



PLANNING COMMISSION AGENDA
Thursday, August 28, 2014
Morgan County Council Room
6:30 PM

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Council Chambers, 48 West Young St, Morgan, Utah. The agenda is as follows:

1. Call to order – prayer
2. Approval of agenda
3. Declaration of conflicts of interest
4. Public Comment

Administrative

5. Discussion/Decision: Croydon Substation Conditional Use Permit: A conditional use request for the construction of an electrical substation. The substation is proposed to be located at approximately 1600 North 6800 East in Croydon.
6. Discussion/Decision Whittier Estates Subdivision – Concept Plan: A proposed concept plan for the Whittier Estates Subdivision, located at approximately 4000 N Morgan Valley Drive. Comprising approximately 104 acres and a proposed 56 lots. Current zoning is 31.68 acres of R1-20 (34 lots), 43.25 acres of RR-1 (20 lots), and 33.02 acres of A-20/RR-1 (2 lots).
7. Discussion/Decision: Beaver Ridge RCMD Water System Improvements Conditional Use Permit: A conditional use permit request for water system improvements including a pump house, storage tank, and water lines, at an existing youth camp in the F-1 zoning district. Located at approximately 15122 North Church Road, Wanship.
8. Discussion/Decision: Beehive Broadband Conditional Use Permit: A conditional use permit request for a private utility facility (network central office) in an existing CS (Commercial shopping) zoning district. The facility will be 10' x 20' and will be located behind the existing convenience store located at 5150 Old Highway Road in Mountain Green.

Legislative

9. Planning Commission Business/Questions for Staff
10. Approval of minutes from August 14, 2014
11. Adjourn



PLANNING COMMISSION AGENDA

Thursday, August 14, 2014
Morgan County Auditorium
6:30 PM

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Council Chambers, 48 West Young St, Morgan, Utah. The agenda is as follows:

1. Call to order – prayer
2. Approval of agenda
3. Declaration of conflicts of interest
4. Public Comment

Administrative

5. Discussion/Decision: Alchemy LLC Conditional Use Permit

Legislative

6. Public Hearing/Discussion/Decision: Yaryca Future Land Use Map Amendment: An application for an amendment to the Morgan County Future Land Use Map, redesignating approximately 2980.4 acres currently designated “Natural Resources and Recreation” to “Master Planned Community”
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from July 10, 2014
9. Adjourn

Members Present

Michael Newton
David Sawyer
Debbie Sessions
Roland Haslam
Darrell Erickson
Steve Wilson
Shane Stephens

Staff Present

Bill Cobabe, Senior Planner
Nicole Taylor, Admin Assistant
Mickaela Moser, Transcriptionist

Public present

Brenda Freeman	Derrick & Angela Beatty	Lorien Belton
Will McCoy	Glen Burton	Dean Carver
Bill Bertagnole	Rahul Mukherjee	Alfredo Vazquez
Juli Bertagnole	Carol Vigil	Mark Farmer
Carolyn Meyer	Clodie Vigil	Roberto
Scott McFarland	Deby Burton	Kent Wilkerson
Laurie Stant-Letz	Wayne Acrin	Nate Harbertson
Linda H. Smith Co.Historian	Ryan Scott	Kathie Robinson
Bud & Erma Carter	Justine Scott	Elwyn Bodily
Elizabeth Schubert	Ryan Kimber	Deanne Winterton
Clif Burwell	Zack McCain	Jeanie Scott
Ken Adams	Danielle McCain	Jennie Earl
Les Adams	Trudy Hill	Kerilyn Barr
Lee Ann Semrow	Tom Hill	Laura White
Maria Broman	Nancy Sivulich	Baya White
Steve Gailey	Kyle Munk	MarshaAnn Martin
Blake Gailey	SueAnn Munk	Andrew Chamberlain
Jeremy Belinski	Cort & Lori Singleton	Allison Jones
Steve Shope	Earl Nelson	Janice Gardner
Tom Permar	Heather Dove	L Rasmussen
Dave Kimball	Janice Gardner	Elway Bodily
D/Lynn Poll	Sylvia Gray	Kathleen Robinsen
James Tracy	Nancy Howard	Scott Winder
David B. Corpany	Carolina Rod	Erma Carter
Bruce Sanders	Brent Porter	Linda Smith
Matt Barr	Kent Wilkerson	Jeff Jones
Ray Rust	Brent Carlman	Glenda Cotter
Tom Permar	Tina Kelley	Yancy Scott
Jonathan Moser	Robyn Scott	David B Cooney
Austin Turner	Chad Wilson	Scott Walker
Buz Marthaler (Wildlife Rehab Center of N. UT)		

1. Call to order – prayer

Chair Haslam called the meeting to order and welcomed those in attendance. Chairman Haslam offered prayer.

2. Approval of agenda

Member Sessions moved to approve the agenda. Second by Member Newton. The vote was unanimous. The motion carried.

Chair Haslam excused Member Stephens from the beginning of tonight's meeting.

3. Declaration of conflicts of interest
There were none.
4. Public Comment

Member Newton moved to go into public comment. Second by Member Erickson. The vote was unanimous. The motion carried.

Matt Barr: He wondered if the Y intersection is part of the county or the city. Chair Haslam responded that the Y is part of the county. Mr. Barr is concerned about gravel being kicked around from all the traffic. Chair Haslam said he would pass that concern on to the road supervisor for discussion.

Member Sessions moved to go out of public comment. Second by Member Sawyer. The vote was unanimous. The motion carried.

Administrative

5. Discussion/Decision: Alchemy LLC Conditional Use Permit

Bill Cobabe: Stated that the applicant would like to postpone until the Sept. 25th meeting.

Member Erickson moved to postpone this item until the September 25, 2014 meeting. Second by Member Sessions. The vote was unanimous. The motion carried.

Legislative

6. Public Hearing/Discussion/Decision: Yaryca Future Land Use Map Amendment: An application for an amendment to the Morgan County Future Land Use Map, redesignating approximately 2980.4 acres currently designated "Natural Resources and Recreation" to "Master Planned Community"

Bill Cobabe reminded those present that tonight the process is being initiated. This is not a rezone, but the only decision on the agenda is to change the Future Land Use Map.

Member Stephens joined the meeting at 6:40 pm.

Member Sessions asked Bill to clarify for everyone in attendance on the differences between a resort and a Master Planned Community. He informed that a Master Planned Community is a land use designation to provide for planned recreational opportunities. He read the definition contained in the Morgan County Code, including the allowance for flexibility for infrastructure and access. Bill stated that the Resort Special District is the only designation in Morgan County

that would fit this type of situation.

Glen Burton: Owner of the property. He summarized that he has been heavily involved with the Envision Morgan and Envision Utah plans. He briefly addressed issues concerning the sage grouse and a possible relocation for them. He had received information from Alan Clark (DWR) about the possible relocation of the Greater Sage Grouse found on the property. He is under the impression that their relocation could be easily done, as addressed in the Utah Conservation Plan for the Greater Sage Grouse. He accused Chair Haslam of telling someone in the hall prior to the meeting that he was going to put a stop to this project and have it postponed. Mr. Burton stated that he may have to involve his attorney.

Roland asked Mr. Burton who he was talking to at the time and Mr. Burton did not know. Roland then replied it's a "he said, she said" accusation.

A representative from the DWR wondered if their organization would qualify for one extra minute during the hearing to which the planning commission responded no.

Member Stephens moved to go into Public Hearing. Second by Member Sessions. The motion was unanimous. The motion carried.

Bruce Sanders: He stated that he was present at the last meeting. He commented that the Richville/Porterville plan recommends dedicating a small area on the south end as a resort area, but he recommends that a resort of the size proposed be turned back to the area residents for their approval.

Dave Kippell, an investor in the property: He wondered if Chair Haslam did, in fact, say that he would stop the resort. He wants to see involvement in this rezone. He stated that the property is in a great location and can achieve environmental progress. He has faith that by working together all the common goals can be achieved.

Irma Carter, Deputy Commissioner of Weber River Water Services, and also East Canyon, Echo Reservoir, Lost Creek, and Weber River drainages: Inflow is now 1/3 of what it used to be and the pollution has increased dramatically. She is concerned that promises have been made to improve the pollution situation and nothing has been done. East Canyon Dam was 1/3 higher for pollution than it should've been when last checked. She wondered what the plan is for a sewage system.

Shelly Page: She believes it's not compatible with the Morgan County Plan. She read the mission statement of the Morgan County Public plan, emphasizing that it is focused on what is most important to Morgan County residents. Her ancestors taught her that if you build a cabin somewhere, everyone else will want to build one there too. She also expressed concern for safety on Highway 66 with traffic.

Janis Gardner, Great Salt Lake Audubon: She stated that sage grouse are being protected under

the current land use permit and their habitats. Her concern was for the possible destruction of Greater Sage Grouse lecks and their surrounding habitat. The proposal would remove almost 2000 acres of their current habitat. She stated that management areas support more than 90% of Utah's sage grouse populations. She also had concerns about the big game habitat and land loss.

Yancy Scott: He believes it is time for a change. This property has been in his family since the 1960's and believes the changes will benefit everyone. He reminded those present that the property involved is private land and that what is proposed isn't a bad thing.

David Corbany: Stated that since he was Planning Commission chairman, this property has been considered. His concern was how to protect the wells downstream.

Sara Hoskinson: She was born and raised in Morgan. She is passionate about the birds and believes there could be a peaceful solution. She suggested using public relations to draw interest in the sage grouse lecks and their protection by possibly introducing "Greater Sage Grouse Days." She encouraged those in attendance to have open minds about different possibilities.

Les Adams: He asked to not change the map. He believes Highway 66 is a disaster with Ragnar, camps, etc. and believes the road cannot take any more. As a long-time resident, he is against it.

Nate Harbertson: He loves Morgan County and is asking the Planning Commission to change the future land use map and remember what Morgan has to offer. He said that County staff recommends approval for this project and he believes this proposal will create something for the County that will improve the County financially and in other ways.

Buz Marthaler, Chairman of the Wildlife Rehab Center in Northern Utah: He suggested catering to hunters, recreationalists, and wildlife enthusiasts for use of this land. He believes that if the local sage grouse populations plummet to numbers where the federal government has to step in, it will be bad for everyone.

Brenda Freeman: She is a landowner and served 10 years on the wildlife board. She stated that the DWR and DNR were the first people they contacted in addressing the sage grouse issue. She believes there are ways to mitigate. The applicants are not here to ask for water. She moved out of the valley to provide for her handicapped child and believes there are not sufficient resources for handicapped people in Morgan. She believes this venue will provide tax dollars for that channel.

Brent Porter: He was on the area planning committee and on Envision Morgan. He remembers talk about putting the marina and resort back-to-back instead of spreading them out. He stated that a tax increase would be negative toward the County and wants the decision to be brought back to the area planning committee.

John Page: He lives in Richville and wants to stay with the current General Plan. He believes the impact from this project will be devastating for the roads. He indicated he does not want it to

become another Wasatch Front. He is also concerned with the increase in traffic and wants Morgan County to grow at a determined rate.

Jeff Jones, local farmer: He does not want to change the Master Plan.

Ty Rumor, resident of Morgan County: He stated that with this proposal, Morgan roads will turn into I-80 at rush hour.

Matt Barr: He believes with the increase in traffic from these proposed changes, it would be like experiencing Ragnar everyday in Morgan County. He stated that growth is inevitable but is against it at this rate. In his opinion, Envision Morgan was rammed down their throats and the community gave answers to satisfy those in charge.

James Tracy, representing the future developer: He stated that this meeting is not for the plan presentation. This meeting is to get to the next step of presenting a plan. He stated there is no intention to “ram it down your throats” and provided assurance that this project would not be forced upon anyone. He reminded everyone that this is private property. He asked to whom they’re supposed to sell it? He is asking for an amendment to the County map and desires to move forward in this process.

Jenny Earl, Porterville resident: She is concerned for water. She currently sits on the school growth committee and wants the school board involved in future meetings to address growth concerns. She was also on the Envision Morgan Committee and feels people were only presented with a lot of cookie cutter options; that there were not many open decisions left for residents and it lacked the options for residents to come forward with their own ideas.

Rahul Mukherjee: He expressed concern for the sage grouse. He shared his experience with seeing them in person and believes they provide opportunity for encouraged birding. He stated that those who come to see them spend money on gas, food and other things in Morgan.

Mark Mortinson, resident of East Canyon: He’s seen changes within the County and believes the current zone is in place for a reason and wants to keep the area open and free. He has an interest with the sage grouse and thinks they have a great history in the region that impacts other wildlife. His concerns also include pollution, traffic and lack of ground testing.

Kenneth Wilkerson: He supports amenities at East Canyon Resort, including the Mormon Pioneer Trail, among other trails and this particular parcel currently looks like it did many years ago. He believes something can be done in this area, but it needs to be addressed very carefully.

Nancy Sivulich: She is convinced there is a way to figure out a creative solution for everyone involved.

Robin Scott, Yaryca Profit Sharing and manager: This land is in her family with her dad being one of the original owners. She would like to enhance the area, in keeping with the sage grouse

and trails. She wants the area to be well planned and established when people move in.

Adam Chamberlain: He believes that if things are done carefully then it can be done right. But it needs to be done cautiously because it is difficult to undo damage. Pleaded with the Planning Commission to please consider all aspects of this proposal and consider carefully.

Blaine Fackrell: He stated that everyone has the right to develop, but as far as he can see from the plan, there is nothing being addressed with environmental impact. There has to be an environmental impact study done to consider what will happen with wildlife and other factors. He stated that once it's gone, you can't bring it back.

Milton Bodily: He is a zoologist by training and loves to preserve wildlife. He stated that everyone wants to move to Morgan and then turn around and put a lock on the gate before others move in. Water, drinking water and sewage were among his concerns.

Debra Burton: She owns 60 acres of this parcel. She stated that the only item of business tonight is a map change. She clarified that the developer has not come forward with a number of 1700 homes that many residents are concerned with.

Laura White, Porterville resident: Her husband works at East Canyon Resort. Power outages are a constant battle, along with water pressure and supply concerns. She is concerned with the dangers associated with traffic increase and would also like the ground to be tested. She specified that there is a lot of red clay in the area and wants future houses to be stable. Her main worry involves water and she believes this project is not a good way to bring people to Morgan County.

Allison Jones, Wildlife Utah project: She presented the conservation plan from the state, which addresses concerns with sage grouse and is focused on state and federal lands. She would love to see Morgan County stand with the governor on this plan in protecting the Greater Sage Grouse. She insisted that the State has money to provide options and warned not to mess with the Endangered Species Act.

Gail Sanders, related to half of Morgan County: He cannot comprehend that the landowners don't have a plan and he wants to know what the plan is for the property.

Linda Smith, Morgan resident: She is a proponent for the Mormon Trail. She believes landowners are stewards of the land and would like to see this historic site be incorporated into the developer's plans.

Dean Carver: He stated that it's not easy to move into Morgan County. He admonished the developer to do with the property what they'd like, as long as it's in accordance with the General Plan of the County. He is confused as to why the map is being changed when we don't know why it's being changed or what it's changing to. He wants to keep with the "small village character" of the County.

Lorien Belton, from Logan but buys her beef in Morgan: She is a facilitator from USU Extension for sage grouse. She announced a meeting from the USU Extension for anyone with concerns for sage grouse who would like additional information.

John Watkins, Cache Valley resident: He experienced the sage grouse personally and believes it is magical to witness in person. He does not want his children to say, “We used to see the sage grouse on that property”, but rather be able to take their children to see it in person as well.

Jay Russ: He expressed concern for snowplowing in the winter and increased bikers and traffic in the summer.

Glenda Carter, SLC resident: She spoke out as an advocate for the nearly 3000 acres to be preserved for the Greater Sage Grouse populations. She was frustrated that land use planning is too often controlled by developers.

Jeremy Belinski: He voiced concern about passing a law without knowing what is involved. He is concerned about doubling the size of the current community, schools, roads, traffic, infrastructure, and crime. He thought it absurd to think this will increase the tax base.

Jessie Franage: She is against the proposal and feels it will not benefit the community in any way.

Weslen Woods, Morgan resident for 18 years: He remembers when he was an “outsider” and wasn’t particularly welcome here. He asked the Planning Commission what their motivation is for this decision and to consider that motivation in making a decision.

Pam Petty: Advocating for the sage grouse. She believes the property owners knew the circumstances regarding the property when they bought it and the sage grouse were here before them. The Greater Sage Grouse are on the list to becoming endangered and she wants them protected.

Laurie Singleton: She stated, “This ground is For Sale.” She asked that if someone wants to protect it for hunting, sage grouse, or any other reason, they are welcome to place an offer. She pointed out that no one knows what the future holds and many issues and concerns will be addressed once the map is changed. The map is up for a change tonight, but the small and even large decisions are not to be made tonight.

Member Sawyer moved to go out of public comment. Second by Member Sessions. The vote was not unanimous, with Members Newton and Erickson for and Members Wilson, Stephens and Chair Haslam opposed. The motion failed with a vote of 3 to 2. (I’m not sure what happened here and if everyone voted and how.)

As a result of the failed motion, public comment continued.

Ryan Powell: He commented that Morgan is a beautiful area and wants to keep it the way it is.

Arnold Mikesell, Porterville resident: He believes that growth of this type will prevent Morgan County and the East Canyon area from remaining the jewels they currently are.

Brent Anderson: He believes there are good developers and this can be done correctly. He supposed there is a balance between property owners and neighbors. He experienced problems with his development a few years ago when they put 17 homes on 250 acres. He stated everyone has property rights but they need to be careful about impacting neighbors adversely.

Member Sawyer moved to go out of public comment. Second by Member Sessions. The vote was unanimous. The motion carried.

Member Stephens moved to forward a negative recommendation to the County Council for the Yaryca Future Land Use Amendment, changing the designation from Natural Resources and Recreation to Master Planned Community, based on the feeling that it's not the right time. Second by Member Wilson.

The following discussion ensued from each of the Planning Commission Members:

Member Stephens: He feels that this is neither the time nor the place for this proposal and desires to honor the feelings of those who live here.

Member Sawyer: He stated that the General Plan is in accordance with the Porterville/Richville Area Plan and that a future resort of unknown shape and size is allowed in this area. It is in the current General Plan. He answered the question about the motivation behind this decision and understands this to be a very policy-based application. He observed that different areas within the region are viewed and treated very differently. He also pointed out that the proposed resort would be part-time housing, which would alleviate pressure on the schools, as opposed to full-time housing. He mentioned that the County Council is in constant discussion about bringing an increase in business. Commercial developers are fighting against people in many developing areas, including Como Springs and other developments. He affirmed the increase in tax base will alleviate home owners.

Member Wilson: He responded to Member Sawyer's comment about areas being treated differently, commenting that Mountain Green embraces change and growth. He does not feel comfortable or confident in voting for the proposal the way it is.

