



**Tremonton City Corporation
City Council Meeting
August 4, 2026
Meeting to be held at
102 South Tremont Street
Tremonton, Utah**

**CITY COUNCIL WORKSHOP AGENDA
5:00 p.m.**

1. Call to Order and Declaration of Conflict of Interest
2. Council Reports and Updates – 20 minutes
3. Presentations:
 - a. **Title:** Mural Proposal – Police Department
Presenter: Chief Cordova
Estimated Time: 10 minutes
 - b. **Title:** ORD 26-14 Virtual Currency Kiosks
Presenter: Chief Cordova
Estimated Time: 5 Minutes
 - c. **Title:** RES 26-48 Financial Consulting Professional Services Agreement
Presenter: Manager Nessen and Director Heiner
Estimated Time: 10 minutes
 - d. **Title:** RES 26-49 Sorensen-Estrada Day
Presenter: Councilmember Jex
Estimated Time: 10 minutes
 - e. **Title:** ORD 26-15 Planning Commission Term Limits
Presenter: Community Development
Estimated Time: 10 minutes
 - f. **Title:** ORD 26-16 Amending Ch. 1.03.005 & 1.18.040 Fencing Provisions
Presenter: Community Development
Estimated Time: 15 minutes
 - g. **Title:** Discussion of Affordable Housing & Flow Charts
Presenter: Administrator Epling
Estimated Time: 10 minutes
 - h. **Title:** Discussion of Connection Plan and goals for the City
Presenter: Mayor Rohde
Estimated Time: 15 Minutes

4. **CLOSED MEETING:**
 - a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*
 - b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
 - c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
 - d. *Discussions regarding security personnel, devices or systems*

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

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

1. Call to Order
2. Roll Call
3. Invocation by:
Pledge of Allegiance:
4. Approval of Agenda
5. Declaration of Conflict of Interest
6. Presentations
 - a. Years of Services Award to Skyler Gailey for 10 years of service at Police Department
7. Citizen Engagement – General Public Comment
 - Residents may address the Council on any item **NOT** listed on the strategic business portion of the agenda
 - Rules of engagement:
 1. **Our Dignity Standard:** Hard conversations require the honest truth and a respectful tone. We're committed to fixing the problems without making it personal. Let's keep this conversation productive so we can get back to the work of building a better Tremonton.
 2. **Priority:** Speakers who registered on the signup sheet at the door prior to the meeting will be called in order. Citizens from the audience will then have time to speak.
 3. **Time Limit:** 3 minutes per individual
 4. **Response:** Under State Law, the Council cannot debate or take action on non-agenda items. We will listen and may direct staff to follow up.
8. Unfinished Items from City Council Work Session
9. Consent Agenda - Any Councilmember may request an item be removed for separate discussion – Roll Call Vote
 - a. Approval of minutes – July 21, 2026
 - b. Approval of Resolution No. 26-48 Financial Consulting Professional Services Agreement
 - c. Approval of Resolution No. 26-49 Sorensen-Estrada Day

10. Strategic Business (Ordinances & Policies)

- a. Discussion and consideration of adopting ORD 26-14 Virtual Currency Kiosks

Presented by: Chief Cordova

Technical Questions (Clarification only)

Public Input: 3 minutes per individual

Council Debate

- b. Discussion and consideration of adopting ORD 26-15 Planning Commission Term Limits

Presented by: Community Development

Technical Questions (Clarification only)

Public Input: 3 minutes per individual

Council Debate

- c. Discussion and consideration of adopting ORD 26-16 Amending Ch. 1.03.005 & 1.18.040 Fencing Provisions

Presented by: Community Development

Technical Questions (Clarification only)

Public Input: 3 minutes per individual

Council Debate

11. Reports and Calendar

- a. City Leadership Report

- b. Upcoming Calendar Items

12. *CLOSED MEETING:*

- a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*

- b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*

- c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*

- d. *Discussions regarding security personnel, devices or systems*

13. Adjournment

Anchor location for Electronic Meeting by Telephone Device. With the adoption of Ordinance No. 13-04, the Council may participate per Electronic Meeting Rules. Please make arrangements in advance.

In compliance with the Americans with Disabilities Act, persons needing special accommodations, should contact Cynthia Nelson no later than 48 hours prior to the meeting.

This meeting will be lived streamed via YouTube at <https://www.youtube.com/@tremontoncity>

The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted in accordance with Utah State Code on this 30th day of July, 2026

Cynthia Nelson, CITY RECORDER

ORDINANCE NO. 26-14

AN ORDINANCE OF TREMONTON CITY COUNCIL CREATING AN ORDINANCE PROHIBITING VIRTUAL CURRENCY KIOSKS IN THE CITY BY ADOPTING TITLE 10: FIRE, HEALTH, SAFETY, AND WELFARE, CHAPTER 10-600 VIRTUAL CURRENCY KIOSKS OF THE REVISED ORDINANCES OF TREMONTON CITY CORPORATION

WHEREAS, the Tremonton City Council finds that virtual currency kiosks, also known as cryptocurrency ATMs or Bitcoin teller machines, have been used in connection with fraud and scam schemes that have harmed residents in Utah; and

WHEREAS, the City Council finds that transactions through virtual currency kiosks are often irreversible and can be used to rapidly transfer funds beyond recovery; and

WHEREAS, the City Council finds that prohibiting the operation of physical virtual currency kiosks within Tremonton is a reasonable exercise of the City's police powers to protect the public health, safety, and welfare; and

WHEREAS, the City Council intends this ordinance to apply only within the corporate limits of Tremonton City and not to regulate virtual currency ownership or transactions outside the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE TREMONTON CITY AS FOLLOWS:

SECTION 1. Code Amendment. The Revised Ordinances of Tremonton City Corporation are amended by adding Chapter 10-600 – Virtual Currency Kiosks as shown in Exhibit “A” attached.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of the conflict.

SECTION 3. Effective Date. This ordinance shall take effect after final passage and publication, unless otherwise required by law.

APPROVED, PASSED AND ADOPTED by the City Council of Tremonton, Utah, this 4th day of August, 2026.

TREMONTON CITY

Bret Rohde, Mayor

ATTEST:

Cynthia Nelson, City Recorder

APPROVED AS TO FORM:

Dalton Smuin, City Attorney

POSTED/PUBLISHED:_____

Exhibit “A”

TITLE 10 – FIRE, HEALTH, SAFETY AND WELFARE

Chapter 10-600. – VIRTUAL CURRENCY KIOSKS

Part 10-601. - Definitions. For purposes of this chapter:

"Virtual currency" means a digital representation of value that is used as a medium of exchange, unit of account, or store of value and is not money, whether or not denominated in money.

"Virtual Currency Kiosk" means any physical electronic terminal intended to act as a mechanical agent of the virtual currency kiosk operator to enable the virtual currency kiosk operator to facilitate the exchange of virtual currency for money, bank credit, or other virtual currency.

“Virtual Currency Kiosk Operator” means any person or entity that owns, leases, controls, manages, maintains, or operates a virtual currency kiosk, or that arranges for a kiosk to be placed on property within the City.

“Person” means an individual, corporation, partnership, limited liability company, association, trust, or other legal entity.

Part 10-602. - Prohibition.

It is unlawful for any person to:

1. Operate, install, locate, maintain, or allow to be operated, installed, located, or maintained any Virtual Currency Kiosk within the corporate limits of the City;
2. Enter into any agreement, lease, license, or other arrangement for the purpose of placing or operating a Virtual Currency Kiosk within the City; or
3. Knowingly permit property under the person’s control to be used for the operation of a Virtual Currency Kiosk within the City.

Part 10-603. - Existing Kiosks.

Any Virtual Currency Kiosk located within the City on the effective date of this chapter shall be removed or permanently disabled within sixty (60) days after the effective date. Each day after that period that a Virtual Currency Kiosk remains in violation constitutes a separate offense.

Part 10-604. - Scope.

This chapter does not prohibit a person from owning, holding, purchasing, selling, exchanging, transferring, or accepting virtual currency by means other than a Virtual Currency Kiosk, nor does it purport to prohibit Virtual Currency Kiosks outside the corporate limits of the City. The chapter is limited to conduct and property located within Tremonton.

Part 10-605. - Enforcement.

The City may enforce this chapter through any lawful means, including notice of violation, misdemeanor citation, civil abatement, injunction, or other legal or equitable relief.

Part 10-606. - Penalty.

Any person who violates this chapter is guilty of a class B misdemeanor. Each day a violation continues is a separate offense.

Part 10-607. - Severability.

If any provision of this chapter or its application to any person or circumstance is held invalid, the remainder of the chapter and the application of the provision to other persons or circumstances shall not be affected.

CERTIFICATION

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. 26-14, entitled “**AN ORDINANCE OF TREMONTON CITY COUNCIL CREATING AN ORDINANCE PROHIBITING VIRTUAL CURRENCY KIOSKS IN THE CITY BY ADOPTING TITLE 10: FIRE, HEALTH, SAFETY, AND WELFARE, CHAPTER 10-600 VIRTUAL CURRENCY KIOSKS OF THE REVISED ORDINANCES OF TREMONTON CITY CORPORATION**” adopted and passed by the City Council of Tremonton, Utah, at a regular meeting thereof on August 4, 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

(city seal)

RESOLUTION NO. 26-48

A RESOLUTION OF THE CITY COUNCIL OF TREMONTON CITY, UTAH, APPROVING A PROFESSIONAL SERVICE AGREEMENT BETWEEN TREMONTON CITY AND CURTIS ROBERTS FOR FINANCE AND ACCOUNTING SERVICES

WHEREAS, Curtis Roberts has distinguished himself as having proficient and progressive knowledge, skills, and abilities in accounting and finance and has worked with the City for over 20 years as a financial advisor fulfilling the role and duties of the Finance Director; and

WHEREAS, the City has hired a full-time finance director; and

WHEREAS, the City desires to retain the knowledge, skills, and abilities of the Contractor to assist in developing the capabilities of City staff; and

WHEREAS, the City desires to formalize the terms of the engagement in a professional services agreement.

NOW, THEREFORE, BE IT RESOLVED that the Tremonton City Council of Tremonton, Utah, hereby approves the Professional Service Agreement as contained in Exhibit “A”.

ADOPTED AND PASSED by the City Council on this 4th day of August 2026. To become effective upon date of execution.

TREMONTON CITY
A Utah Municipal Corporation

Bret Rohde, Mayor

ATTEST:

Cynthia Nelson, City Recorder

EXHIBIT “A”

PROFESSIONAL SERVICE AGREEMENT BETWEEN TREMONTON CITY AND CURTIS ROBERTS FOR FINANCE AND ACCOUNTING SERVICES

THIS AGREEMENT (hereinafter referred to as the “Agreement”) for professional finance and accounting services is made by, and between Tremonton City, a body corporate and politic of the State of Utah (hereinafter referred to as “City”), and Curtis Roberts (hereinafter referred to as “Contractor”), individually or jointly the City and Contractor shall be referred to as “Party” or “Parties.”

RECITALS

WHEREAS, Curtis Roberts has distinguished himself as having proficient and progressive knowledge, skills, and abilities in accounting and finance and has worked with the City for over 20 years as a financial advisor fulfilling the role and duties of the Finance Director; and

WHEREAS, the City has hired a full-time finance director; and

WHEREAS, the City desires to retain the knowledge, skills, and abilities of the Contractor to assist in developing the capabilities of City staff; and

WHEREAS, the City desires to formalize the terms of the engagement in a professional services agreement.

NOW, THEREFORE, in consideration of the promises contained herein, the Parties agree as follows:

SECTION 1 – SERVICES RENDERED

1.01 Services Rendered. The Contractor agrees to provide financial and accounting consulting services to the City as requested by the City, authorized by the City Manager and agreed to by the Contractor, including an estimate of the hours required for such consulting work.

1.02 Response for Assistance. The City acknowledges and understands that the Contractor maintains full-time employment with another entity and that the Contractor is not immediately available to respond to requests for assistance. The Contractor covenants to promptly respond to email and phone messages from City staff. Excepting the Contractor’s emergencies and other unusual situations, the Contractor agrees to respond to these messages no later than forty-eight (48) hours after receipt of the message. Based on the urgency of services requested, the Contractor acknowledges that responses should be provided as soon as possible. The City is responsible for communicating deadlines if a quicker response is required.

SECTION 2 – TERMS OF AGREEMENT

2.01 Term of Agreement. The Agreement shall commence on the date of execution, which shall be the date the latter Party signs the Agreement below and shall continue until terminated by either Party. Termination may be commenced by either Party, with or without cause. It shall be effected by written notice, as further described in Section “5.09 Notices” of this Agreement, given not less than thirty (30) days before the termination date.

2.02 Compensation and Timelines. The City shall compensate the Contractor at an initial rate of \$250 per hour. Adjustments to rate shall be allowed each fiscal year of the city and agreed upon between the City Manager and the Contractor. The rate shall be negotiated and finalized before June 1st each year.

2.03 Independent Contractor. The Contractor is an independent contractor, and as such, shall not be eligible for employee benefits from the City such as, but not limited to, health insurance, dental insurance, workers compensation, life insurance, 401(k) participation, or retirement plans. Furthermore, the Contractor shall be compensated as an independent contractor receiving Internal Revenue Service Form 1099 from the City after the Tax year in which work is performed. Additionally, the Contractor shall provide their computer and other equipment necessary to complete the scope of work.

