Agreement has saved both cities financially while increasing the level of service to residents
  - ◇ Tremonton added an additional officer in 2020
  - ◇ Garland added an additional officer in 2021
- ◇ Tremonton Fire Department
  - ◇ Tremonton City added a 3 person crew working full-time 24-hours a day/7 days a week
- ◇ City will have to continue to monitor public safety resources to meet demand based upon population and number of calls per service

# Impact of growth on Police and Fire

- ◆ The base level of services is calculated by taking calls for service for owner-occupied residences for the past two years, averaging them, and dividing by the total number of residential units during that time period.

	<b>Police</b>	<b>Fire</b>
<b>Calls for Service – 2 years</b>	2,233	10
<b>Residential Units</b>	1,913	1,913
<b>Base Calls per Residential Unit</b>	<b>0.58364</b>	<b>0.00261</b>

- ◆ Police and fire call data was averaged over a two-year period for fiscal years 2017 and 2018.
- ◆ Includes single-family detached homes and single-family attached homes such as condominiums and townhomes.
- ◆ Owner-occupied residences are identified in the Assessor's database as those units having the same mailing and physical address.

<b>Business Class</b>	<b>Police Calls per Business</b>	<b>Fire Calls per Business</b>	<b>Disproportionate Police Calls</b>	<b>Disproportionate Fire Calls</b>	<b>Disproportionate Cost per Business</b>
<b>ASSISTED LIVING</b>	4.00	0.00	3.42	0.00	\$381.82
<b>AUTO PARTS/ACCESSORIES</b>	2.00	0.00	1.42	0.00	\$158.30
<b>CONSTRUCTION/LANDSCAPING</b>	0.36	0.07	0.00	0.07	\$121.42
<b>ENTERTAINMENT</b>	1.50	0.00	0.92	0.00	\$102.42
<b>FARM IMPLEMENTS</b>	1.88	0.00	1.29	0.00	\$144.33
<b>FUEL DISPENSING/AUTOBODY</b>	4.50	0.00	3.92	0.00	\$437.70
<b>FUEL DISPENSING/WHOLESALE OIL</b>	2.50	0.00	1.92	0.00	\$214.18
<b>GAS &amp; CONVENIENCE STORES</b>	59.50	0.00	58.92	0.00	\$6,584.67
<b>HOTEL/MOTEL</b>	11.75	0.25	11.17	0.25	\$1,684.48
<b>MANUFACTURING</b>	4.64	0.07	4.06	0.07	\$575.09
<b>MEDICAL/HOSPITAL</b>	194.00	1.00	193.42	1.00	\$23,376.61
<b>RESTAURANT/FAST FOOD</b>	2.63	0.00	2.05	0.00	\$229.08
<b>RETAIL B (Drug Store; Convenience Store without Gas; Furniture &amp; Appliance, Sales &amp; Service; Home Furnishings; Lumber &amp; Hardware; Retail Merchandise; Clothing Store)</b>	1.56	0.00	0.98	0.00	\$109.40
<b>RETAIL C (Grocery Stores)</b>	4.75	0.00	4.17	0.00	\$465.65
<b>TITLE COMPANIES</b>	2.00	0.00	1.42	0.00	\$158.30
<b>TRUCKING/HAULING</b>	3.17	0.08	2.58	0.08	\$431.11

# Affordable Housing

# New study reveals which Utah cities, counties saw biggest housing price increases

By [Katie McKellar, Deseret News](#) | Posted - Oct. 15, 2021 at 6:12 a.m.

## Percent change in median sales price in Utah by county (2020-2021)



COUNTY	JANUARY-JUNE 2020*	JANUARY-JUNE 2021*	PERCENT CHANGE	2021 TRANSACTIONS
SEVIER	\$185,000	\$275,000	46.60%	121
SUMMIT	\$801,274	\$1,150,000	43.50%	1,079
SANPETE	\$217,000	\$284,000	30.90%	122
WASATCH	\$580,000	\$758,500	30.80%	522
IRON	\$229,900	\$300,250	30.60%	823
CACHE	\$270,000	\$350,000	29.60%	658
WASHINGTON	\$339,000	\$437,250	29.00%	2,882
WEBER	\$272,000	\$349,650	28.50%	2,077
UTAH	\$344,820	\$430,100	24.70%	5,037
DAVIS	\$350,000	\$432,520	23.60%	2,192
CARBON	\$138,500	\$168,000	21.30%	152
BOX ELDER	\$275,000	\$332,150	20.80%	352
SALT LAKE	\$365,000	\$440,000	20.50%	8,405
TOOELE	\$311,000	\$373,382	20.10%	696
DUCHESNE	\$153,250	\$183,000	19.40%	159
UINTAH	\$194,000	\$190,000	-2.10%	422

# What is Affordable Housing according to the State Code

- ◇ “housing for households with a gross household income of less than 80% of the Area Median Income (AMI)”
- ◇ The Area Median Income for a family of four is \$74,000
- ◇ The income levels have not been adjusted for the past two years

80% of the Area Median Income		
Household Size	Annual Income	Housing Expenses (38%)
1	\$ 41,550	\$ 15,789
2	\$ 47,450	\$ 18,031
3	\$ 53,400	\$ 20,292
4	\$ 59,300	\$ 22,534
5	\$ 64,050	\$ 24,339
6	\$ 68,800	\$ 26,144
7	\$ 73,350	\$ 27,873

# Affordable Housing - State Code

10-9a-403 (2) (b) (b) In drafting the moderate income housing element, the planning commission:

(i) **the Legislature's determination that municipalities shall facilitate a reasonable opportunity for a variety of housing, including moderate income housing:**

(A) to meet the needs of people of various income levels living, working, or desiring to live or work in the community; and

(B) to allow people with various incomes to benefit from and fully participate in all aspects of neighborhood and community life;

# Inclusive Zoning

- ◇ City has never practiced exclusionary zoning, that is zoning people based upon income
- ◇ City does not believe that the type of housing or income level defines a person or makes them less desirable

# Missing Middle Housing

**Missing Middle Housing** is a range of house-scale buildings with multiple units —compatible in scale and form with detached single-family homes—located in a walkable neighborhood.



# Tremonton City's Required Strategies

1. **Distribution of Moderate Income Housing.** Rezone for densities necessary to assure the production of moderate income housing (UTC10-9a-403(2)(b)(iii)(A))
2. **Rehabilitation/Improvement of Single Family Homes as Moderate Income Housing.** Facilitate the rehabilitation of existing uninhabitable housing stock (UTC10-9a-403(2)(b)(iii)(C)) and preserve existing moderate income housing (UTC10-9a-403(2)(b)(iii)(L))
3. **Rehabilitation/Improvement of Subsidized Multi-Family Moderate Income Housing Projects.** Preserve existing moderate income housing (UTC10-9a-403(2)(b)(iii)(L))
4. **Location of Moderate Income Housing.** Allow for higher-density or moderate income residential development in commercial and mixed-use zones, commercial centers or employment centers (UTC10-9a-403(2)(b)(iii)(F))
5. **Continue Moderate Income Housing Partnerships.** Continue synergistic partnerships in developing and rehabilitating moderate income housing. (UTC10-9a-403(2)(b)(iii)(P-V))

# Tremonton City Culinary Water System

- Water Storage – 5.3 MG
- Water Rights – 4,800 GPM
- Water Production – 3,500 GPM

# Tremonton City Culinary Water Requirement with Secondary Water.

(Utah Division of Drinking Water – R309-510-7 & 8 Storage & Source Requirements)

- Water Storage – 1.5 MG + .5 MG for Fire = 2 MG
- Water Production – 2,000 GPM (during peak day demand)

# Peak Day Demand (July)

- 2021 – 2,510 GPM (3.6 MGD)
- 2020 – 2,873 GPM (4.1 MGD)
- 2019 – 3,239 GPM (4.7 MGD)
- \*2018 – 3,346 GPM (4.8 MGD)
- 2017 – 3,447 GPM (5.0 MGD)
- 2016 – 3,153 GPM (4.5 MGD)
- 2015 – 3,135 GPM (4.5 MGD)

(2018 Secondary Water System Expansions Started)

# Lowest Day Demand (February)

- 2021 – 1,172 GPM (1.7 MGD)
- 2020 – 1,061 GPM (1.5 MGD)
- 2019 – 1,083 GPM (1.6 MGD)
- \*2018 – 1,185 GPM (1.7 MGD)
- 2017 – 1,044 GPM (1.5 MGD)
- 2016 – 1,081 GPM (1.6 MGD)
- 2015 – 998 GPM (1.4 MGD)

(2018 Secondary Water System Expansions Started)

# Difference Between Lowest & Peak Day Demand

- 2021 – (53%)
- 2020 – (63%)
- 2019 – (67%)
- \*2018 – (65%)
- 2017 – (70%)
- 2016 – (66%)
- 2015 – (68%)

(2018 Secondary Water System Expansions Started)

# Water Capacity

- Water capacity is constrained during the outdoor irrigation season
- City is expanding our secondary water system to mitigate the outdoor water use from the culinary water system
- We can develop three (3) new homes with secondary as compared to only one (1) home without secondary
- Each existing home that we connect to the secondary allows for development to two (2) new homes with secondary or two-thirds (2/3rds) of a home with out secondary

# Tremonton City Currently Serves

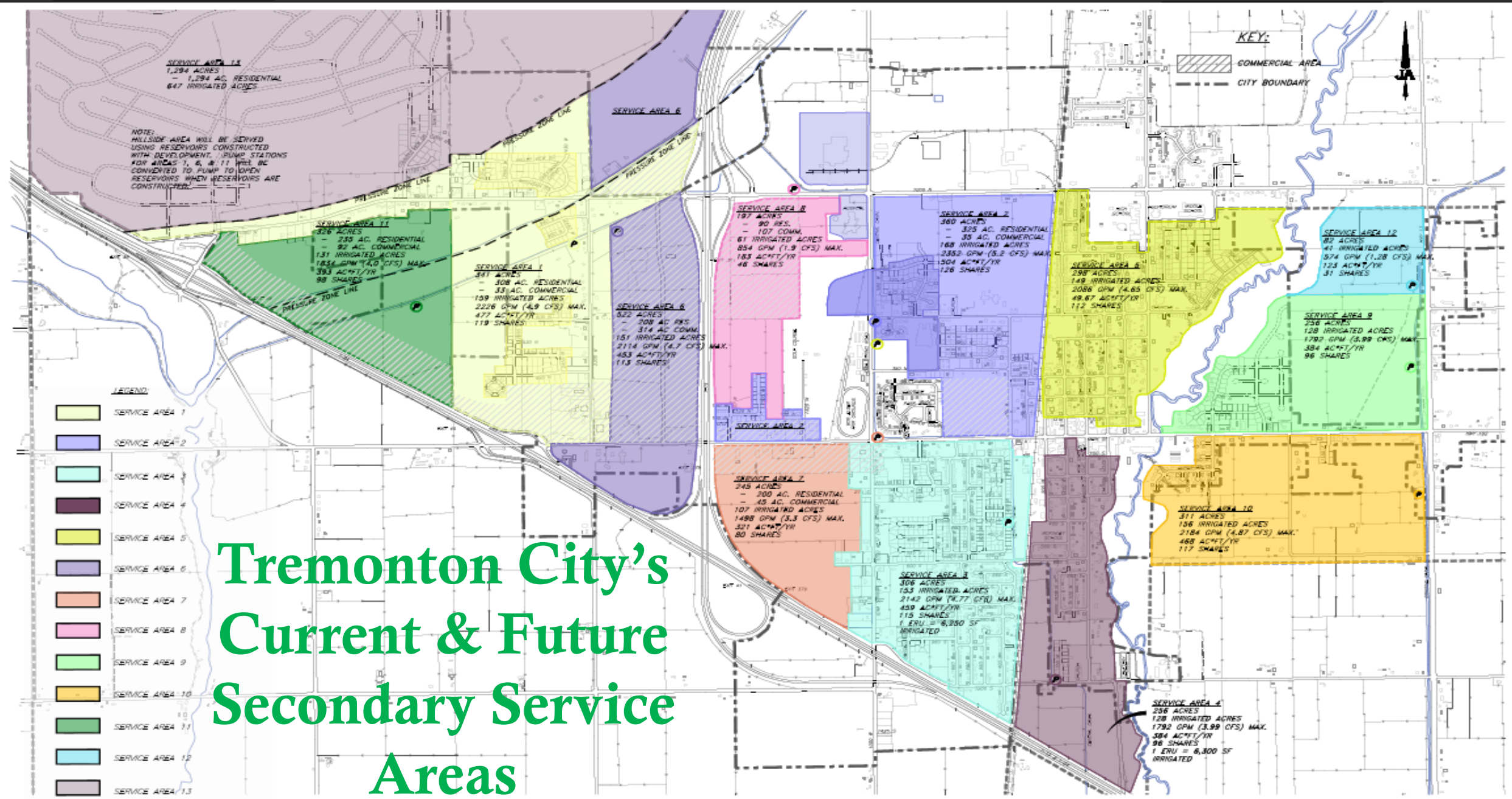
- Water
- Residential Units – Water 3,524
- Commercial Units – Water 204
- Total Water Units – 3,728
- Two of those commercial units use in the winter 30% - 35% & in the summer 15% - 20%, of our water.

# Culinary Water System vs Secondary Water System

Culinary Water - (2013 Culinary Water Capital Facility Plan) By 2063 Tremonton City will need to spend approximately \$30.5 million dollars (in 2013 dollars) in culinary water projects to handle, the governors growth projections, i.e. Source Development, Storage Reservoir Construction and Main Line Upsizing for Distribution Capacity.

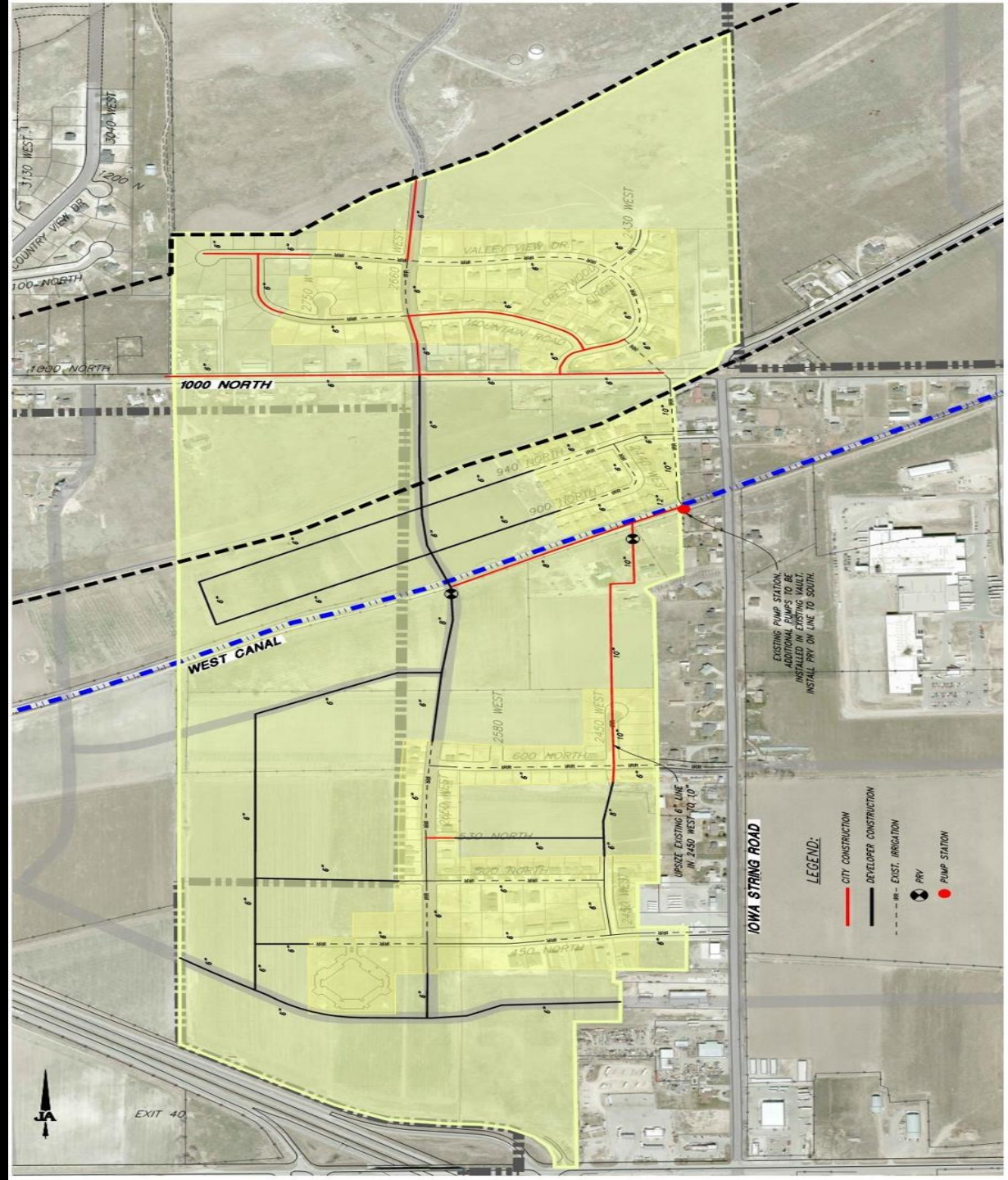
Secondary Water - (2017 Secondary Water Capital Facility Plan) - If Tremonton City constructed new and expanded the existing secondary water system, to build-out 2067 and acquire the needed water shares, the City would spend approximately \$17 million dollars (in 2017 dollars), i.e. Piping & Pumping Infrastructure (\$13.5 million dollars) and Water Shares (\$3.5 million dollars).