Member Erickson: He acknowledged that this is a difficult circumstance tonight. He stated that the topic of tonight has been exploded into many futuristic conditions and he hoped the developers were listening and paying attention. He warned that if they were not, this will not pass the next stage of development. He informed those present that the law does not require a plan at this point of the process in order to proceed with a recommendation.

Member Newton: He hoped that everyone had read the entire Planning Commission packet for tonight's meeting. He desired for everyone to be informed and understand the issues being addressed. He pointed out the positive things that have come about with the droves of people who are present tonight, including community interest and involvement. The decision to be made right now is, "Is this an appropriate place for a resort?"

Member Sessions: She appreciates the support and company of the community tonight. She stated there was a reason there was no plan presented tonight. The decision tonight is "Is this the place for a resort?" She said the area rezone will take place in the future and that will be the time to discuss specifics like restaurants, housing, etc. She assured that the County is in the driver seat and will have a say in every decision. She noted the current ordinance requires 1288 acres for a resort and that is the smallest. Her biggest concern is that the landowner and developer be involved. She asked those in attendance what the landowner is likely to do if all they are met with from County residents is negative feedback? She insisted that if the developers do not comply with what the community wants, they will not move forward with their plans.

Member Sawyer: He thanked those who were in attendance, and not just those who spoke. He would like to see many people involved with this application and also involvement and suggestion for any other development brought before the Planning Commission. He commented that public involvement helps with Planning Commission decisions.

The vote was not unanimous. Those in favor of the negative recommendation were Members Stephens and Wilson. Those opposed were Members Newton, Sawyer, Sessions and Erickson. The motion failed with a vote of 2 to 4.

Chair Haslam called for a new motion.

Member Sessions moved to forward a positive recommendation to the County Council for the Yaryca Future Land Use Amendment, changing the designation from Natural Resources and Recreation to Master Planned Community, based on the findings listed in the staff report dated August 14, 2014. Second by Member Sawyer.

There was no further discussion on the motion.

The vote was not unanimous. Those in favor of the motion to forward a positive recommendation were Members Newton, Sawyer, Sessions and Erickson. Those opposed were Members Wilson and Stephens. The motion passed with a vote of 4 to 2.

Member ____ moved to take a 5 minute recess. Second by Member _____. The vote was unanimous. The motion carried.

Member Newton moved to resume the meeting. Second by Member Erickson. The vote was unanimous. The motion carried.

7. Planning Commission Business/Questions for Staff

Bill gave an update on what's to come in the next meeting, including CUPs for a substation in Croyden, a CUP for a pump house in Lewis Creek, Whittear Estates, CUP for a Broadband central office behind gas station by Trapper's Loop and Hwy 66.

8. Approval of minutes from July 10, 2014

Member Sawyer moved to accept the amended minutes. Second by Member Wilson. The vote was unanimous. The motion carried. Member Erickson abstained.

9. Adjourn

Member Stephens moved to adjourn. Second by Member Sessions. The vote was unanimous. The motion carried.

Approved: _____ Date: _____
Chairman, Roland Haslam

ATTEST: _____ Date: _____
Mickaela Moser, Transcriptionist
Planning and Development Services

Beaver Ridge RCMD Conditional Use Permit
Public Meeting
August 28, 2014

Application No.: 14.086
Applicant: Brad Sanchez, representing LDS Church
Owner: Corporation of the Presiding Bishop
Project Location: 15122 N. Church Road
Wanship
Current Zoning: F-1
General Plan Designation: Natural Resources and Recreation
Acreage: Approximately 179.82 acres
Request: Conditional Use for water systems improvements
Date of Application: August 7, 2014
Date of Previous Meeting: N/A

Staff Recommendation

County Staff recommends approval of the requested conditional use permit based on the following findings and with condition listed below:

Findings:

1. That the existing use is compatible with the Morgan County General Plan.
2. That the proposed water systems improvements may be permitted based on meeting certain criteria in the Code.
3. That the proposed facility will not adversely impact the adjacent properties.
4. That any potential impact on the existing neighborhood will be minimal.
5. That the structure is not designed for human habitation, and is designed to be visited for maintenance purposes only.

Condition:

1. That the site be returned to its pre-construction state following the completion of the project.

Background

The Beaver Ridge Camp is an existing youth camp located on the Summit/Morgan County line, generally west of Wanship and south of Lewis Peak. The camp began operation at a date which predates the Summit County zoning ordinance, and is considered by both Morgan and Summit Counties to be a legal, non-conforming use. With the understanding that the existing use is to

continue as is currently configured and operating, the conditional use permit being sought by the applicant deals with water infrastructure insufficiencies is allowed as a conditional use under the current ordinance. It would be an accessory building and use customarily incidental to conditional uses.

The proposed infrastructure improvements include the construction of a solar-powered well/pumping system to be housed in a 10'x8' building, a new 5,000 gallon water storage tank (which will be buried), and water lines to connect the new construction with the existing infrastructure. The narrative notes that the building will be located several hundred feet from any adjacent property lines, making any visual impact minimal. Since the pump will be run from solar-panel generated power, there will be no other utilities serving the pump house.

Analysis

General Plan and Zoning. Pursuant to the Future Land Use Map (see Exhibit B), the property is designated as Natural Resources and Recreation. According to the General Plan, the Natural Resources and Recreation designation "comprises... lands... managed primarily to maintain the resource, recreation, ranching, grazing, and open space uses and the value of the lands." The proposed conditional use would meet the anticipated general planning designation.

The zoning of the parcel is F-1. The Code notes that:

"The purposes of providing a forestry district are to encourage the appropriate use of certain mountainous, hillside and canyon area of the county for watershed, forestry, grazing, agriculture, wildlife habitat, and limited recreational uses, as well as the reduction of requirements for unreasonable public utility and service expenditures which would be caused by concentrated urban uses in the district; to protect watersheds and water supplies from pollution; and to promote the health, morals, convenience, order, prosperity and general welfare of the inhabitants of the county. The intent of providing a forestry district is to separate those areas of the county which should best remain relatively undeveloped from those areas which can support greater development, as provided for and encouraged in other districts."

The proposed conditional use permit involves an improvement a relatively low-impact use (the youth camp). The ordinance allows for this kind of improvement/accessory use with the granting of a conditional use permit.

Ordinance Evaluation. Morgan County Code, Chapter 3, Section 8-2-1 defines conditional use as the following:

CONDITIONAL USE: A land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. (A use of land for which a conditional use permit is required, pursuant to this title.)

Staff Response: Due to the preexisting use already on the parcel, in addition to the overall size of the parcel, any impact due to the proposed infrastructure improvements will be minimal. As was noted above, the proposed improvements would be almost entirely underground, with

the exception of the pump house and the solar panels required to generate power for the pump.

Property Layout. The existing lot is approximately 180 acres and is approximately 2675' at the widest east-west point, 4000' at the longest north-south point. The pump house would be located approximately 640' from the eastern property line, and 900' from the northern property line.

Roads and Access. The lot has several unimproved, graded roads. The roads accessing the site are all privately owned. Access to the property is gained from the Summit County side.

Grading and Land Disturbance. The proposed conditional use will involve several underground structures and pipes. As a condition of approval, staff is recommending that the land be restored to the pre-construction condition. The parcel appears to lie outside of the flood plain.

Water Source. Water on the site is provided through an existing well. The proposed conditional use will provide a more constant supply of water, including a storage tank.

Fire Protection. The property is within the Wildland Urban Interface Area. A fire protection plan, or other considerations as approved by the local fire official, will be required during the building permit process.

Sanitary Sewer Systems. Sewer service will not be utilized by the proposed use.

Storm Water. As the proposed conditional use will not expand the impervious surface area of the parcel, additional storm water drainage is not required.

Geologic and Geotechnical Evaluations. No additional construction for human habitation will be associated with this proposed conditional use; therefore, geologic evaluations are not required. A geotechnical report will be submitted and considered with the building permit.

Utilities. The proposed conditional use will be connected to solar panels, which will generate required power for the pump installed at the site. No additional utilities will be extended or used on the site.

Model Motion

Sample Motion for a *Positive* Recommendation – “I move we forward a positive recommendation to the County Council for the Beaver Ridge RCMP Conditional Use Permit, application #14.086, located at approximately 15122 N. Church Road in Wanship, allowing for the installation of water system improvements, based on the findings and with the condition listed in the staff report dated August 28, 2014.”

Sample Motion for a *Positive* Recommendation *with conditions* – “I move we forward a positive recommendation to the County Council for the Beaver Ridge RCMP Conditional Use Permit, application #14.086, located at approximately 15122 N. Church Road in Wanship, allowing for the installation of water system improvements, based on the findings and with the condition listed in the staff report dated August 28, 2014, *with the following conditions:*”

1. List any additional findings and conditions...

Sample Motion for a *Negative* Recommendation – “I move we forward a negative recommendation to the County Council for Beaver Ridge RCMP Conditional Use Permit, application #14.086, located at approximately 15122 N. Church Road in Wanship, allowing for the installation of water system improvements, based on the staff report dated August 28, 2014, *based on the following findings:*

1. List any additional findings...

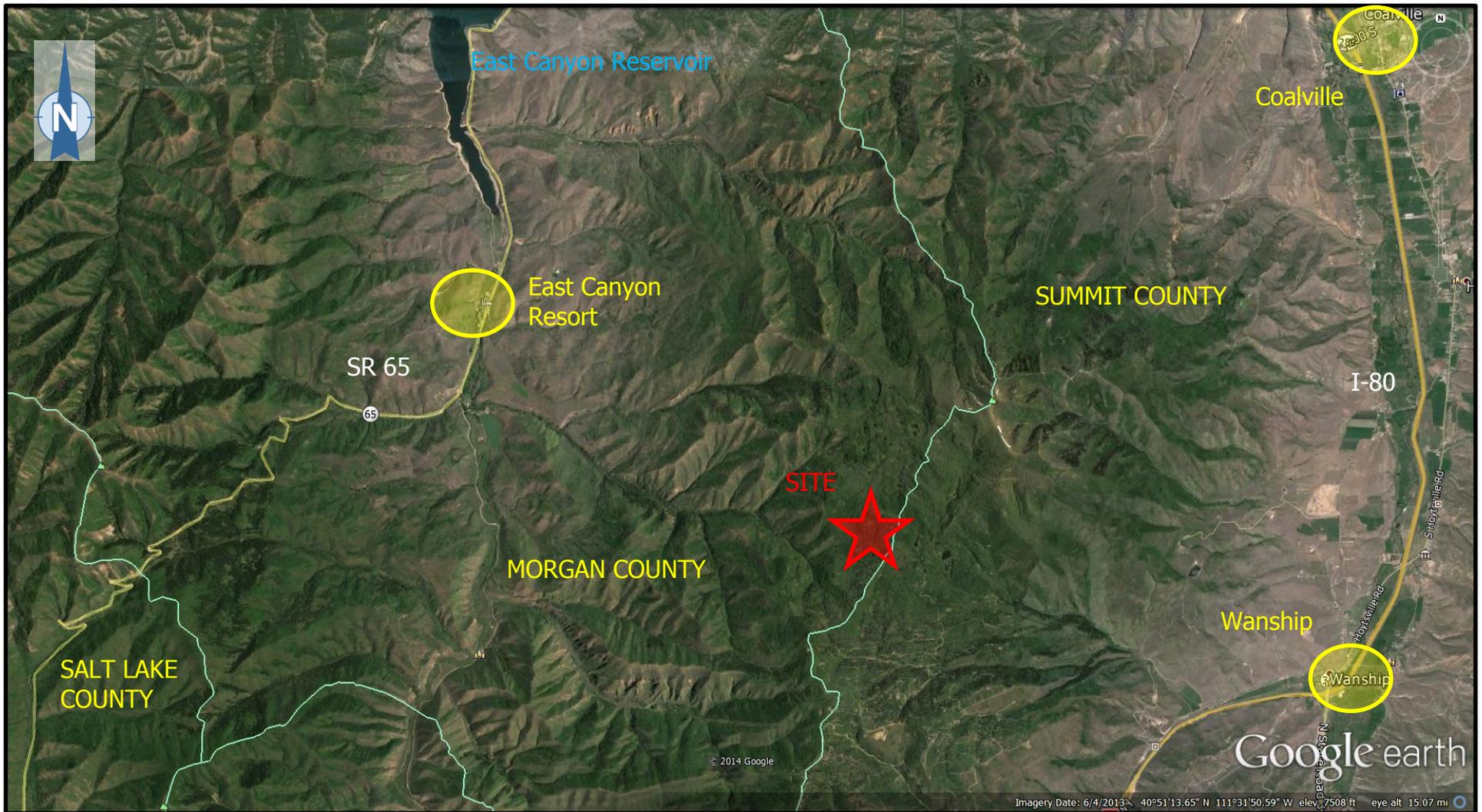
Supporting Information

Exhibit A: Vicinity Map
Exhibit B: Future Land Use Map
Exhibit C: Existing Zoning Map
Exhibit D: Applicant’s Narrative/Site Map