SECTION 3 – OBLIGATIONS, REPRESENTATIONS, AND WARRANTIES

3.01 Skills and Expertise. The Contractor represents that they possess the requisite skill, expertise, and licensing to perform the required services. The Contractor shall perform its services consistent with the professional skill and care necessary to prepare written minutes of public bodies.

3.02 Authority. The undersigned each represents full authority to sign this Agreement and enter into this Agreement on behalf of the Party to the Agreement so reflected by each signature.

SECTION 4 – OWNERSHIP OF ANY WORK PRODUCT

4.01 Ownership of Work Product. The Parties agree that, due to the nature of this consulting contract, the Contractor will be working with City staff in a consulting role. Therefore, it is anticipated that the City will develop any work product.

SECTION 5 – MISCELLANEOUS

5.01 Non-Fiduciary Relationship. The Parties hereto expressly disclaim and disavow any partnership, joint venture, or fiduciary status or relationship between them and expressly affirm that they have entered into this Agreement as independent contractors and that the same is in all respects an “arms-length” transaction.

5.02 Further Instruments. The Parties hereto agree they will execute any other documents or legal instruments necessary or required to carry out and effectuate all of the provisions hereof.

5.03 Assignment. Parties agree that they may not assign this Agreement to any other person or entity without the express prior written consent of the other Party.

5.04 Preparation of Agreement. The Parties hereto acknowledge they have both participated in preparing this Agreement. If any question arises regarding its interpretation, no presumption shall be drawn in favor of or against any Party hereto on the drafting hereof.

5.05 Entire Agreement. This Agreement sets forth the entire understanding of the Parties concerning the subject matters stated herein and supersedes any prior or contemporaneous oral and written agreements or representations, if any, between the Parties; that the terms of this Agreement are contractual and not mere recitals; and the Parties acknowledge no promise or agreement not included in this Agreement has been made, but that they are relying solely upon their judgment after consultation with their respective attorney or attorneys.

5.06 Counterparts, Duplicate Copies, and Facsimile Copies. This Agreement may be executed in counterparts such that an Agreement with a complete set of signatures, whether or not on different copies of the page on which the signatures appear, shall constitute a fully-executed agreement; all executed copies of this Agreement shall constitute duplicate originals, and a copy or facsimile signature shall be treated for all purposes as an original signature.

5.07 Modification. The Agreement may not be modified in any manner except in writing signed by each Party.

5.08 Waiver. A waiver by any Party of any provision hereof, whether in writing or by course of conduct or otherwise, shall be valid only in the instance for which it is given and shall not be deemed a continuing waiver of the said provision, nor shall it be construed as a waiver of any other provision hereof.

5.09 Notices. Any notice sent by either Party shall be sent, to the appropriate address contained herein, certified mail, return receipt requested:

Attention: Curtis Roberts, CPA
765 East 1150 South
Hyrum, UT 84319

Attention: Tremonton City Manager
102 South Tremont Street
Tremonton, Utah 84337

5.10 Incorporation of Recitals and Exhibits. All recitals and exhibits contained herein and attached hereto are hereby incorporated into the Agreement.

5.11 Severability. If any portion of this Agreement is nullified or voided by a Court of competent jurisdiction, that portion shall be severed from the remainder of the Agreement, and all other parts of the Agreement shall remain in full force.

5.12 Attorney's Fees and Costs. In the event, any Party hereto shall be in default or breach of this Agreement, said Party shall be liable to pay all reasonable attorney's fees, court costs, and other related collection costs and expenses incurred by the non-defaulting or non-breaching party in prosecuting its rights hereunder.

5.13 Applicable Law, Jurisdiction, and Venue. The Agreement shall be interpreted in with the laws of the State of Utah, and the First District Court of the State of Utah, in and for Box Elder County shall have jurisdiction and be the proper venue for any suit arising here from.

5.14 Survival of Terms. Any term in the Agreement intended by its nature to survive the execution date of the Agreement shall so survive.

IN WITNESS WHEREOF, the undersigned have executed this Agreement on the dates herein shown below.

TREMONTON CITY, CORP.

Bret Rohde, Mayor (Date)

Attest:

Cynthia Nelson, City Recorder (Date)

CURTIS ROBERTS, CONTRACTOR

Curtis Roberts, CPA (Date)

RESOLUTION NO. 26-49

A RESOLUTION OF THE CITY COUNCIL OF TREMONTON CITY, UTAH, RECOGNIZING THE ULTIMATE SACRIFICE OF SERGEANT LEE D. SORENSEN AND OFFICER ERIC ESTRADA OF THE TREMONTON-GARLAND POLICE DEPARTMENT ON AUGUST 17, 2025, AND DESIGNATING AUGUST 17TH AS SORENSEN-ESTRADA DAY IN TREMONTON CITY

WHEREAS, Sergeant Lee D. Sorensen and Officer Eric Estrada of the Tremonton-Garland Police Department made the ultimate sacrifice in the line of duty on August 17, 2025, while responding to a domestic violence call in Tremonton, demonstrating extraordinary courage and commitment to protecting the citizens of our community; and

WHEREAS, their deaths represent a profound loss to the Tremonton-Garland Police Department, the City of Tremonton, Box Elder County, and the State of Utah, and serve as a solemn reminder of the risks faced daily by law enforcement officers who stand as guardians of public safety; and

WHEREAS, Sergeant Sorensen, with 17 years of law enforcement experience (16 with the Garland Police Department), was recently promoted to Sergeant and exemplified dedicated service, community involvement, and professional excellence, including receipt of awards for his contributions; and

WHEREAS, Officer Estrada, with prior service across multiple agencies and less than a year with the Tremonton-Garland Police Department, was a devoted husband and father known for his community outreach efforts and passion for patrol work; and

WHEREAS, the City of Tremonton desires to honor their memory through ongoing annual recognition, consistent with Utah's tradition of commemorating fallen heroes who sacrificed in public safety and military service; and

WHEREAS, as a solemn tribute, Tremonton City will hold a moment of silence annually on August 17th at noon to mark their sacrifice and remind residents of the bravery of those who serve; and

WHEREAS, this resolution is adopted pursuant to the authority granted to the City Council of Tremonton City and serves as an expression of the City's values of gratitude, remembrance, and support for law enforcement.

NOW, THEREFORE, BE IT RESOLVED by the City Council of Tremonton City, Utah, as follows:

1. The City Council hereby recognizes and honors Sergeant Lee D. Sorensen and Officer Eric Estrada for their ultimate sacrifice in the line of duty on August 17, 2025, and extends its deepest condolences to their families, colleagues, and the broader law enforcement community.

2. August 17th of each year, commencing in 2026, is hereby designated as “**Sorensen-Estrada Day**” in Tremonton City to commemorate their service, sacrifice, and enduring legacy.
3. On Sorensen-Estrada Day, the Tremonton City will hold a moment of silence annually on August 17th at noon to serve as a solemn annual observance.
4. The City Council encourages residents, businesses, and community organizations to participate in appropriate commemorative activities, including reflection on the sacrifices of all law enforcement officers and support for public safety initiatives.
5. The Mayor and City Recorder are authorized to take all actions necessary to implement this resolution, including public notification and coordination with the Tremonton-Garland Police Department.

ADOPTED AND PASSED by the City Council of Tremonton City, Utah, this 4th day of August, 2026.

TREMONTON CITY
A Utah Municipal Corporation

By: _____
Bret Rohde, Mayor

ATTEST:

Cynthia Nelson, City Recorder

ORDINANCE 26-15

AN ORDINANCE OF TREMONTON CITY CORPORATION AMENDING CHAPTER § 1.04.020 TERM OF OFFICE TO CLARIFY THE END OF TERM LIMITS FOR PLANNING COMMISSION MEMBERS AND ADOPTING § 1.04.022 ALTERNATE MEMBERS TO OUTLINE STANDARDS FOR ALTERNATE PLANNING COMMISSION MEMBERS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Tremonton City Council has previously established regulations governing the creation, appointment, organization, powers, duties, and operation of the Tremonton Planning Commission through Chapter 1.04 of the Tremonton City Code; and

WHEREAS, the City Council finds that clarifying, updating, amending, and modifying specific provisions governing the organization and operation of the Tremonton Planning Commission is in the best interest of the City; and

WHEREAS, the Tremonton City Planning Commission and Zoning Administrator have reviewed the proposed amendment in accordance with State law and have recommended approval of the same;

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

Section 1. Amendment and Adoption. Title I of the Tremonton City Code is hereby amended and adopted to amend Chapter § 1.04.020 Term of Office and adopt Chapter § 1.04.022 Alternate Members of the Tremonton City Code to clarify the end of term limits for Planning Commission Members and establish standards for Alternate Planning Commission Members, 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 4th day of August, 2026, and shall be effective upon its adoption.

TREMONTON CITY CORPORATION

Mayor Bret Rohde

ATTEST:

Cynthia Nelson, City Recorder

Publication Date: _____

**Exhibit “A”: AMENDMENT TO CHAPTER § 1.04.020 TERM OF OFFICE TO
CLARIFY THE END OF TERM LIMITS FOR PLANNING COMMISSION
MEMBERS AND ADOPTING § 1.04.022 ALTERNATE MEMBERS TO OUTLINE
STANDARDS FOR ALTERNATE PLANNING COMMISSION MEMBERS**

1.04.020 - TERM OF OFFICE.

“The terms of the appointed Members of the Planning Commission shall be three (3) years and shall expire in January of the third year following appointment, and until their respective successors shall have been appointed provided that terms shall be assigned and adjusted as necessary to maintain staggered appointments so that the terms of two (2) Members expire each year. Alternate Members shall serve under the same term provisions and may serve in place of absent or disqualified Members until a new replacement -is appointed as provided by this Title-~~except~~ Except that the terms of appointment shall be such that the terms of two (2) Members shall expire each year. The City Council member assigned to be the ex-officio member shall serve at the pleasure of the City Council. The Planning Commission existing at the time of passage of this Title shall continue to serve, and the terms of its Members shall be fixed by the City Council in such a manner as to comply with the above provisions for staggering terms of service. Vacancies of appointed Members occurring other than through the expiration of a term shall be filled for the remainder of the unexpired term by appointment of the City Council.”

...

1.04.022 – ALTERNATE MEMBERS.

The City Council may appoint one (1) or more Alternate Members to the Planning Commission. Alternate Members shall be appointed in the same manner and shall be subject to the same qualifications, terms of office, training requirements, removal provisions, and compensation as regular Members, except as otherwise provided in this Section.

A.

The Chairperson may designate an Alternate Member to serve in place of a Member who is absent, disqualified, or when a vacancy exists on the Planning Commission. While so designated, the Alternate Member shall possess the same authority, duties, and voting privileges as the Member for whom they are serving.

B.

An Alternate Member who has not been designated under Subsection A shall not participate in Planning Commission deliberations or vote and may participate only to the same extent as any other member of the public.

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. 26-15, entitled **“AMENDING CHAPTER § 1.04.020 TERM OF OFFICE TO CLARIFY THE END OF TERM LIMITS FOR PLANNING COMMISSION MEMBERS AND ADOPTING § 1.04.022 ALTERNATE MEMBERS TO OUTLINE STANDARDS FOR ALTERNATE PLANNING COMMISSION MEMBERS”** Adopted and passed by the City Council of Tremonton, Utah, at a regular meeting thereof on the 4th day of August 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

MEMORANDUM

TO: Tremonton City Council
FROM: Tremonton Community Development Staff
SUBJECT: Planning Commission Code Text Amendment

SUMMARY: A request to amend § 1.04.020 Term of Office to clarify the end of term limits for Planning Commission members and to adopt § 1.04.022 Alternate Members to establish standards for alternate Planning Commission members

In response to ongoing questions regarding the application of term limits for Planning Commission members, staff has prepared a draft amendment to § 1.04.020 Term of Office of the Tremonton City Code to clarify when term limits expire and how members may continue serving following completion of their appointed terms. The existing language has resulted in differing interpretations or applications of the code, creating uncertainty for current and future appointments. The proposed amendment is intended to provide clear direction, ensure consistent administration, and establish a more predictable framework for the appointment and reappointment of Planning Commission members.

CITY COUNCIL SUMMARY

The City Council heard this item at their regularly scheduled meeting on July 21st, 2026, 2026. There were no comments made during the public comment portion of the meeting. The Council discussed the proposed amendment, specifically the length of Planning Commission member terms and the provisions related to alternate members. Following discussion, the Council directed staff to consult with the City Attorney to ensure the proposed ordinance complies with state law and reflects best practices. The Council voted to table the item until staff could return with the requested legal review and any recommended revisions.

PLANNING COMMISSION SUMMARY

The Planning Commission heard this item at their regularly scheduled meeting on June 23rd, 2026, 2026. There were no comments made during the public hearing portion of the meeting. There were questions from the Planning Commission regarding the length of terms for members, with two (2), three (3), and four (4) year terms discussed. Staff clarified that even with term limits of two (2) years, members could reapply after completion of a term and are only up for reconsideration or stepping down if they so choose. Staff suggested the drafting and implementation of a policy guide in the form of bylaws for the Planning Commission, which is a document commonly used by Planning Commissions in many communities throughout Utah and the United States, to help address unique scenarios related to voting procedures, duties, and maintaining decorum during Planning Commission meetings. The Planning Commission voted to recommend approval of the application with a 5-0 vote, with direction to staff to draft code language specifying four (4)-year terms and specifying the participation and voting procedures of alternate members. Member Miller left the meeting prior to the vote, and Alternate Member Stickney was seated and participated in the discussion and vote, voting in favor of the motion.