# Tremonton City Secondary Water System

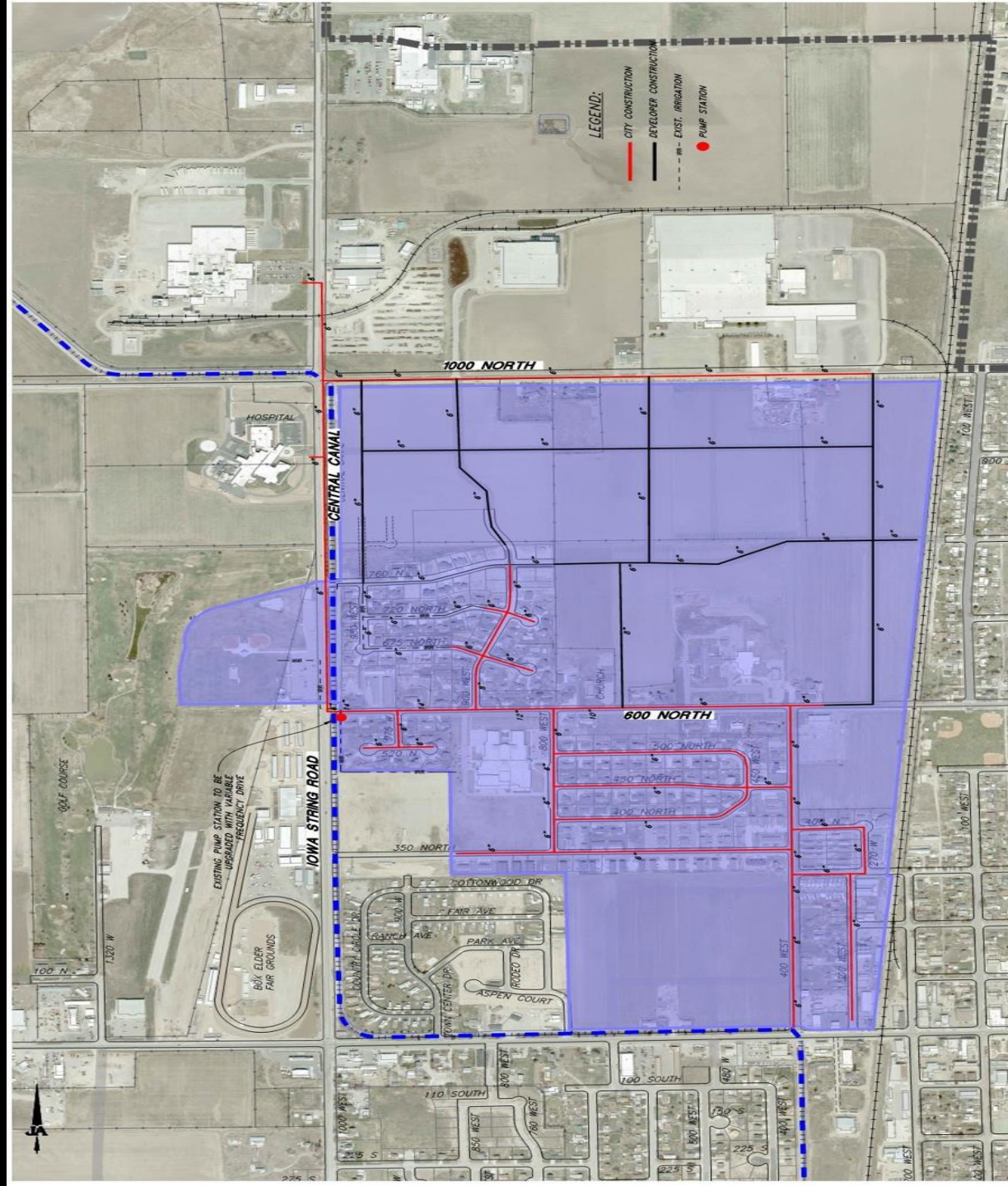


# Tremonton City's Current & Future Secondary Service Areas

# Irrigation Service Area 1

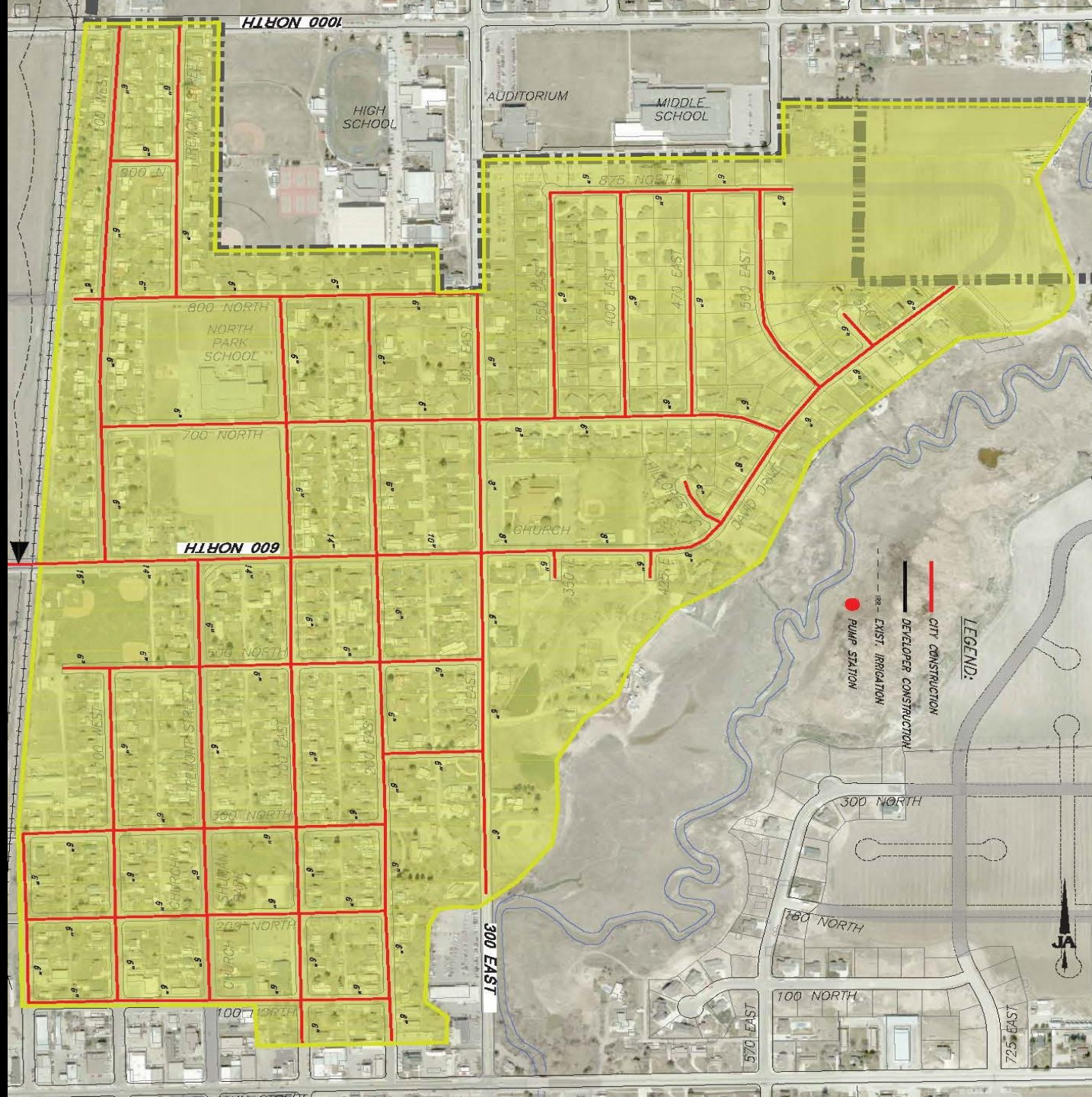


# Irrigation Service Area 2





# Irrigation Service Area 5



# Tremonton City Currently Serves

- Secondary
- Residential Units – Secondary 621, at the end of the 2021 irrigation season.

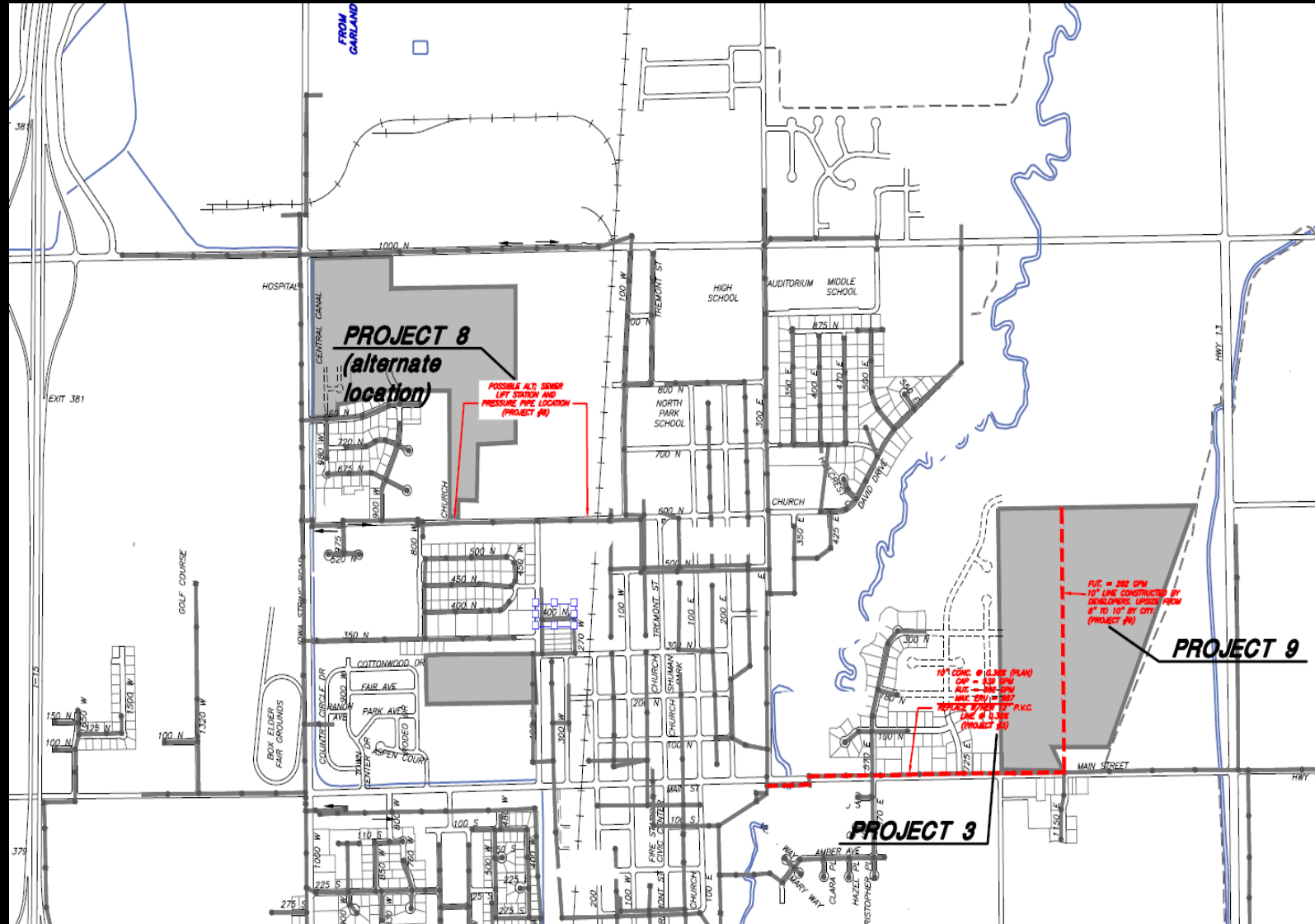
# Tremonton Wastewater Treatment

- Tremonton Wastewater Treatment Facility is a 2 MGD facility, the average Daily flow for 2021 is 1.66 MGD, the 6-year average is 1.75 MGD.
- When Garland City's Treatment Facility goes online, the first part of 2022, Tremonton will gain an additional 0.5 MGD or 500,000 gallons per day. That will support an additional 1,500 homes.

# Tremonton City Currently Serves

- Sewer
- Residential Units – Sewer 3,335
- Commercial Units – Sewer 155
- Total Sewer Units – 3,3568
- Two of those commercial units use in the winter 40% - 45% & in the summer 25% - 30%, of our sewer flow. (Sewer flow is calculated without the Garland City sewer flow)

# Sewer Collection Expansion from 300 East to 1150 East

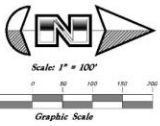


The Sewer Main from the Cross Roads to 300 East is a 10" concrete main, we have a project that will go to bid after the first of the year, it will increase the main size to a 12" PVC, the majority of the project will be paid with impact fees, it will be completed by November 2022.

# Water Capacity



- ◆ Developer Contribution & Participation
  - ◆ Dedicating Pump Station Site
  - ◆ Constructing the Secondary Pump Station
  - ◆ Upsizing Secondary Water Lines



**Legend**

- A Nail & Washer will be set at the Extension of Property lines in the Curb
- Set Hub & Tack Monument to be set (Rad.) Radial Line (N/R) Non-Radial Line
- Fence
- Public Utility Easement & Municipal Utility Easement
- Set 5/8" x 24" Long Rebar with Yellow Cap and Label

# Rivers Edge - Phase 1

A part of Section 2, T11N, R2W, SLB&M, U.S. Survey  
Tremonton City, Box Elder County, Utah  
August 2021

**Boundary Line Curve Data**

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°09'35"	16.00'	25.18'	N 43°44'56" E	22.66'
C2	11°23'33"	636.48'	126.36'	N 42°1'47" E	126.35'
C3	11°24'08"	570.49'	113.53'	N 42°1'26" E	113.34'
C4	13°45'08"	255.00'	61.21'	N 64°19'12" E	61.06'
C5	32°12'15"	10.00'	5.62'	S 78°49'03" E	5.55'
C6	12°12'15"	55.00'	117.31'	S 13°49'03" E	96.30'
C7	11°05'58"	127.50'	24.70'	S 21°44'07" W	24.68'
C8	9°11'07"	102.50'	16.43'	S 11°35'55" W	16.41'
C9	12°57'34"	717.13'	162.27'	S 5°08'58" W	161.93'
C10	7°57'05"	836.37'	88.30'	S 3°41'14" W	88.23'
C11	9°00'05"	889.92'	139.81'	S 3°09'32" W	139.66'
C12	89°42'38"	38.00'	39.50'	S 46°11'32" E	53.60'

**SURVEYOR'S CERTIFICATE**

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 48 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Rivers Edge - Phase 1 in Tremonton City, Box Elder County, Utah has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Box Elder County Recorder's Office, and of a survey made on the ground in accordance with Section 17-3-17. Monumented Lot corners have been set as shown on this drawing.

Signed this day of \_\_\_\_\_, 2021.