Staff Contact

Bill Cobabe, AICP
801-845-4059
bcobabe@morgan-county.net

Exhibit A: Vicinity Map



Area Map

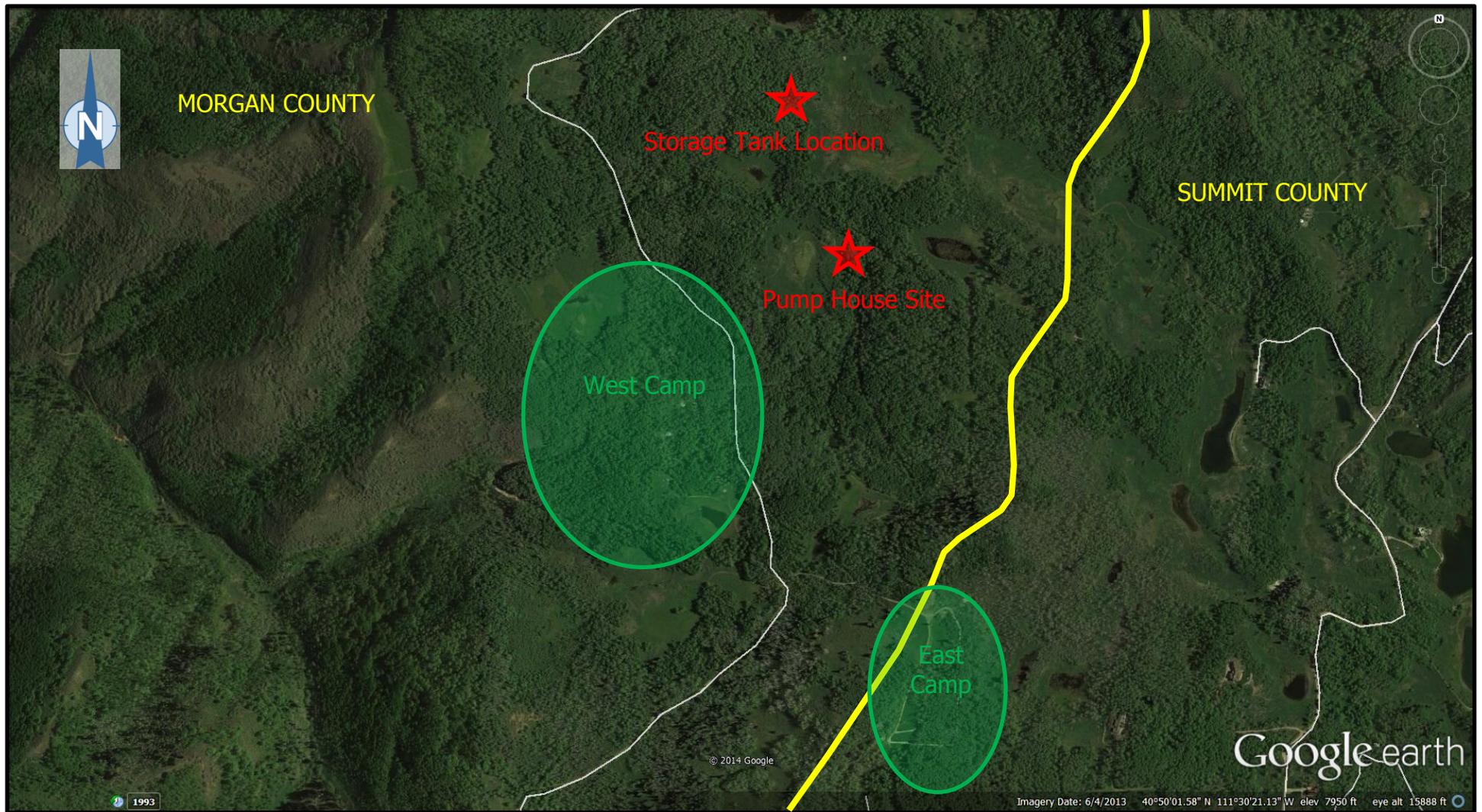


Exhibit B: Future Land Use Map

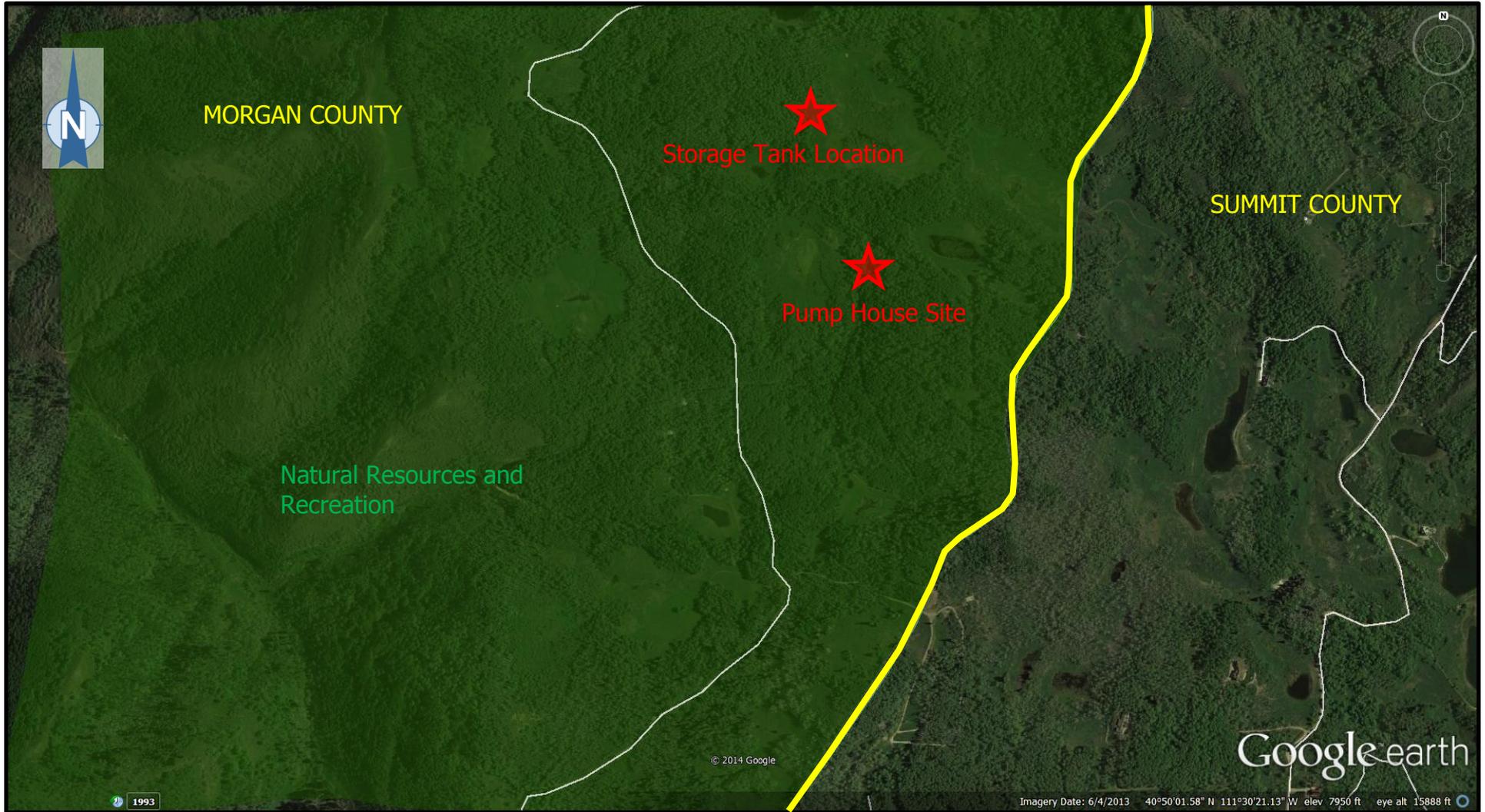


Exhibit C: Existing Zoning Map

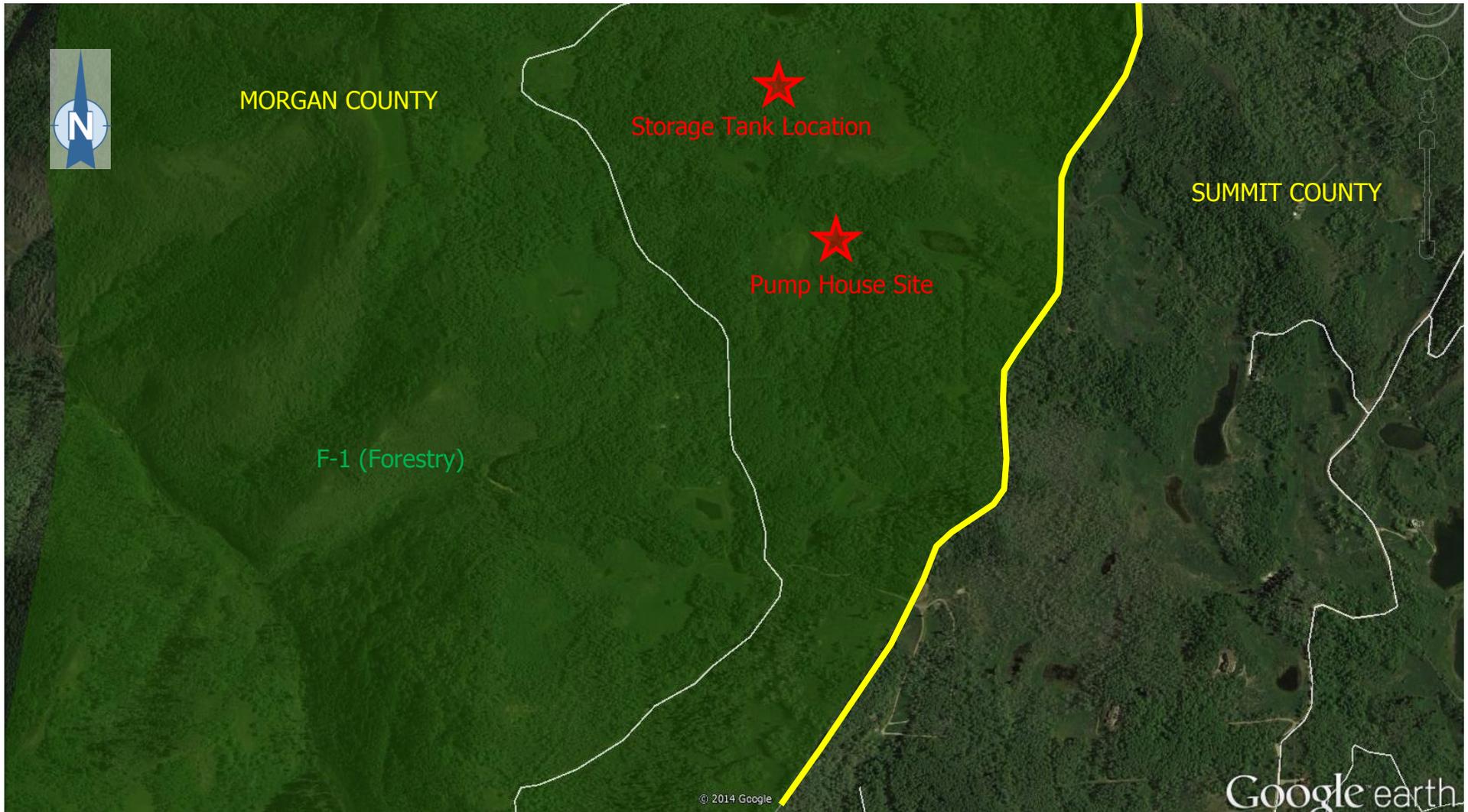


Exhibit D: Applicant's Narrative/Site Plan



Morgan County Conditional Use Permit Application

Name of the project: Beaver Ridge RCMP Water System Improvements

Name, home and business address of applicant:

Corporation of the Presiding Bishop of
The Church of Jesus Christ of Latter-day Saints
A Utah Corporation Sole
50 E. North Temple Street
Salt Lake City, Utah 84150

Name and business address of the project designer or engineer:

Forsgren Associates
Attn: Brad Sanchez
370 East 500 South, Suite 200
Salt Lake City, Utah 84111

Written Narrative: The proposed project will be making improvements to the Beaver Ridge RCMP potable water system. These improvements will consist of: installing a new solar powered well pumping system, constructing a new 10'x8' well house (not designated for human occupancy), and installing a new buried storage tank and waterline to tie the new infrastructure into the existing distribution system.

The project is not expected to impact any adjacent properties, as the proposed improvements will not result in an expanded use of the facility. The visual impact of the new well house will be a 10'x8' building that will be located approximately 640' from the eastern property boundary and 900' from the northern property boundary. Construction disturbances will be kept to a minimum and the site will be restored to its previous state once construction is complete.

Vicinity Map: Reference Design Drawings

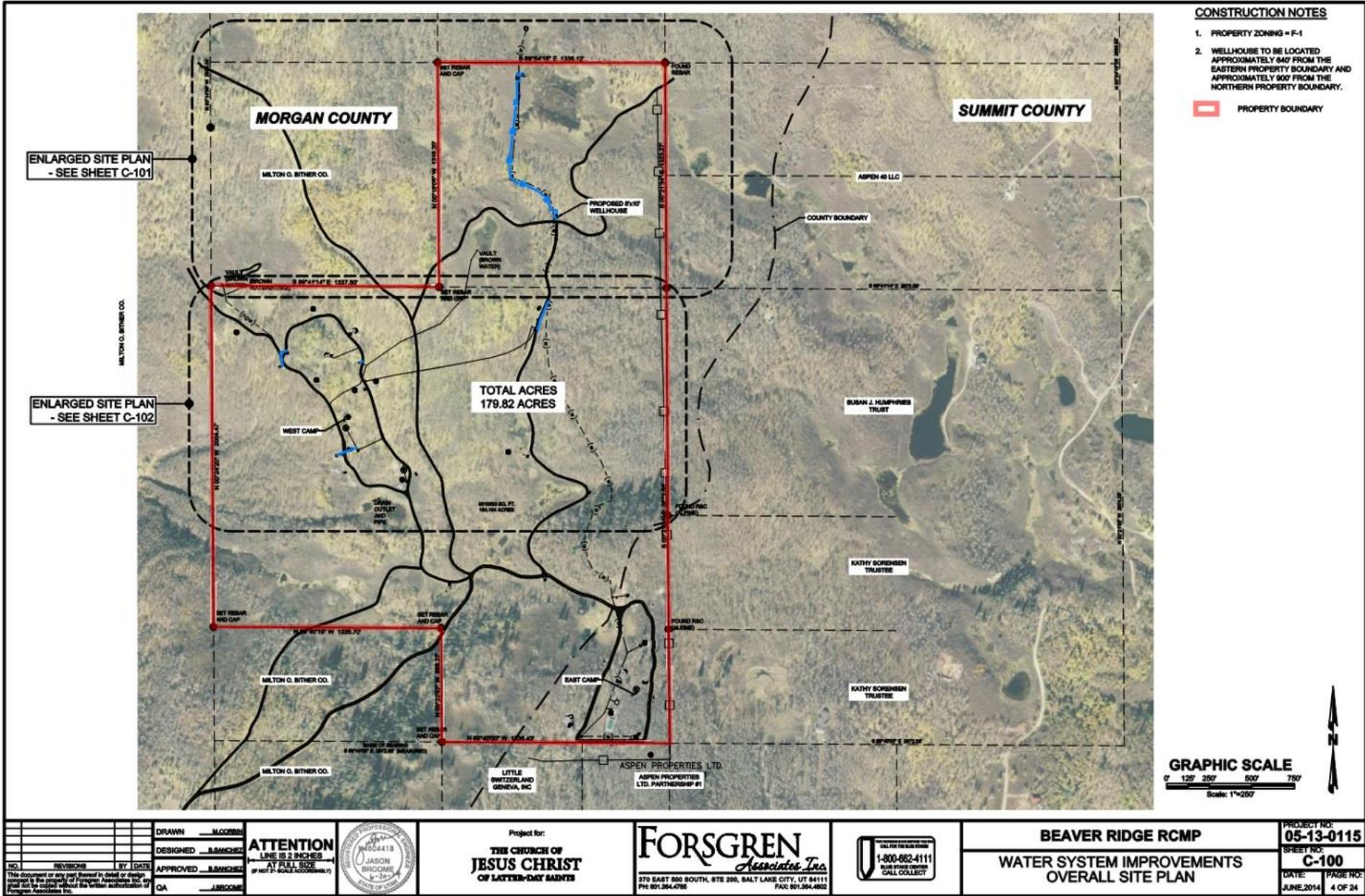
Graphic Representation of the Proposal:

Reference Design Drawings

County Plat Map: Included with Submittal

370 East 500 South, Suite 200 · Salt Lake City, Utah 84111 · 801.364.4785 · Forsgren.com

engineering stronger communities™



CONSTRUCTION NOTES

1. PROPERTY ZONING = F-1
2. WELLHOUSE TO BE LOCATED APPROXIMATELY 940' FROM THE EASTERN PROPERTY BOUNDARY AND APPROXIMATELY 900' FROM THE NORTHERN PROPERTY BOUNDARY.

PROPERTY BOUNDARY

ENLARGED SITE PLAN
- SEE SHEET C-101

ENLARGED SITE PLAN
- SEE SHEET C-102

TOTAL ACRES
179.82 ACRES

GRAPHIC SCALE
0 125 250 500 750
Scale: 1"=250'

NO.	REVISIONS	BY	DATE

DRAWN M. GORDON
DESIGNED R. BANCHER
APPROVED R. BANCHER
QA J. BROWN

ATTENTION
LINE IS 2 INCHES
AT FULL SIZE
(IF NOT 1"=100' SCALE ACCORDING)



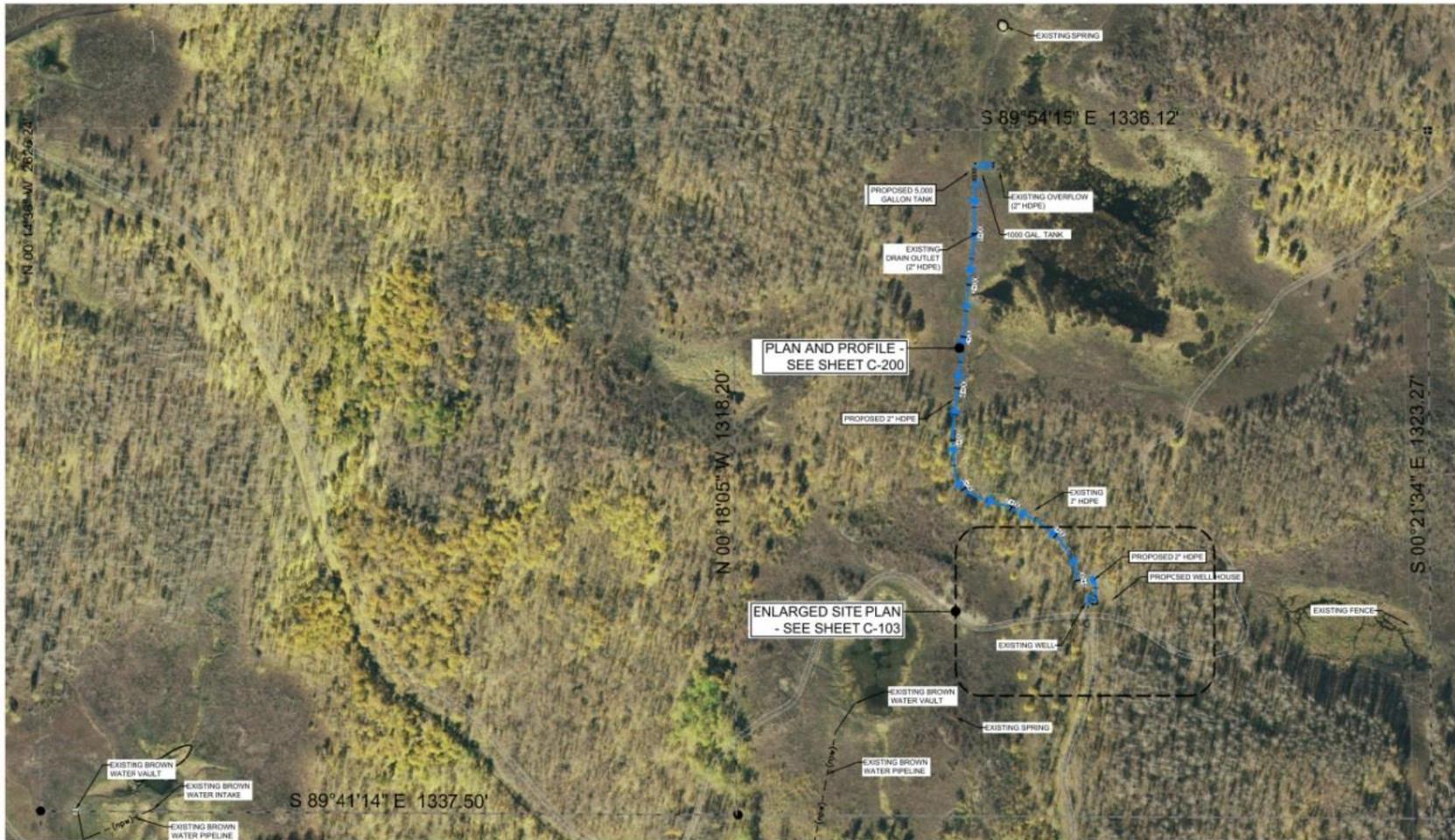
Project for:
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

FORSGREN Associates, Inc.
370 EAST 900 SOUTH, STE 200, SALT LAKE CITY, UT 84111
PH: 801.384.4788 FAX: 801.384.4802



BEAVER RIDGE RCMP
WATER SYSTEM IMPROVEMENTS
OVERALL SITE PLAN

PROJECT NO: **05-13-0115**
SHEET NO: **C-100**
DATE: JUNE, 2014 PAGE NO: 4 OF 24



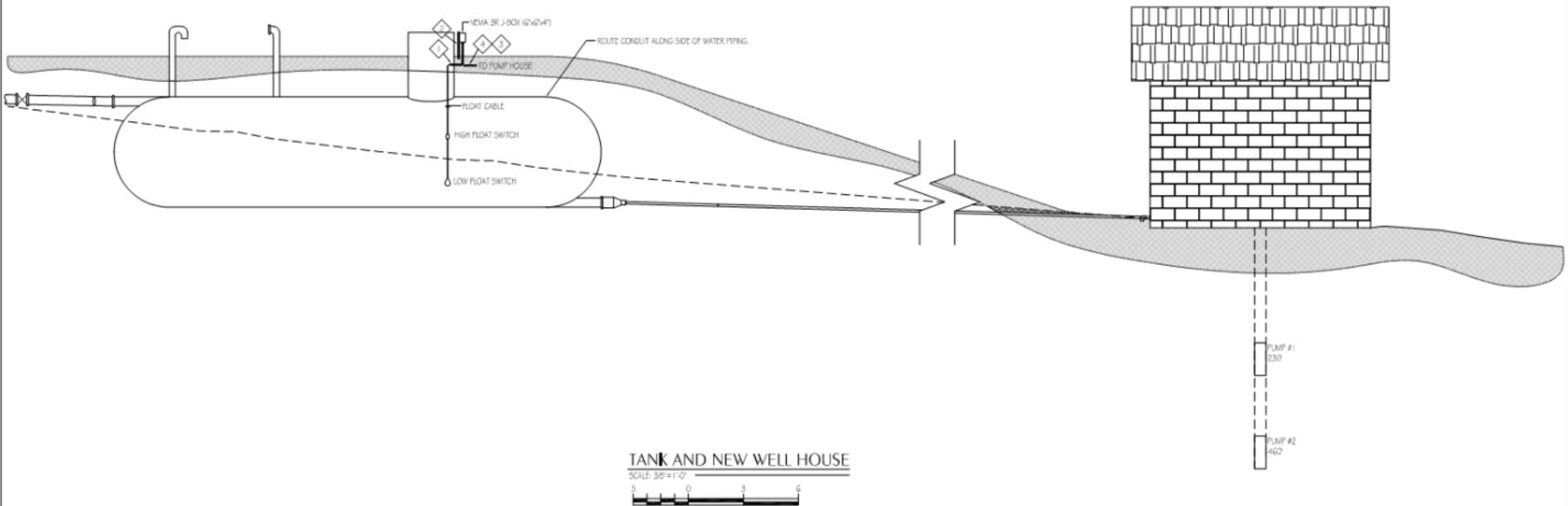
ENLARGED SITE PLAN



DRAWN _____ DESIGNED _____ APPROVED _____ QA _____		ATTENTION LINES 2" INCHES AT FULL SIZE <small>≠ NOT TO SCALE ACCORDING</small>		Project for: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS	FORSGREN Associates Inc. <small>375 EAST 500 SOUTH, STE 200, SALT LAKE CITY, UT 84111 PH: 801.364.4785 FAX: 801.364.4802</small>		BEAVER RIDGE RCMP WATER SYSTEM IMPROVEMENTS ENLARGED SITE PLAN	PROJECT NO: 05-13-0115 SHEET NO: C-101 DATE: JUNE 2014 PAGE NO: 5 OF 24
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DRAWING NOTES