ATTORNEY GUIDANCE

Legislative Review:

The Planning Commission reviews and makes recommendations to the City Council regarding amendments to the general plan and land use regulations. *See* Utah Code § 10-20-302(1). Planning Commissioners are public officials that are political appointees of the City Council. As non-elected public officials, Planning Commissioners do not have a constituency, nor do they represent the citizens or a neighborhood. The Planning Commission's primary purpose is to be an advisory body to the City Council by providing reasoned recommendations to the City Council on land use matters. *See* Tremonton Code § 1.04.035. In practice, the Planning Commission makes a recommendation to the City Council whether a certain land use application, or proposed ordinance, is consistent with Tremonton City Code requirements for zoning applications and the City's general plan. The Planning Commission must also consider, and only advance applications of zoning amendments, that comply with Utah State law. The Planning Commission should include references to the standards in Tremonton City Code and Utah State Code supporting its recommendations. In that regard, the State Code standards that may be included are as follows:

10-20-101. Purposes — General land use authority.

(1) The purposes of this chapter are to:

- (a) provide for the health, safety, and welfare;
- (b) promote the prosperity;
- (c) improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- (d) protect the tax base;
- (e) secure economy in governmental expenditures;
- (f) foster the state's agricultural and other industries;
- (g) protect both urban and nonurban development;
- (h) protect and ensure access to sunlight for solar energy devices;
- (i) provide fundamental fairness in land use regulation;

- (j) facilitate orderly growth, allow growth in a variety of housing types, and contribute toward housing affordability; and
- (k) protect property values.

(2) To accomplish the purposes of this chapter, a municipality may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the municipality considers necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing:

- (a) uses;
- (b) density;
- (c) open spaces;
- (d) structures;
- (e) buildings;
- (f) energy efficiency;
- (g) light and air;
- (h) air quality;
- (i) transportation and public or alternative transportation;
- (j) infrastructure;
- (k) street and building orientation;
- (l) width requirements;
- (m) public facilities;
- (n) fundamental fairness in land use regulation; and
- (o) considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

RECOMMENDED TEXT

The following draft text has been prepared for review and consideration:

1.04.020 - TERM OF OFFICE.

“The terms of the appointed Members of the Planning Commission shall be three (3) years and shall expire in January of the third year following appointment, and until their respective successors shall have been appointed provided that terms shall be assigned and adjusted as necessary to maintain staggered appointments so that the terms of two (2) Members expire each year. Alternate Members shall serve under the same term provisions and may serve in place of absent or disqualified Members until a new replacement -is appointed as provided by this Title; -except-Except that the terms of appointment shall be such that the terms of two (2) Members shall expire each year...

1.04.022 – ALTERNATE MEMBERS.

The City Council may appoint one (1) or more Alternate Members to the Planning Commission. Alternate Members shall be appointed in the same manner and shall be subject to the same qualifications, terms of office, training requirements, removal provisions, and compensation as regular Members, except as otherwise provided in this Section.

A.

The Chairperson may designate an Alternate Member to serve in place of a Member who is absent, disqualified, or when a vacancy exists on the Planning Commission. While so designated, the Alternate Member shall possess the same authority, duties, and voting privileges as the Member for whom they are serving.

B.

An Alternate Member who has not been designated under Subsection A shall not participate in Planning Commission deliberations or vote and may participate only to the same extent as any other member of the public.

RECOMMENDED MOTIONS

Sample Motion for Approval – “I move that we approve the Planning Commission code text amendment, amending § 1.04.020 Term of Office to clarify the end of term limits for Planning Commission members and adopting § 1.04.022 Alternate Members to establish standards for alternate Planning Commission members, based on the findings listed in the memorandum dated August 4, 2026.”

Sample Motion for Approval with Corrections – “I move that we approve the Planning Commission code text amendment, amending § 1.04.020 Term of Office to clarify the end of term limits for Planning Commission members and adopting § 1.04.022 Alternate Members to establish standards for alternate Planning Commission members, based on the findings listed in the memorandum dated August 4, 2026, with the following additional corrections:”

1. *List any additional corrections...*

Sample Motion for Denial – “I move that we deny the Planning Commission code text amendment, not amending § 1.04.020 Term of Office to clarify the end of term limits for Planning Commission members and adopting § 1.04.022 Alternate Members to establish standards for alternate Planning Commission members, due to the following findings:”

1. *List any additional findings...*

ATTACHMENTS:

Attachment “A”: Planning Commission Code Text Amendment

Attachment “A”: Planning Commission Code Text Amendment

1.04.020 - TERM OF OFFICE.

“The terms of the appointed Members of the Planning Commission shall be three (3) years and shall expire in January of the third year following appointment, and until their respective successors shall have been appointed provided that terms shall be assigned and adjusted as necessary to maintain staggered appointments so that the terms of two (2) Members expire each year. Alternate Members shall serve under the same term provisions and may serve in place of absent or disqualified Members until a new replacement -is appointed as provided by this Title- ~~except~~ Except that the terms of appointment shall be such that the terms of two (2) Members shall expire each year. The City Council member assigned to be the ex-officio member shall serve at the pleasure of the City Council. The Planning Commission existing at the time of passage of this Title shall continue to serve, and the terms of its Members shall be fixed by the City Council in such a manner as to comply with the above provisions for staggering terms of service. Vacancies of appointed Members occurring other than through the expiration of a term shall be filled for the remainder of the unexpired term by appointment of the City Council.”

...

1.04.022 – ALTERNATE MEMBERS.

The City Council may appoint one (1) or more Alternate Members to the Planning Commission. Alternate Members shall be appointed in the same manner and shall be subject to the same qualifications, terms of office, training requirements, removal provisions, and compensation as regular Members, except as otherwise provided in this Section.

A.

The Chairperson may designate an Alternate Member to serve in place of a Member who is absent, disqualified, or when a vacancy exists on the Planning Commission. While so designated, the Alternate Member shall possess the same authority, duties, and voting privileges as the Member for whom they are serving.

B.

An Alternate Member who has not been designated under Subsection A shall not participate in Planning Commission deliberations or vote and may participate only to the same extent as any other member of the public.

MEMORANDUM

TO: Tremonton City Council

FROM: Tremonton City Community Development Staff

SUBJECT: Fencing Code Text Amendment

SUMMARY: Request to amend chapters 1.03.005 Definitions and 1.18.040 General Fencing Provisions of the Tremonton City Code to clarify the standards for erecting fences within the Tremonton City limits.

PLANNING COMMISSION SUMMARY

The Planning Commission heard this item at their regularly scheduled meeting on July 14, 2026, 2026. There were comments made during the public hearing portion of the meeting regarding concerns with the drafted language related to easements, specifically the provision stating that a property owner would be responsible for repairing any work performed within an easement. Additional comments focused on scenarios where a property is annexed into a jurisdiction but continues to be charged by the jurisdiction from which it was annexed. There was discussion from the Planning Commission regarding the responsibility of the City and other governmental entities to restore sod or repair fences when performing work within an easement. Staff clarified that the ordinance was drafted with an understanding of the typical expectations between the City and property owners regarding the placement of fences within easements. There was brief discussion from the Planning Commission about how brick is the only preferred material for fencing in the code and discussed ways to amend that section of the code. The Planning Commission voted to recommend approval of the application with a 4-0 vote. The motion included direction for staff to consult the City Attorney regarding Section F related to easements and to address the lack of specificity in Section M regarding materials. Members Capener and Miller were absent from the meeting, with alternate member Stickney filling in and voting that evening.

STAFF ANALYSIS

In response to a directive received from the City Council on May 19, 2026, staff has prepared a draft text amendment to clarify and improve the City's fencing regulations within Title 1 of the Tremonton City Code. During review of the existing code, staff identified several provisions that create ambiguity in application, rely on inconsistent terminology, or do not clearly align with the City's intent for regulating fencing placement, visibility, and utility access. The proposed amendment introduces new definitions for fencing types, clarifies property line and boundary responsibility standards, refines corner lot and clear vision triangle requirements, and updates provisions related to easements, utilities, and private covenants. These changes are intended to improve consistency in administration, reduce ambiguity in enforcement, and align fencing standards with established planning and engineering practices. The following is a summary of the proposed changes:

1.03.005 – Definitions

1. New fencing definitions added

The amendment adds definitions for *Fencing*, *Sight-Obscuring* and *Fencing, Non-Sight-Obscuring* to establish clear distinctions between fence types and improve consistency in application of height, transparency, and design standards.

1.18.040 General Fencing Provisions

2. Subsection A – Property line and installation standards clarified.

The amendment refines language related to fencing placement to emphasize installation relative to verified property boundaries. Additional language clarifies property owner responsibility for boundary verification and allows for survey confirmation where property lines are uncertain prior to installation.

Subsection B – Corner lots and clear vision triangles clarified.

The amendment removes references to “double frontage lots” and applies clear vision triangle standards directly to corner lots, consistent with existing definitions. The section is further clarified to require maintenance of clear vision triangles in accordance with Diagram 18.2.

3. Subsection E – Easement conflict clarification.

The amendment adds language clarifying that where a conflict exists with a recorded utility easement, the greater easement width shall apply to preserve utility access and legal rights-of-way.

4. Subsection F – Utility access and fencing modification clarified.

The amendment clarifies that fencing within utility easements may be removed or modified as necessary for utility access and that restoration or replacement of fencing is the responsibility of the property owner, not the utility provider.

5. Subsection I – Materials modification clarified.

The amendment simplifies fencing requirements by removing the City's preference for specific fencing materials and instead relying on evolving industry standards and commercially available materials.

6. Subsection K – Private covenants clarified.

The amendment replaces broad language regarding CC&Rs with neutral language directing property owners to review applicable recorded covenants or private agreements prior to fence installation.

ATTORNEY GUIDANCE

Legislative Review:

The Planning Commission reviews and makes recommendations to the City Council regarding amendments to the general plan and land use regulations. *See* Utah Code § 10-20-302(1). Planning Commissioners are public officials that are political appointees of the City Council. As non-elected public officials, Planning Commissioners do not have a constituency, nor do they represent the citizens or a neighborhood. The Planning Commission's primary purpose is to be an advisory body to the City Council by providing reasoned recommendations to the City Council on land use matters. *See* Tremonton Code § 1.04.035. In practice, the Planning Commission makes a recommendation to the City Council whether a certain land use application, or proposed ordinance, is consistent with Tremonton City Code requirements for zoning applications and the City's general plan. The Planning Commission must also consider, and only advance applications of zoning amendments, that comply with Utah State law. The Planning Commission should include references to the standards in Tremonton City Code and Utah State Code supporting its recommendations. In that regard, the State Code standards that may be included are as follows:

10-20-101. Purposes — General land use authority.

(1) The purposes of this chapter are to:

- (a) provide for the health, safety, and welfare;
- (b) promote the prosperity;
- (c) improve the morals, peace, good order, comfort, convenience, and aesthetics of each municipality and each municipality's present and future inhabitants and businesses;
- (d) protect the tax base;
- (e) secure economy in governmental expenditures;
- (f) foster the state's agricultural and other industries;
- (g) protect both urban and nonurban development;
- (h) protect and ensure access to sunlight for solar energy devices;
- (i) provide fundamental fairness in land use regulation;

- (j) facilitate orderly growth, allow growth in a variety of housing types, and contribute toward housing affordability; and
- (k) protect property values.

(2) To accomplish the purposes of this chapter, a municipality may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the municipality considers necessary or appropriate for the use and development of land within the municipality, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing:

- (a) uses;
- (b) density;
- (c) open spaces;
- (d) structures;
- (e) buildings;
- (f) energy efficiency;
- (g) light and air;
- (h) air quality;
- (i) transportation and public or alternative transportation;
- (j) infrastructure;
- (k) street and building orientation;
- (l) width requirements;
- (m) public facilities;
- (n) fundamental fairness in land use regulation; and
- (o) considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

PROPOSED TEXT

The following draft text has been prepared for review and consideration:

- **1.03.005 - DEFINITIONS**

...

FENCING, SIGHT-OBSCURING. Fencing constructed in a manner that substantially limits or prevents visibility through the fence. Sight-obscuring fencing includes, but is not limited to, solid wood, masonry, vinyl panels, or other materials or designs that create a continuous visual barrier.

FENCING, NON-SIGHT-OBSCURING. Fencing constructed in a manner that allows visibility through the fence. Non-sight-obscuring fencing includes, but is not limited to, chain link, wrought iron, picket fencing, or other designs that provide open spacing between structural components sufficient to allow partial or full visibility.

- **1.18.040 - GENERAL FENCING PROVISIONS.**

The following fencing provisions shall be adhered to:

A.

Property Lines. ~~Property owners shall only install fencing on their property. If the property lines are not clearly marked the property owner shall have a surveyor determine and mark the property lines.~~ Fencing shall be installed on the property owner's land and shall not encroach upon adjacent property. Property owners are responsible for ensuring the accurate location of property boundaries, and may obtain a survey to assist in verifying boundary locations and reducing the risk of encroachment. Where property boundaries cannot be reasonably verified, the Zoning Administrator may require additional verification prior to fence installation.

B.

Double Frontage Corner Lots. ~~Where lots have double frontages, that area designated by the property owner as the rear yard shall have a solid or view obstructing fence or wall, not exceeding six (6') feet in height. Where the double frontage lot is also a corner lot (three (3) frontages) clear vision triangles as shown in Diagram 18.2 of this chapter shall be preserved and enforced. The regulations and standards regarding double frontage lots contained in Chapter 2.06 are applicable to any development applying for a land use permit. On corner lots, clear vision triangles shall be maintained in accordance with Diagram 18.2 of this chapter.~~

...