Andy Hubbard

**ACKNOWLEDGMENTS**

State of Utah  
County of Box Elder § 35  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, who being by me duly sworn did say and acknowledge that he/she is a Manager of \_\_\_\_\_, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

State of Utah  
County of Box Elder § 35  
On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, \_\_\_\_\_, who being by me duly sworn did say and acknowledge that he/she is the \_\_\_\_\_ of Tremonton City, a Utah Municipal Corporation, which Corporation is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the Corporation, and that said authorization to sign on behalf of the Corporation came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the Corporation.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name Conservation Easement Boundary



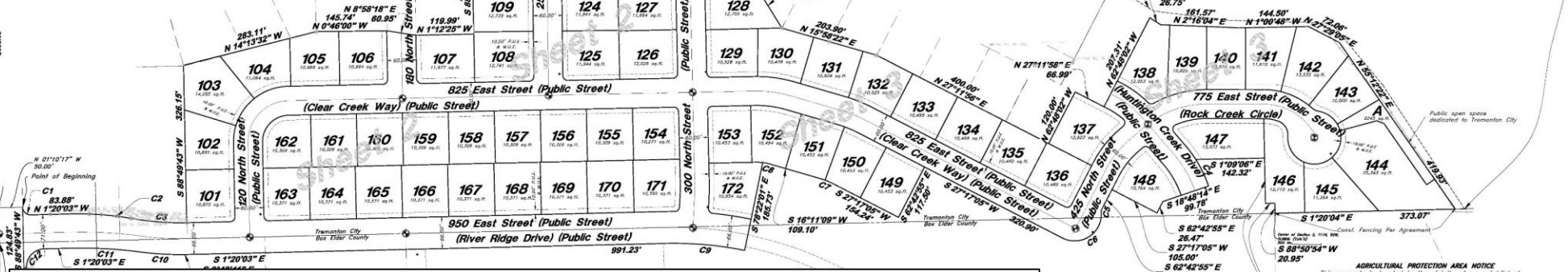
**NARRATIVE**

This Subdivision Plat was requested by Rivers Edge Real Holdings, LLC for the purpose of Subdividing said tract of land into Seventy-Two (72) lots.  
Basis of bearing for this survey is South 88°45'41" West, measured between the Southwest Corner of Section 2 and the Southeast Corner of Section 2 (Township 11 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey).  
See Record of Survey # \_\_\_\_\_ for complete boundary retracement details.  
Property corners were # \_\_\_\_\_ to be set as noted (see Legend) on this plat.

**OWNER'S DEDICATION**

We, the undersigned owners of all the real property depicted on this plat and described in the surveyor's certificate on this plat, having clear title and full legal authority to dedicate the same, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat, and to be hereinafter known as "Rivers Edge Phase 1". We now do hereby dedicate, grant, and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Tremonton City, Utah, all public streets or other public rights-of-way as public thoroughfares, and also dedicate all designated easements for public utilities (P.U.E.), municipal utilities (M.U.E.), and storm drains, which shall be used for the installation, maintenance and operation of public service utility lines, municipal utility lines and storm drain lines as intended for public use, municipal use, open spaces shown as public open spaces, public parks and all other pieces of public use and enjoyment to Tremonton City, Utah, together with all improvements and special conditions required by the Development Agreement, executed between the undersigned and Tremonton City, for the benefit of Tremonton City and the inhabitants thereof.

Signed this day of \_\_\_\_\_, 2021.  
~ Rivers Edge Real Holdings LLC ~



**NOTES:**

1. High Ground Water levels may be present in the area. Tremonton City's inspection of construction does not constitute any assumption of liability for high water table issues. The buyer of each individual lot is solely responsible for all risks involved in purchasing and building on these lots.
2. The Tremonton City Culinary Water Authority does not reserve or warrant water capacity for recorded lots or property. Culinary water capacity is reserved and guaranteed once a building permit is issued for a lot or property.
3. The Tremonton City Sanitary Sewer Authority does not reserve or warrant sewer treatment capacity for recorded lots or property. Sewer treatment capacity is reserved and guaranteed once a building permit is issued for a lot or property.

1 foot North 01°10'17" 18 feet (Central Angle of curvature; thence S 04°21'42" East 128.35 feet 112°4'08" and 1 foot thence North S North 87°50'49" West 9' East 123.47 feet thence North S North 82°48'02" West 1 East 161.57 feet South 01°20'04" East South 88°50'54" West to the left a distance of 98.78 feet; thence South 91°10'17" East 102.30 feet to the left a distance of 102.30 feet to a point of tangency; thence South 162.27 feet (Central S South 00°45'41" East angle equals 075°205' the left a distance of 22 feet to a point of tangency; thence North right of way line

- NOTES:**
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  2. The Tremonton City Culinary Water Authority does not reserve or warrant water capacity for recorded lots or property. Culinary water capacity is reserved and guaranteed once a building permit is issued for a lot or property.
  3. The Tremonton City Sanitary Sewer Authority does not reserve or warrant sewer treatment capacity for recorded lots or property. Sewer treatment capacity is reserved and guaranteed once a building permit is issued for a lot or property.
  4. Municipal and Public Utility and Drainage Easement (P.U.E. & M.U.E.) are 10' wide on lot lines adjacent to Streets as indicated by dashed lines, as defined by State Code.
  5. Lots with Frontage on Collector Road and a Residential Road, are restricted from Accessing the Collector Road with a Driveway.

AGRICULTURAL PROTECTION AREA NOTICE

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

APPROVED AND RECORDED

BY: \_\_\_\_\_

DEPUTY

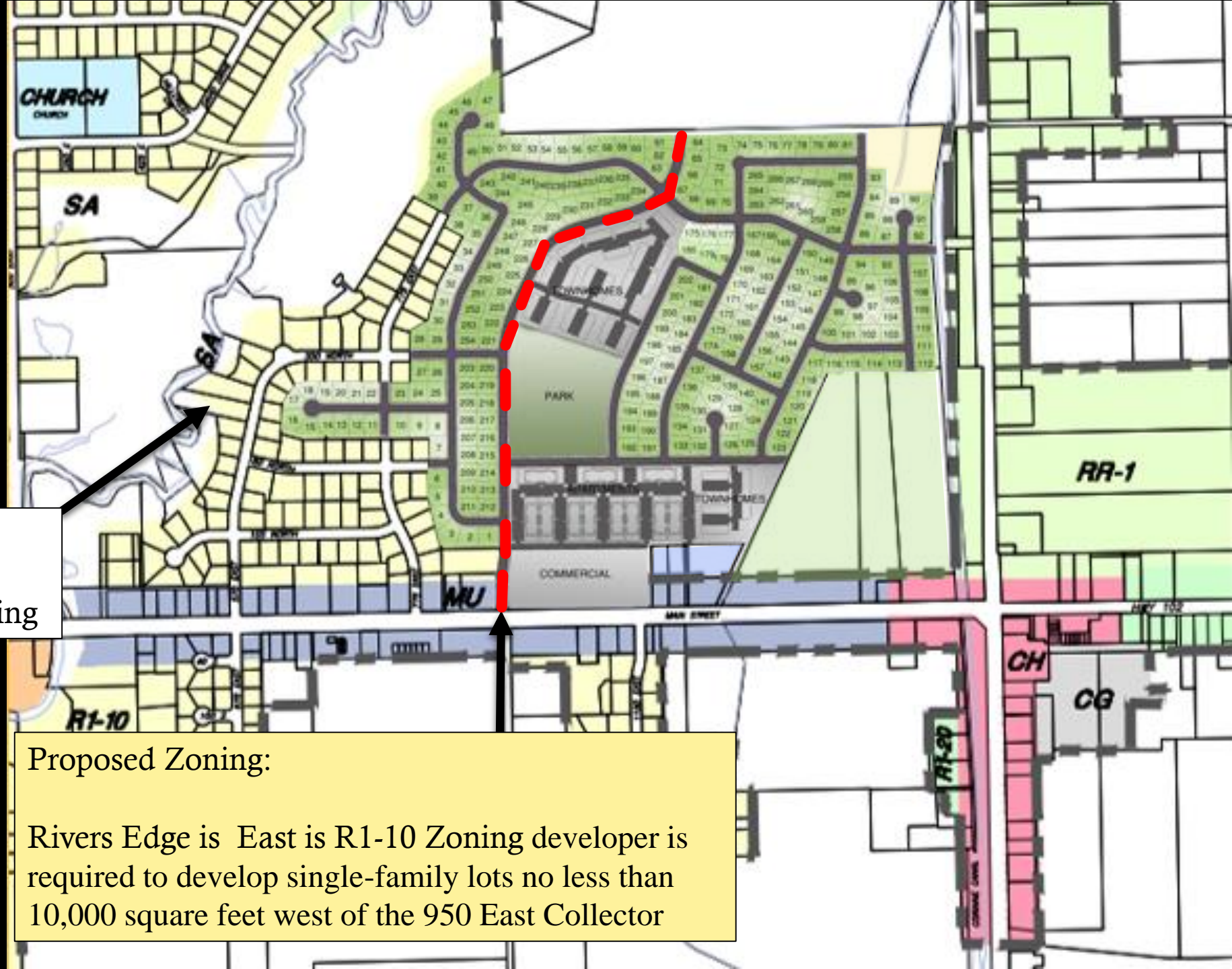
**FOR RECORDING**



# Impact on *Adjoining* Properties

# Holmgren East

## Current & Proposed Zoning



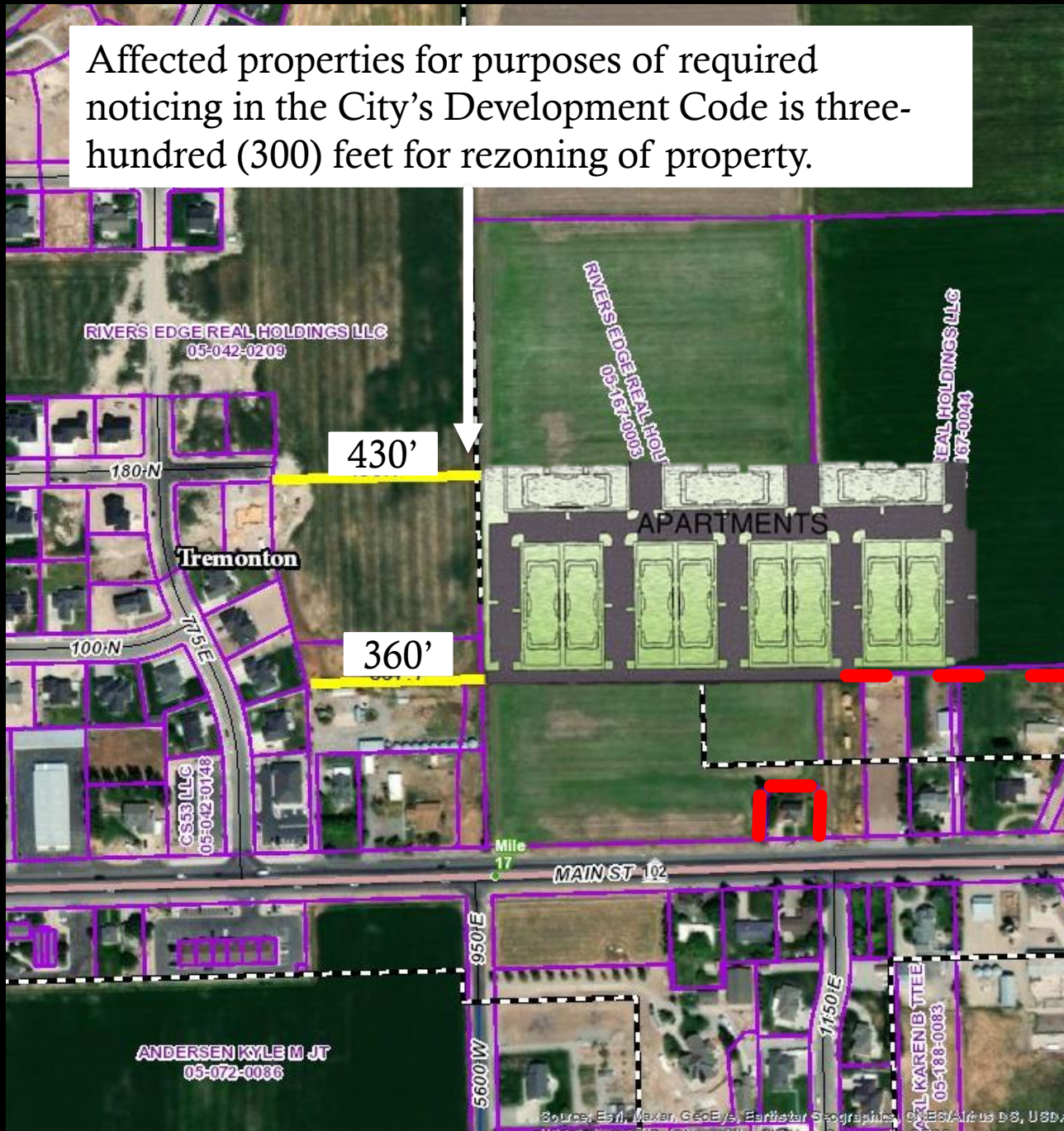
Current Zoning:  
Holmgren East is R1-10 Zoning

Proposed Zoning:  
Rivers Edge is East is R1-10 Zoning developer is required to develop single-family lots no less than 10,000 square feet west of the 950 East Collector

# CC&R for Single-Family

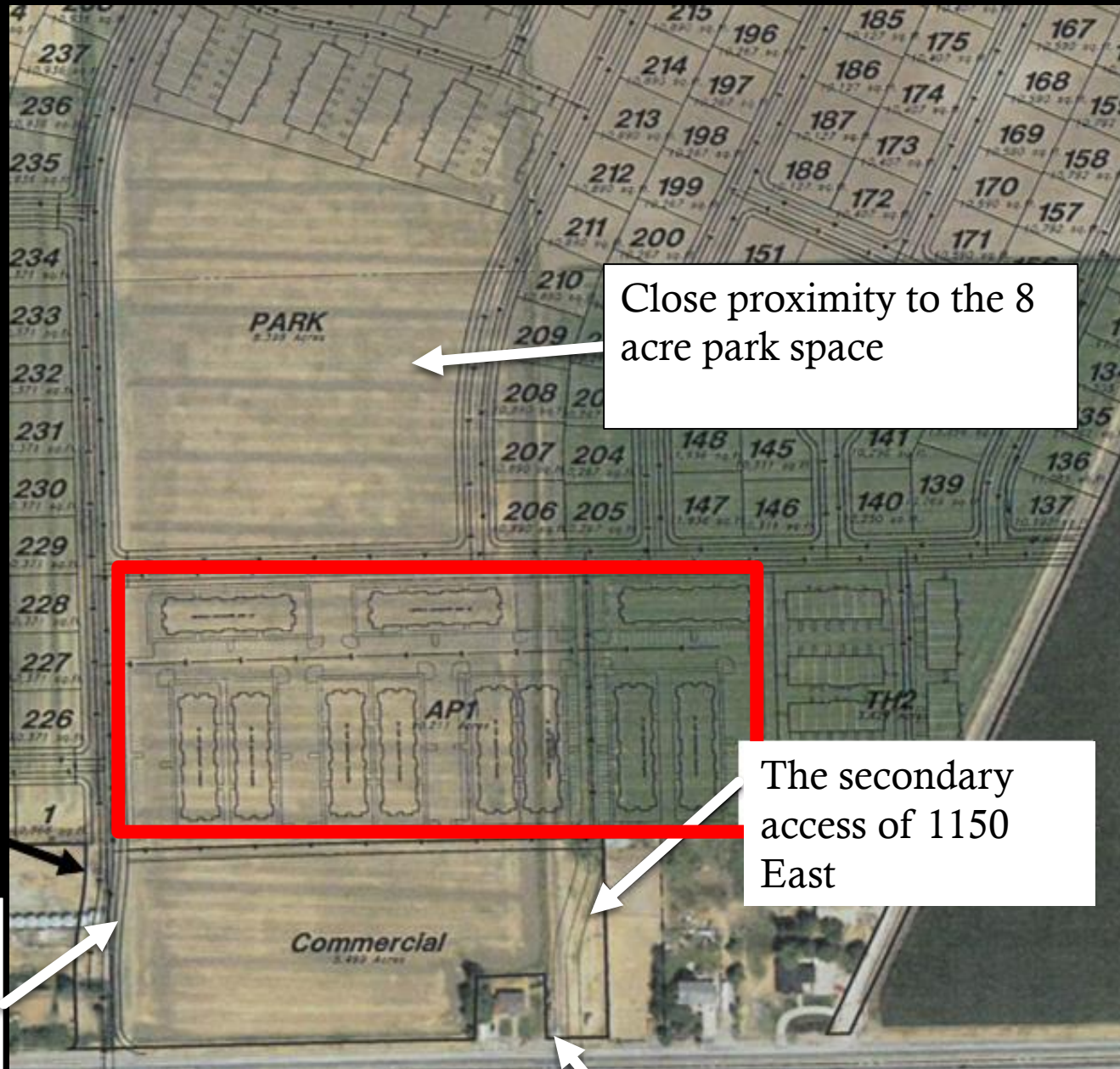
- ◇ Architectural and Design Elements for Single Family Detached Housing. **Developer voluntarily desires to create Covenants, Conditions & Restrictions (CC&Rs) for the Property that require certain architectural and design standards for the single-family homes within the Project.** Developer desires that construction is compatible with the architectural characteristics of the Property as a whole, adjoining properties, and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, and color and construction details. The single-family homes shall be compatible and in harmony with the multi-family and commercial requirements detailed herein.

Affected properties for purposes of required noticing in the City's Development Code is three-hundred (300) feet for rezoning of property.