- 1. 1/4"Ø STUBBED INTO TANK HATCH. SEAL AROUND CABLES W/ SILICONE.
 - 2. UNISTRUT SUPPORT RACK SET IN 1Ø" OF CONCRETE.
 - 3. ELECTRICAL CONDUIT TO FOLLOW PIPING ROUTE TO PUMP HOUSE.
- | | | | | |
|---|----|----|----|----|
| 4 | 1 | 2 | 3 | 4 |
| | 1" | 1" | 1" | 1" |



TANK AND NEW WELL HOUSE

SCALE: 3/8"=1'-0"

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">DRAWN N.G. JOHNSON</td> <td style="width: 50%;">DESIGNED J. CAUDRELL</td> </tr> <tr> <td>APPROVED N.G. JOHNSON</td> <td>QA N.G. JOHNSON</td> </tr> </table>	DRAWN N.G. JOHNSON	DESIGNED J. CAUDRELL	APPROVED N.G. JOHNSON	QA N.G. JOHNSON	<p>ATTENTION LINE IS 2 INCHES AT FULL SIZE (IF NOT 2 INCHES ACCORDINGLY)</p>		<p>Project for THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS</p>	<p>FORSGREN <i>Associates, Inc.</i> 370 EAST 500 SOUTH, 2200 EAST LAKE CITY, UT 84111 PH 801.364.4785 FAX 801.364.4802</p>	<p>HEATH <i>Engineering Company</i> Mechanical/Electrical/Plumbing/Controls</p>	<p>BEAVER RIDGE CAMP WATER SYSTEM IMPROVEMENTS SOLAR PUMPS AND TANKS</p>	<p>PROJECT NO: 05-13-0115 SHEET NO: E-2 DATE: June, 2014 PAGE NO: 21 of 24</p>
DRAWN N.G. JOHNSON	DESIGNED J. CAUDRELL										
APPROVED N.G. JOHNSON	QA N.G. JOHNSON										

Beehive Broadband Conditional Use Permit
Public Meeting
August 28, 2014

Application No.: 14.085
Applicant: Stephen Lifferth, representing Beehive Broadband
Owner: Bob Wilcox
Project Location: 5150 Old Highway Road
Mountain Green
Current Zoning: C-S (Commercial Shopping)
General Plan Designation: Town Center
Acreage: Approximately 2 acres
Request: Conditional Use for a Private Utility Facility
Date of Application: August 7, 2014
Date of Previous Meeting: N/A

Staff Recommendation

County Staff recommends approval of the requested conditional use permit based on the following findings and with conditions listed below:

Findings:

1. That the proposed use has been identified as a communications-type utility, similar to radio and television facilities, telephone and telegraph, and cable television.
2. That the proposed private utility facility is a use that may be permitted based on meeting certain criteria in the Code.
3. That the proposed facility will not adversely impact the adjacent properties.
4. That any potential impact on the existing neighborhood will be minimal.
5. That there will be no employees – this will be a largely remotely-run, automated facility requiring only periodic visits for maintenance and upgrades.

Conditions:

1. That there are no permanent employees at the site.
2. That the exterior of the facility be maintained in an attractive manner, painted and generally kept looking aesthetically pleasing.
3. That no utilities other than electrical service and internet be utilized on the site.

Background

Beehive Broadband is an internet service provider servicing western Utah and eastern Nevada.

The proposed conditional use permit would allow for a "Central Office," which would be a building that is 10'x20' in footprint, and 10' high. This is roughly half the size of a conex-type shipping container. It will be placed on railroad ties dug into the earth level with the existing grade to minimize the impact of the office, and will make the office moveable/removable should the need arise. There will only be employees at the site when performing maintenance or upgrades, so no associated parking will be required with this conditional use permit. Power will be utilized by the facility, but no other utilities will be installed.

Analysis

General Plan and Zoning. Pursuant to the Future Land Use Map (see Exhibit B), the property is designated as Town Center. According to the General Plan, the Town Center designation "denotes areas suitable for a mixture of commercial, employment, and supporting residential uses in appropriate locations." The proposed conditional use would meet the anticipated general planning designation.

The zoning of the parcel is C-S (Commercial Shopping). The purpose of the zone is to provide areas in appropriate locations where a combination of businesses, commercial, entertainment, and related activities may be established, maintained, and protected. The regulations of this district are designed to promote and encourage the development of comparison shopping centers. The proposed conditional use permit would collocate a relatively low-impact use at an existing commercial site. The ordinance allows for this kind of use with the granting of a conditional use permit.

Ordinance Evaluation. Morgan County Code, Chapter 3, Section 8-2-1 defines conditional use as the following:

CONDITIONAL USE: A land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. (A use of land for which a conditional use permit is required, pursuant to this title.)

Staff Response: Due to the preexisting use already on the parcel, any impact due to the collocation of the proposed use will be minimal. The site is already adequately screened from visual impact to surrounding properties and lies within a predominately light commercial use area. The proposed conditional use permit will not adversely impact adjacent properties or businesses.

Property Layout. The existing lot is approximately 188' wide and 500' deep, or nearly two acres.

Roads and Access. The lot has 188' of frontage on Old Highway (SR 167 east-/west-bound), and an additional 500' of frontage from Trapper's Loop (also SR 167, north-/south-bound). It is not anticipated that the proposed conditional use will have a significant impact on the roadway and existing traffic patterns.

Grading and Land Disturbance. No grading/land disturbance is being proposed at this time. The parcel appears to lie outside of the flood plain.

Water Source. Water will not be utilized by the proposed use.

Fire Protection. The property is outside the Wildland Urban Interface Area. A fire protection plan, or other considerations as approved by the local fire official, will be required during the building permit process.

Sanitary Sewer Systems. Sewer service will not be utilized by the proposed use.

Storm Water. Storm water drainage is accommodated in the existing system. As the proposed conditional use will not expand the impervious surface area of the parcel, additional storm water drainage is not required.

Geologic and Geotechnical Evaluations. No additional construction will be associated with this proposed conditional use; therefore, geologic and geotechnical evaluations are not required.

Utilities. The proposed conditional use will be connected to electrical service, which will require an additional electric meter installed at the site.

Model Motion

Sample Motion for a *Positive* Recommendation – “I move we forward a positive recommendation to the County Council for the Beehive Broadband Conditional Use Permit, application #14.085, located at approximately 5150 Old Highway Road, allowing for the installation of a private utility facility, based on the findings and with the condition listed in the staff report dated August 28, 2014.”

Sample Motion for a *Positive* Recommendation *with conditions* – “I move we forward a positive recommendation to the County Council for the Beehive Broadband Conditional Use Permit, application #14.085, located at approximately 5150 Old Highway Road, allowing for the installation of a private utility facility, based on the findings and with the condition listed in the staff report dated August 28, 2014, *with the following conditions:*”

1. List any additional findings and conditions...

Sample Motion for a *Negative* Recommendation – “I move we forward a negative recommendation to the County Council for Beehive Broadband Conditional Use Permit, application #14.085, located at approximately 5150 Old Highway Road, allowing for the installation of a private utility facility, based on the the staff report dated August 28, 2014, *based on the following findings:*

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map
Exhibit B: Future Land Use Map
Exhibit C: Existing Zoning Map
Exhibit D: Wildland Urban Interface Map
Exhibit E: Flood Plain
Exhibit F: Applicant's Narrative/Site Map