E.

Utility Boxes. Utility boxes shall not be fenced into a yard. A three (3') foot clear space shall be maintained around the circumference of all utility boxes. In the event of conflict with a recorded utility easement, the greater easement width shall apply.

F.

Easements. ~~Fencing may be installed over a public utility easement, but retaining walls shall not.~~ Whether a fence may be installed within or across an easement depends on the specific terms of the easement and must be determined on a case-by-case basis. The City will neither approve nor deny a fence based solely on its location within an easement, and the issuance of a permit does not constitute a determination that the fence is permitted under the easement. The City does not interpret, enforce, or provide legal opinions regarding easement rights, other than an easement owned or controlled by the City. Property owners are responsible for determining whether a proposed fence is allowed and should consult legal counsel if they have questions regarding their rights or obligations under an easement.

...

I.

Material. ~~Masonry is the suggested type offence. See Title III General Public Works Construction Standards and Specifications Detail 15, 15A and 158 for fencing types. Such wall, fence, and landscaping shall be maintained in good condition with no advertising thereon. Fences, walls, and landscaping features shall be constructed of durable materials suitable for outdoor use and shall be maintained in good repair.~~

...

K.

Additional Restrictions. ~~Many of the Covenants, Conditions, and Restrictions (CC&R's) recorded with property contain restrictions on fencing. Property owners shall refer to these standards prior to installation. Property owners should review any applicable Covenants, Conditions, and Restrictions (CC&Rs) or other recorded private agreements that may contain additional requirements related to fencing.~~

PUBLIC NOTICE, MEETINGS, COMMENTS

✓ Public notice was posted on the Utah Public Notice website and the City's website on July 4, 2026, at least ten (10) days prior to the scheduled public hearing, in accordance with Tremonton City Code § 1.31.025(A) and Utah Code § 10-9a-205.

✓ Public notice was also posted at City Hall on July 4, 2026.

RECOMMENDED MOTIONS

Sample Motion for Approval – “I move approve the Fencing Code Text Amendment, adding a new definition to chapter 1.03.005 – Definitions and amending section 1.18.040 - General Fencing Provisions of the Tremonton City Code to clarify the standards for erecting fences within the Tremonton City limits, based on the findings listed in the memorandum dated August 4, 2026.”

Sample Motion for Approval with Corrections – “I move we approve the Fencing Code Text Amendment, adding a new definition to chapter 1.03.005 – Definitions and amending section 1.18.040 - General Fencing Provisions of the Tremonton City Code to clarify the standards for erecting fences within the Tremonton City limits, based on the findings listed in the memorandum dated August 4, 2026, and with the following additional corrections:”

1. *List any additional corrections...*

Sample Motion for Denial – “I move we deny the Fencing Code Text Amendment, not amending chapters 1.03.005 – Definitions and 1.18.040 - General Fencing Provisions of the Tremonton City Code, with the following findings:”

1. *List any additional findings...*

ATTACHMENTS:

Attachment “A”: Proposed Amendment to 1.03.005 – Definitions and 1.18.040 - General Fencing Provisions (Full Subchapter Context)

**Attachment “A”: Proposed Amendment to 1.03.005 – Definitions and 1.18.040 -
General Fencing Provisions (Full Subchapter Context)**

- **1.03.005 - DEFINITIONS**

...

FENCING, SIGHT-OBSCURING. Fencing constructed in a manner that substantially limits or prevents visibility through the fence. Sight-obscuring fencing includes, but is not limited to, solid wood, masonry, vinyl panels, or other materials or designs that create a continuous visual barrier. **FENCING, NON-SIGHT-OBSCURING.** Fencing constructed in a manner that allows visibility through the fence. Non-sight-obscuring fencing includes, but is not limited to, chain link, wrought iron, picket fencing, or other designs that provide open spacing between structural components sufficient to allow partial or full visibility.

- **1.18.040 - GENERAL FENCING PROVISIONS.**

The following fencing provisions shall be adhered to:

A.

Property Lines. ~~Property owners shall only install fencing on their property. If the property lines are not clearly marked the property owner shall have a surveyor determine and mark the property lines.~~ Fencing shall be installed on the property owner’s land and shall not encroach upon adjacent property. Property owners are responsible for ensuring the accurate location of property boundaries, and may obtain a survey to assist in verifying boundary locations and reducing the risk of encroachment. Where property boundaries cannot be reasonably verified, the Zoning Administrator may require additional verification prior to fence installation.

B.

Double Frontage Corner Lots. ~~Where lots have double frontages, that area designated by the property owner as the rear yard shall have a solid or view obstructing fence or wall, not exceeding six (6') feet in height. Where the double frontage lot is also a corner lot (three (3) frontages) clear vision triangles as shown in Diagram 18.2 of this chapter shall be preserved and enforced. The regulations and standards regarding double frontage lots contained in Chapter 2.06 are applicable to any development applying for a land use permit. On corner lots, clear vision triangles shall be maintained in accordance with Diagram 18.2 of this chapter.~~

C.

Fire Hydrants. Fire hydrants shall not be fenced into a yard. A three (3') foot minimum clear space shall be maintained around the circumference of all fire hydrants as required by the International Fire Code.

D.

Retaining Walls. A building permit shall be obtained where retaining walls are over four (4') feet in height in accordance with the International Building Code and [Chapter 1.28](#).

E.

Utility Boxes. Utility boxes shall not be fenced into a yard. A three (3') foot clear space shall be maintained around the circumference of all utility boxes. In the event of conflict with a recorded utility easement, the greater easement width shall apply.

F.

Easements. ~~Fencing may be installed over a public utility easement, but retaining walls shall not.~~ Whether a fence may be installed within or across an easement depends on the specific terms of the easement and must be determined on a case-by-case basis. The City will neither approve nor deny a fence based solely on its location within an easement, and the issuance of a permit does not constitute a determination that the fence is permitted under the easement. The City does not interpret, enforce, or provide legal opinions regarding easement rights, other than an easement owned or controlled by the City. Property owners are responsible for determining whether a proposed fence is allowed and should consult legal counsel if they have questions regarding their rights or obligations under an easement.

G.

Storm Runoff. In some instances, storm runoff routing from adjacent properties may cross through the buffer zone to match the overall slope of the area. This runoff exceeds the design storm as outlined in [Chapter 3.20](#). At no point shall a downhill property restrict flow from the uphill property via berms, fencing, or accessory structures.

H.

Fencing Heights. Sight obscuring fencing shall be no higher than six (6') feet. Non-sight obscuring fencing may be higher than six (6') feet. Front yard sight obscuring fencing is limited to four (4') feet. Reference Fencing Diagram 18.1 of this chapter which depicts these standards.

I.

Material. ~~Masonry is the suggested type of fence. See Title III General Public Works Construction Standards and Specifications Detail 15, 15A and 158 for fencing types. Such wall, fence, and landscaping shall be maintained in good condition with no advertising thereon. Fences, walls, and landscaping features shall be constructed of durable materials suitable for outdoor use and shall be maintained in good repair.~~

J.

Clear Vision Triangles. All clear vision triangles as described in this Chapter shall be preserved. All property owners shall maintain a clear vision triangle for neighboring driveways as depicted in Fencing Diagram 18.1.

K.

Additional Restrictions. ~~Many of the Covenants, Conditions, and Restrictions (CC&R's) recorded with property contain restrictions on fencing. Property owners shall refer to these standards prior to installation. Property owners should review any applicable Covenants, Conditions, and Restrictions (CC&Rs) or other recorded private agreements that may contain additional requirements related to fencing.~~

(Ord. No. [24-10](#), 10-29-2024)

ORDINANCE 26-16

AN ORDINANCE OF TREMONTON CITY CORPORATION AMENDING CHAPTERS 1.03.005 DEFINITIONS AND 1.18.040 GENERAL FENCING PROVISIONS OF THE TREMONTON CITY CODE TO CLARIFY THE STANDARDS FOR ERECTING FENCES WITHIN THE TREMONTON CITY LIMITS, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Tremonton City Council has previously established land use management regulations for Tremonton City as the Zoning Ordinance of the Tremonton City Code which established, among other things, the entitlements for development within residential and multiple residential zones; and

WHEREAS, the City Council finds that clarifying, updating, amending, and modifying specific provisions of the Zoning Ordinances of Tremonton City Corporation is in the best interest of the City; and

WHEREAS, the Tremonton City Planning Commission and Zoning Administrator have reviewed the proposed amendment in accordance with State law and have recommended approval of the same;

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

Section 1. Amendment and Adoption. Title I of the Tremonton City Code is hereby amended and adopted to amend chapters 1.03.005 Definitions and 1.18.040 General Fencing Provisions of the Tremonton City Code to clarify the standards for erecting fences within the Tremonton City limits, 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 4th day of August, 2026, and shall be effective upon its adoption.

TREMONTON CITY CORPORATION

Mayor Bret Rohde

ATTEST:

Cynthia Nelson, City Recorder

Publication Date: _____

**Exhibit “A”: AMENDMENT TO CHAPTERS 1.03.005 DEFINITIONS AND
1.18.040 GENERAL FENCING PROVISIONS OF THE TREMONTON CITY
CODE TO CLARIFY THE STANDARDS FOR ERECTING FENCES WITHIN
THE TREMONTON CITY LIMITS**

- **1.03.005 - DEFINITIONS**

...

FENCING, SIGHT-OBSCURING. Fencing constructed in a manner that substantially limits or prevents visibility through the fence. Sight-obscuring fencing includes, but is not limited to, solid wood, masonry, vinyl panels, or other materials or designs that create a continuous visual barrier.

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- **1.18.040 - GENERAL FENCING PROVISIONS.**

The following fencing provisions shall be adhered to:

A.

Property Lines. Property owners shall only install fencing on their property. If the property lines are not clearly marked the property owner shall have a surveyor determine and mark the property lines. Fencing shall be installed on the property owner’s land and shall not encroach upon adjacent property. Property owners are responsible for ensuring the accurate location of property boundaries, and may obtain a survey to assist in verifying boundary locations and reducing the risk of encroachment. Where property boundaries cannot be reasonably verified, the Zoning Administrator may require additional verification prior to fence installation.

B.

Double Frontage Corner Lots. Where lots have double frontages, that area designated by the property owner as the rear yard shall have a solid or view obstructing fence or wall, not exceeding six (6') feet in height. Where the double frontage lot is also a corner lot (three (3) frontages) clear vision triangles as shown in Diagram 18.2 of this chapter shall be preserved and enforced. The regulations and standards regarding double frontage lots contained in Chapter 2.06 are applicable to any development applying for a land use permit. On corner lots, clear vision triangles shall be maintained in accordance with Diagram 18.2 of this chapter.

C.

Fire Hydrants. Fire hydrants shall not be fenced into a yard. A three (3') foot minimum clear space shall be maintained around the circumference of all fire hydrants as required by the International Fire Code.

D.

Retaining Walls. A building permit shall be obtained where retaining walls are over four (4') feet in height in accordance with the International Building Code and [Chapter 1.28](#).

E.

Utility Boxes. Utility boxes shall not be fenced into a yard. A three (3') foot clear space shall be maintained around the circumference of all utility boxes. In the event of conflict with a recorded utility easement, the greater easement width shall apply.

F.

Easements. ~~Fencing may be installed over a public utility easement, but retaining walls shall not.~~ Whether a fence may be installed within or across an easement depends on the specific terms of the easement and must be determined on a case-by-case basis. The City will neither approve nor deny a fence based solely on its location within an easement, and the issuance of a permit does not constitute a determination that the fence is permitted under the easement. The City does not interpret, enforce, or provide legal opinions regarding easement rights, other than an easement owned or controlled by the City. Property owners are responsible for determining whether a proposed fence is allowed and should consult legal counsel if they have questions regarding their rights or obligations under an easement.

G.

Storm Runoff. In some instances, storm runoff routing from adjacent properties may cross through the buffer zone to match the overall slope of the area. This runoff exceeds the design storm as outlined in [Chapter 3.20](#). At no point shall a downhill property restrict flow from the uphill property via berms, fencing, or accessory structures.

H.

Fencing Heights. Sight obscuring fencing shall be no higher than six (6') feet. Non-sight obscuring fencing may be higher than six (6') feet. Front yard sight obscuring fencing is limited to four (4') feet. Reference Fencing Diagram 18.1 of this chapter which depicts these standards.

I.

Material. ~~Masonry is the suggested type of fence. See Title III General Public Works Construction Standards and Specifications Detail 15, 15A and 158 for fencing types. Such wall, fence, and landscaping shall be maintained in good condition with no advertising thereon.~~ Fences, walls, and landscaping features shall be constructed of durable materials suitable for outdoor use and shall be maintained in good repair.

J.

Clear Vision Triangles. All clear vision triangles as described in this Chapter shall be preserved. All property owners shall maintain a clear vision triangle for neighboring driveways as depicted in Fencing Diagram 18.1.

K.

Additional Restrictions. ~~Many of the Covenants, Conditions, and Restrictions (CC&R's) recorded with property contain restrictions on fencing. Property owners shall refer to these standards prior to installation.~~ Property owners should review any applicable Covenants, Conditions, and Restrictions (CC&Rs) or other recorded private agreements that may contain additional requirements related to fencing.