A landscape buffer with a minimum width of fifteen (15) feet, with privacy fence and trees spaced to create a privacy screen between multi-family attached housing/commercial developments and existing homes on Main Street

# Location of the Apartments



Close proximity to the 8 acre park space

The secondary access of 1150 East

Close proximity to the collector road with the potential for a future traffic light

Close to arterial street (Main Street)

# Architectural Standards Multi-Family & Commercial

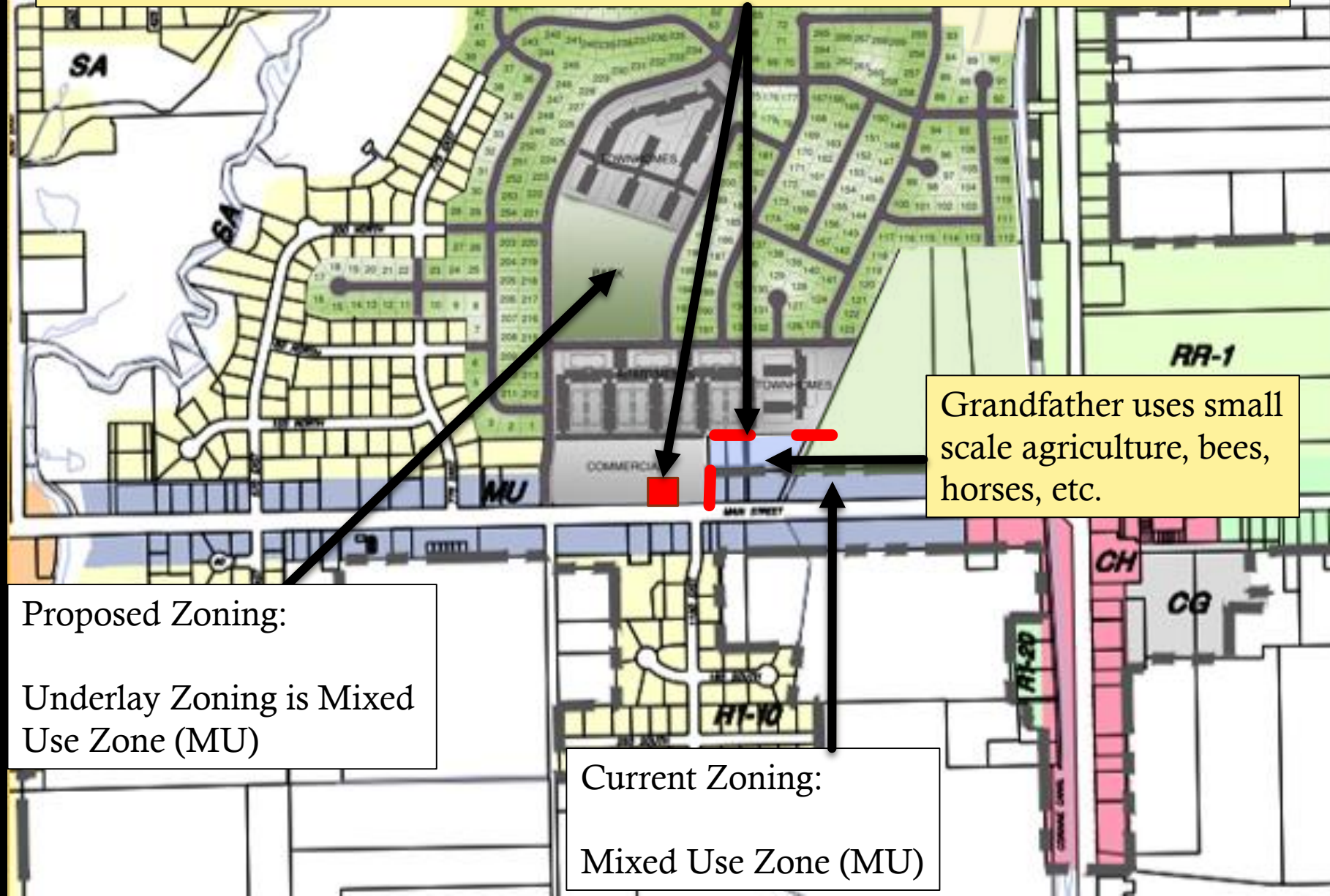
- ◊
  - **MASONRY MATERIALS.** That the building elevations, including front, side, and rear be comprised one-hundred (100) percent of masonry, which includes brick, stone, stucco, and cement fiberboard.
  - **ROOFLINE.** That there is varied roofline, which includes but is not limited to have multiple gables or parapet walls extending above the eaves, that there be varied roofline heights between units and gable and shed roofs.
  - **GLAZING.** That the front elevation is comprised of at least twelve (12) percent of glazing/windows.
  - **ORIENTATION OF FRONT ELEVATIONS AND FRONT DOORS.** That the orientation of the front elevation and front doors are visible from a public street.
  - **COVERED FRONT DOOR ENTRIES.** That all the units have a covered entry over the front door.
  - **GARAGES FOR TOWNHOMES.** Each townhome unit shall have a two-car garage that is located on the rear elevation.
  - **ARCHITECTURAL ELEMENTS IN THE FRONT ELEVATIONS.** That the front elevations be comprised of architectural elements that prevent the front façade from being a flat plane. Architectural elements include but are not limited to pillars, gables roofs, covered entries, shed roofs, etc., and that each architectural element is integrated harmoniously into the architectural design.
  - **LANDSCAPING.** That the front yards are landscaped, and off-street parking areas are landscaped according to the Tremonton City Land Use Code.



# Main Street

## Current & Proposed Zoning

A landscape buffer with a minimum width of fifteen (15) feet, with privacy fence and trees spaced to create a privacy screen between multi-family attached housing/commercial developments and existing homes on Main Street

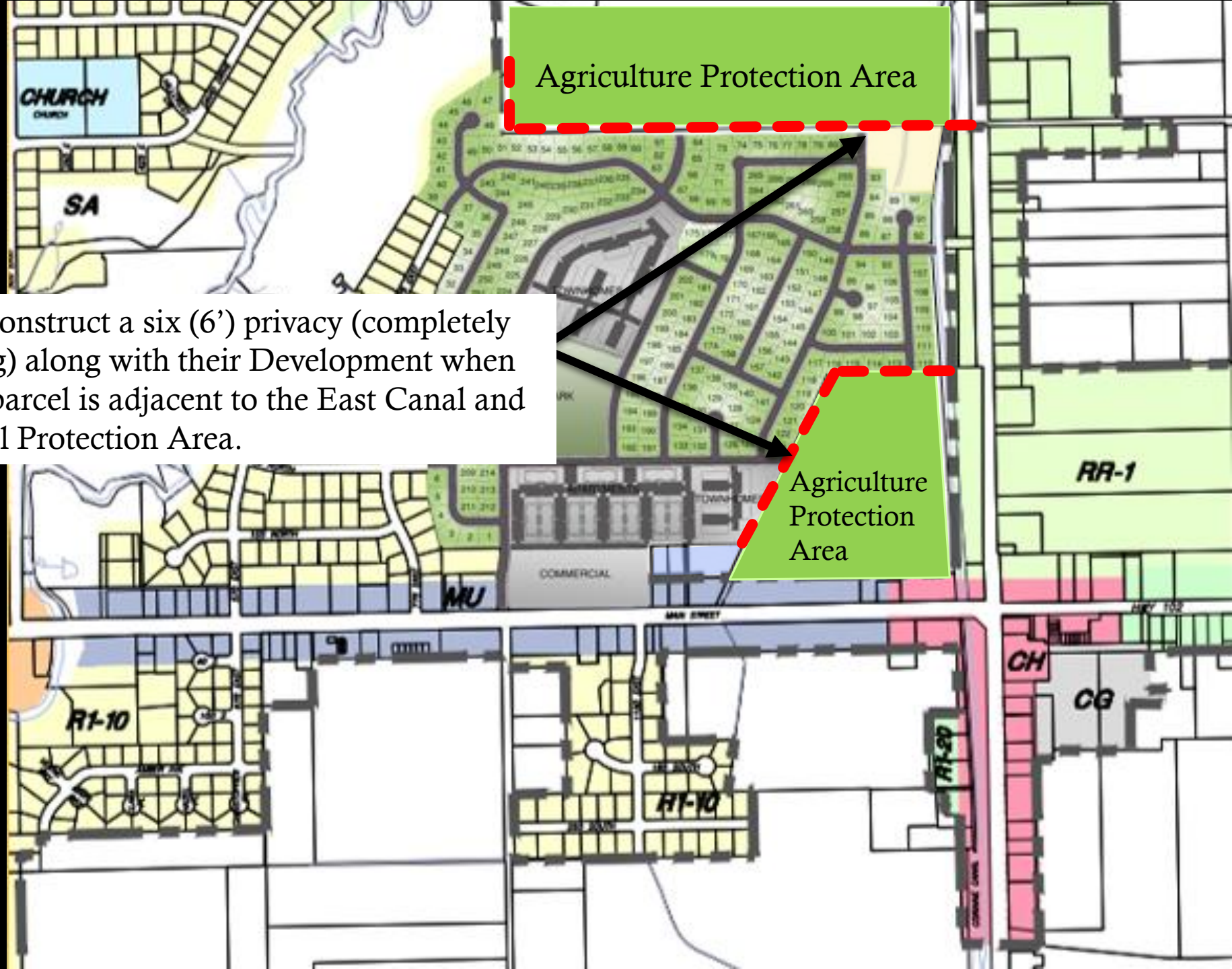


Grandfather uses small scale agriculture, bees, horses, etc.

Proposed Zoning:  
Underlay Zoning is Mixed Use Zone (MU)

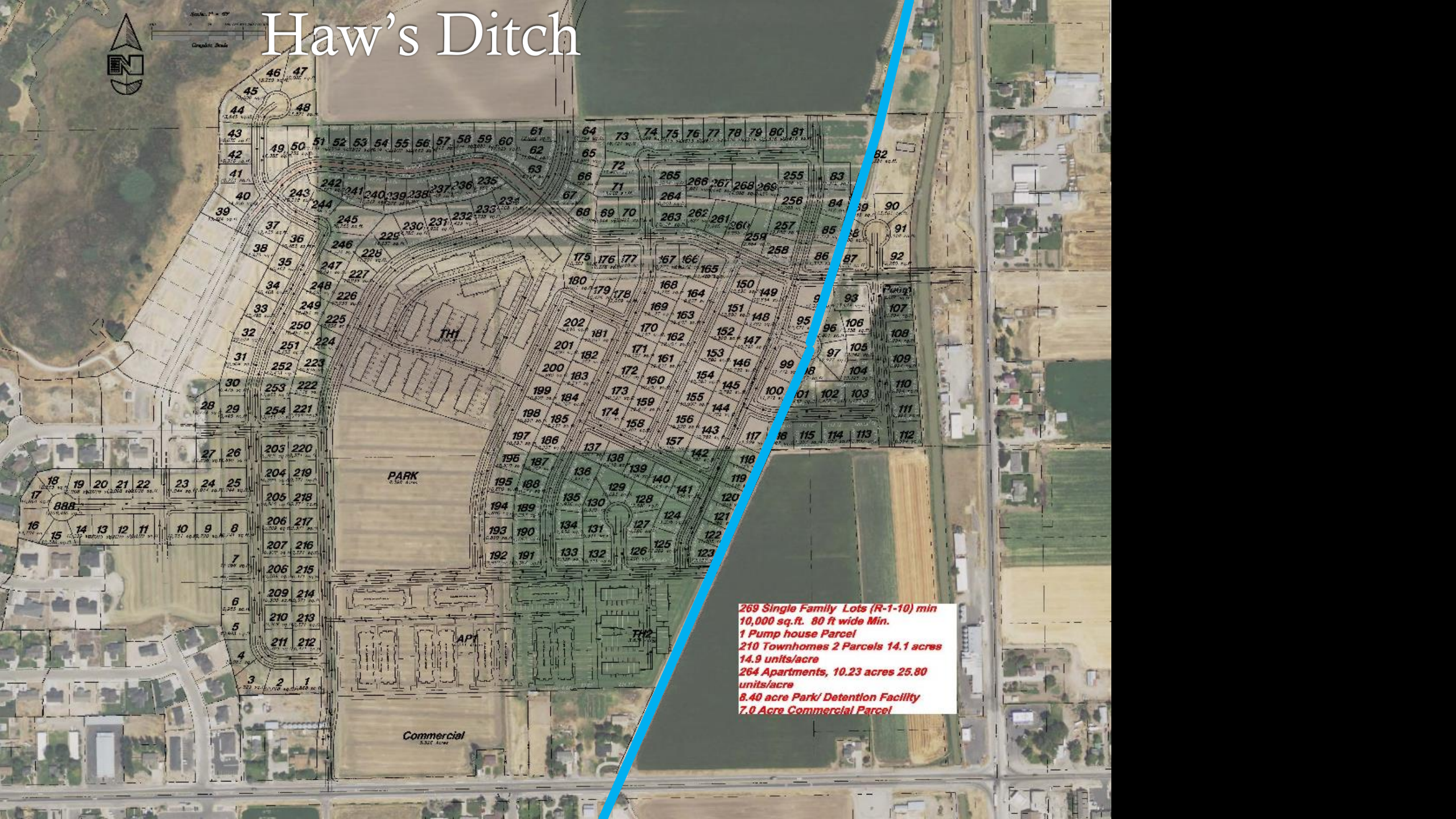
Current Zoning:  
Mixed Use Zone (MU)

# Agriculture Protection Areas



Developer to construct a six (6') privacy (completely sight obscuring) along with their Development when the adjoining parcel is adjacent to the East Canal and an Agricultural Protection Area.

# Haw's Ditch



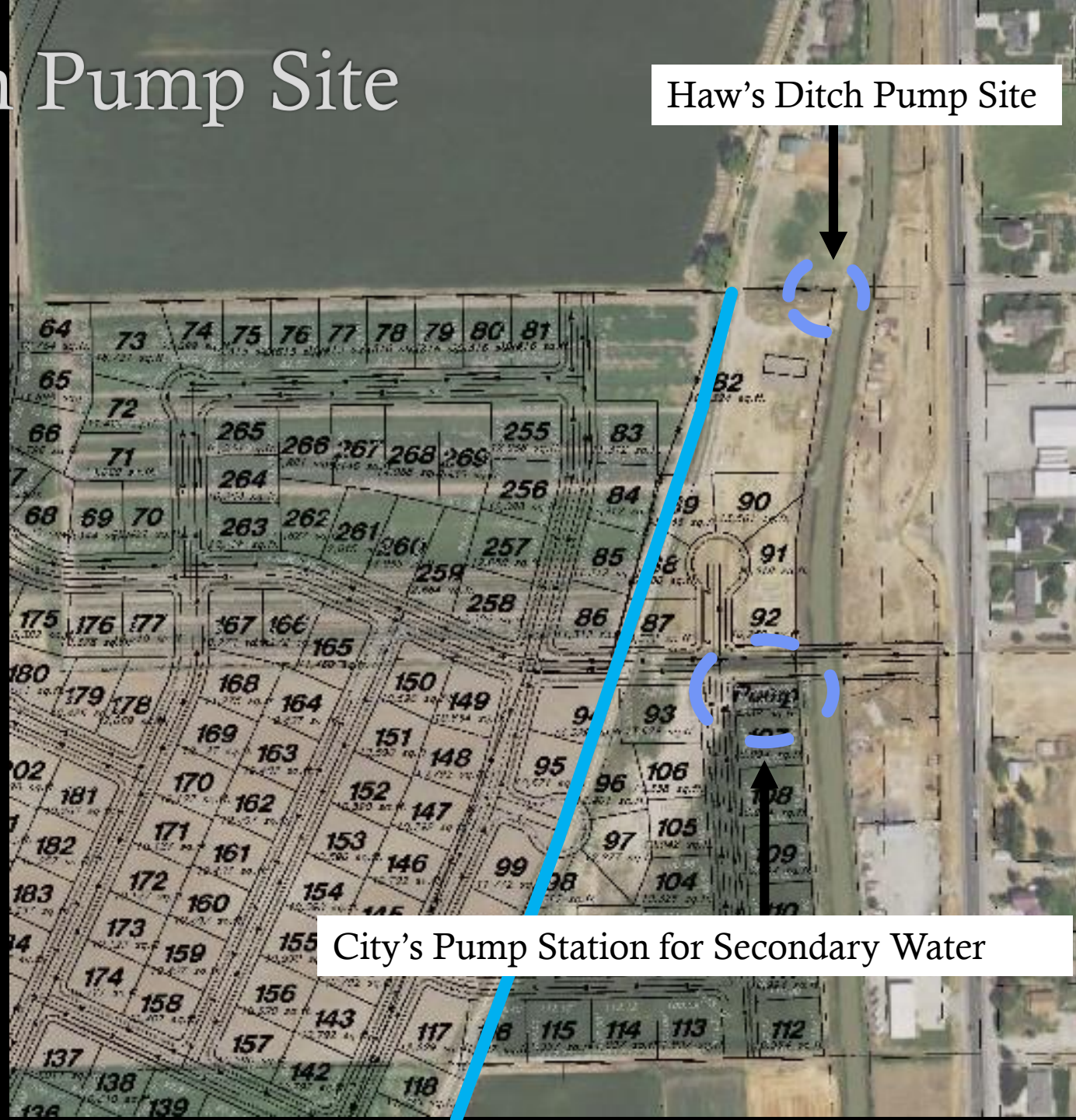
**269 Single Family Lots (R-1-10) min 10,000 sq.ft. 80 ft wide Min.**  
**1 Pump house Parcel**  
**210 Townhomes 2 Parcels 14.1 acres 14.9 units/acre**  
**264 Apartments, 10.23 acres 25.80 units/acre**  
**8.40 acre Park/ Detention Facility**  
**7.0 Acre Commercial Parcel**

# Haw's Ditch

- ◇ 2.06.090 DITCHES, CANALS AND NATURAL WATERWAYS.
- ◇ A. Anytime a ditch, whether irrigation, drainage or a canal is piped, **the developer shall obtain from the person or entity operating the ditch or canal and the City Engineer, approval regarding the design, construction size and type of pipes, cleanout boxes, diversion boxes, grates etc. to be used.** The irrigation system shall then be constructed and installed in accordance with the approved design.