Staff Contact

Bill Cobabe, AICP
801-845-4059
bcobabe@morgan-county.net

Exhibit A: Vicinity Map



Exhibit B: Future Land Use Map

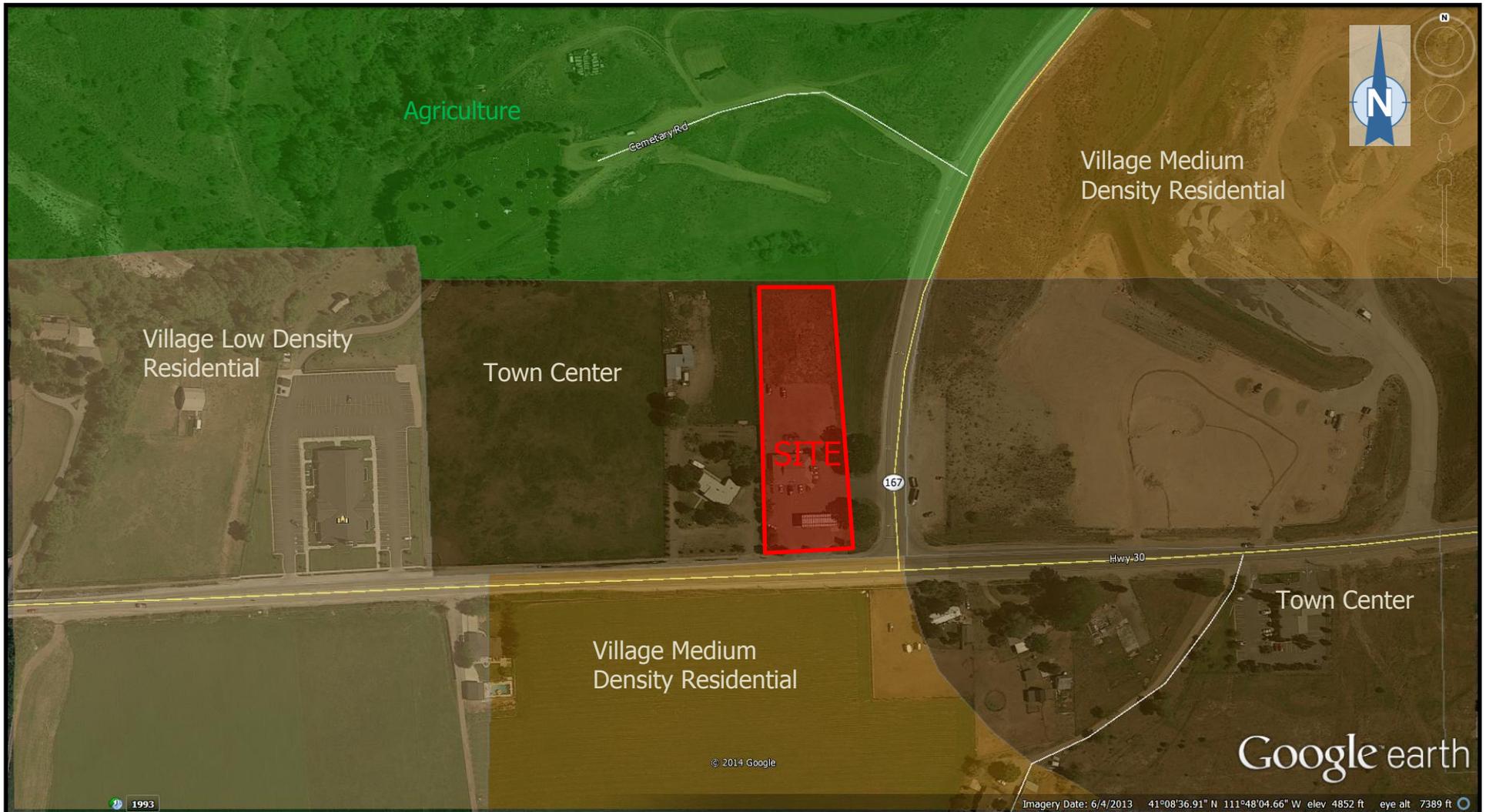


Exhibit C: Existing Zoning Map

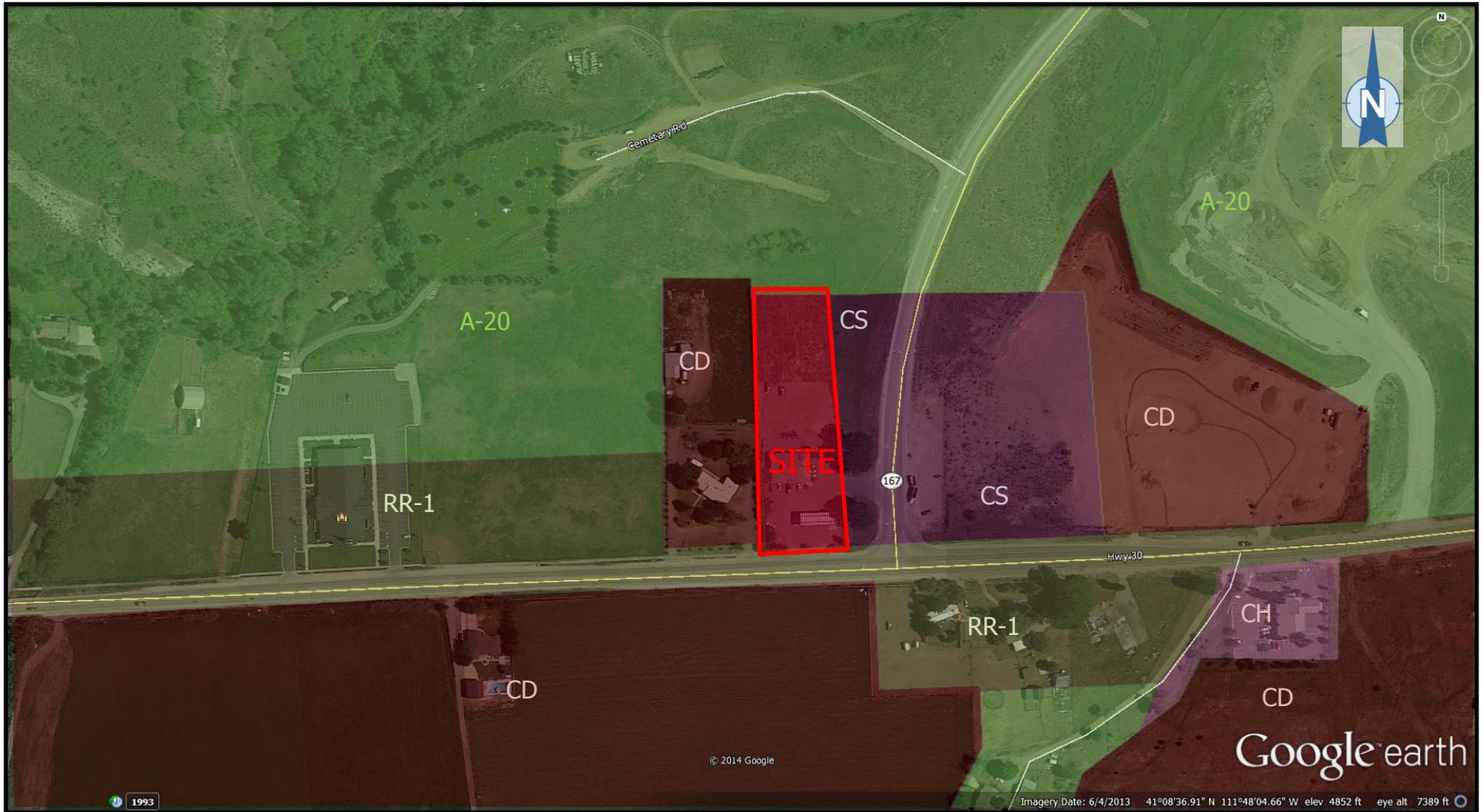


Exhibit D: Wildland Urban Interface Map

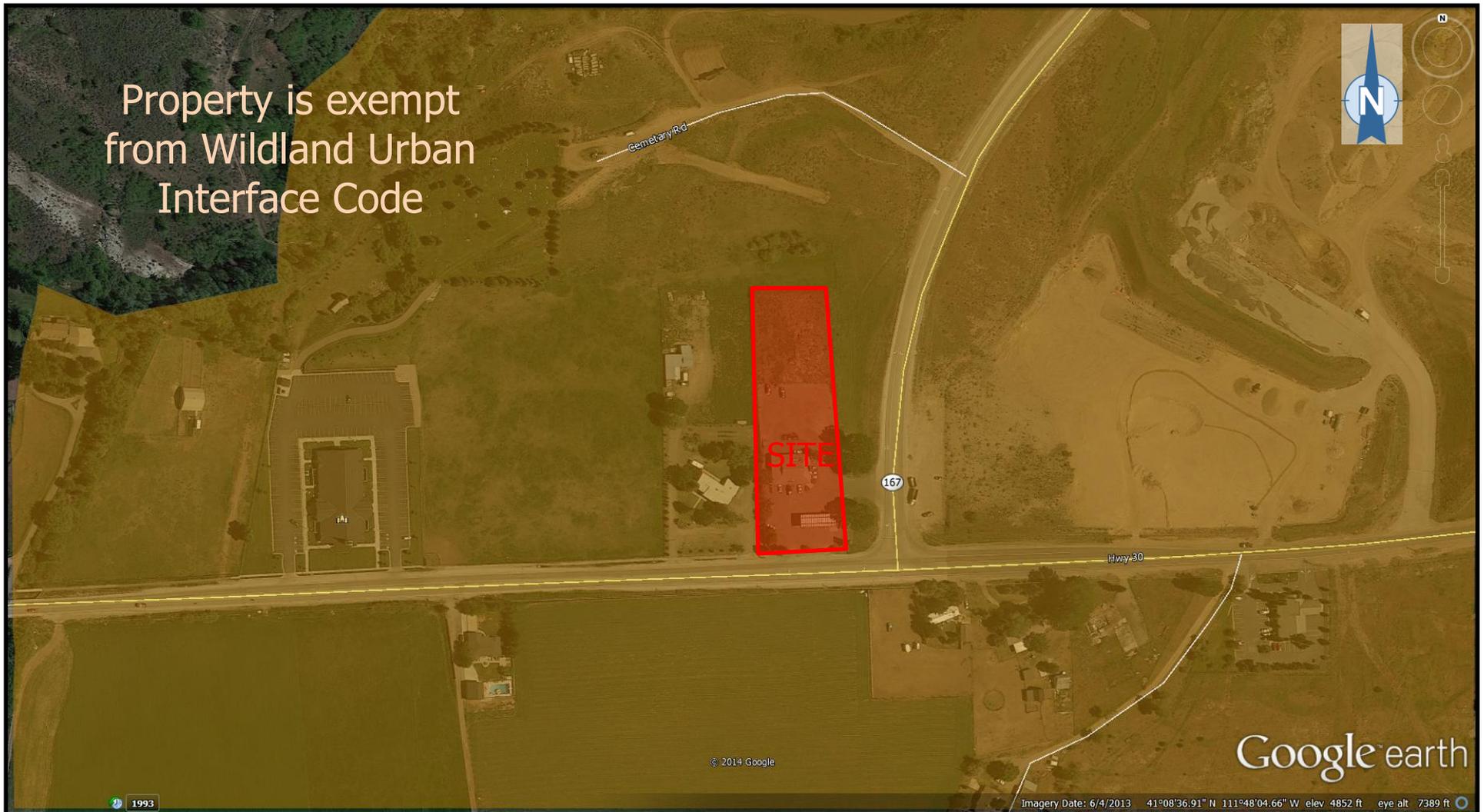


Exhibit E: Flood Plain

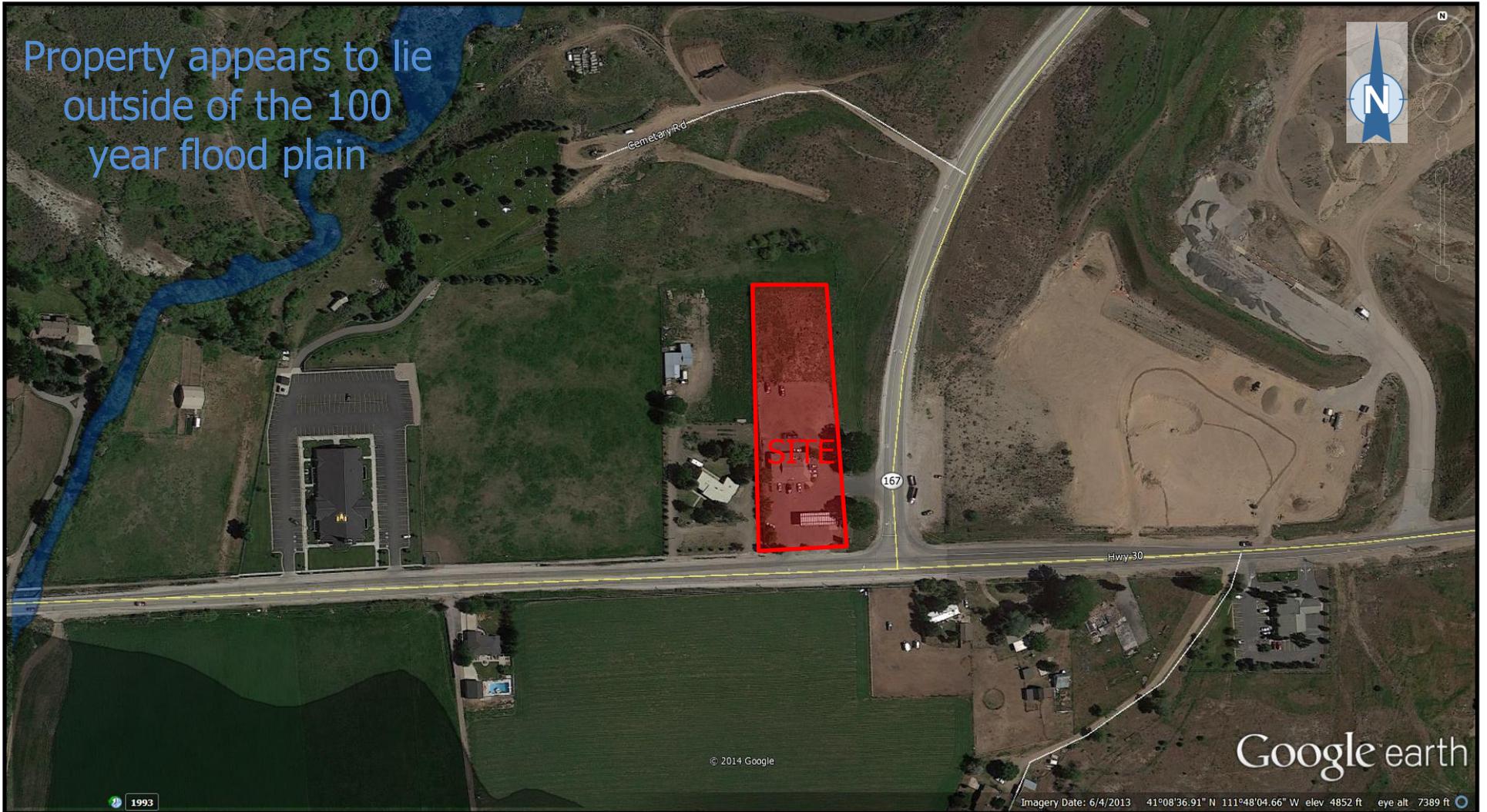


Exhibit F: Applicant's Narrative/Site Plan

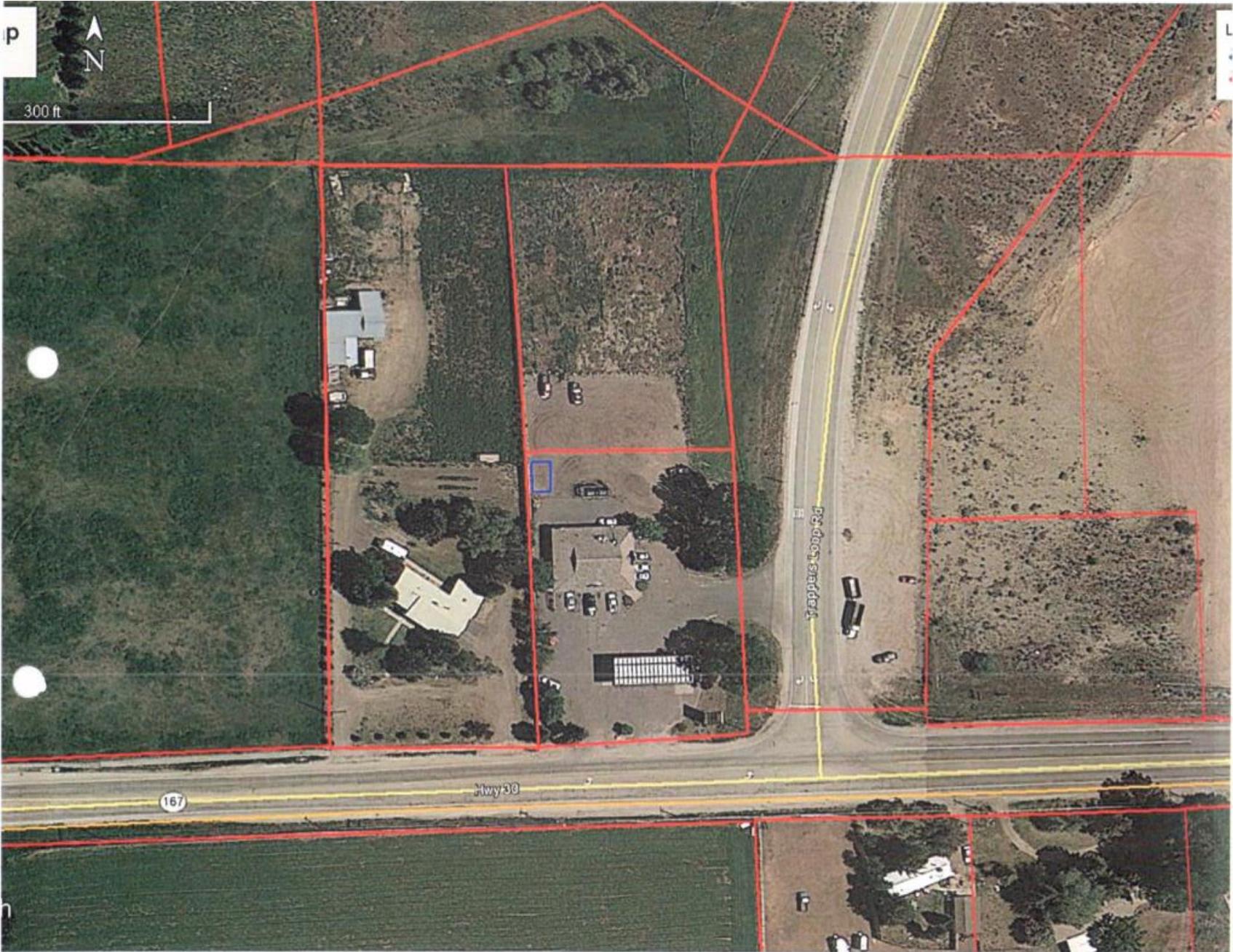
Written Narrative:

Name of the project: Mountain Green Central Office.

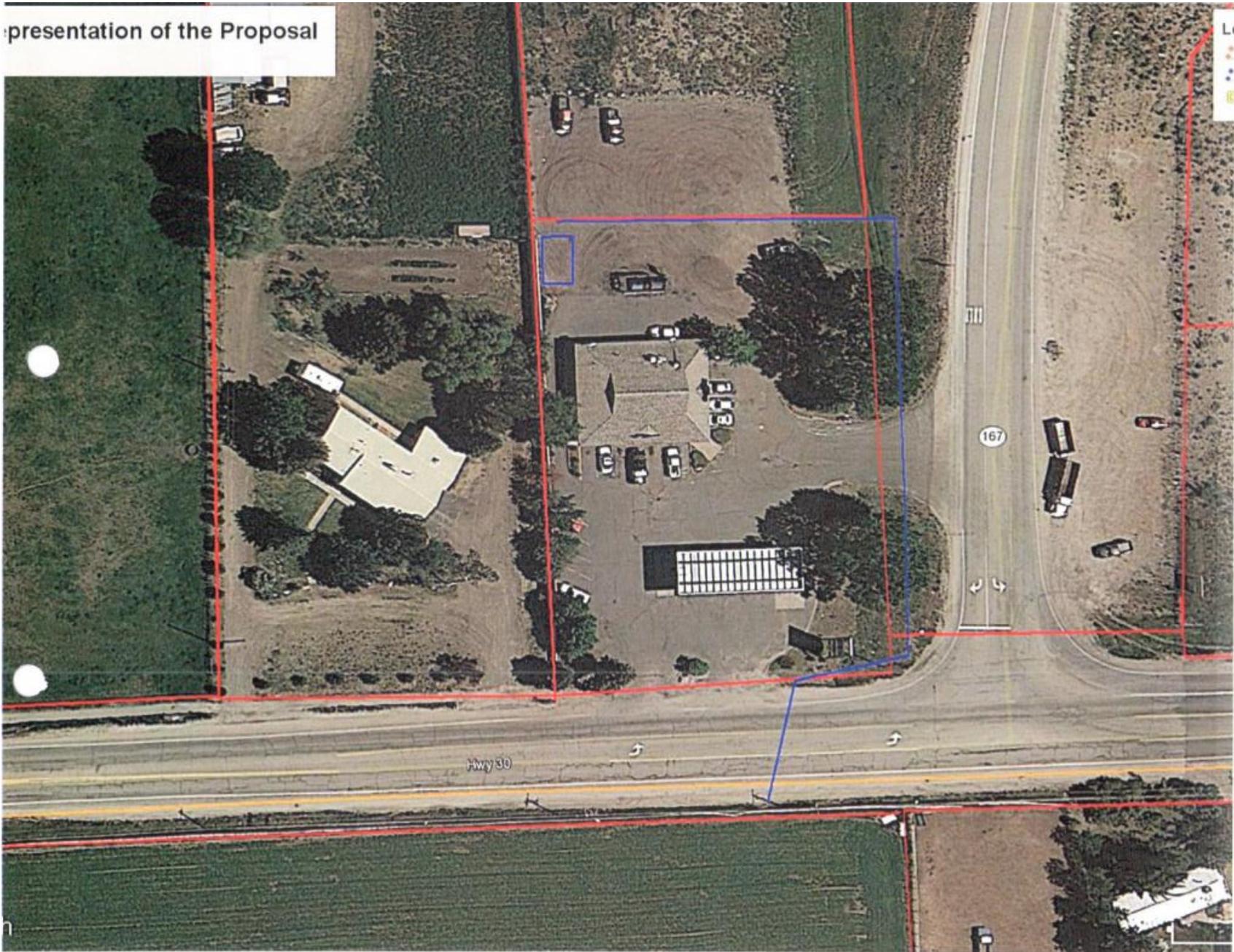
Name, Home, and Business address of applicant: 2000 E Sunset Road Lake Point, UT 84074

Name, Home, and Business address of the Project Designer or Engineer: 2000 E Sunset Road Lake Point, UT 84074

Written Narrative of the proposal: We will be placing a Central Office for all of our networks required material for all of Morgan County. The Pre-built structure is 10' wide by 10' tall and 20' long. The building will not need any parking space. The Central Office will only be inhabited by employees when repairs or service upgrades are needed. We will be placing the building onto railroad ties that will be dug down so they are level with the surface. Laying railroad ties will allow the building to be moveable if we need to do so. The land will be restored if that were to happen. The building will be 6' away from Rocky Mountain's Transformer.



presentation of the Proposal



Croydon Substation Conditional Use Permit
Public Meeting
August 28, 2014

Application No.: 14.074
Applicant: Steve Rush, representing Rocky Mountain Power
Owner: Rocky Mountain Power
Project Location: approximately 1600 N. 6800 E.
Croydon
Current Zoning: A-20 and RR-1
General Plan Designation: Agriculture and Rural Residential
Acreage: approximately 4.85 acres
Request: Conditional Use for a Public Utility Facility (Substation)
Date of Application: July 10, 2014
Date of Previous Meeting: N/A

Staff Recommendation

County Staff recommends approval of the requested conditional use permit based on the following findings and with conditions listed below:

Findings:

1. That the proposed use has been identified as a public utility. These kinds of uses are conditionally allowed in A-20 and RR-1 zoning districts.
2. That the proposed public facility utility is a use that may be permitted based on meeting certain criteria in the Code.
3. That the proposed facility will implement measures in an effort to not adversely impact the adjacent properties.
4. That any potential impact on the existing neighborhood will be minimal.
5. That there will be no employees – this will be a largely remotely-run, automated facility requiring only periodic visits for maintenance and upgrades.
6. That the requirements of the County Engineer have been addressed (see note attached in Exhibit G).

Conditions:

1. That there are no permanent employees at the site.
2. That the exterior of the facility be maintained in an attractive manner that is aesthetically pleasing. This shall include landscaping that will be installed in a manner to help mitigate the visual impact of the substation on surrounding properties/residential areas.

Background

Rocky Mountain Power is in the process of completing a large-scale upgrade to the existing power service in the area. This upgrade will increase not only capacity but also reliability. The proposed substation will be a key component in the upgrade.

The substation will be located on property already owned by Rocky Mountain Power/Pacificorp. The remaining parcel will continue to be use for agriculture. The nearly five acre parcel will have typical power substation equipment installed. Access to the parcel will be through a new driveway off N 6800 East. The parcel will be graded to provide a stable platform on which to construct and place the required equipment.

Analysis

General Plan and Zoning. Pursuant to the Future Land Use Map (see Exhibit B), the property is designated as Agriculture and Rural Residential. According to the General Plan, the Agriculture designation "identifies areas of existing agricultural uses. The purpose of this land use designation is to support viable agricultural operations in Morgan County, while allowing for incidental large-lot residential and other uses." The Rural Residential designation "accommodates semi-rural large lot development, with generous distances to streets and between residential dwelling units in a viable semi-rural character setting." Because the proposed conditional use is an accessory use in an existing power line corridor, providing for the utility needs of the area, it would meet the general planning designation.

The zoning of the parcel is A-20 (Agriculture – 20 acre lot minimum) and RR-1 (Rural Residential – 1 acre lot minimum). The purpose of the A-20 zone is to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity. The purpose of the RR-1 zone is

- a. To promote and preserve in appropriate areas conditions favorable to large lot family life;
- b. Maintaining a rural atmosphere;
- c. The keeping of limited numbers of animals and fowl; and
- d. Reduced requirements for public utilities, services and infrastructure.

Further, these (Rural Residential) districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

The proposed conditional use permit would be a relatively low-impact use. The ordinance allows for this kind of use with the granting of a conditional use permit.

Ordinance Evaluation. Morgan County Code, Chapter 3, Section 8-2-1 defines conditional use as the following:

CONDITIONAL USE: A land use that, because of its unique characteristics or potential impact on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas

or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. (A use of land for which a conditional use permit is required, pursuant to this title.)

Staff Response: Due to the nature of an electrical substation, any impact due to the location of the proposed use will be minimal in terms of noise, traffic, and other potential nuisances. The site should be adequately screened from visual impact to surrounding properties because it lies within an agricultural/residential area.

Property Layout. The existing lot is approximately 335' wide and 800' deep, or nearly five acres.

Roads and Access. Access to the lot will be derived from an access easement to the southeast corner of the property from 6800 E. It is not anticipated that the proposed conditional use will have a significant impact on the roadway and existing traffic patterns.

Grading and Land Disturbance. Grading associated with the parcel will be commensurate with the leveling of an area sufficient to construct the substation. There will be areas which will be covered with "yard rock" while most of the site will be covered with "road rock". There will also be small areas of concrete pads used for maintenance sheds or other structures typical in a substation. The County Engineer has reviewed the proposed grading and drainage and has approved the proposed drawings. The parcel appears to lie outside of the flood plain.

Water Source. Water will not be utilized by the proposed use.

Fire Protection. The property is outside the Wildland Urban Interface Area. A fire protection plan, or other considerations as approved by the local fire official, will be required during the building permit process.

Sanitary Sewer Systems. Sewer service will not be utilized by the proposed use.

Storm Water. Storm water drainage will be accommodated in the existing system. The County Engineer has reviewed the drainage plans and has approved the proposed drawings.

Geologic and Geotechnical Evaluations. The construction for this site will be minimal and not for human habitation. As a result, a geologic hazards report is not required. Geotechnical reports may be required at the time of building permit.

Utilities. The proposed conditional use will be designed to supply electrical service to a large area. Other utilities will not be installed.

Model Motion

Sample Motion for a *Positive* Recommendation – "I move we forward a positive recommendation to the County Council for the Croydon Substation Conditional Use Permit, application #14.074, located at approximately 1600 N. 6800 E., allowing for the installation of an electrical power substation, based on the findings and with the condition listed in the staff report dated August 28, 2014."