(Ord. No. [24-10](#), 10-29-2024)

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. 26-16, entitled “**AMENDING CHAPTERS 1.03.005 DEFINITIONS AND 1.18.040 GENERAL FENCING PROVISIONS OF THE TREMONTON CITY CODE TO CLARIFY THE STANDARDS FOR ERECTING FENCES WITHIN THE TREMONTON CITY LIMITS.**” Adopted and passed by the City Council of Tremonton, Utah, at a regular meeting thereof on the 4th day of August 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



CITY ANNEXATION PROCESS

Official Step-by-Step Guide from Initiation to Completion

Phase 1: Initiation & Eligibility Determination

START > Property Owner Contacts City > Staff Determines Eligibility: Is property contiguous? Within Annexation Policy Plan? Unincorporated? Municipal services available? > If NOT Eligible: Process Ends. If Eligible: Proceed.



Phase 2: Notice of Intent & County Requirements

Notice of Intent Filed with City Recorder + Notice Sent to Affected Entities and County > County Mails Required Notices to Property Owners and Owners within 300 Feet > County Issues Certificate that Notices Were Sent.



Phase 3: Petition Preparation & Submission

City Recorder Provides Official Annexation Petition > Applicant Prepares Petition: Required owner signatures, Licensed Surveyor prepares Annexation Plat, Supporting documents > Application Submitted to City Recorder > Administrative Review for Completeness > If Incomplete: Returned for Corrections. If Complete: Proceed.



Phase 4: City Council Acceptance & Fee Payment

City Council Accepts or Denies Petition within statutory timeframe > If Denied: Process Ends. If Accepted: Applicant Pays Annexation Fee + Mylar Plat Submitted > City Recorder Certifies Petition within 30 Days.



Phase 5: Public Notice, Protest Period & Staff Review

Recorder Sends Required Notices to Affected Entities and City Council > Public Notice Published for Three Consecutive Weeks + Written Notice Mailed > Protest Period > If Valid Protest: Follow Utah Protest Procedures. If No Protest: City Staff Review (Utility Capacity, Police/Fire, Public Works, Development Impacts, Annexation Agreement) > Planning Review.



Phase 6: City Council Decision & Finalization

City Council Public Hearing (if required) > Council Considers: Annexation Ordinance, Initial Zoning, Annexation Agreement > Decision: Approve or Deny > If Denied: Process Ends. If Approved: Ordinance Adopted > Effective Date after statutory period > Notice Recorded with County & Lt. Governor > City Boundary/GIS/County Records Updated, Utilities & Services Begin > Development Applications > END



REZONE APPLICATION PROCESS

Legislative Application Flow Chart



1. Pre-Application

Property Owner or Authorized Agent Contacts Community Development > Pre-Application Meeting (Recommended): Discuss proposal, Review General Plan, Review existing zoning, Review surrounding land uses, Review utilities and infrastructure, Identify required applications.



2. General Plan Amendment Determination

Does the proposal require a General Plan Amendment? If YES: General Plan Amendment processed first or concurrently. If NO: Proceed directly to application submission.



3. Application Submission

Applicant Submits Complete Rezone Application: Application form, Filing fee, Legal description, Narrative, Supporting exhibits, Additional information requested by staff.



4. Administrative Review & Completeness

Administrative Review by Zoning Administrator > Application Complete? If NO: Returned for Corrections. If YES: Proceed to Internal Department Review.



5. Internal Department & Staff Review

Internal Department Review: Planning, Public Works, City Engineer, Fire Department, Police Department, Utility Providers, City Attorney (as needed) > Staff Review: General Plan consistency, Existing zoning, Future Land Use Map, Compatibility with surrounding uses, Transportation impacts, Utility capacity, Public facilities, Public health/safety/welfare, Applicable City policies.



6. Staff Report & NPI Review

Staff Report Prepared with Recommendation > Staff Report Distributed to: Applicant, Neighborhood Partnership Initiative (NPI), Planning Commission > NPI Review & Recommendation (Advisory Only).



7. Public Hearing Notice & Planning Commission

Public Hearing Notice: Property owners within 300 feet, Utah Public Notice Website, City website, Other required notices (at least 10 days prior) > Planning Commission Public Hearing > Planning Commission Action: Recommend Approval, Recommend Approval with Modifications, Recommend Denial, or Continue for Additional Information.



8. City Council Action & Finalization

Recommendation Forwarded to City Council > City Council Review (Optional Public Hearing) > City Council Legislative Action: Approve, Approve with Modifications, Deny, or Continue > If Denied: Process Ends. If Approved: Ordinance Adopted > Official Zoning Map Updated > Applicant May Proceed with Subsequent Development Applications (Subdivision, Site Plan, Conditional Use Permit, Building Permit, etc.) > END



ZONING DISTRICTS CHEAT SHEET

Tremonton City - Quick Reference for Council



RESIDENTIAL ZONE DISTRICTS

Code	Name	Summary & Key Details
RR-1	Rural Residential	Preserve agriculture and rural lifestyle. Lowest density. Highest infrastructure cost per home. Min lot: 1 acre (43,560 sq ft)
R1-20	Estate Residential	Large lots. Low traffic. Good transition from rural areas. Min lot: 20,000 sq ft
R1-12	Traditional Single Family	Moderate density with larger yards. Compatible with established neighborhoods. Min lot: 12,000 sq ft
R1-10	Standard Single Family	Tremonton's "typical" neighborhood. Good balance of density and infrastructure. Min lot: 10,000 sq ft
R1-8	Compact Single Family	Highest single-family density. More affordable lots. More homes and traffic. Min lot: 8,000 sq ft
RM-8	Medium Density Residential	Townhomes/attached housing. Housing diversity. Efficient utilities. Parking important. Max: 8 units/acre
RM-16	High Density Residential	Apartments/townhomes. Highest residential density. Greatest demand on infrastructure, schools, parks, public safety. Max: 16 units/acre

COMMERCIAL ZONE DISTRICTS

CN	Neighborhood Commercial	Neighborhood-serving businesses. Low traffic. Compatible near homes.
CG	General Commercial	Community retail and services. Higher traffic. Major streets.
CH	Highway Commercial	Highway businesses. Regional traffic. Hotels, fuel, restaurants, large retail.
CD	Central Development	Downtown mixed-use. Walkable. Flexible development.

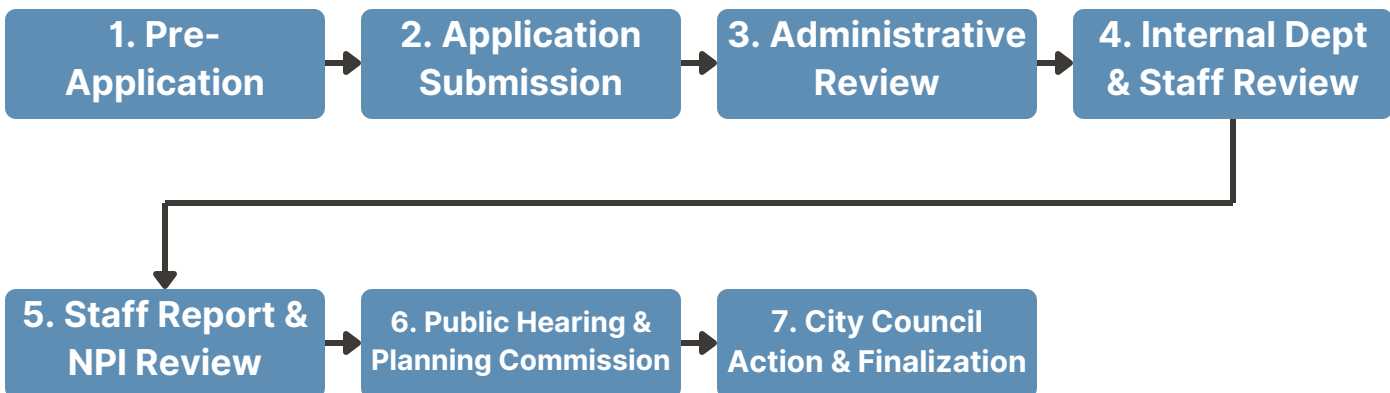
INDUSTRIAL ZONE DISTRICTS

MD	Manufacturing Distribution	Light industrial and warehousing. Employment center. Truck traffic.
MD-B	Mfg Distribution - Business Park	Business park. Higher design standards. Office and technology employment.
MG	General Industrial	Heavy industrial. Highest potential impacts. Freight and manufacturing.

SPECIALIZED ZONES

MU	Mixed Use	Integrated residential + commercial.
*PC	Planned Community Zone	If approved, allows master planned communities.

LEGISLATIVE REZONE PROCESS





GENERAL PLAN SUMMARY

Tremonton City Integrated Land Use Plan - Key Goals



LAND USE & ZONING

- Preserve agricultural character and rural atmosphere
- Concentrate development in existing urban areas and along arterial routes
- Ensure compatibility of adjacent land uses with appropriate buffers
- Encourage street trees, quality architecture, and varied housing types

PARKS, TRAILS & OPEN SPACE

- Increase level of service for parks and recreation programs
- Link public spaces, residential areas, and natural areas into a comprehensive trail system

ENVIRONMENT

- Protect wetlands, floodplains, drainages, and waterways
- Plan development compatible with water resources and limitations

DOWNTOWN

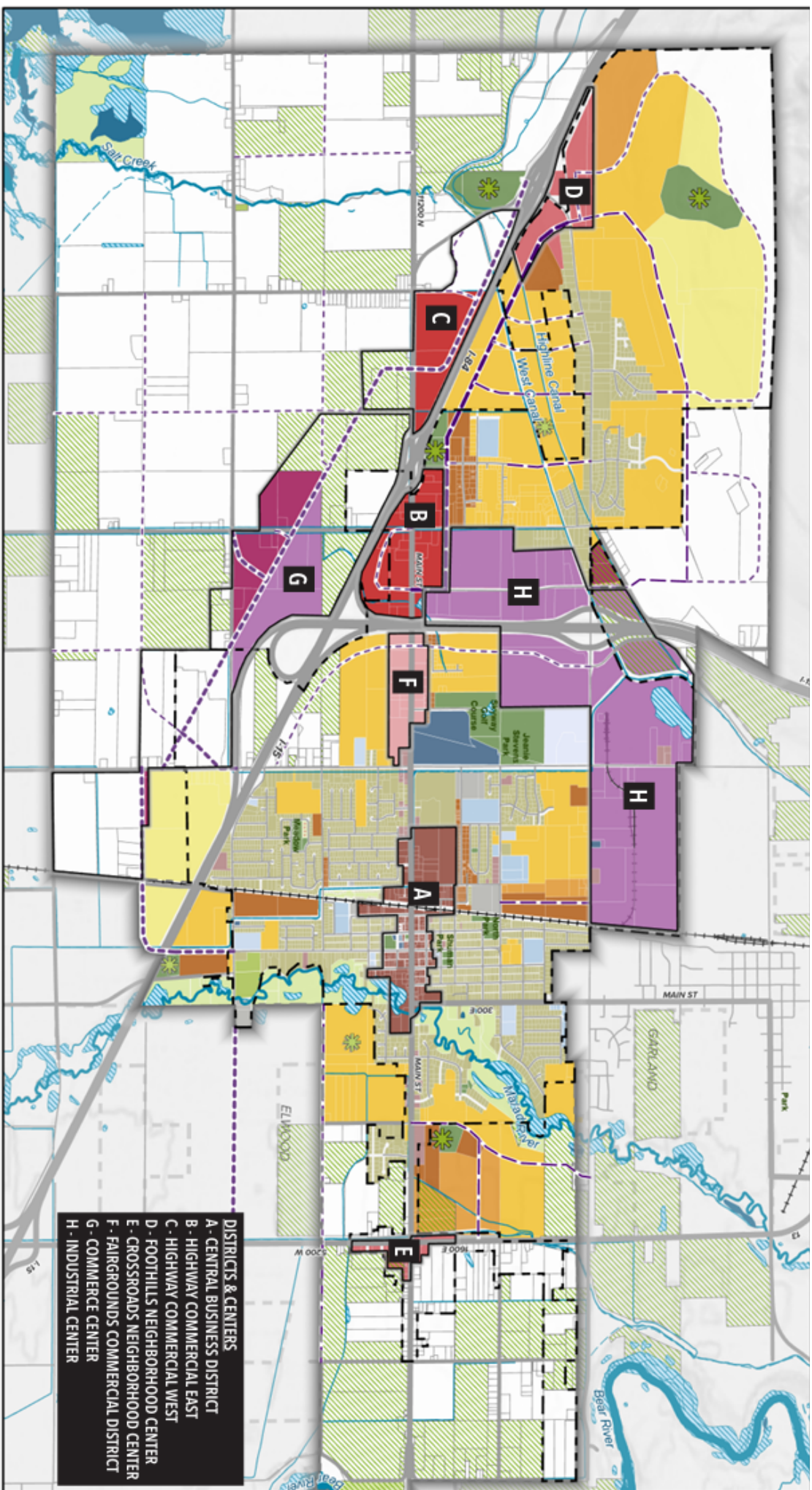
- Support historic preservation and incentivize building maintenance
- Facilitate infill development and invest in streetscape enhancements

HOUSING

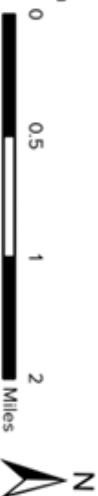
- Provide affordable options for a wide range of household sizes and life stages
- Mix housing types and densities while respecting existing character
- Target multi-family options in the urban core and along the central trail corridor

ECONOMIC DEVELOPMENT

- Attract businesses that increase median household income
- Expand commercial options to increase availability of goods and services



- | | | | | | | | |
|--|---------------------------------|--|---|--|--------------------------------|--|------------------------------|
| | Downtown Mixed-Use District | | Single-Family Residential (Med to High Density) | | Hospitals | | Long-Term Future Development |
| | Highway Commercial | | Single-Family Residential (Low to Med Density) | | Parks & Recreation | | Agriculture Protection Areas |
| | Neighborhood Center | | Single-Family Residential (Low Density) | | Cemeteries | | Future Regional Park |
| | Fairgrounds Commercial District | | Civic Facilities | | Open Space | | Future Community Park |
| | Commercial Center | | Education | | Transportation/Utilities | | Future Neighborhood Park |
| | Industrial/Manufacturing | | Religious | | Existing Residential to Remain | | Tremonton Boundary |
| | Multifamily Residential | | | | Existing Commercial to Remain | | Possible Future Annexation |



Jul 13, 2026

To: Mayor and City Council

From: Governor's Office of Economic Development
Housing and Community Development Division

Re: Moderate Income Housing (MIH) Program - 2026 Notice of Compliance

Dear Mayor and City Council, Tremonton -

Because of the passage of [H.B. 436](#), there is a **one-year pause** to full MIH reporting. Municipalities that were compliant in 2025 automatically receive the same determination in 2026. This legislation resumes MIH reporting for municipalities in 2027.