# Haw's Ditch Pump Site

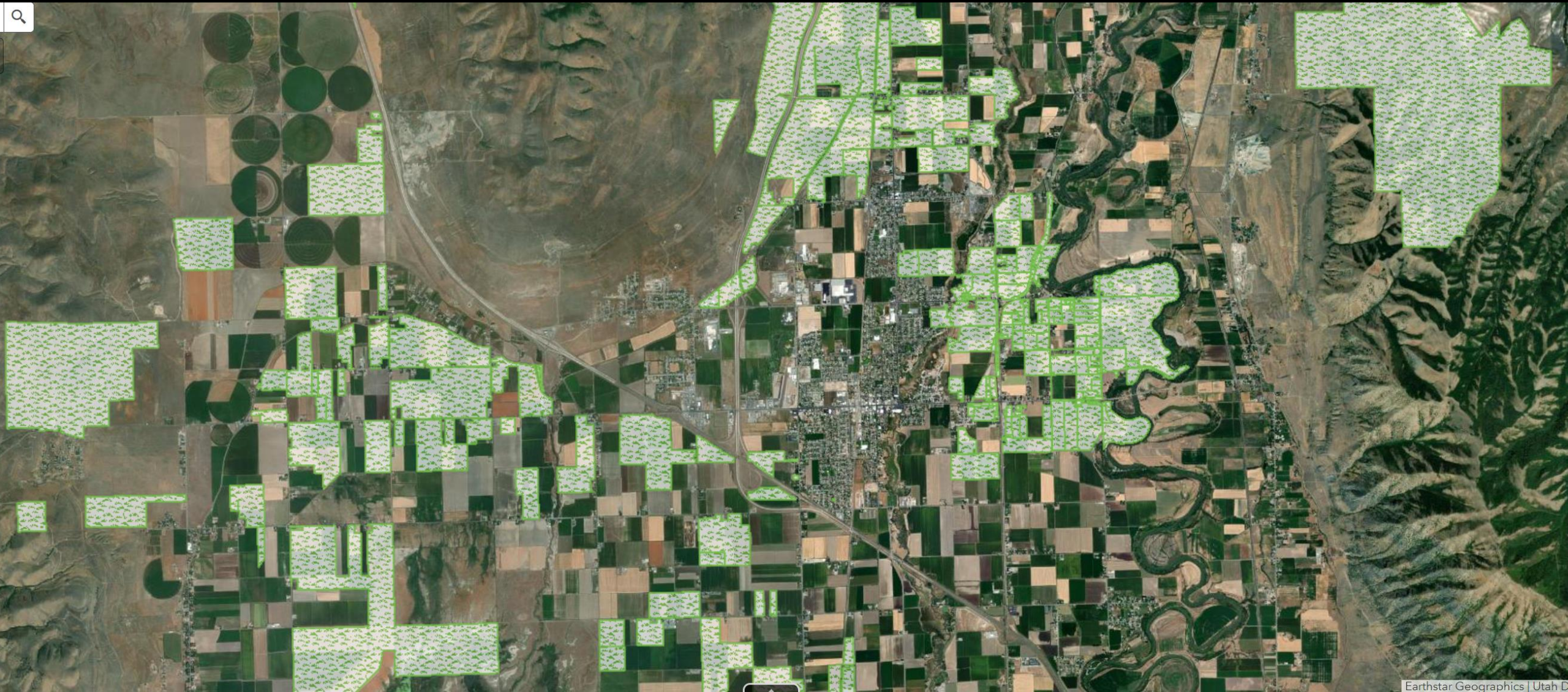
Haw's Ditch Pump Site



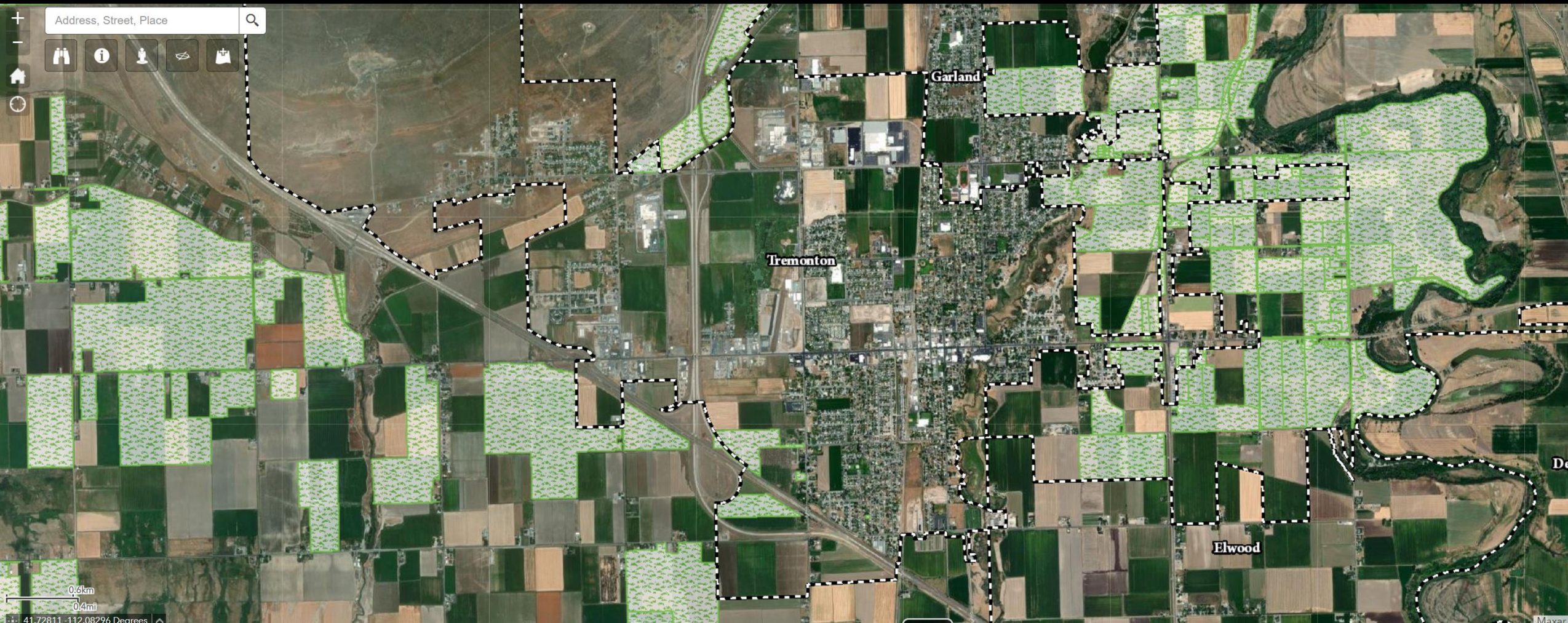
City's Pump Station for Secondary Water

*Agriculture*

# Agricultural Protection Areas- Bear River Valley



# Agricultural Protection Areas- Tremonton Area



## Utah Code 17-41-403. Nuisances.

- ◆ City Nuisance Laws. City's nuisance laws shall exclude for an agriculture protection area, any agricultural activity or operation within an agriculture protection area conducted using sound agricultural practices
- ◆ Complete Defense. In a civil action for nuisance or a criminal action for public nuisance, it is a complete defense if the action involves agricultural activities within a agricultural protection area

# Utah Code 17-41-403. Nuisances.

- ◆ Notice on Plat. For any new subdivision development located within 300 feet of the boundary of an agriculture protection area, there is to be a notice on plat

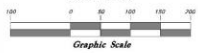
## "Agriculture Protection Area

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities."



Legend

- A Nail & Washer will be set at the Extension of Property lines in the Curb
- Set Hub & Tack Monument to be set (Rad.) Radial Line
- (N/R) Non-Radial Line
- Fence
- Public Utility Easement & Municipal Utility Coverage
- Set 5/8" x 24" Long Rebar with Yellow Cap and Lothe



# Rivers Edge - Phase 1

A part of Section 2, T11N, R2W, SLB&M, U.S. Survey  
Tremonton City, Box Elder County, Utah  
August 2021

### Boundary Line Curve Data

Curve #	Delta	Radius	Length	Chord Direction	Chord Length
C1	90°09'35"	16.00'	25.18'	N 43°44'56" E	22.66'
C2	11°23'33"	636.48'	126.36'	N 4°21'42" E	126.35'
C3	11°24'08"	570.49'	113.53'	N 4°21'26" E	113.34'
C4	13°45'08"	255.00'	61.21'	N 6°19'12" E	61.06'
C5	32°12'15"	10.00'	5.62'	S 78°49'03" E	5.55'
C6	12°12'15"	55.00'	117.31'	S 13°49'03" E	96.30'
C7	11°05'58"	127.50'	24.70'	S 21°44'07" W	24.66'
C8	9°11'07"	102.50'	16.43'	S 11°55'55" W	16.41'
C9	12°57'34"	717.13'	162.27'	S 5°08'58" W	161.93'
C10	7°57'05"	836.37'	88.30'	S 3°41'14" W	88.23'
C11	9°00'05"	889.92'	139.81'	S 3°09'32" W	139.66'
C12	89°42'38"	38.00'	39.50'	S 46°11'52" E	53.60'

**SURVEYOR'S CERTIFICATE**  
I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 48 Chapter 22, Professional Engineers and Land Surveyors Licensing Act. I also do hereby certify that Rivers Edge - Phase 1 in Tremonton City, Box Elder County, Utah has been correctly placed on the designated scale and is a true and correct representation of the following description of lands included in said subdivision, based on data compiled from records in the Box Elder County Recorder's Office, and of a survey made on the ground in accordance with Section 17-3-17. Monumented Lot corners have been set as shown on this drawing.

Signed this \_\_\_ day of \_\_\_\_\_, 2021.

Andy Hubbard

### ACKNOWLEDGMENTS

State of Utah  
County of Box Elder } ss  
On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, personally appeared before me, \_\_\_\_\_, who being by me duly sworn did say and acknowledge that he/she is a Manager of \_\_\_\_\_, a Utah Limited Liability Company ("LLC"), which LLC is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the LLC, and that said authorization to sign on behalf of the LLC came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the LLC.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

State of Utah  
County of Box Elder } ss  
On this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, personally appeared before me, \_\_\_\_\_, who being by me duly sworn did say and acknowledge that he/she is the Manager of \_\_\_\_\_, a Utah Municipal Corporation, which Corporation is the Owner of the real property listed herein, and executed the foregoing instrument as the authorized agent of the Corporation, and that said authorization to sign on behalf of the Corporation came pursuant to a Resolution of the Managers, the Certificate of Organization, and/or the Operating Agreement of the Corporation.

Residing At: \_\_\_\_\_ A Notary Public commissioned in Utah  
Commission Number: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_ Print Name

### OWNER'S DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveyor's certificate on this plat, having clear title and full legal authority to dedicate the same, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat, and to be hereinafter known as "Rivers Edge Phase 1". We now do hereby dedicate, grant, and convey, in perpetuity, pursuant to the provisions of 10-9a-607, Utah Code, without condition, restriction or reservation to Tremonton City, Utah, all public streets or other public rights-of-way as public thoroughfares, and also dedicate all designated easements for public utilities (P.U.E.), municipal utilities (M.U.E.), and storm drains, which shall be used for the installation, maintenance and operation of public service utility lines, municipal utility lines and storm drain lines as intended for public use, municipal use, open spaces shown as public open spaces, public parks and all other places of public use and enjoyment to Tremonton City, Utah, together with all improvements and special conditions required by the Development Agreement, executed between the undersigned and Tremonton City, for the benefit of Tremonton City and the inhabitants thereof.

Signed this \_\_\_ day of \_\_\_\_\_, 2021.

~ Rivers Edge Real Holdings LLC ~



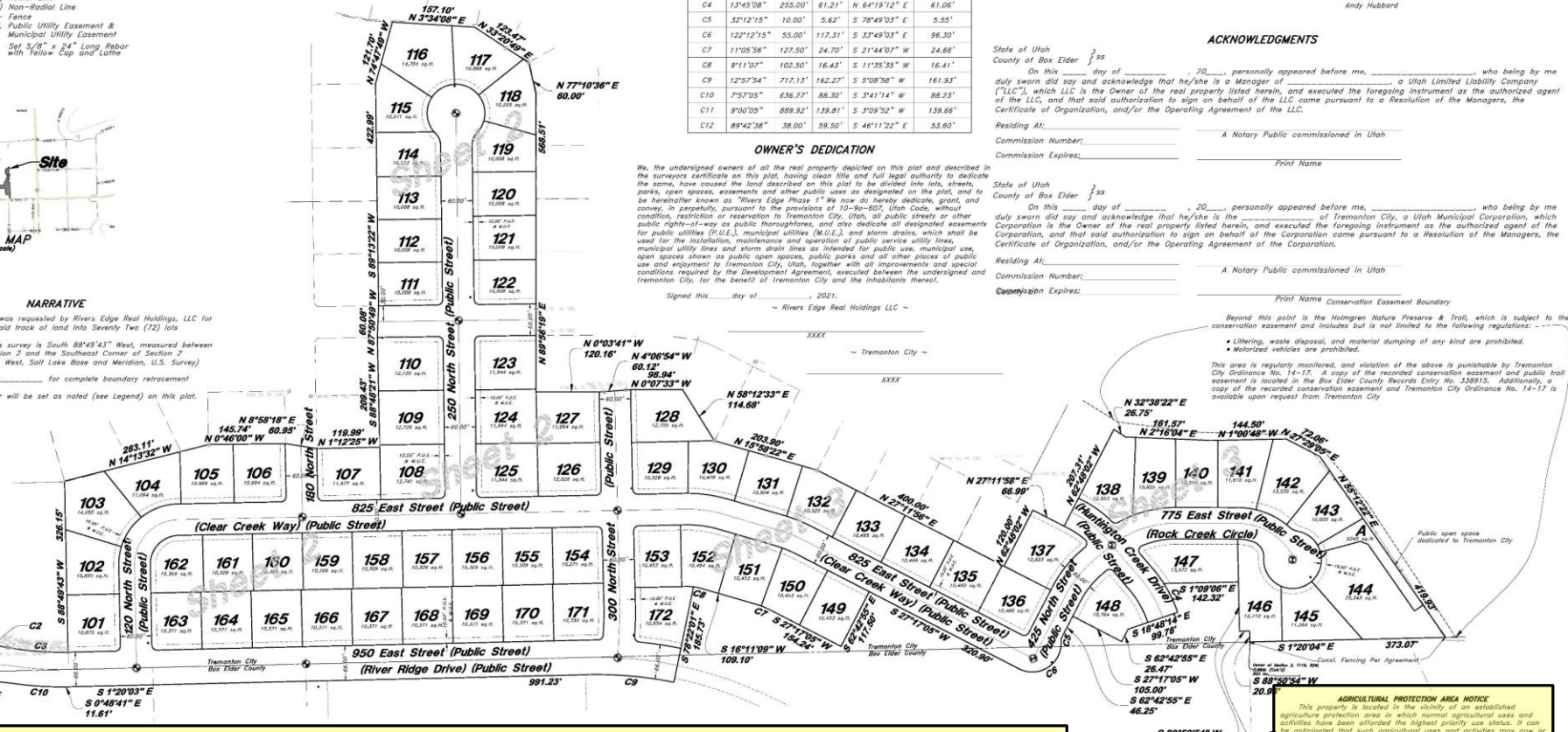
### NARRATIVE

This Subdivision Plat was requested by Rivers Edge Real Holdings, LLC for the purpose of Subdividing said tract of land into Seventy Two (72) lots.