Sample Motion for a *Positive* Recommendation *with conditions* – “I move we forward a positive recommendation to the County Council for the Croydon Substation Conditional Use Permit, application #14.074, located at approximately 1600 N. 6800 E., allowing for the installation of an electrical power substation, based on the findings and with the condition listed in the staff report dated August 28, 2014, *with the following conditions:*”

1. List any additional findings and conditions...

Sample Motion for a *Negative* Recommendation – “I move we forward a negative recommendation to the County Council for the Croydon Substation Conditional Use Permit, application #14.074, located at approximately 1600 N. 6800 E., allowing for the installation of an electrical power substation, based on the the staff report dated August 28, 2014, *based on the following findings:*

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map
Exhibit B: Future Land Use Map
Exhibit C: Existing Zoning Map
Exhibit D: Applicant’s Narrative/Site Map

Staff Contact

Bill Cobabe, AICP
801-845-4059
bcobabe@morgan-county.net

Exhibit A: Vicinity Map



Exhibit B: Future Land Use Map

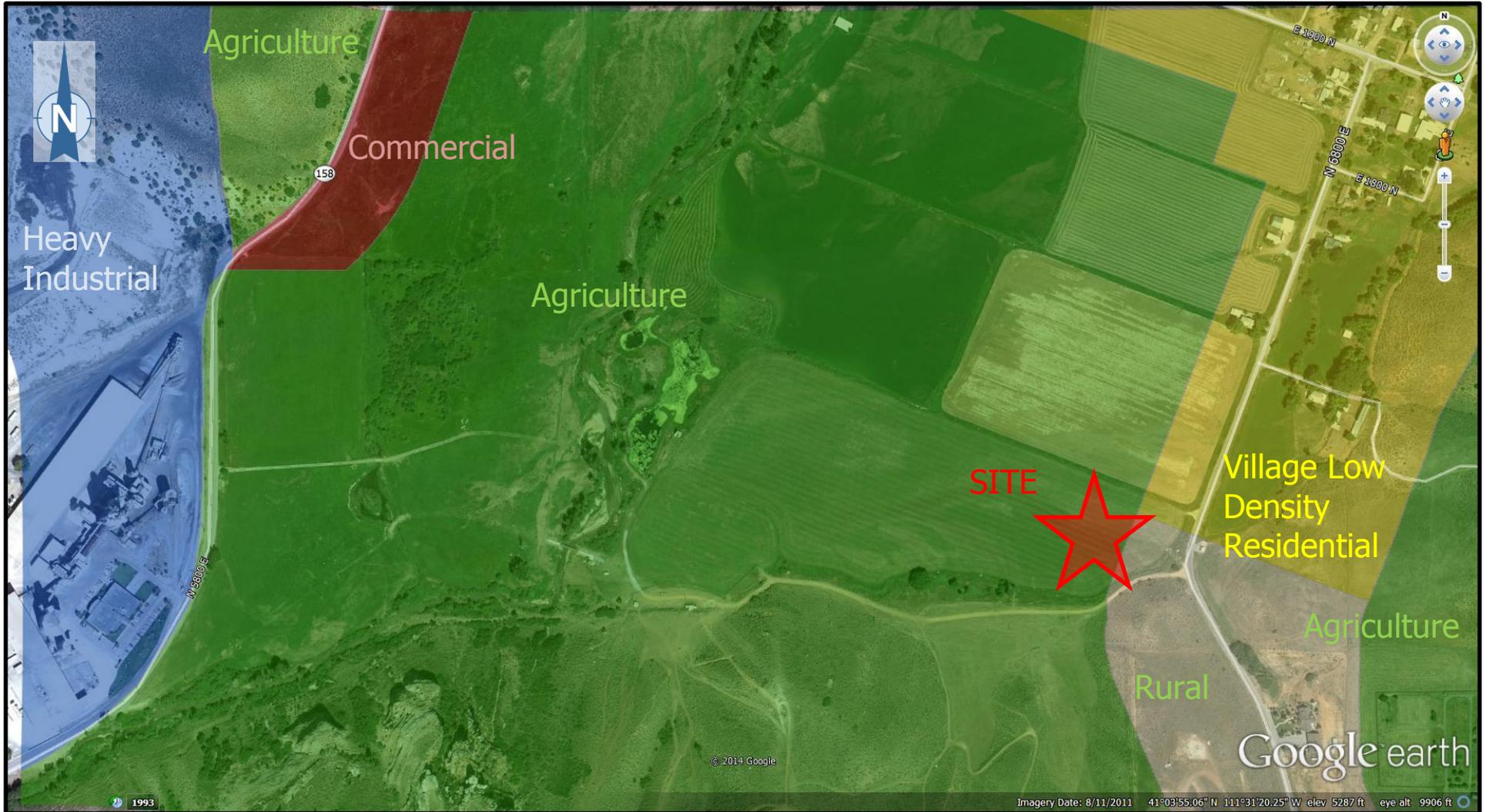


Exhibit C: Existing Zoning Map



Exhibit D: Applicant's Narrative/Site Plan

Croydon Substation 138kV Upgrade Project

Applicant: Rocky Mountain Power aka PacifiCorp

1407 West North Temple Suite 220

Salt Lake City, Utah 84116

Engineer: Power Engineers, Inc.

9320 SW Barbur Boulevard Suite 200

Portland, OR 97219

Rocky Mountain Power proposes to build a substation in Croydon, Utah. This substation is a part of a full project that will increase the amount of electricity that can be delivered to the area with greater reliability. This will help complete a 138kV tie for Morgan, Summit and Wasatch Counties. This location was sited considering all impacts to the environment including natural systems; such as soil, drainage, and habitat. The adjacent landowner will be able to continue with the agricultural activities around the property. Once construction is complete the substation will have a minimal effect upon the area.

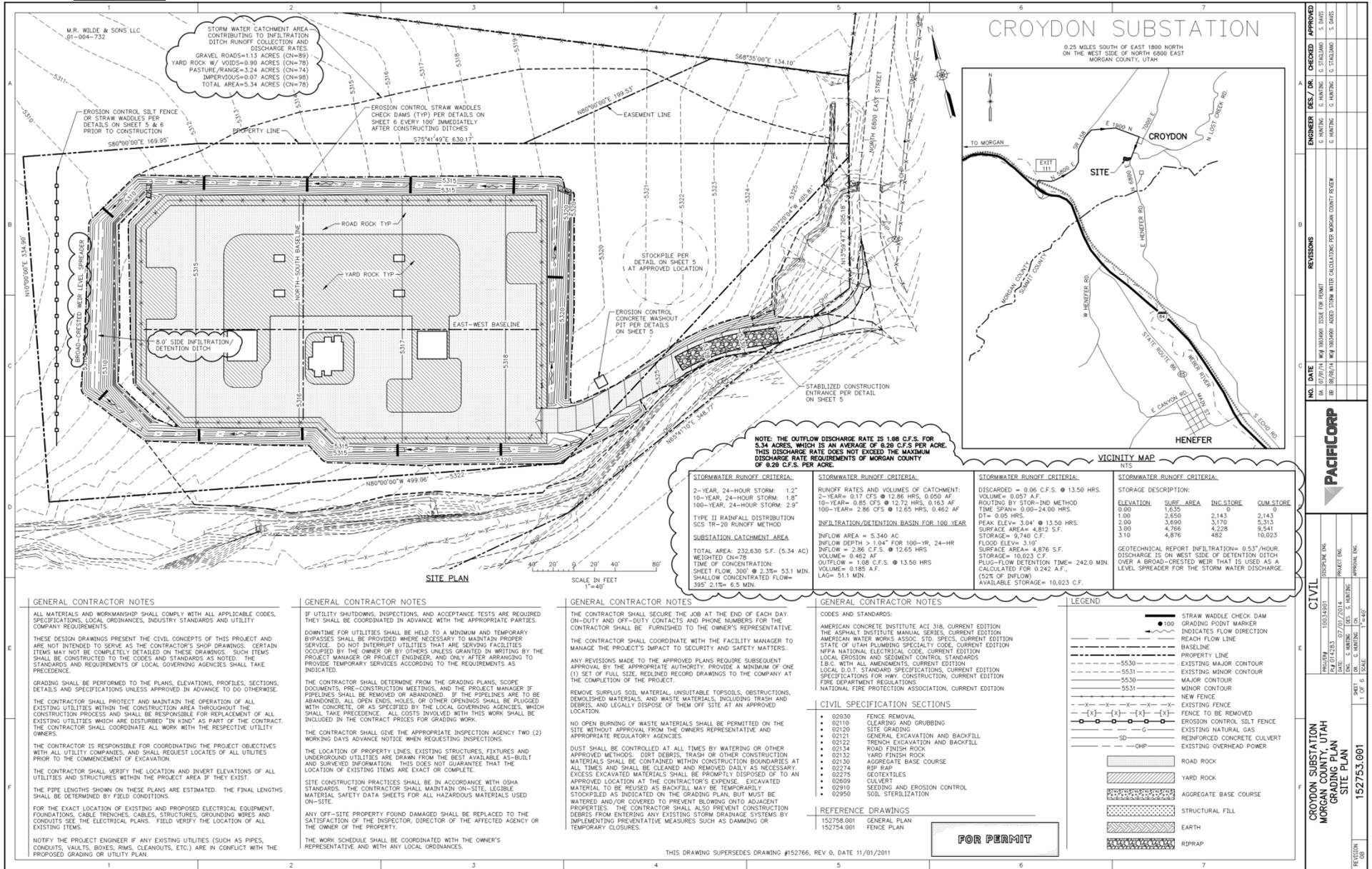


RECEIVED

JUL 10 2014

Morgan County

Site Plan

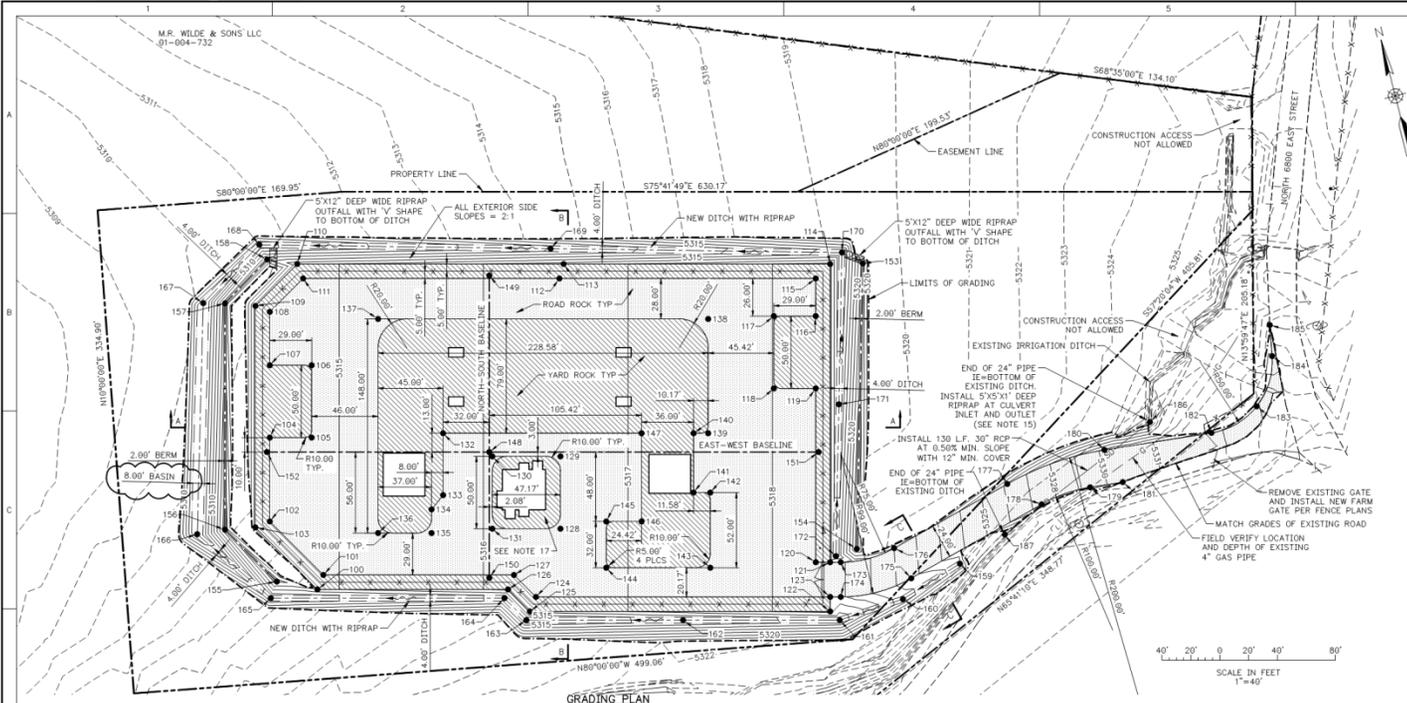


NO.	DATE	BY	DESCRIPTION	REVISIONS	DESIGNED	CHECKED	APPROVED
1	07/07/2014
2
3
4
5
6
7

CIVIL
 PROJECT NO: 152753.081
 SHEET NO: 1 OF 6
 SCALE: 1" = 40'

CROYDON SUBSTATION MORGAN COUNTY UTAH GRADING PLAN SITE PLAN
 152753.081

Grading Plan



ESTIMATED QUANTITIES:			
LINE ITEM DESCRIPTION	DEPTH	AREA	AREA/VOLUME
PROPERTY AREA	-	21130 S.F.	4.849 AC.
LIMITS OF GRADING/DISTURBED AREA	-	13094 S.F.	2.989 AC.
TOPSOIL REMOVAL	12.00 IN.	118655 S.F.	4372 C.Y.
EXCAVATED NATIVE SOIL BELOW TOPSOIL	-	-	3619 C.Y.
EXCAVATED NATIVE SOIL + TOPSOIL	-	-	7991 C.Y.
FILL MATERIAL BELOW FINISH ROOF	-	-	3675 C.Y.
NATIVE SOIL R0-1 USED FOR BACKFILL	-	-	3619
IMPORTED BACKFILL R0-2	-	-	56 C.Y.
EXPORTED OR STOCKPILED TOPSOIL CAN BE USED FOR LANDSCAPING	-	-	4372 C.Y.
ROAD FINISH ROOF	INCLUDES	6.00 IN.	56368 S.F.
AGGREGATE BASE COURSE	OUTER SLOPED EDGE AND ADDED VOLUMES	12.00 IN.	56368 S.F.
YARD FINISH ROOF	ADDED VOLUMES	4.00 IN.	39286 S.F.
TOTAL ALL IMPORTED MATERIAL:	-	-	3685 C.Y.

GRADING NOTES

- ESTIMATED QUANTITIES**
EARTHWORK QUANTITIES ARE ESTIMATES ONLY. CONTRACTOR TO CALCULATE THEIR OWN BID QUANTITIES. ESTIMATED QUANTITIES ARE IN BANK CUBIC YARDS WITH NO ALLOWANCE FOR SHRINK OR SWELL.
- STATION LAYOUT**
1. COORDINATES ARE BASED ON UTAH STATE PLANE, NORTH ZONE. HADES & ELEVATIONS ARE BASED ON NAVD83 ASSOCIATED WITH THE UTAH REFERENCE NETWORK (TURN GPS).
2. THE BASIS OF BEARING IS THE SOUTHEAST & SOUTH QUARTER CORNERS OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 4 EAST AS HORIZONTAL CONTROL.
3. THE CONTRACTOR SHALL ESTABLISH HIS OWN CONTROL & BENCH MARKS BASED ON THE CONTROL GIVEN. THESE MONUMENTS SHALL BE PROTECTED FROM DISTURBANCE THROUGHOUT THE DURATION OF CONSTRUCTION & IF DISPLACED IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE THEM AT HIS COST.
- GRADING UNLESS OTHERWISE DESIGNATED**

1. ELEVATIONS SHOWN FOR THE SUBSTATION SITE ARE FINISHED GRADE ELEVATIONS.
2. APPROXIMATELY FOUR (4) INCHES COMPACTED THICKNESS OF BASE ROCK SHALL BE PLACED OVER THE SUBSTATION YARD AREA SUBGRADE FOR A CONSTRUCTION PAD IF WEATHER WARRANTS.
3. THE TOP LAYER OF UNSUITABLE ORGANIC TOPSOIL MATERIAL WITHIN THE GRADING LIMITS SHALL BE STRIPPED TO A MINIMUM DEPTH OF TWELVE (12) INCHES. THE TOPSOIL MATERIAL SHALL BE DISPOSED OF OFF SITE.
4. CUT & FILL SLOPES SHALL BE 3 HORIZONTAL TO 1 VERTICAL. (UNLESS NOTED OTHERWISE).
5. ROCK FILLS SHALL BE COMPACTED TO 95% OF MAXIMUM DRY DENSITY PER ASTM D-1557. SEE SPECIFICATIONS FOR DETAILS.
6. ALL AREAS NOT DESIGNATED AS ROADWAYS WITHIN THE SUBSTATION & THE FIVE (5) FOOT SHOULDER ADJACENT TO & OUTSIDE THE SUBSTATION FENCE SHALL RECEIVE FOUR (4) INCHES OF YARD FINISH ROOF. (SEE DETAIL 1 ON SHEET 3).
7. AREAS DESIGNATED AS ROADWAYS WITHIN THE FENCE SHALL BE TWELVE (12) INCHES MINIMUM DEPTH OF COMPACTED AGGREGATE BASE COURSE & FOUR (4) INCHES OF ROAD FINISH ROOF. (SEE DETAIL 2 ON SHEET 3).
8. COORDINATE ELECTRICAL GROUNDING INSTALLATION WITH CIVIL WORK SHOWN ON THIS DRAWING.
9. FOR EARTHWORK REQUIREMENTS SEE GEOTECHNICAL REPORT PROVIDED BY WILDING ENGINEERING, INC. DATED AUGUST 3, 2011, PROJ. #10999.
10. THE CONTRACTOR SHALL VERIFY THAT NO EXISTING UNDERGROUND UTILITIES EXIST IN THE CONSTRUCTION AREA & ROAD RIGHT OF WAY PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
11. EROSION CONTROL MEASURES & BEST MANAGEMENT PRACTICES FOR MORGAN COUNTY SHALL BE INSTALLED PRIOR TO & MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. (SEE ADDITIONAL EROSION CONTROL NOTES & DETAILS ON SHEET 6).
12. AFTER SITE STRIPPING, PRIOR TO PLACING AGGREGATE, SUBGRADE SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK & INSPECTED BY CIVIL INSPECTOR. ANY SOFT AREAS SHALL BE EXCAVATED & FILLED WITH COMPACTED ENGINEERED FILL.
13. SEE PROJECT SPECIFICATIONS FOR DETAILED MATERIAL REQUIREMENTS.
14. CULVERT SHALL BE (1) 30" RCP PIPE AT ENTRANCE FARM GATE.
15. ALL RIPRAP SHALL BE LOOSE OR HAND PLACED PER ASPRA STANDARD SPECIFICATION 31 37 00.
16. DISTURBED SLOPES AND FIELDS OUTSIDE OF THE SUBSTATION AREA AND WITHIN THE ROADWAY LIMITS SHALL HAVE A CULTIVATED SURFACE SOIL OR ADEQUATE GROWING MEDIUM IN A CONDITION FAVORABLE FOR SEED GROWTH. REMOVE ALL ROCKS, WEEDS, DEBRIS AND MATTER DETRIMENTAL TO SEED GERMINATION AND GROWTH. THE SEED MIXTURE SHALL INCLUDE A VARIETY OF GRASSES WHICH ARE SUITABLE TO THE LOCAL CLIMATE, AND SHALL BE SUPPLIED BY A STATE CERTIFIED SEED VENDOR. THE SEED AND FERTILIZER SHALL BE APPLIED AS RECOMMENDED BY THE SEED SUPPLIER. IF MULCH IS USED IT SHALL BE FREE OF NOXIOUS WEED SEEDS AND PLANTS, AND IT SHALL BE APPLIED TO HAVE THE ABILITY TO COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL. THE CONTRACTOR SHALL USE HYDRO-SEEDING TECHNIQUES OR AN APPROVED EQUIVALENT, TO APPLY THE SEED AND MULCH. IF VEGETATION CANNOT BE ESTABLISHED DUE TO THE CLIMATE CONDITIONS THEN BLANKETS SHALL BE INSTALLED ON SIDE SLOPES THAT ARE VULNERABLE TO EROSION. (SEE DETAIL ON SHEET 6). ALL SEEDS AND APPLICATION TECHNIQUES SHALL BE PRE-APPROVED.
17. SLOPE GRADE AROUND CONTROL HOUSE AT 1.4, 3" BELOW TOP OF CONCRETE ELEVATION.