In 2025, the Housing and Community Development Division (HCDD) reviewed your MIH report and found that the submitted report complied with the requirements set forth in section [10-21-202](#).

For 2026, your community is compliant.

We advise communities to continue progressing on their adopted moderate income housing strategies within their plans. If you have any questions or concerns, please contact mih@utah.gov.

Sincerely,

Todd Andersen
Program Specialist – Moderate Income Housing Program
Housing and Community Development Division
Governor's Office of Economic Development



**Governor's Office of
Economic Development**

60 East South Temple Suite 300
Salt Lake City, Utah

TREMONTON CITY

The Connection Plan

A 1-to-4-Year Strategic Direction

"We are the heart of the Bear River Valley."

COUNCIL REVIEW DRAFT

For review and discussion — not yet adopted

Prepared for the Tremonton City Council

Est. 1903 · Visit | Connect | Stay

How to read this draft

This is a review draft, not a finished plan. It pulls the whole Connection Plan into one place so the Council can see the full shape before anyone votes on it. Nothing here is adopted. The goals, targets, and owners are drafted so we can react to real work rather than talk in the abstract.

Watch for the gold boxes. Wherever a real decision still belongs to the Council — a wording choice, a number we never set, a fork in how we build something — it's called out in a gold “Council Decision Needed” box instead of buried. Those boxes are the agenda for the discussion this draft is meant to start.

How ownership works. No goal is siloed to one department. Each goal gets a lead whose job is to pull the threads together and report progress. Beyond that, every department is asked to find how it can move the goal, any way it can. The leads shown are suggested starting points to confirm with the City Manager, not assignments.

The three lanes

This plan is built on horizontal relationships. Everyone has a lane, and the lanes respect each other.

Mayor & Council — set direction. Adopt the mission, vision, and pillars. Decide what Tremonton is aiming at, not how each department gets there.

City Manager & Staff — carry it forward. Translate the Council's direction into department goals, timelines, and metrics. Report progress back.

Residents — give true input. Tell the Council what matters. Show up. Hold the city accountable to the mission.

The common goal underneath all three is connection: residents to each other, to nature, and to the Bear River Valley.

Mission, Vision, and Tagline

Mission: “To create a safe and welcoming community where neighbors feel connected to each other and enjoy life.”

Vision: “To be a connected community with a vibrant and welcoming feel.”

Tagline: “A connected Tremonton — stronger relationships, stronger spaces, built to last.”

Logo lockup: Est. 1903 · Visit | Connect | Stay · “Heart of the Bear River Valley.”

COUNCIL DECISION NEEDED — Pick the canonical mission and vision wording

Two versions are in circulation. The official poster reads: “...a safe and welcoming community where neighbors feel connected to each other and enjoy life.”

The Refined Strategic Plan document uses different wording: “...thrives on vibrant relationships, safe spaces, and sustainable growth.”

The Council should pick one canonical version so every department uses the exact same line. The poster wording is carried above as the working default.

The Four Pillars

The four pillars are the spine of the plan. Each one names a kind of connection, the challenges we're up against, and what we want to see in two years.

Pillar 1 • Connected to the Good Life

Quality of life — what it feels like to live here.

Strategic focus: Quality-of-life amenities, parks, recreation, affordable housing, growth management, youth opportunities, preserving small-town character, and beautification.

Challenges: Few amenities and limited recreation; concerns for youth and young adults; preserving small-town identity; loss of the agricultural way of life; an aging and neglected parks system.

Two-year outcomes: Year-round chances to gather, play, and belong through placemaking; city facilities and public spaces that keep pace with growth; beautification that builds shared pride across gateways, downtown, parks, and neighborhoods.

Pillar 2 • Connected to Each Other

Connection, access, and transparency.

Strategic focus: Belonging, inclusion, transparency, trust, community relationships, and celebrating the good.

Challenges: Intolerance and social division; low civic engagement; a transparency deficit; gossip and bullying on local social media, some of it driven by outside or anonymous pages; preserving small-town identity.

Two-year outcomes: A modern, actively run city website as the digital front door; high-dignity communication at Dignity Index Levels 6–7 with city and financial data published; a deliberate posture of celebrating and sharing the good so the good is as loud as the negative; growth guided by a current adopted general plan; connection built through parks, library, senior services, sports, events, and downtown.

Pillar 3 • Connected to Peace and Security

Public safety and the everyday peace of being a good neighbor.

Strategic focus: Safety, stability, family security, economic wellness, and community resilience.

Challenges: Aging facilities and deteriorating infrastructure; domestic violence, bullying, and youth safety; scaling safety with growth on a small department and no proportional budget bump; limited economic development; workforce-development gaps.

Two-year outcomes: Police, fire, and emergency-preparedness capacity that stays ahead of growth; a multi-year plan for scaling safety with population and regional risk; peace at the neighborhood level with trust between residents and public safety; a real focus on economic diversification.

Pillar 4 • Connected to Positive Well-Being

Resident well-being and the fiscal capacity that sustains it.

Strategic focus: Mental health, physical health, education, resilience, and lifelong success.

Challenges: High mental-health needs with stigma and cost blocking help; substance abuse; a small and fragile economic base; water supply and sustainability; fiscal-capacity constraints.

Two-year outcomes: Meaningful access to mental-health and substance resources; tracking lived well-being over time; fiscal transparency residents can act on, with the books open before hard fiscal asks; deliberate economic development and revenue capture; adopted, funded Capital Facilities Plans with consistent capital savings.

The 15 Goals the Council Selected

On July 23, 2026, the Council live-selected 15 goals across the four pillars. Each one is written below in the plan's SMART spine: a measurable target, a lead who reports progress, an open call for every department to find its angle, and a 6-to-12-month checkpoint. Targets marked **[to be set]** still need a real number from Bret or staff before adoption. Every one is listed at the end of this section in one place.

COUNCIL DECISION NEEDED — Carry all 15, or narrow?

This is what all 15 look like as real work — metrics, leads, and reporting. The core question for the Council: do we carry this many goals at once, or narrow some pillars so we can actually deliver?

This draft exists so the Council decides that with its eyes open.

Pillar 1 • Connected to the Good Life

Goal 1. Adopt a citizen-centric general plan in 2026 *(Good Growth)*

Target: Adopt an updated citizen-centric general plan by December 2026 that concentrates density in the urban core near parks and amenities, protects farmland character, and writes in parks level-of-service standards. Draft to Planning Commission by mid-2026, public hearings, Council adoption by year-end.

Lead (reports progress): Planning / Community Development (suggested)

Every department: Public Works on infrastructure capacity, Parks on amenity standards, Finance on the fiscal model.

6–12 month checkpoint: Draft plan plus level-of-service standards to Council by mid-2026; adopted by December 2026.

Goal 2. Sustain and grow our signature connection events

Target: Hold at least [to be set: this year's baseline count] signature events a year (Mugs & Bananas, summer concerts, Heydays, Teen Night, farmers market, movies in the park) and reach [to be set: target % of residents], measured by attendance counts and the resident survey. Set the baseline this season, set the growth target for next.

Lead (reports progress): Parks & Recreation (suggested)

Every department: PD on event safety presence, Admin on promotion, Senior Center on programming.

6–12 month checkpoint: Attendance baseline established by end of the 2026 season; participation target set for 2027.

Goal 3. Bring the parks system back to standard

Target: Fund and complete a multi-use park build and fix the failing lighting at North Park and Jenny Stevens so fields are usable after dark, by [to be set: date]. Restore parks to the level-of-service standard set in the general plan (Goal 1).

Lead (reports progress): Parks & Recreation (suggested)

Every department: Public Works on the lighting and build, Finance on the funding path, Planning on the LOS standard.

6–12 month checkpoint: North Park and Jenny Stevens lighting repaired within 6–12 months; multi-use park build funded and scoped.

Goal 4. A downtown and citywide beautification push

Target: Deliver gateway signage, Main Street planters and lighting, and launch “Yard of the Month,” tied to the Main Street project. [to be set: number] gateways or blocks improved in year one.

Lead (reports progress): Main Street committee (suggested)

Every department: Public Works on installation, Admin/Comms on Yard of the Month, Planning on design standards.

6–12 month checkpoint: Yard of the Month running by spring 2026; first gateway and Main Street improvements installed within 12 months.

Pillar 2 · Connected to Each Other

Goal 5. Launch a public transparency dashboard by 2026 *(Transparency)*

Target: Launch a public dashboard by December 2026 showing real-time budget, project status, and survey results, hosted on the new .gov site as the digital front door.

Lead (reports progress): Recorder / Admin (suggested)

Every department: Every department feeds its own data in; IT builds the pipe.

6–12 month checkpoint: Dashboard v1 (budget + project status) live by mid-2026; survey results added by year-end.

COUNCIL DECISION NEEDED — One dashboard or two?

This public transparency dashboard (Goal 5) is a cousin of the internal live goals dashboard the plan envisions — the one that puts SMART-goal progress on screen at Council meetings.

Decision: are these one system, or an internal staff-facing dashboard first that later feeds the public one? It changes what we build and who owns it.

Goal 6. Stand up a resident communication platform by 2027 *(Transparency)*

Target: Stand up a two-way platform for permits, updates, and feedback by 2027. Select the vendor and run a pilot by the end of 2026.

Lead (reports progress): Admin / IT (suggested)

Every department: Each department decides what it publishes and answers through the platform.

6–12 month checkpoint: Vendor selected and pilot scoped within 12 months.

Goal 7. Launch a “Share the Good” campaign

Target: Launch a resident-nominated good-deeds campaign with a city hashtag; publish at least [to be set: number] positive stories a month across website, social, and neighbor-to-neighbor.

Lead (reports progress): Communications / Admin (suggested)

Every department: Every department nominates and surfaces good stories from its own work.

6–12 month checkpoint: Campaign live within 6 months; steady story cadence running.

Goal 8. Regular town halls with real notice

Target: Hold 4 town halls a year, one per quarter (cadence set), with agendas posted [to be set: days] ahead — real notice, not the 24-hour legal floor — tracked on the dashboard.

Lead (reports progress): Mayor's office / Recorder (suggested)

Every department: Each department brings updates and answers residents in its area.

6–12 month checkpoint: Cadence set and the first two town halls held within 12 months.

Pillar 3 · Connected to Peace and Security

Goal 9. A deliberate economic-development strategy *(Economic Dev)*

Target: Adopt an economic-development strategy that recruits regional-spend employers (hotels, sit-down restaurants, retail flex, auto, truck stop, data center) so people come, spend, and go home while the city stays rural. This strategy is the engine that closes the gap to the \$17M-by-2030 revenue goal (Goal 12). Land [to be set: number] target prospects in the pipeline.

Lead (reports progress): City Manager / Economic Development (suggested)

Every department: Planning on shovel-ready sites, Public Works on utility capacity, PD/Fire on service readiness.

6–12 month checkpoint: Strategy adopted and prospect pipeline defined within 6–12 months.

Goal 10. A multi-year public-safety scaling plan *(Good Growth)*

Target: Adopt a multi-year staffing, shift, and equipment plan for PD, fire, and EMS that keeps capacity ahead of population growth, built on an officers-per-1,000 target of [to be set: ratio].

Lead (reports progress): PD Chief + Fire (suggested)

Every department: Finance on the funding path, HR on the hiring pipeline, Planning on growth projections.

6–12 month checkpoint: Plan with staffing ratios and funding path to Council within 12 months.

Goal 11. Keep critical infrastructure ahead of growth

Target: Complete priority water/sewer upgrades and road connections from the transportation master plan; [to be set: number] priority projects in year one, measurably lowering response times.

Lead (reports progress): Public Works / Engineering (suggested)

Every department: Finance on capital funding, Planning on sequencing with growth, PD/Fire on response-time targets.

6–12 month checkpoint: Priority project list funded and first projects underway within 12 months.

Pillar 4 · Connected to Positive Well-Being

Goal 12. Build a real financial plan for the city *(Financial Plan · Council-owned)*

Target: Grow revenue from today's ~\$10M baseline to \$17M by 2030, set fund-balance targets for every fund (e.g. the 35% general-fund rule), and fund Capital Facilities Plans with consistent savings. Kept Council-owned so no single department carries the city's whole money problem. This is a stretch target — about 14% growth a year, roughly double the 7% population growth. Population alone won't get

there; the gap is exactly what the economic-development strategy in Goal 9 has to close. These two goals rise or fall together.