Basis of bearing for this survey is South 88°45'41" West, measured between the Southwest Corner of Section 2 and the Southwest Corner of Section 2 (Township 11 North, Range 2 West, Salt Lake Base and Meridian, U.S. Survey).

See Record of Survey # \_\_\_\_\_ for complete boundary retracement details.

Property corners were or will be set as noted (see Legend) on this plat.



**Conservation Easement Boundary**

Beyond this point is the Holmgren Nature Preserve & Trail, which is subject to the conservation easement and includes but is not limited to the following regulations: -

- Littering, waste disposal, and material dumping of any kind are prohibited.
- Motorized vehicles are prohibited.

This area is regularly monitored, and violation of the above is punishable by Tremonton City Ordinance No. 14-17. A copy of the recorded conservation easement and public trail easement is located in the Box Elder County Records Entry No. 538915. Additionally, a copy of the recorded conservation easement and Tremonton City Ordinance No. 14-17 is available upon request from Tremonton City.

**AGRICULTURAL PROTECTION AREA NOTICE**

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

## AGRICULTURAL PROTECTION AREA NOTICE

This property is located in the vicinity of an established agriculture protection area in which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future be conducted on property included in the agriculture protection area. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

- NOTES:**
1. High Ground Water levels may be present in the area. Tremonton City's inspection of construction does not constitute any assumption of liability for high water table issues. The buyer of each individual lot is solely responsible for all risks involved in purchasing and building on these lots.
  2. The Tremonton City Culinary Water Authority does not reserve or warrant water capacity for recorded lots or property. Culinary water capacity is reserved and guaranteed once a building permit is issued for a lot or property.
  3. The Tremonton City Sanitary Sewer Authority does not reserve or warrant sewer treatment capacity for recorded lots or property. Sewer treatment capacity is reserved and guaranteed once a building permit is issued for a lot or property.
  4. Municipal and Public Utility and Drainage Easement (P.U.E. & M.U.E.) are 10' wide on lot lines adjacent to Streets as indicated by dashed lines, as depicted by State of Utah.
  5. Lots with Frontage on Collector Road and a Residential Road, are restricted from Accessing the Collector Road with a Driveway.

Sheet 1 of 3

BOX ELDER COUNTY RECORDER

ENTRY NO. \_\_\_\_\_ FEE PAID \_\_\_\_\_

RECORDED IN BOOK \_\_\_\_\_ AT \_\_\_\_\_

OF OFFICIAL RECORDS, PAGE \_\_\_\_\_ OF \_\_\_\_\_

FOR \_\_\_\_\_

BOX ELDER COUNTY RECORDER

BY: \_\_\_\_\_

DEPUTY

2021010 - Plat



# Responsible Growth

# How is this development responsible growth?

- Storm Drain
- Parks
- Transportation
- Master Plan Agreement

Storm Drain



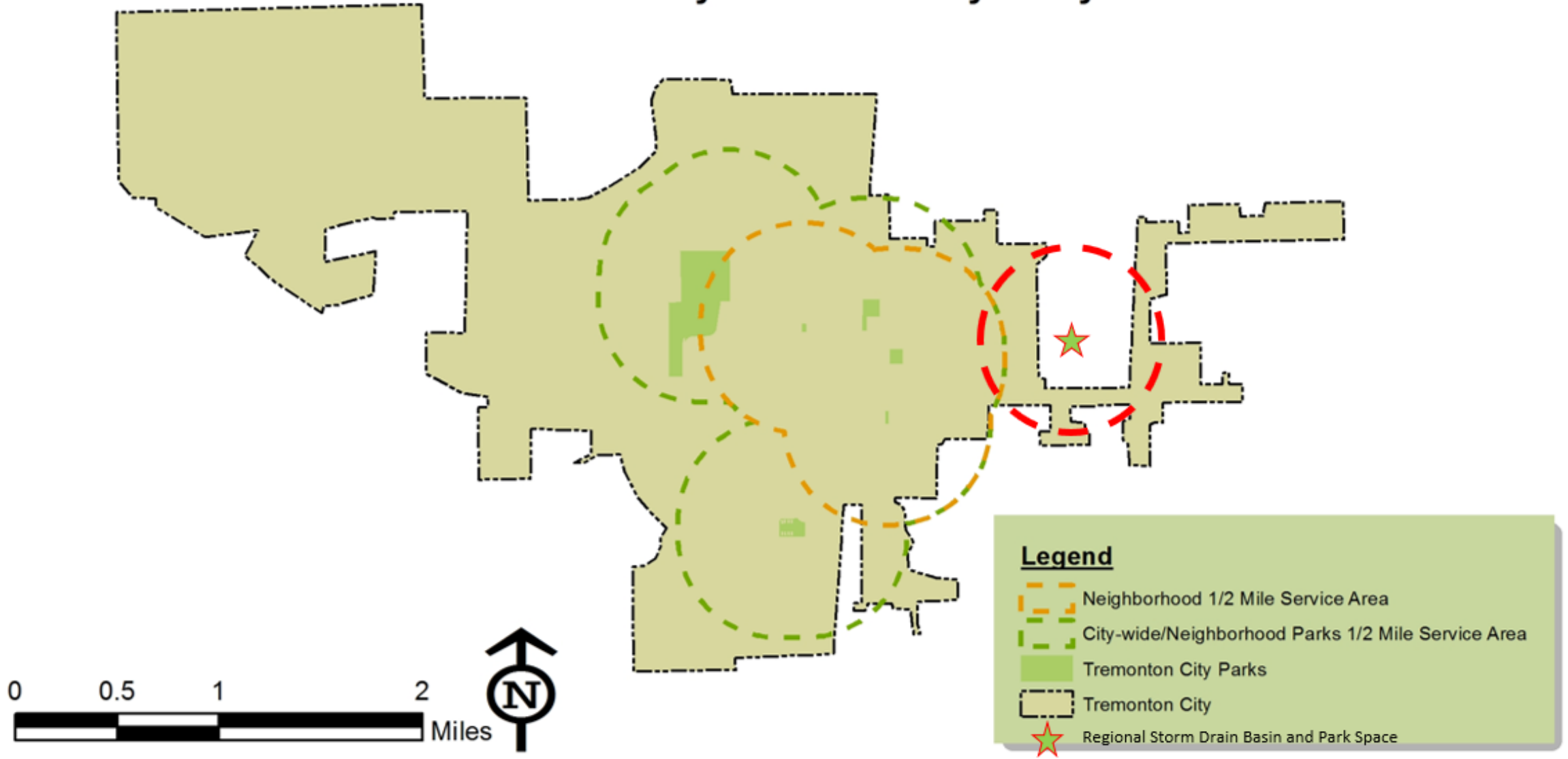
# Storm Drain Service Area



# Park & Open Space

# Tremonton City Park Proximity Analysis

## Tremonton City Park Proximity Analysis



Access to Holmgren Nature Preserve and Trail

# Park Improvements

Trail between Park and Trailhead

Public Park Space & Regional Storm Drain Basin

**267 Single Family Lots (R-1-10) min 10,000 sq.ft. 80 ft wide Min.**  
**1 Pump house Parcel**  
**210 Townhomes 2 Parcels 14.1 acres 14.9 units/acre**  
**264 Apartments, 10.23 acres 25.80 units/acre**  
**8.40 acre Park/ Detention Facility**  
**5.5+/- Acre Commercial Parcel**



# Transportation Issues

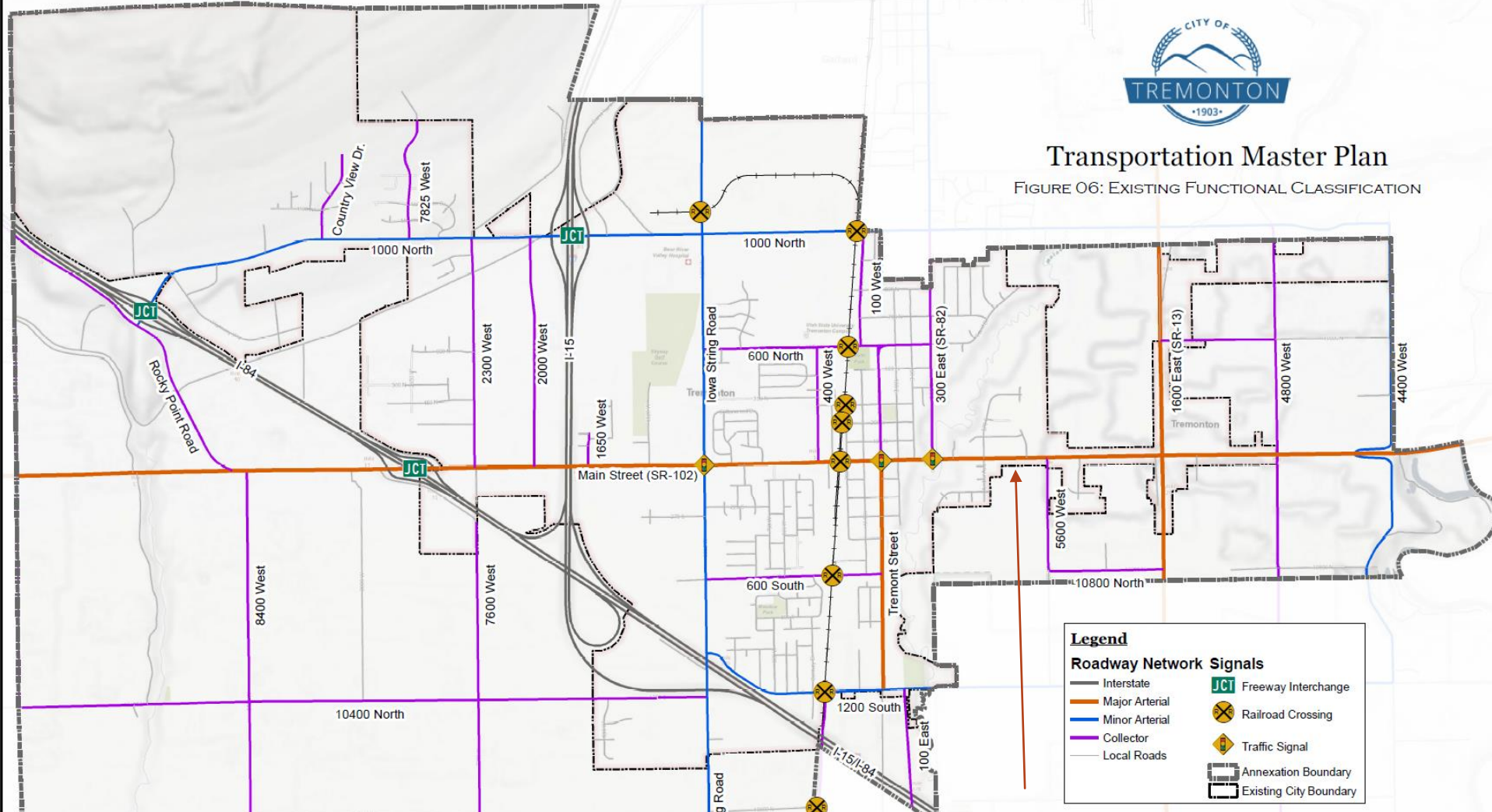
# Main Street Improvements

- ◇ Main Street is an Arterial Road that is owned by UDOT
- ◇ City is planning for a traffic light at 950 East based upon UDOT's classification of road
- ◇ City is acquiring easements for the traffic lights
- ◇ Developer dedicating right of way width on Main Street
- ◇ Developer constructing frontage improvements (curb, gutter, sidewalk) on Main Street

# Traffic on Main Street



Transportation Master Plan  
FIGURE 06: EXISTING FUNCTIONAL CLASSIFICATION



**Arterials** – Arterial facilities provide service primarily through-traffic movements. All traffic controls and the facility design are intended to provide efficient through movement of vehicles. There are limited land access points provided by these facilities.

## Location of Rivers Edge Development- 950 East Collector Road



American Secure Title Insurance Agency

016.508 - 017.514 Station: 003-0383

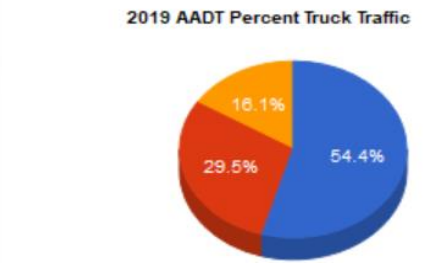
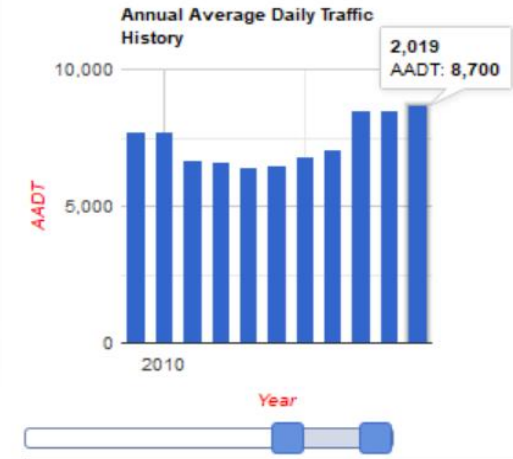
**Table 3: Interstate, Arterial and Collector LOS Capacity Criteria in Vehicles per Day**

Lanes	LOS D	LOS E
<b>Interstate</b>		
4	63,000	80,000
6	91,000	115,000
<b>Arterial</b>		
2	15,500	19,500
3	16,500	21,000
5	26,000	33,000
7	42,000	53,000
<b>Collector</b>		
2	9,500	12,000
3	10,500	13,500
5	20,500	25,500

LEVEL OF SERVICE REPRESENTATION	
A	Excellent
B	Good
C	Average
D	Acceptable
E	Congested
F	Severely Congested

Route: 102 MP: 016.508 - 017.514 Station: 003-0383

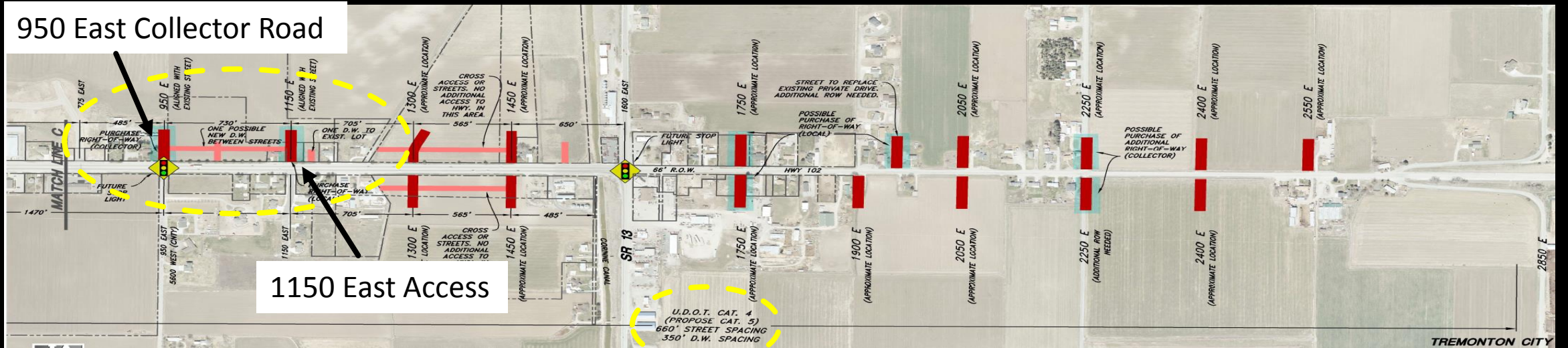
SR 82 (300 E) via SR 102 (Main St) - SR 13 (1600 E)  
Tremonton  
Route: 102, Milepost: 016.508 - 017.514  
Station: 003-0383