FOR PERMIT

POINT TABLE					POINT TABLE					POINT TABLE					POINT TABLE				
POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING	POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING	POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING	POINT #	DESCRIPTION	ELEVATION	NORTHING	EASTING
109	EDGE OF YARD ROOF	5314.85'	3546972.30	1635171.72	126	EDGE OF YARD ROOF	5316.17'	3546939.68	1635299.63	152	YARD BASELINE MONUMENT	5314.50'	3547072.98	1635611.34	178	EDGE OF ROAD AT P.C.	5327.38'	3546905.44	1635672.24
101	EDGE OF ROAD & YARD ROOF	5314.89'	3546980.96	1635178.21	127	EDGE OF ROAD & YARD ROOF	5316.21'	3546948.35	1635306.11	153	CENTER OF BERM	5321.06'	3547097.45	1635593.36	179	EDGE OF ROAD AT P.C.	5329.33'	3546908.54	1635707.71
102	EDGE OF ROAD & YARD ROOF	5314.52'	3547026.64	1635151.44	128	P.I. OF RADIUS	5316.53'	3546971.41	1635345.20	154	CENTER OF BERM	5322.92'	3546907.21	1635540.58	180	EDGE OF ROAD AT P.C.	5329.22'	3546931.18	1635723.69
103	EDGE OF YARD ROOF	5314.42'	3547024.50	1635140.73	129	P.I. OF RADIUS	5316.53'	3547019.86	1635357.55	155	CENTER OF BERM	5316.36'	3546984.51	1635145.86	181	EDGE OF ROAD	5330.61'	3546906.44	1635730.50
104	EDGE OF ROAD & YARD ROOF	5314.52'	3547082.17	1635165.76	130	P.I. OF RADIUS	5316.66'	3547031.51	1635311.85	156	CENTER OF BERM	5314.27'	3547028.11	1635119.98	182	EDGE OF ROAD AT P.C.	5331.63'	3546924.28	1635798.37
105	P.I. OF RADIUS	5314.81'	3547075.01	1635193.86	131	P.I. OF RADIUS	5316.66'	3546983.06	1635299.50	157	CENTER OF BERM	5312.24'	3547179.81	1635158.66	183	EDGE OF ROAD	5332.93'	3546934.30	1635833.27
106	P.I. OF RADIUS	5314.81'	3547123.46	1635206.21	132	EDGE OF ROAD & YARD ROOF	5315.72'	3547055.44	1635282.76	158	CENTER OF BERM	5312.76'	3547201.98	1635194.46	184	EDGE OF ROAD AT P.C.	5332.05'	3546965.29	1635852.19
107	EDGE OF ROAD & YARD ROOF	5314.52'	3547130.62	1635178.11	133	P.I. OF RADIUS	5315.72'	3547014.02	1635272.21	159	CENTER OF DITCH	5322.43'	3546879.66	1635607.28	185	EDGE OF ROAD	5331.15'	3546986.52	1635855.97
108	EDGE OF ROAD & YARD ROOF	5314.52'	3547166.41	1635187.23	134	P.I. OF RADIUS	5315.64'	3547006.38	1635262.01	160	CENTER OF DITCH	5320.62'	3546865.69	1635562.98	186	END OF CULVERT	5324.92' ±	3546942.05	1635758.97
109	EDGE OF ROAD & YARD ROOF	5314.42'	3547172.89	1635178.56	135	P.I. OF RADIUS	5315.64'	3546990.55	1635257.98	161	CENTER OF DITCH	5316.41'	3546862.42	1635516.99	187	END OF CULVERT	5323.98' ±	3546891.55	1635642.35
110	EDGE OF YARD ROOF	5314.71'	3547193.78	1635213.74	136	P.I. OF RADIUS	5315.27'	3546999.69	1635222.12	162	CENTER OF DITCH	5315.35'	3546889.23	1635411.84					
111	EDGE OF ROAD & YARD ROOF	5314.75'	3547183.07	1635215.28	137	P.I. OF RADIUS	5315.27'	3547143.10	1635258.69	163	CENTER OF DITCH	5314.38'	3546916.64	1635306.69					
112	EDGE OF ROAD & YARD ROOF	5316.53'	3547139.22	1635387.25	138	P.I. OF RADIUS	5317.56'	3547086.63	1635480.18	164	CENTER OF DITCH	5314.14'	3546934.49	1635295.74					
113	EDGE OF YARD ROOF	5316.55'	3547148.19	1635392.56	139	P.I. OF RADIUS	5317.56'	3547010.08	1635446.67	165	CENTER OF DITCH	5312.52'	3546974.46	1635138.97					
114	EDGE OF YARD ROOF	5318.40'	3547102.60	1635357.37	140	EDGE OF ROAD & YARD ROOF	5317.45'	3547012.59	1635456.82	166	CENTER OF DITCH	5307.10'	3547029.93	1635100.56					
115	EDGE OF ROAD & YARD ROOF	5318.30'	3547095.38	1635559.21	141	EDGE OF ROAD & YARD ROOF	5317.45'	3546972.86	1635448.69	167	CENTER OF DITCH	5307.10'	3547183.66	1635144.67					
116	EDGE OF ROAD & YARD ROOF	5318.30'	3547070.19	1635502.78	142	P.I. OF RADIUS	5317.57'	3546970.00	1635451.91	168	CENTER OF DITCH	5308.79'	3547213.18	1635191.65					
117	P.I. OF RADIUS	5318.01'	3547077.35	1635524.69	143	P.I. OF RADIUS	5315.57'	3546919.61	1635439.06	169	CENTER OF DITCH	5312.03'	3547169.74	1635336.44					
118	P.I. OF RADIUS	5318.01'	3547028.90	1635512.34	144	P.I. OF RADIUS	5316.85'	3546937.40	1635369.30	170	CENTER OF DITCH	5315.32'	3547108.30	1635581.23					
119	EDGE OF ROAD & YARD ROOF	5318.30'	3547021.74	1635540.43	145	P.I. OF RADIUS	5316.85'	3546968.41	1635377.20	171	CENTER OF DITCH	5316.36'	3547007.10	1635553.29					
120	EDGE OF ROAD & YARD ROOF	5318.30'	3546995.30	1635510.74	146	EDGE OF ROAD & YARD ROOF	5317.09'	3546962.38	1635400.86	172	CENTER OF DITCH	5317.40'	3546905.90	1635525.35					
121	EDGE OF YARD ROOF	5318.40'	3546902.82	1635520.43	147	EDGE OF ROAD & YARD ROOF	5317.09'	3547021.49	1635415.93	173	EDGE OF ROAD AT P.C.	5318.82'	3546901.01	1635527.56					
122	EDGE OF YARD ROOF	5318.40'	3546869.88	1635510.04	148	ROAD BASELINE MONUMENT	5316.64'	3547034.93	1635310.57	174	EDGE OF ROAD AT P.C.	5318.81'	3546877.75	1635521.63					
123	EDGE OF ROAD & YARD ROOF	5318.40'	3546879.57	1635514.51	149	YARD BASELINE MONUMENT	5316.64'	3547153.15	1635340.71	175	EDGE OF ROAD AT P.C.	5321.65'	3546878.16	1635572.12					
124	EDGE OF ROAD & YARD ROOF	5316.36'	3546929.91	1635317.06	150	YARD BASELINE MONUMENT	5316.64'	3546950.63	1635289.68	176	EDGE OF ROAD AT P.C.	5321.01'	3546901.32	1635565.81					
125	EDGE OF YARD ROOF	5316.32'	3546921.24	1635310.58	151	YARD BASELINE MONUMENT	5318.32'	3546978.61	1635315.50	177	EDGE OF ROAD AT P.C.	5326.16'	3546924.99	1635652.66					

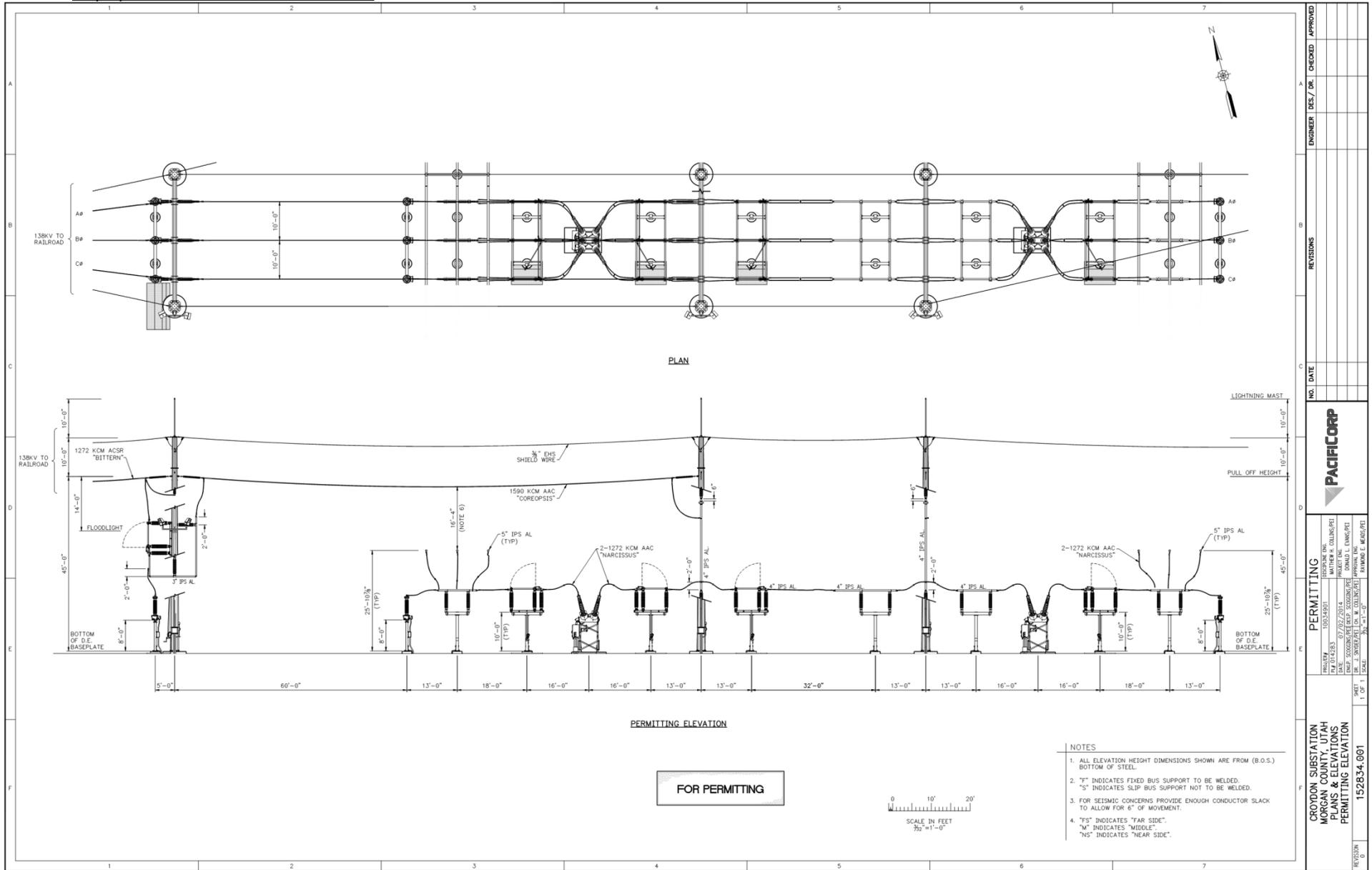
REVISIONS	NO. DATE	BY	DESCRIPTION
1	07/17/23	WJ	ISSUE FOR PERMIT
2	08/08/23	WJ	REVISED WIDTH OF BASIN

CIVIL	PROJECT NO.	152735.002
DESIGNED BY	DATE	07/17/23
CHECKED BY	DATE	08/08/23
APPROVED BY	DATE	08/08/23

CROYDON SUBSTATION
MORGAN COUNTY, UTAH
GRADING PLAN
SITE DEVELOPMENT

152735.002

Equipment Plans/Elevations



NO. DATE	REVISIONS	ENGINEER	DES/ DR	CHECKED	APPROVED
PACIFICORP					
PERMITTING					
PROJECT NO.	152834.001	PROJECT FILE	152834.001	PROJECT DATE	07/22/2014
DESIGNER	WALTER H. COLLINS/PET	CHECKED	WALTER H. COLLINS/PET	DATE	07/22/2014
DRAWN	WALTER H. COLLINS/PET	APPROVED	WALTER H. COLLINS/PET	DATE	07/22/2014
SCALE	3/32" = 1'-0"	SHEET	1 OF 1		
CROYDON SUBSTATION OVERHEAD BUSBAR ELEVATIONS PERMITTING ELEVATION					
152834.001					

Whittier Estates Subdivision – Concept Plan
Public Meeting
August 28, 2014

Application No.: 14.080
Applicant: Blair Gardner, representing Whittier Family Trust
Owner: Whittier Family Trust
Project Location: approximately 4000 N. Morgan Valley Drive
Peterson
Current Zoning: R1-20 (34 lots), RR-1 (20 lots), and A-20 (2 lots)
General Plan Designation: Village Low Density, Rural Residential, and Agriculture
Acreage: approximately 104 acres
Request: Concept Plan Approval
Date of Application: July 31, 2014
Date of Previous Meeting: N/A

Staff Recommendation

County Staff recommends approval of the requested conditional use permit based on the following findings and with conditions listed below:

Findings:

1. The nature of the subdivision is in conformance with the current and future land uses of the area.
2. The proposal complies with the Morgan County 2010 General Plan.
3. The developer sought and received a zone change in connection with this property, approved May 6, 2014.
4. That the developer will install any requisite infrastructure, including roadways, water lines, etc.
5. That the proposal is not detrimental to the health, safety, and welfare of the public.

Conditions:

1. That all outsourced consultant fees are paid current prior to final plat recordation.
2. That the required front, side and rear public utility easements are identified on all lots within the subdivision.
3. That proof of culinary shares/rights (800 gallons per day) and irrigation shares/rights (3 gallons per minute) are provided for each lot at preliminary plat application.
4. That a drainage plan for the subdivision is submitted with each phase, showing interconnecting points and outlets, as required by the County Engineer.
5. That all proposed utilities provide a will serve letter indicating their willingness to serve

- the property in a manner that complies with County ordinances.
6. That approval of the sewage disposal mechanism is provided by the Weber-Morgan Health Department with preliminary plat submittal.
 7. That all other local, state, and federal laws are adhered to.

Background

The applicant is seeking approval of a subdivision concept plan for a 56-lot subdivision. The proposal is being reviewed for conceptual design standards as required by Morgan County Code (MCC). The purpose of a concept plan is to provide the subdivider an opportunity to consult with and receive assistance from the County regarding the regulations and design requirements applicable to the subdivision of property as required by MCC Section 8-12-16.

With the recommendations contained in this staff report, the application appears to meet the minimum of requirements for the conceptual subdivision plan of the zoning and subdivision ordinances. It is important to note that because this is a concept plan, there may be some compliance issues with certain specific elements of the subdivision code. These issues will be resolved/addressed as the subdivision progresses through its Preliminary and Final Plat processes. Recommendations regarding the concept plan shall not constitute an approval or disapproval of the proposed subdivision, but rather shall operate in such a manner as to give the subdivider general guidance as to the requirements and constraints for the subdivider's proposed subdivision.

Analysis

General Plan and Zoning. Pursuant to the Future Land Use Map (see Exhibit B), the property is designated as a mix of Village Low Density, Rural Residential, and Agriculture. According to the General Plan, the Village Low Density designation "provides for a lifestyle with planned single family residential communities, which include open space, recreation, and cultural opportunities, including schools, churches, and neighborhood facilities located in established village areas (formerly area plan boundaries) or master planned communities." The Rural Residential designation "accommodates semi-rural large lot development, with generous distances to streets and between residential dwelling units in a viable semi-rural character setting." Agriculture designation "identifies areas of existing agricultural uses. The purpose of this land use designation is to support viable agricultural operations in Morgan County, while allowing for incidental large-lot residential and other uses." The proposed concept plan appears to follow the different designations in the General Plan and according to the Future Land Use Map, with a variety of lot sizes reflected.

The zoning of the parcel is R1-20 (Residential District – 20,000 square feet lot minimum), RR-1 (Rural Residential – 1 acre lot minimum) and A-20 (Agriculture – 20 acre lot minimum). The purpose of the R1-20 zone is to provide areas for very low density, single-family residential neighborhoods of spacious and uncrowded character. The purpose of the RR-1 zone is:

- a. To promote and preserve in appropriate areas conditions favorable to large lot family life;
- b. Maintaining a rural atmosphere;
- c. The keeping of limited numbers of animals and fowl; and
- d. Reduced requirements for public utilities, services and infrastructure.

Further, these (Rural Residential) districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

The purpose of the A-20 zone is to promote and preserve in appropriate areas conditions favorable to agriculture and to maintain greenbelt spaces. These districts are intended to include activities normally and necessarily related to the conduct of agriculture and to protect the district from the intrusion of uses inimical to the continuance of agricultural activity.

The proposed concept plan has 34 lots in the R1-20 district, 20 lots in the RR-1 district, and 2 lots in the A-20 district. The proposed conceptual lot layout appears to conform to the requirements of these zoning districts.

Ordinance Evaluation. The purpose statements in the General Plan and Zoning Ordinance do not provide actual development standards, but present the zoning context for the zone in which the proposed subdivision is located. The specific standards found in the adopted County Code govern development of the subject property.