Lead (reports progress): Finance + Council (suggested)

Every department: Every department owns its piece of revenue and cost, and reports its fund health.

6–12 month checkpoint: Baseline (~\$10M) and target (\$17M by 2030) confirmed with Finance; fund-balance policy drafted within 6–12 months.

Goal 13. Finish the utility rate studies and asset/depreciation schedules *(Financial Plan)*

Target: Complete the water and sewer rate studies and the asset/depreciation schedules so utilities are funded on real numbers, not guesses, by [to be set: date].

Lead (reports progress): Finance + Public Works (suggested)

Every department: Each utility fund brings its asset inventory and condition data.

6–12 month checkpoint: Studies complete or well underway within 12 months.

Goal 14. Open the books before the hard asks *(Financial Plan)*

Target: Tie the capital-needs list to each fund and run public education on truth-in-taxation and the gap between flat revenue and rising costs before any tax or rate ask.

Lead (reports progress): Finance + Communications (suggested)

Every department: Every department brings its capital-needs list tied to its fund.

6–12 month checkpoint: Capital-needs-by-fund published and first public-education pieces out within 12 months.

Goal 15. Secure our water future

Target: Keep the culinary-to-secondary conversion moving and set a household water-use reduction target of [to be set: %].

Lead (reports progress): Public Works (suggested)

Every department: Facilities on city-building water use, Parks on irrigation, Comms on the resident conservation message.

6–12 month checkpoint: Conversion milestone hit and reduction target adopted within 12 months.

Decisions the Council Needs to Make

Everything above is drafted clay. These are the specific decisions that turn it into an adopted plan. Grouped so the discussion has a clear agenda.

The big forks

- Carry all 15 goals, or narrow some pillars so we can actually deliver.
- Pick the canonical mission and vision wording — poster version versus the Refined Strategic Plan version.
- One dashboard or two — is the public transparency dashboard the same system as the internal live goals dashboard, or does the internal one come first and feed the public one later?
- Confirm goal leads with the City Manager (leads report progress; every department still finds its angle).

Numbers still to set before final adoption

- Goal 2 — this year's event-count baseline and target participation percentage.
- Goal 4 — number of gateways or blocks improved in year one.
- Goal 7 — positive stories published per month.
- Goal 8 — how many days ahead town-hall agendas post (cadence already set: quarterly, 4 a year).
- Goal 9 — number of target economic-development prospects in the pipeline.
- Goal 10 — the officers-per-1,000 staffing ratio.
- Goal 11 — number of priority infrastructure projects in year one.
- Goal 13 — completion date for the utility rate studies.
- Goal 15 — household water-use reduction percentage.

Already resolved (for the record)

- Revenue target: grow from ~\$10M today to \$17M by 2030, kept Council-owned. Finance to confirm the exact current baseline.
- Town-hall cadence: quarterly, 4 a year.
- The four official pillar names and the three-lane structure.

Prepared as a review draft from the Connection Plan working folder. Sources: the official Strategic Framework poster and four pillar pages, the Refined Strategic Plan document, the Council's 15 live-selected picks (July 23, 2026), and the strategic-planning transcripts and whiteboards.

Draft Minutes

TREMONTON CITY CORPORATION CITY COUNCIL MEETING JULY 21, 2026

Members Present:

Kristie Bowcutt
Brent Jex
Beau Lewis
Sharri Oyler
Blair Westergard
Bret Rohde, Mayor
Linsey Nessen, City Manager
Cynthia Nelson, City Recorder—excused

CITY COUNCIL WORKSHOP

Mayor Rohde called the July 21, 2026 City Council Workshop to order at 4:00 p.m. The meeting was held in the City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Rohde, Councilmembers Bowcutt, Jex, Lewis, Oyler, and Westergard and City Manager Nessen. City Recorder Nelson was excused.

1. Call to Order and Declaration of Conflict of Interest
2. Council Reports and Updates

Councilmember Oyler said I talked to Jenny Christensen at the Senior Center about other cities paying for their seniors. She said the last time they did that was in 2022. Fielding, Bear River City, and the County are paying. Plymouth might also be, but Garland, Elwood, Deweyville, Howell, Portage, and Snowville are not. We need to revisit those cities because many have new Mayors and Councils that may be more receptive. The Food Pantry is doing well.

Councilmember Westergard said we had Bart Oyler's funeral last Thursday. There were a lot of the legacy fire department guys in attendance. It was a good tribute.

Councilmember Bowcutt said the Public Works projects are wrapping up. They feel good about where they are at. For Planning Commission, we had an amazing meeting last week with positive communication.

Councilmember Jex said we have two guys we are looking to hire, and we hired a secretary to replacement the one we lost.

3. Presentations:
 - a. **Title:** RES 26-46 Agreement for Bailiff Services—Manager Nessen

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Manager Nessen said this is the same agreement we brought last time. Our current bailiff has resigned so we need to figure something out. This is a good option. They provide all the training and equipment, we just pay the hourly rate.

b. **Title:** ORD 26-11 Discharge of Projectiles

Councilmember Jex said I think it is ridiculous that parents cannot buy their child a BB gun at Christmas and shoot it on their property. They have to go the County to shoot it. This ordinance would not authorize firearms. State and federal codes still apply, but this would allow BB guns and slingshots. There are age requirements, and the homeowner is responsible for any damage. It cannot be heard from an adjacent property. This would let homeowners use their land for what they want.

c. **Title:** ORD 26-12 Parks, Trails, & Open Space Master Plan

Planner Lance said Community Development Staff is bringing this forward because we are the ones to draft the ordinance and do the clerical work, but Parks and Rec should take all the credit for the plan. Landmark Design drafted the plan. It did go to the Planning Commission and met all public notice standards. We feel we have a pretty good master plan, but plans can always be amended. Director LeFevre said back in 2013, the SDAT gave recommendations. They talked about the murals, benefits, and amenities that Tremonton has. In 2017, the City gathered community input and worked with Simon Sorensen to create a Main Street plan. In 2020, the City hired Landmark Design and created an Integrated Land Use Plan, which was designed to work with our current General Plan. Since then, we have seen substantial growth. In 2021, Landmark brought the concept to the City and in 2022 they had the draft. In 2023, they adopted the Integrated Land Use Plan. Chapter three of that plan was on parks, trails and open space. A lot of that information was taken from the 2011 Parks, Trails, and Open Space Master Plan. By this time, we were already 10 years behind our plan due to growth. So we decided we needed to create our own master plan. The plan has six chapters. First is an introduction and outline with a profile of the community and who we are. Chapter two is the parks section that goes over the level of service a community needs with standards and recommendations. Chapter three is the detailed parks and designs. Chapter four is trails and chapter five is on open space. Chapter six is implementation and funding, creating a roadmap for staff to follow. Here are the top recommendations from each chapter. This also sets goals and priorities we should be looking toward. This master plan will help us connect our current city park system to the City's mission and vision. The plan uses a two-lens approach—analytical, seeing how what we have today stacks up against other cities and communities our size and national standards. Next is the public outreach approach using wellness surveys, public engagement, community needs assessment, and the park showcase to see what the community desires for parks. This plan gives a framework for policies, goals, budgets, and standards to work toward. Top takeaways are that residents use parks frequently. Jeanie Stevens, Shuman, and North Park are the most frequented and highly rated. Overall, park quality is positive. However, Meadow Park and the city offices need better amenities. Top priorities from the community overall are better trail connectivity, having additional parks, improved

Draft Minutes

communication, and programs like dog parks and aquatics. A rec center is also a high priority and often associated with aquatics. Looking at the level of service, the national park standards for a city our size is 13 acres per 1000 residents. We are at a 2.4 acres per 1000 residents. That is a low number, but it should not be alarming because we do live in the West. Not every State and community has six national parks within a five-hour drive. We also have 120,000 acres of farmland. We should be focusing more on park access, making sure we have a park within a half mile of all of our residents. Our parks are overused for sports. Our level of service goes down as more people move in. The most important thing to plan for now is acquiring land. We do have some areas earmarked for Parks and Recreation, which we are super grateful for. We have three parks that will meet those needs as they get built. We also evaluated amenities and how they stack up against our current level of service. Our priorities would be to develop planned parks, update existing parks, and acquire land for future park use. Trails are probably the highest priority for residents. They want to see the trail plan implemented. We have the vision and plan in mind and will figure out costs as we go with funding implementation of different things through grants. In the needs assessment, 70% of the 500 plus respondents were in support of a RAP tax. We are currently in the works of doing that. This year is a County ballot, so staff is working to get it on for next year, 2027. We are getting the wording in place and will see if the County wants to move forward with a County wide RAP tax. There are a lot of variables that go into that. It would all be set here by the Council when we get to that point.

d. Title: ORD 26-13 Rezone Code Text Amendment

Planner Lance said staff is looking to simplify parts of the process where it is unnecessarily convoluted. There are things per code we are requiring that you should not be. In this section a lot of the language for what staff is looking for in a narrative. We do not want to be accused of tying an applicant down. This would keep it simple and clean. Next, we are taking out the requirement for a map. Staff has the skills and know-how so we can create those. Applicant does not need to waste their time doing that. D is in reference to asking an applicant to generate an engineered concept plan and that is problematic when we talk about real money being put down for a proposal. It starts to look like applicants are guaranteed or vested. We do not want them spending any money on engineering when the question is, does the requested zoning fit in an area as has been discussed? Administrator Epling said to clarify, this is just for hard zoning not an overlay or bonus density. Planner Lance said we are streamlining and simplifying. This was reviewed by the Planning Commission. There was good discussion largely about how the Commission wants to see a simplification of the process and gear our applicants toward the Integrated Land Use Plan, future land use map, and new parks plan. The Planning Commission recommended approval 4-0. Administrator Epling said they mainly discussed striking intent because our code requires what does the applicant intend to do. The intent can change if it changes hands, so we wanted the applicant to stick with our plans and does it fit the proper zoning principles.

e. Title: ORD 26-14 Planning Commission Code Text Amendment

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Planner Lance said this came by direction from the Council that we look at term limits. We had good discussion with the Commission, who came up with a good suggestion to look at code language for alternate members. Option A draft suggests term limits and adjusts other language in that section that already exists in our code. Option B encapsulates the discussion from the Commission with four-year terms. Administrator Epling said staff originally proposed two years that shall expire in January of the second year following the appointment and until their respective successor shall have been appointed. Provided that the term shall be assigned and adjusted necessary to maintain staggered appointments so two members expire each year. Alternate members shall serve under the same term provisions and may serve in place of an absent or disqualified member until a new replacement is appointed as provided by this title. The Commission suggested increasing the two-year term to four years and they added details for the alternate members. City Council may appoint one or more alternate members to the Planning Commission. They shall be Planning Commission members and subject to the same appointment process, qualifications, terms of office, training requirements, removal provisions, and compensation as all other members of the Planning Commission except otherwise provided in this section. They felt alternate members should be able to have a voice in the discussion, but not necessarily a vote. Alternate members may participate in all Commission meetings and deliberations but shall not vote unless designated by the chairperson to serve in the place of an absent or disqualified voting member or when a vacancy exists. Alternate members shall possess the same authority and voting privileges as members for whom they are serving. In the event no alternate member is available, the chairperson may designate a current NPI member who has regularly participated in those meetings as determined by the zoning administrator to serve as a temporary alternate member. This would help prepare people, who are active in the community, take a bigger role. Mayor Rohde suggested they vet this wording with the City Attorney.

f. Title: ORD 26-15 Establishing Regulations for Fireworks—Fire Chief Jeff Jarrow

Chief Jarrow said we are going back to what the State has. We have two zones, Radio Hill and the Malad River, where fireworks will be banned. I really want to address the State law and show that we are following that. The goal of that ordinance is to give me the latitude to make decisions without having to hold an emergency meeting. This would have something already in place, so everyone knows there is certain criteria that the fire chief is going to use if we do have a ban. Otherwise, we are going to have a set map. We will always use that map unless there are extenuating circumstances due to weather and extreme fire conditions. Year by year, conditions will change and that is why I want to have some kind of parameter in place so we can be justified in canceling fireworks when needed. It holds the citizens accountable as well.

g. Title: Discussion on Fire Department Remodel—Fire Chief Jeff Jarrow

Chief Jarrow said we got three quotes for a remodel of the bathrooms and our downstairs living quarters. C&K construction came back with the lowest bid. We currently have two showers for four people. The goal is to increase staffing over time to accommodate calls. We are already pretty far behind, and it is difficult for them to shower after a fire. The

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plan is to increase the showers and toilets. There would be four men showers and two women showers, with a bigger locker room style bathroom. We have five bedrooms right now and would add one more for six bedrooms total, so we have space for growth. It will take about eight weeks. They will include shower trailers on site for us to use in the meantime. That is included in the quote (about \$100,000). We are asking for a budget amendment. Finance Director Jamie Heiner said the proposal would come out of capital projects, which currently has about \$3.1 million balanced.