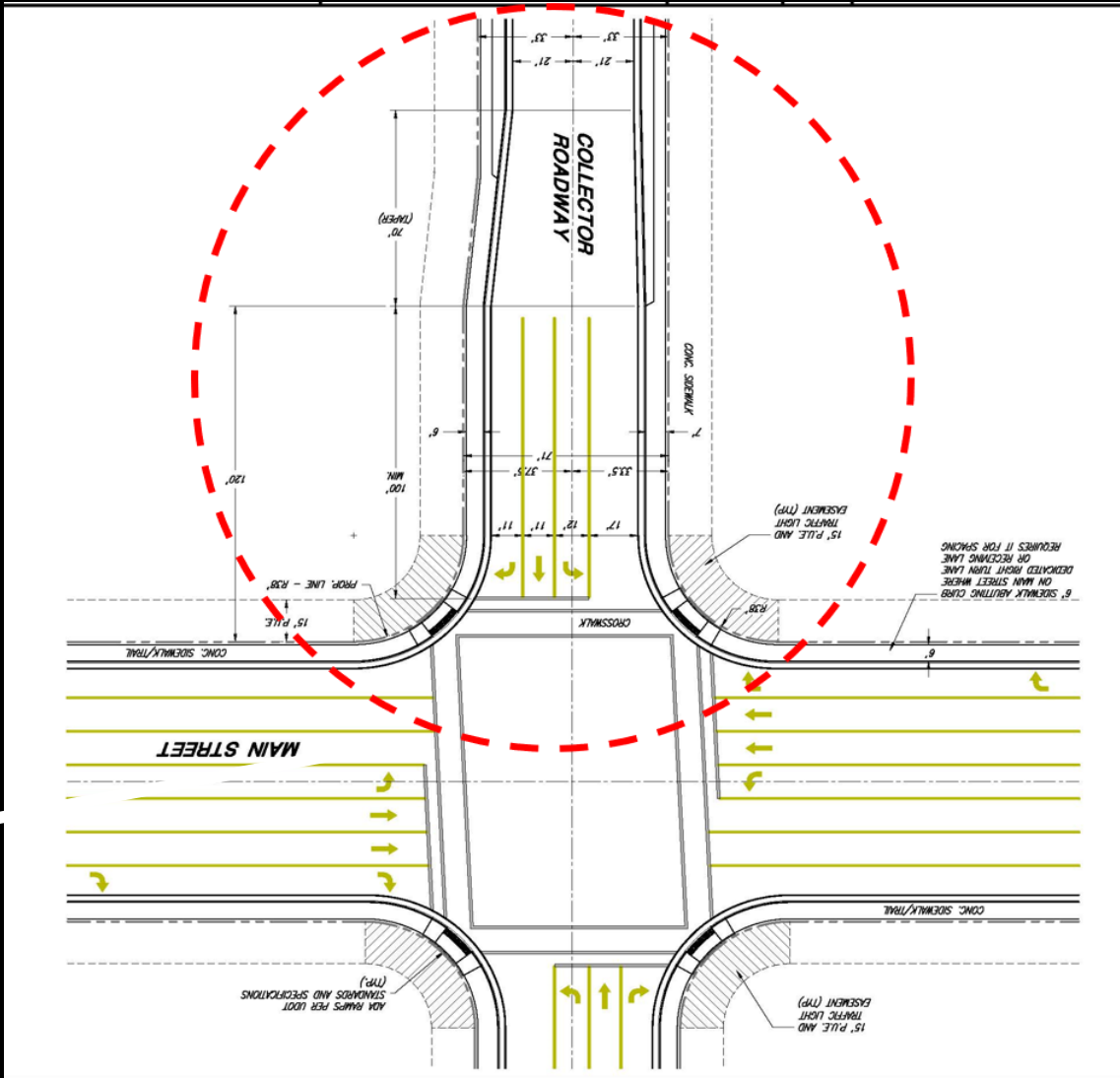
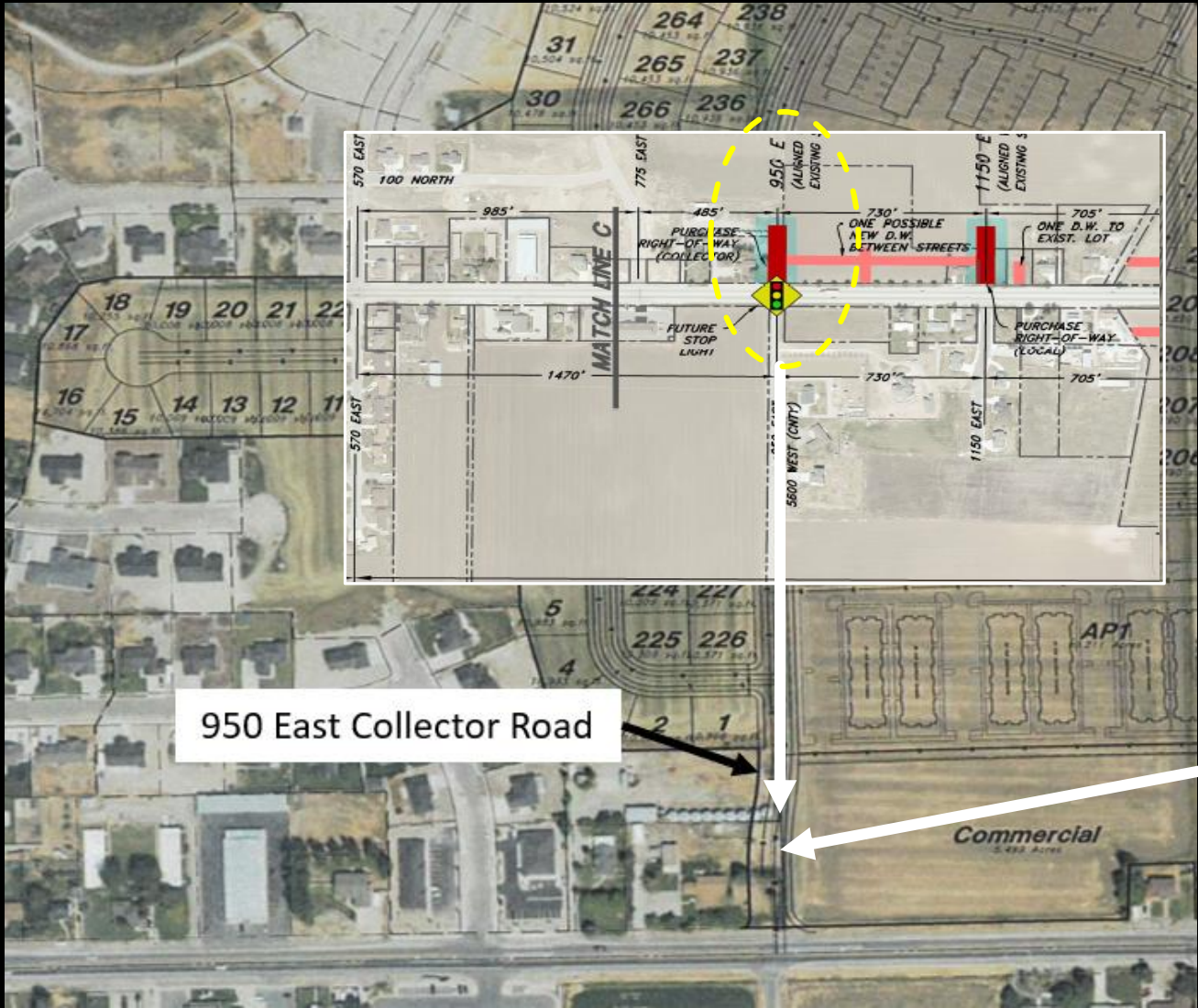
Questions or Comments?  
E-mail us: [trafficcount@utah.gov](mailto:trafficcount@utah.gov)  
Or visit our [Website](#)



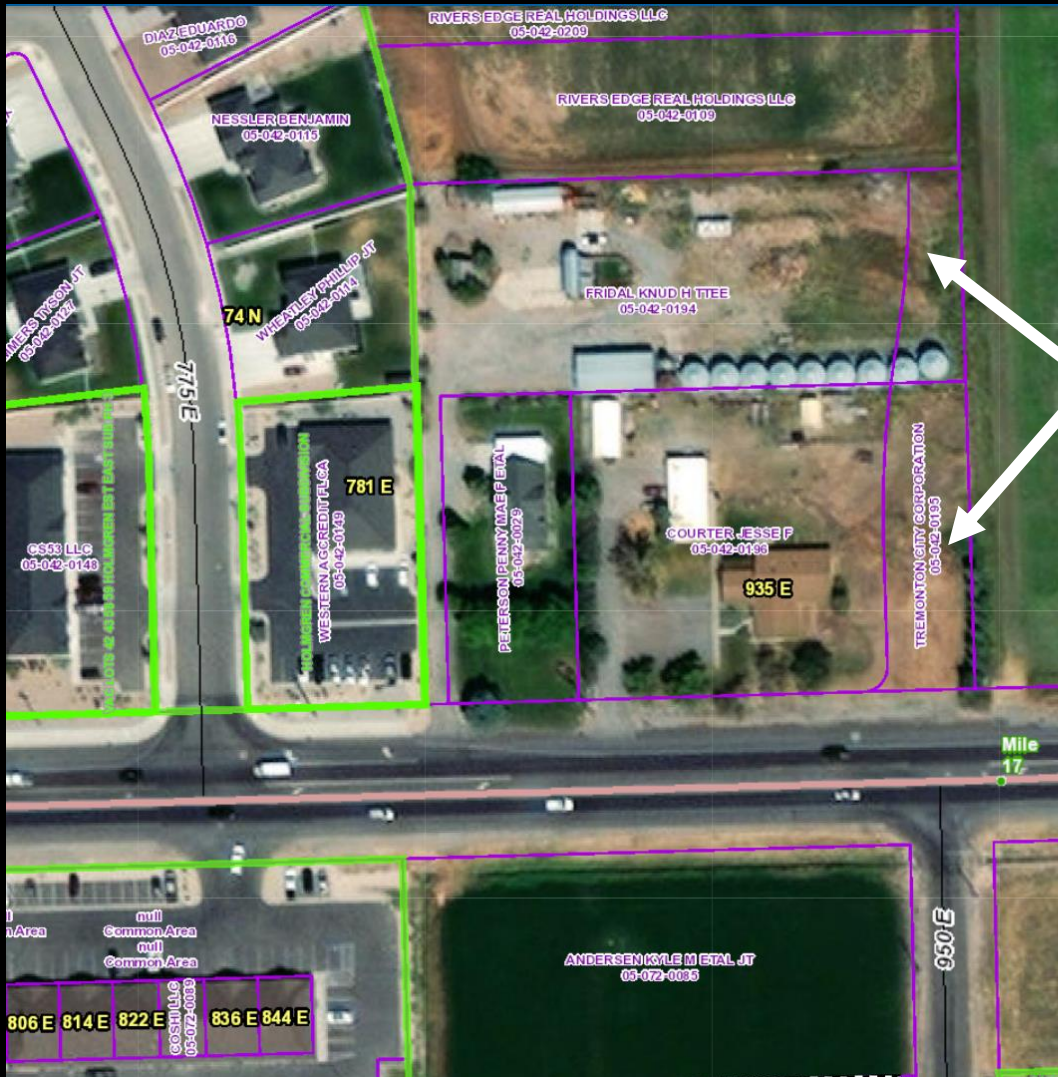
# Access Management Plan for Main Street



# 950 East Collector Road

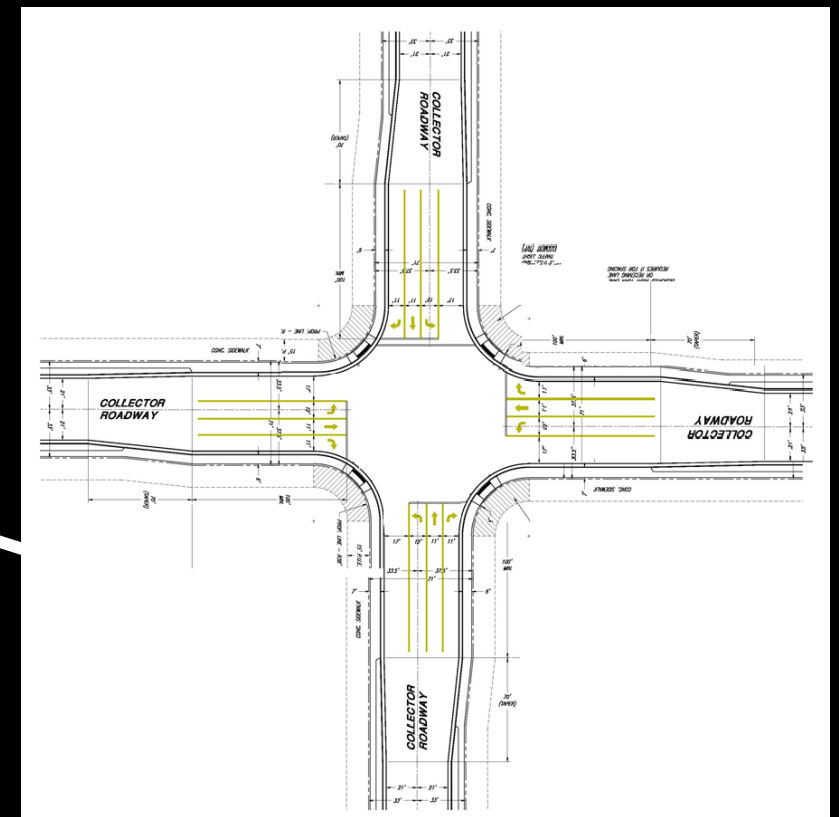
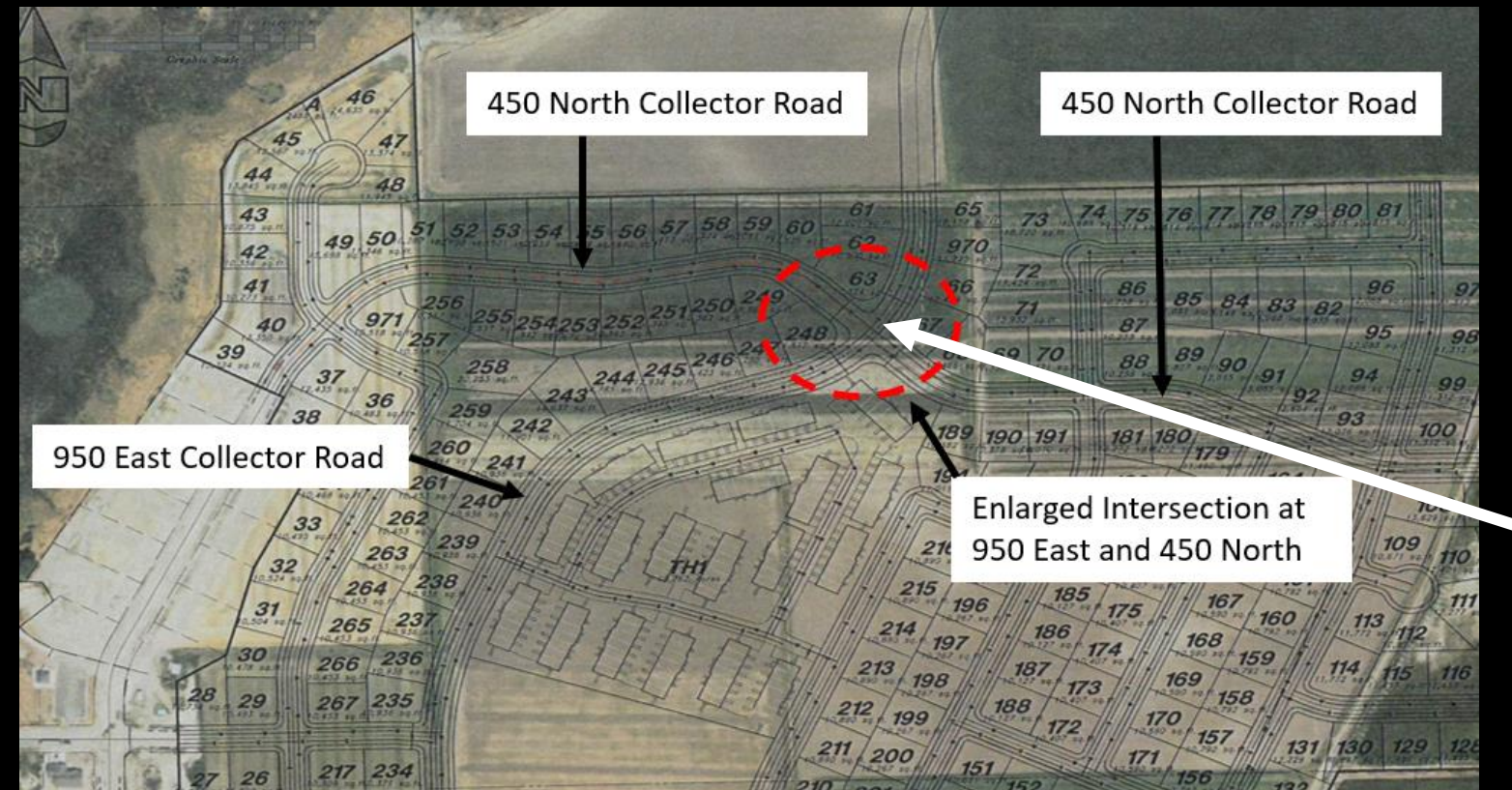