Property Layout. As noted, there are 56 total lots, with 34 lots in the R1-20 zone, 20 lots in the RR-1 zone, and 2 lots in the A-20 zone. The zoning districts/lots are generally laid out from west to east, R1-20 closer to Peterson, to RR-1, to A-20 closer to the Weber River. The proposed conceptual lot layout appears to conform to the requirements of these zoning districts.

Roads and Access. Access to the lot will be derived from a couple of road accesses. The main access will be from 3900 North. Road layout provides ease of access throughout the proposed subdivision to each of the proposed lots. Accesses to adjacent properties have been provided to the north and south. There is also an additional access provided to the west for an anticipated connection to Morgan Valley Drive. Roadways will ultimately be dedicated to Morgan County as public right-of-ways.

Grading and Land Disturbance. The parcel is relatively flat, with areas of steep slope on the western portion of the site. Areas of 25% slope will need to be designated as unbuildable, and roadways in the area will need to be graded appropriately to accommodate the steep slopes.

Water Source. Water may be provided through the Peterson Pipeline Association. Infrastructure improvements to the system may be required as the development progresses, including additional wells and storage capacity.

Fire Protection. The property is within the Wildland Urban Interface Area.

Sanitary Sewer Systems. Sanitary sewer services will need to be addressed during preliminary plat review. Several of the lots may be large enough to have individual, private septic systems, while the smaller lots will need to have some kind of collective treatment facility. There are a number of options for this, which will be reviewed as the subdivision progresses.

Storm Water. Storm water drainage will be accommodated in the network of streets through underground storm sewerage. Details of how this will be accommodated will be reviewed at preliminary plat review. Portions of the easterly side of the parcel appear to be in the 100 year

flood plain.

Geologic and Geotechnical Evaluations. The flat areas of this parcel appear to be in the Qay geologic unit, while the slope areas appear to be in the Tn geologic unit. A more detailed geologic hazards report may be required, and geotechnical reports will be required at preliminary plat evaluation.

Utilities. Other utilities (power, gas, etc) will be addressed with the preliminary plat reviews.

Model Motion

Sample Motion for a *Positive* Recommendation – “I move we forward a positive recommendation to the County Council for the Whittier Estates Subdivision Concept Plan, application #14.080, located at approximately 4000 N. Morgan Valley Drive, based on the findings and with the conditions listed in the staff report dated August 28, 2014.”

Sample Motion for a *Positive* Recommendation *with conditions* – “I move we forward a positive recommendation to the County Council for the Whittier Estates Subdivision Concept Plan, application #14.080, located at approximately 4000 N. Morgan Valley Drive, based on the findings and with the conditions listed in the staff report dated August 28, 2014, *with the following conditions:*”

1. List any additional findings and conditions...

Sample Motion for a *Negative* Recommendation – “I move we forward a negative recommendation to the County Council for the Whittier Estates Subdivision Concept Plan, application #14.080, located at approximately 4000 N. Morgan Valley Drive, based on the the staff report dated August 28, 2014, *based on the following findings.*”

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map
Exhibit B: Future Land Use Map
Exhibit C: Existing Zoning Map
Exhibit D: Flood Plain
Exhibit D: Proposed Concept Plan/Site Layout

Staff Contact

Bill Cobabe, AICP
801-845-4059
bcobabe@morgan-county.net

Exhibit A: Vicinity Map

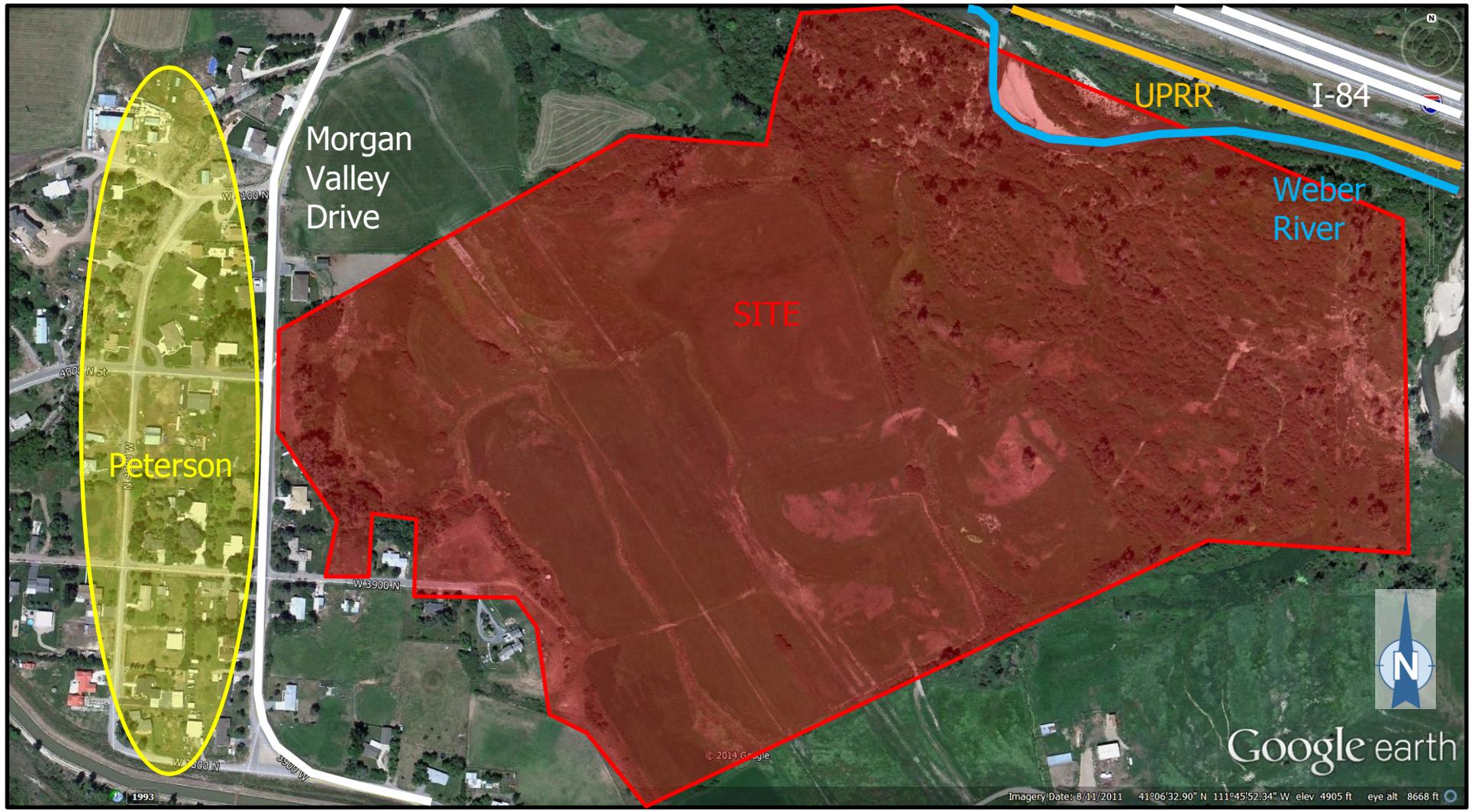


Exhibit B: Future Land Use Map

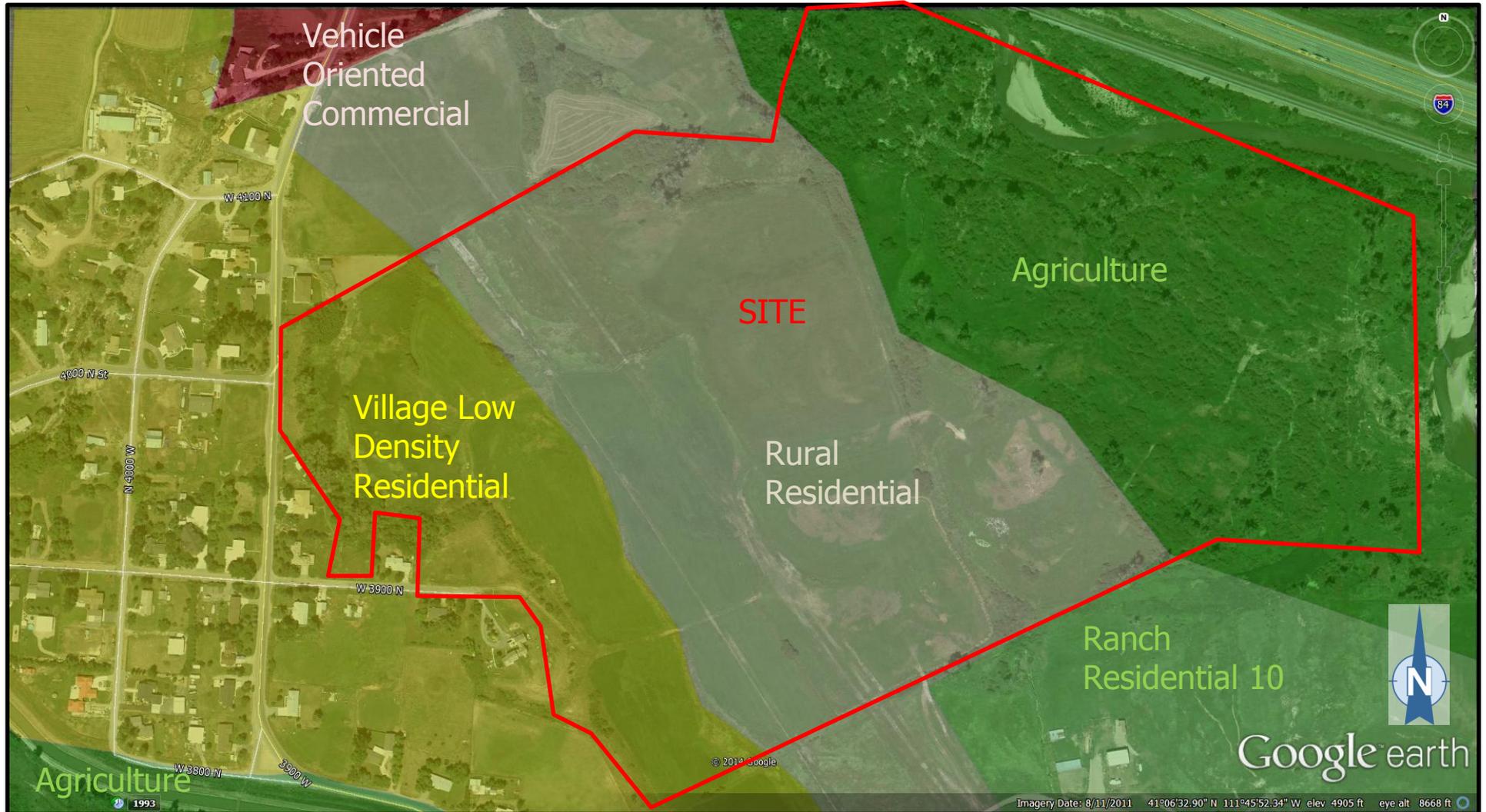


Exhibit C: Existing Zoning Map

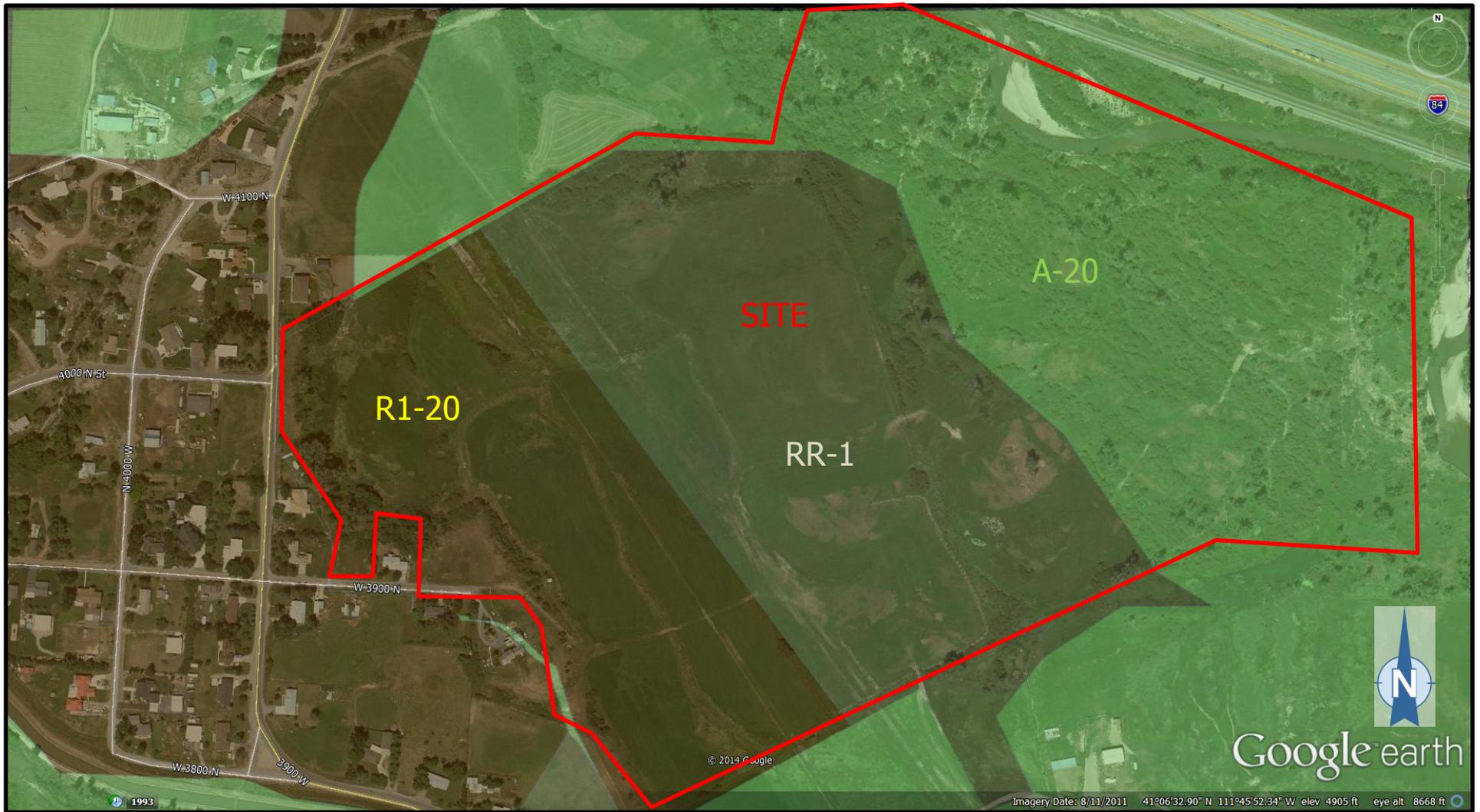
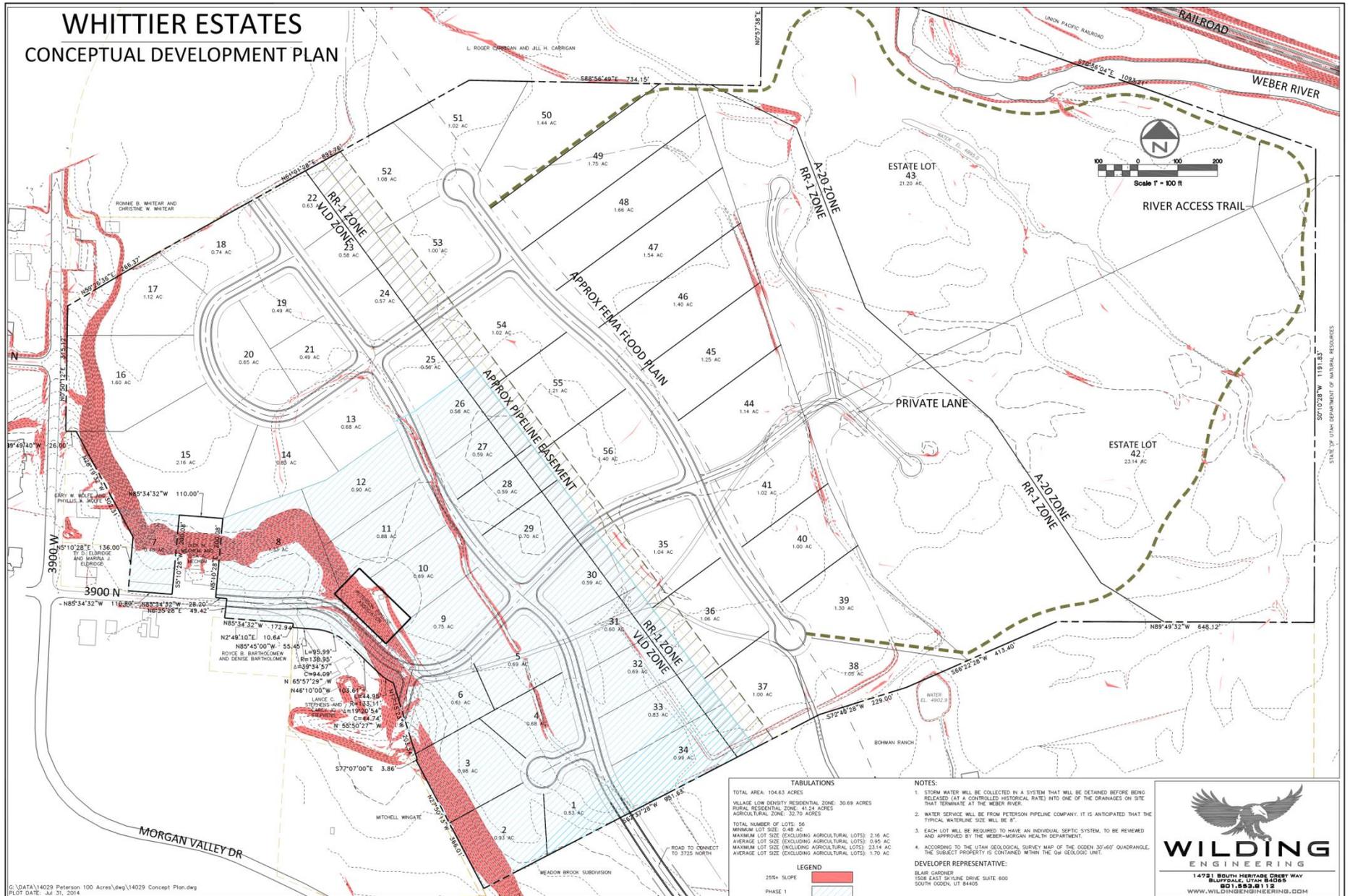


Exhibit D: Flood Plain



Exhibit E: Proposed Concept Plan



Whittier Estates Subdivision – Concept Plan
App # 14.080
28 Aug 2014

Conceptual Lot Layout