h. Title: Discussion on Fire Billing

Chief Jarrow said this is something we have discussed to help recoup costs for extrication of vehicles, traffic accident, and clean up. One of the pages talks about billing for fire recovery for a structure fire. Their limit would be \$500. That money comes from the insurance company. I looked at a couple different insurance contracts for homeowners' insurance and it says that the money would be sent to the homeowner, who is then supposed to pay the City. A commercial structure, would be \$5,000. Again, there would be a check from their insurance company so we would recuperate that cost. Fire Recovery would help us recover those costs for the service provided. Councilmember Oyler said so this is a contract for someone else to do that billing? What do we pay them? Chief Jarrow said they take a percentage (22%). Councilmember Oyler said we used to do that billing in the office. Can we still do that, so we do not have to pay that 22%. Chief Jarrow said we could. My only concern is that it might get lost along the way. I know when I started here years ago, we were doing it and then we stopped. Councilmember Bowcutt said so you are giving this other company the same exact information that we could give in-house. To me it does not make sense to send it to somebody else when we have capable people here. Chief Jarrow said my question is, who is going to do it and is there a process in place? These guys have a process. This is our reporting system. When we finish a report, as soon as we hit submit, this information goes to the State for the calls. The information goes directly to them. That is why I am asking, is there a process in place to get that information here? Are we walking the paperwork over to you guys? If we do calls over the weekend those automatically go there. How do I get that to our City staff? This year we could have billed \$27,000 for the 43 calls that were traffic accident-related calls. They would have charged us \$2,000 for their services. These guys are in place and ready to do this. Are we going to get bogged down doing other things? The Council agreed to work on this in house and to get that process started.

i. Title: RES 26-47 Generative AI Policy

Mayor Rohde said this would give any contractor who works for the City, direction on how they can use AI. It has very specific language about what you can and cannot put in it since it is going out to the world. This is all built around State code and has been vetted with our attorney. We have created an employee handbook. Most importantly what is built into this is what I call the human touch. Nothing can go out of AI unless it has been read or touched by the person working on it. I have to read it. I have to validate it. I am responsible for that data that is going out. This policy is going out so we can start to use

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AI in our City (August 15). Once we get this running, we can put in templates and say, create an ordinance using our Tremonton City standards.

j. Title: Tremonton Connection Plan

Mayor Rohde said the connection plan has our mission, vision, and roles. The Mayor and Council set direction, while City staff carry it forward, and citizens give input. That puts all of this on a horizontal relationship. We are all working together. We now need to determine what we want to have in each pillar and build our final document off that.

The first pillar is connected to the good life. Here are the challenges: few amenities and limited recreation, concerns for youth and young adults, preserving small town identity, loss of agricultural way of life, aging and neglected park system. Outcomes are year-round places to gather, play and belong, facilities and public spaces that keep pace with growth and beautification that builds shared pride, gateways, downtown parks and neighborhoods. Here are some goals we can work on. Adopt a citizen-centric generic plan for 2026 and grow our signature connection events, multiple sport recreation complex, bring the parks system back to standard, launch neighborhood connection programs, a downtown city-wide beautification push, and honor our veterans. The Council discussed things they are already doing and what could be improved.

Councilmember Jex said we need to at least do a feasibility on that complex. I know it has a big upfront price tag, but cities that are doing it, are keeping property taxes low or non-existent. We have to bring revenue in. Councilmember Bowcutt said the General Plan is a must. Mayor Rohde said I really like Main Street. I think that is going to do a lot for us over the next few years. Councilmember Oyler said I feel like one of the sports things needs to be in there.

Next, Mayor Rohde said we need to make sure we stay focused on good, local social media and preserving our small-town identity. A modern City website on a digital front door. Everything we do should be on level seven dignity scale. We should all be treating each other well. We also want to launch a public transparency dashboard for 2026 and have more town hall meetings. Councilmember Lewis said I personally would launch a Share the Good campaign. You get what you focus on. The more people are looking for the good, the better off the community becomes. Councilmember Jex said I think having those town halls should be vital.

Mayor Rohde said pillar three is safety, stability, family security, and the challenges are aging facilities, domestic violence, bullying and youth, safety, scaling safety with growth, limited economic development, workforce development gaps. The outcomes we are after are fire and police capability that stays ahead of growth, a multi-year plan for scaling safety with population and risk. Peace at the neighborhood level, trust with public safety, neighbors who know and care for neighbors, and economic diversification. Some of them we have here is a deliberate economic development strategy. We have a multi-year public safety scaling plan, that is staffing shifts and equipment to keep the fire and EMS ahead of population growth instead of always behind it. Make our public buildings look more

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like we mean business, give youth construction outlets, keep critical infrastructure ahead of growth and close workforce gaps. I checked every one of those. I think the economic development strategy is vital. A multi-year safety scaling plan. The second one, I think would be lumped in with the Main Street one from earlier. I have heard a lot of people say we need to give our kids something to do downtown.

Mayor Rohde said the last pillar is connected to positive well-being, high mental health needs, substance abuse epidemic, small and fragile economic base, water supply and sustainability, fiscal capacity and constraints. Outcomes would be meaningful access to mental health, tracking physical, mental, and social well-being over time, fiscal transparency for residents that they can act on, fund capital facilities planned with consistent capital savings. Build a real financial plan for the City. Finish the utility rate studies and asset depreciation schedules. The trails funding, open the books before the hard-asked questions. Meaningful access to mental health and sustained support. Finally, secure our water for the future. Councilmember Bowcutt said you can almost check every single one of these. Mayor Rohde said I will put together a final plan for our next meeting where the Council can help me determine how to finalize it.

4. Review of the agenda items identified on 7:00 p.m. City Council Agenda
5. *CLOSED MEETING: No Closed Meeting held at this time.*
 - a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*
 - b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
 - c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
 - d. *Discussions regarding security personnel, devices or systems*

The meeting adjourned at 5:53 p.m. by consensus of the Council.

CITY COUNCIL MEETING

Mayor Rohde called the July 21, 2026 City Council Meeting to order at 6:00 p.m. The meeting was held in the Tremonton City Council Meeting Room at 102 South Tremont Street, Tremonton, Utah. Those in attendance were Mayor Rohde, Councilmembers Bowcutt, Jex, Lewis, Oyler, and Westergard, and City Manager Nessen. City Recorder Nelson was excused.

1. Call to Order
2. Invocation by: Pastor Eusebio Granda
Pledge led by: Councilmember Oyler
3. Roll Call
4. Approval of Agenda:

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Motion by Councilmember Jex to approve the agenda of July 21, 2026 with the change that they do not discuss item e. Motion seconded by Councilmember Westergard. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

5. Declaration of Conflict of Interest: None.
6. Presentations
 - a. Years of Service awarded to Tyona Price – 5 years with Fire Department

Fire Chief Jarrow provided a bio on her and the Council thanked her for her service.
7. Citizen Engagement: None.
8. Unfinished Items from City Council Work Session: None.
9. Consent Agenda - Any Councilmember may request an item be removed for separate discussion – Roll Call Vote
 - a. Approval of minutes – July 7, 2026
 - b. Approval of Resolution No. 26-46 Agreement for Bailiff Services
 - c. Approval of Resolution No. 26-47 Generative AI Policy

Motion by Councilmember Westergard to approve the Consent Agenda. Motion seconded by Councilmember Lewis. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

10. Strategic Business (Ordinances & Policies)
 - a. Discussion and consideration of adopting ORD No. 26-11 Discharge of Projectiles

Layne Wilding said I am a little concerned. I have highlighted things I would like to discuss. The discharge of a projectile. This new ordinance is going to apply to private property. There is no mention about public property, parks, and areas like that. In the old ordinance, it said within Tremonton City limits. Do you want to put this to the whole city limits? If it is only on my private property, that means I could technically go to the park with my bow and arrow or my beehive BB gun and shoot and do whatever I want. That is just a different interpretation of that particular requirement. Do you want to consider public property in this ordinance or is it just going to be strictly private property? The next item is individuals under the age of 16. Who is going to verify that and how are you going to track that. How is that going to be enforced? The old ordinance said within the City limits of Tremonton, which would include both private and public properties. You have now restricted this just to private property. It does not mention public property, so I do not know how that is going to be handled. Councilmember Jex said this ordinance is designed to give private property owners the right to discharge something on their own property. It does not give anybody the right to do that in a public park, on Main Street, in

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a roadway, or anything like that. Mayor Rohde said that is called out very specifically. Mr. Wilding said the part about things that are not going to cause a noise that your neighbors are going to hear, that really bothers me because most everything we do will cause a noise that will cross my property boundary. That noise from the discharge must not be audible beyond the property line. I am not sure how you are ever going to satisfy that requirement. I would suggest that be taken out.

Motion by Councilmember Lewis to approve the Ordinance. Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

b. Discussion and consideration of adopting ORD No. 26-12 Parks, Trails, & Open Space Master Plan

Mr. Wilding said I read the entire plan and had a lot of comments and questions and found several typos that have been corrected. I am concerned about growth projections in the plan, which is less than 3% population growth between now and 2050, which I think is way underestimated. I expect this plan will get revised. I am a little concerned that we still have a plan out there and there is no statement in this document that says this plan supersedes that one. Staff recommends this would be updated every five years and based off the past General Plan, it says it will be updated every 10 years. My question is who is going to track it and be responsible and how are we going to be sure it gets done in five years? That this plan will be revised, and we will not be like the General Plan where we waited over 25 years to get it updated. Mayor Rohde said valid questions. The new comprehensive plan will actually address that with dates on every one of those chapters on when they need to be reviewed. We do need to make sure we have a valid review process in place.

Cassandra Merrell said I did not read the entire document. I am just really grateful for the ideas of future parks. My son and I go to the park almost every single day so to be able to have them updated with features and more parks and different things is really exciting to me. I am really grateful for the whole plan. Thank you.

Motion by Councilmember Jex to approve the ordinance including a provision that this plan supersedes any prior park plan. Motion seconded by Councilmember Bowcutt. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

c. Discussion and consideration of adopting ORD No. 26-13 Rezone Code Text Amendment

Mr. Wilding said the comment was made about having a cheat sheet. I wholeheartedly agree that would be great. I would also encourage the staff to put a flow chart together. A simple flow chart would go a long way to answering questions about how things work and how we get answers and what the flow and process is. A cheat sheet would be great,

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but a flow chart would be even better because it would give us exact steps on what we can expect along the way.

Motion by Councilmember Bowcutt to adopt the Ordinance. Motion seconded by Councilmember Westergard. Roll Call Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

- d. Discussion and consideration of adopting ORD No. 26-14 Planning Commission Code Text Amendment

Motion by Councilmember Bowcutt to table this item. Motion seconded by Councilmember Jex. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

- e. Discussion and consideration of adopting ORD No. 26-15 Establishing Regulations for Fireworks

This item was not discussed.

- 11. Reports and Calendar
 - a. City Leadership Report

Chief Jarrow said our old fire truck was brought back. With the Box Elder County Fair parade coming up, I wondered if the Council would want to ride that. The Council agreed. Chief Jarrow said it is an old classic truck. Councilmember Westergard could drive it and the Council can ride along. We will keep it here at the station until then. Our social media page had 1.2K followers back in April and we are at 3.2K currently. We have been working with media companies to put videos up.

Mayor Rohde said our Citizen Advisory Committee is going to keep moving forward, but Norm has stepped down due to personal reasons. We will be restarting that soon. A couple of people are interested in helping. I want to thank every one of you for all you do. It is fun working with you. I want to thank City staff for everything they do as well.

- b. Upcoming Calendar Items

Mayor Rohde said Hay Days is July 24 and 25. We will need to all help cook. Friday night, we cook dinner. Saturday morning, we cook breakfast. The Emotional Wellness Committee will not be meeting again until September 2. The Farmer's Market hosted by businesses will be held the first Saturday of each month at Shuman Park.

Mayor Rohde said we will now go into closed session to discuss litigation.

Motion by Councilmember Oyler to move into closed meeting. Motion seconded by Councilmember Bowcutt. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes.

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Motion approved.

The Council moved into a closed meeting at 6:41 p.m.

12. **CLOSED MEETING:**

- a. *Strategy session to discuss the purchase of real property when public discussion of the transaction would disclose the appraisal or estimated value of the property under consideration or prevent the public body from completing the transaction on the best possible terms; and/or*
- b. *Strategy session to discuss the character, professional competence or physical or mental health of an individual; and/or*
- c. *Strategy sessions to discuss pending or reasonably imminent litigation; and/or*
- d. *Discussions regarding security personnel, devices or systems*

Motion by Councilmember Lewis to return to open meeting. Motion seconded by Councilmember Westergard. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The Council returned to open session at 7:14 p.m.

13. **Adjournment.**

Motion by Councilmember Oyler to adjourn the meeting. Motion seconded by Councilmember Westergard. Vote: Councilmember Bowcutt - yes, Councilmember Jex - yes, Councilmember Lewis - yes, Councilmember Oyler - yes, Councilmember Westergard - yes. Motion approved.

The meeting adjourned at 7:14 p.m.

The undersigned duly acting and appointed Recorder for Tremonton City Corporation hereby certifies that the foregoing is a true and correct copy of the minutes for the City Council Meeting held on the above referenced date. Minutes were prepared by Jessica Tanner.

Dated this _____ day of _____, 2026.

Cynthia Nelson, City Recorder

TREMONTON CITY
CALENDAR ITEMS
August 4, 2026

- Box Elder County Fair the week of August 23-29 with the parade on August 26
- City offices closed September 7 for Labor Day
- Town Hall sometime in September
- Emotional Wellness Committee won't meet again until September 2 at 6:00 pm
- Farmer's Market hosted by businesses in town. Held 1st Saturday of each month at Shuman Park from 10-2 during May-September.

NPI Monthly Meeting Schedule

1 st Wednesday	East District
2 nd Wednesday	South District
3 rd Wednesday	West District
4 th Wednesday	Central