# Corridor Preservation for 950 East

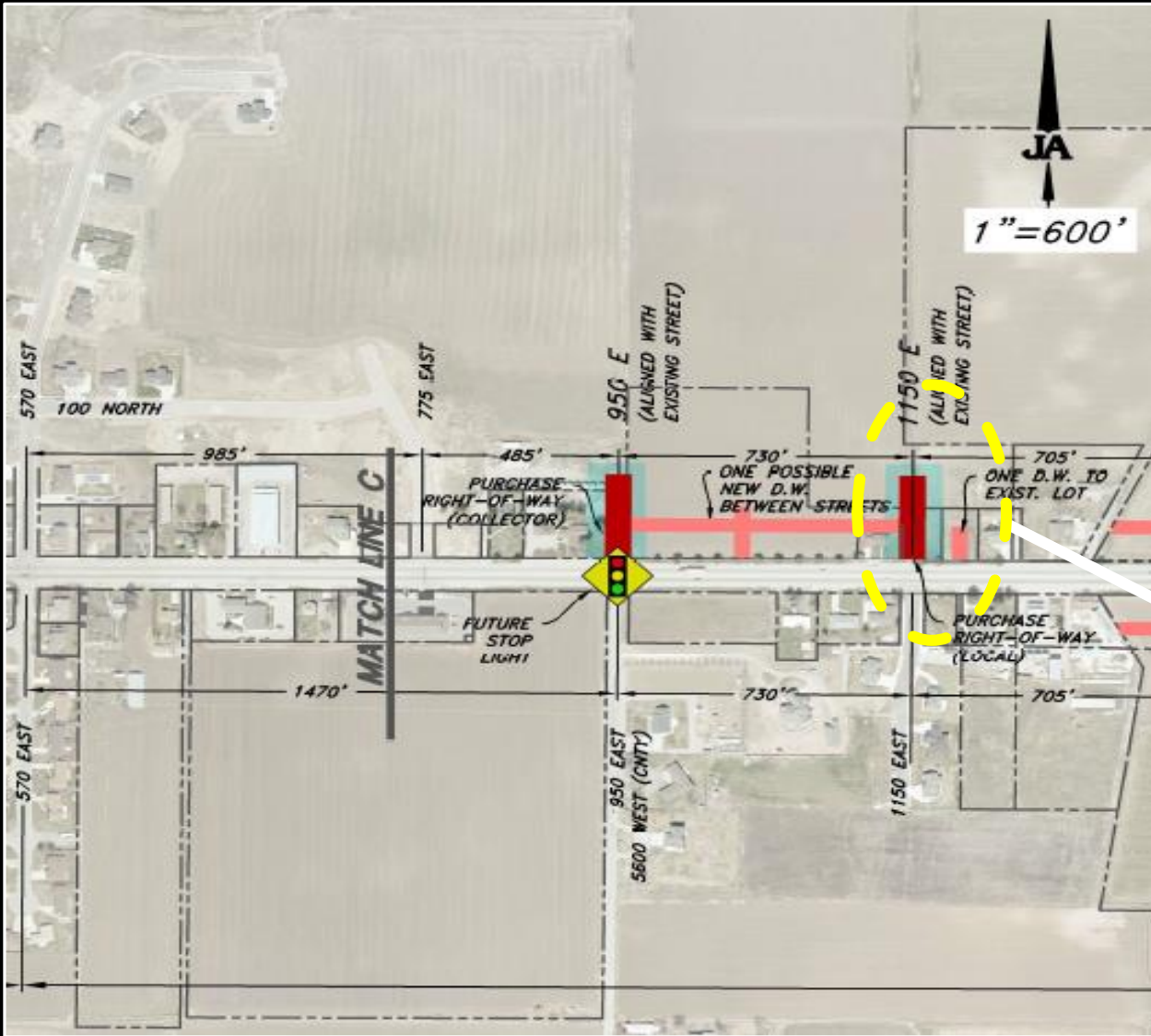


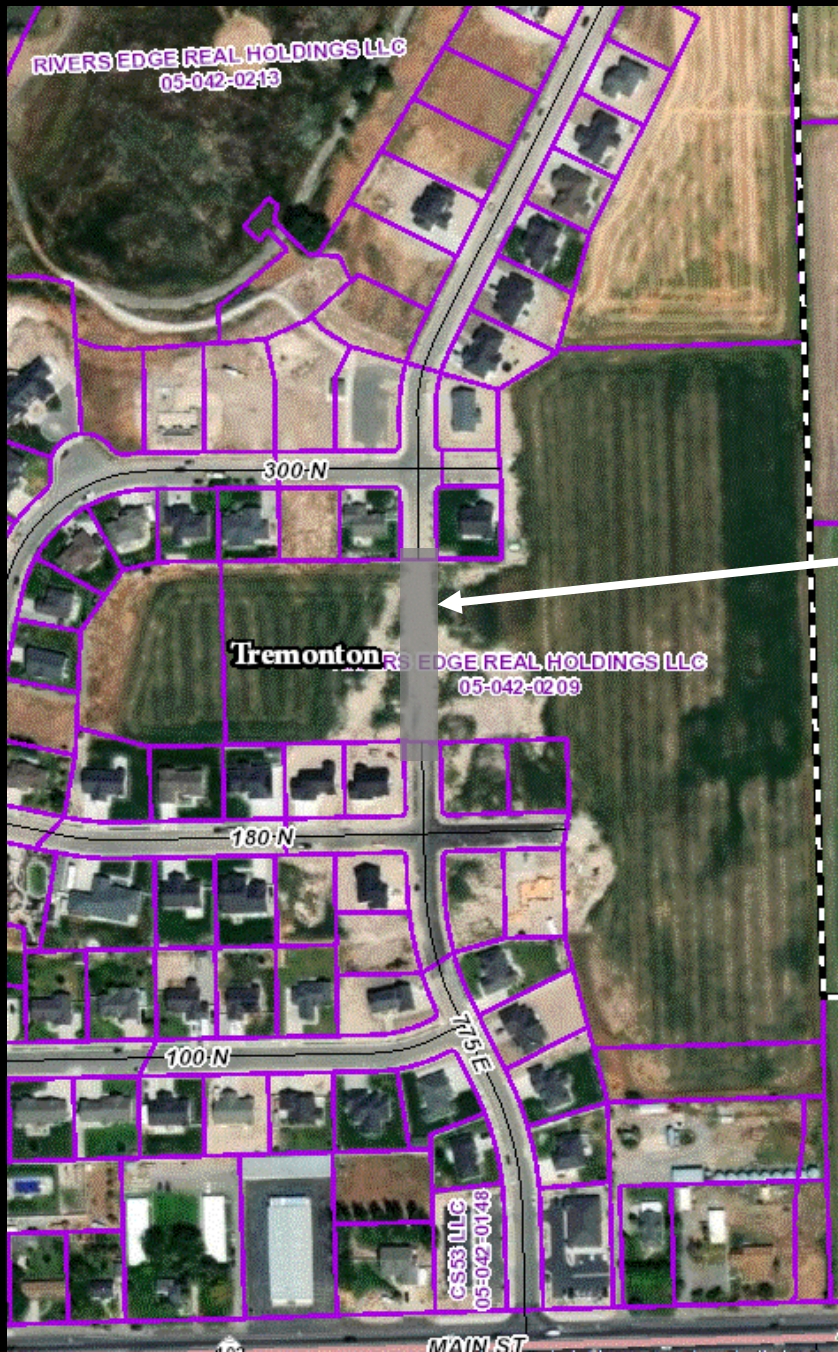
- City applied for and received Box Elder County Transportation Corridor Preservation Funds to acquire road right-of-way of 950 East in 2018 based upon City's Master Plan.
- Transportation's Corridor Fund only provides funds for collectors and arterial roads.
- Developer to construct 950 East Collector Road.

# Enlarged Intersections at Collector Road Intersections

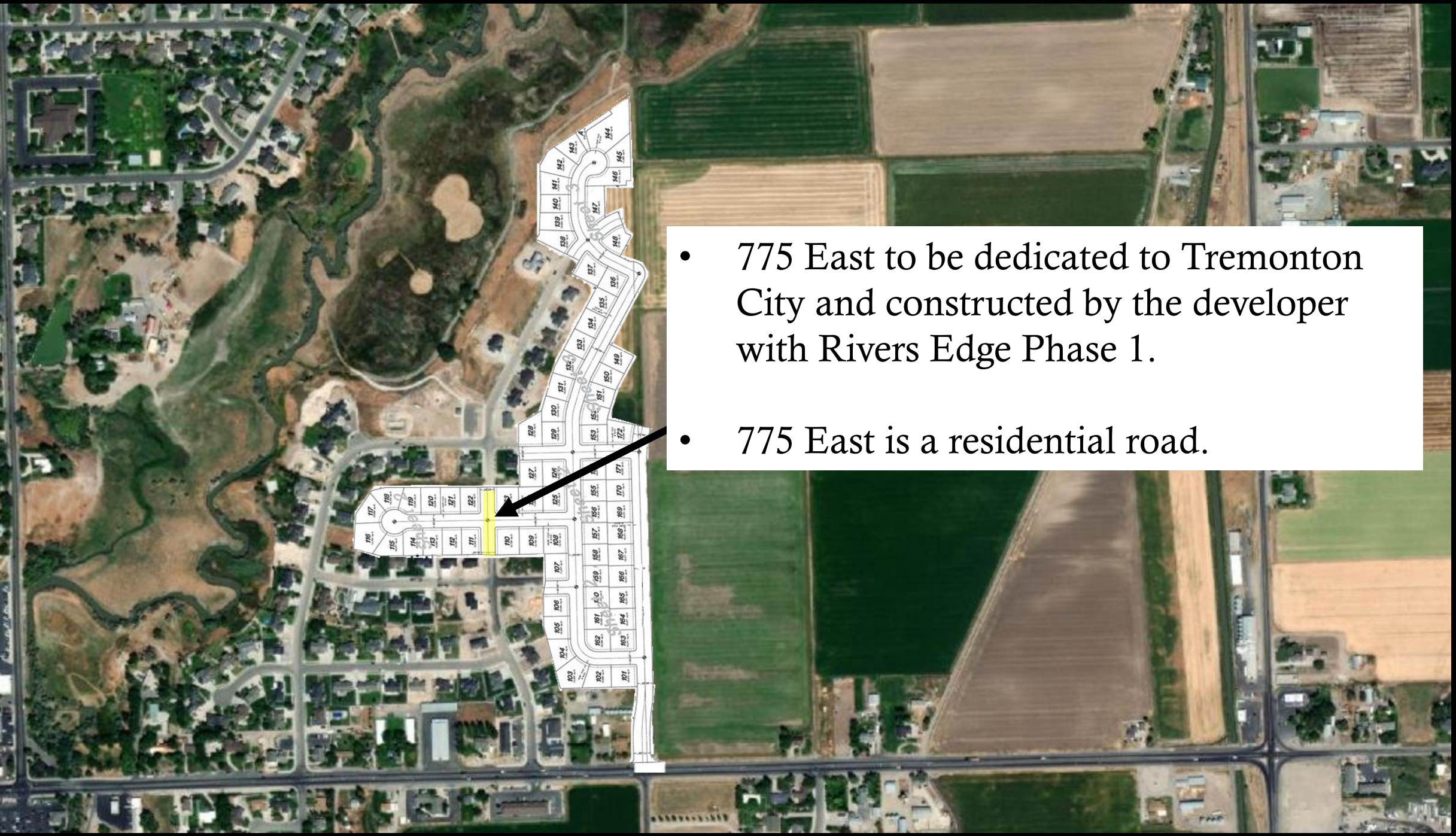


# 1150 East Access





Rivers Edge Real Holdings LLC owns the corridor that will complete the 775 East.



- 775 East to be dedicated to Tremonton City and constructed by the developer with Rivers Edge Phase 1.
- 775 East is a residential road.

# Formalizing Developers Obligations

# Master Development Agreement

- ◆ Recorded and runs with the property
- ◆ Not only does the City have the zoning ordinance but has a contract with the developer that governs the development
  - ◆ Formalizes Developers Obligations
  - ◆ Delayed future approvals

SPRING ACRES ESTATES, PHASE 7  
SUBDIVISION DEVELOPMENT AGREEMENT

THIS SUBDIVISION DEVELOPMENT AGREEMENT (hereinafter "Agreement"), is made and entered into this 7 day of April, 2021, by and between the CITY OF TREMONTON CITY, a body corporate and politic of the State of Utah, (hereinafter the "City") and M&D ALLRED DEVELOPMENT INC. (hereinafter "Developer") the City or Developer may be referred to individually as "Party" or collectively as Parties: M&D Allred's General Contracting, Inc.

RECITALS

WHEREAS, Developer desires to develop certain real property situated in the corporate city limits of Tremonton City, Box Elder County, State of Utah (hereinafter sometimes referred to as the "Property" or "Development") and legally described as follows, to wit:

**SPRING ACRES ESTATES PHASE 7 BOUNDARY 1:** A PART OF SEC 32, T 12 N, R 3 W, SLB&M

Beginning at the northeast corner of Tax Parcel No 06-059-0045 and west line of Spring Acres Subdivision Phase 6 at a point 242.82 feet N 89°41'00" E (Basis of Bearing) along the section line and 571.10 feet N 00°20'33" W from the Southwest Corner of the Southeast Quarter of Section 32, T 12 N, R 3 W, SLB&M and running thence S 89°41'11" W 238.15 feet along the north line of said parcel to existing fence; thence N 00°27'41" W 411.45 feet; thence N 89°41'06" E 375.00 feet to the Northwest Corner of Lot 75 of Spring Acres Subdivision Phase 5; thence S 00°18'54" E 120.00 feet; thence S 89°41'06" W 26.41 feet; thence S 00°18'54" E 60.00 feet; thence S 89°41'06" W 109.51 feet the Northwest Corner of Lot B2 of said Spring Acres Phase 6; thence S 00°20'33" E 231.45 feet to the Point of Beginning.

Containing 2.78 Acres and 6 Lots.

WHEREAS, Developer desires to develop the Property and Developer has submitted to the City all plats, plans (including utility plans), reports, and other documents required for the approval of a Final Plat according to the City's outlined policies, procedures, and code; and

WHEREAS, the Parties hereto have agreed that the development of the Property will require municipal services from the City in order to serve such area and will further require the installation of certain improvements primarily of benefit to the lands to be developed and not to the City of Tremonton as a whole; and

WHEREAS, the City has approved the Final Plat for recording with the Recorder's Office of Box Elder County, Utah, which was submitted by the Developer subject to certain requirements and conditions, which involved the installation of and construction of utilities and other municipal improvements in connection with the Property; and

ALTA COMMITMENT FOR TITLE INSURANCE  
SCHEDULE B PART II

ISSUED BY  
STEWART TITLE GUARANTY COMPANY

Exceptions

File No.: 188249

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.
2. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
3. Any facts, rights, interests, or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens, or encumbrances, or claims thereof, which are not shown by the Public Records.
5. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water; ditch rights; (d) minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel and other hydrocarbons in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities related thereto, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
7. Any lien or right to a lien for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
8. **PARCEL 1:**  
Taxes for the year 2020 have been paid in the amount of \$39.65 under prior Serial Number: 05-167-0028. Taxes for the year 2020 have been paid in the amount of \$213.08 under prior Serial Number: 05-167-0037. Taxes for the year 2021 are accruing as a lien but are not yet due or payable.  
SERIAL NUMBER: 06-167-0055

PARCEL 2:

This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Action, the Commitment to Issue Policy, the Commitment Conditions, Schedule A - Schedule B, Part I - Requirements, and Schedule B, Part V - Exceptions, and a countersignature by the Company or its issuing agent that may be in electronic form.



Entire No. 431818  
B. 1467 P. 0853  
FEE \$40.00  
RECORDING FEE \$10.00  
Box Elder County, Utah



# Conflicts of Interest

# Utah Code Requirement

## ◆ 10-3-1308. Investment creating conflict of interest with duties -- Disclosure.

Any personal interest or investment by a municipal employee or by any elected or appointed official of a municipality which creates a conflict between the employee's or official's personal interests and his public duties **shall be disclosed in open meeting** to the members of the body in the manner required by Section 10-3-1306.

# Conflicts of Interest Statements

- ◆ Periodic Training provided training to Planning Commission on conflicts of interest
  - ◆ Written statements of conflicts of interest submitted
  - ◆ Oral disclosures of conflicts of interest made during the meeting
- ◆ State Code does not requires disclosure but not recusal

*Please note that any agenda item listed on the 6:00 p.m. City Council Workshop may be discussed in the 7:00 p.m. City Council Meeting*

**CITY COUNCIL MEETING AGENDA**  
**7:00 p.m.**

1. Opening Ceremony
2. Introduction of guests
3. Declaration of Conflict of Interest
4. Approval of agenda
5. Approval of minutes – October 19, 2021