



PLANNING COMMISSION AGENDA

Thursday, January 14, 2016
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. Pledge of Allegiance
3. Approval of agenda
4. Declaration of conflicts of interest
5. Public Comment

Administrative:

6. Discussion on ordinance changes.
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from December 10, 2015
9. Adjourn

MEMORANDUM

TO: Planning Commission
FROM: Bill Cobabe
DATE: January 14, 2016
SUBJECT: Various Ordinance Changes

Background

The following Sections of Code have been identified as needing discussion, clarification, and/or revision (Please note that this list is not intended to be exhaustive or exclusive – other Sections of the Code may need to be addressed while reviewing and discussing possible changes; also, the following memo items intended to point and focus the discussion and not necessarily to inform opinion. Recommendations by staff are as outlined using the **bold**/strikethrough notation):

Definitions of Words and Terms (Section 8-2-1):

~~LOT:~~ A parcel or tract of land within a subdivision ~~and abutting a public street or a private street~~ pursuant to the requirements of this title.

~~LOT FRONTAGE REQUIRED:~~ The length, in feet, of the front lot line which is coterminous with the front street line.

~~LOT RIGHT OF WAY:~~ A strip of land not less than sixteen feet (16') in width connecting a lot to a street for use as a private access to that lot. This definition does not apply to the creation of new lots or parcels, pursuant to the County's subdivision ordinances.

Approval of Conditional Uses (Section 8-3-9 (H)(8)):

8. Recommend approval or denial **by the County Council** of conditional use permits **noted in this title as "C3"; approve or deny conditional use permits noted in this title as "C2"**.

Lot Standards (Section 8-6-2)

Except for more flexible requirements that may be specifically authorized in this title or other legal, nonconforming situations, every lot within the county shall have such area **and access** as is required by this title ~~and shall have the required frontage upon a dedicated private or publicly approved street before a building permit may be issued.~~

Improvements Required (Section 8-12-44 (D)):

Improvements Required: All lots or parcels created by the subdivision shall have ~~frontage on a street, improved and dedicated to the standards~~ **access to the lot as** required herein **in this title**. Pavement widths, curbs, gutters, sidewalks, and park strips shall be installed on existing and proposed streets by the subdivider in all subdivisions where the adopted road cross sections require these improvements:

Deferral Agreement (Section 8-12-44 (D)(1)(C)):

c. In lieu of a deferral agreement, the ~~County Council~~ **Planning Commission** may grant an improvements exemption as provided for in this subsection.

Private Lanes/Small Subdivision (Section 8-12-44 (P)(2)):

2. Private Lanes May Be Required To Be Public Street: The establishment of a new private lane or right of way shall be evaluated by the zoning administrator and county engineer, and may, at the discretion of the county council, be required to be dedicated as a public street meeting county street standards to accomplish needed and logical street connections, to provide access to properties that may otherwise have no access or limited access to the detriment of the property, or other purposes determined to be appropriate. ~~Subdivisions with proposed private lanes shall not qualify for the small subdivision review.~~



PLANNING COMMISSION AGENDA
Thursday, December 10, 2015
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 at Morgan County Courthouse
2. Pledge of Allegiance
3. Approval of agenda
4. Declaration of conflicts of interest
5. Public Comment

Administrative:

6. Presentation by University of Utah students on feedback from the Listening to Morgan website associated with the required General Plan update.
7. Discussion on various *potential* ordinance changes, including the A-20 zoning, private lanes/small subdivisions, noticing requirements, requirement on number of paper copies for planning and zoning applications and the language to approve resolutions.
8. Discussion/Decision on Planning Commission resolution 15-01. A resolution setting the annual meeting schedule of the Morgan County Planning Commission for 2016.

Legislative:

9. Discussion/Public Hearing/Decision for Various Land Use Management Code Amendments – Proposed amendments to the Land Use Management Code for Morgan County:
 - Revision of Commercial and Industrial Districts Purpose Statement (Section 8-5C-1), revising the names and purposes of the districts.
 - Revision of the Codes and Symbols used in the Commercial and Industrial Use Tables (Section 8-5C-2), allowing for different levels of approval, including C1 (Staff), C2 (Planning Commission), and C3 (County Council).
 - Revision of the Commercial and Industrial Use Tables (Section 8-5C-3), specifying which uses are allowed in the various zoning districts.
 - Revision of Improvements Completed or In Progress before Building Permit Issued (8-5C-6), with changes to reflect the new zoning district types.
10. Planning Commission Business/Questions for Staff
11. Approval of minutes from October 22, 2015 and November 12, 2015

12. Adjourn

Members Present

Gary Ross
Debbie Sessions
Roland Haslam
Larry Nance
Michael Newton
Steve Wilson

Staff Present

Bill Cobabe
Gina Grandpre
Mickaela Moser

Public Present

1. Call to order – prayer. Acting-Chair Sessions opened the meeting.
2. Pledge of Allegiance
3. Approval of agenda
Bill commented that item #6, concerning the University students, will be presented at a different time.
Member Newton moved to approve the amended agenda. Second by Member Nance. The vote was unanimous. The motion carried.
4. Declaration of conflicts of interest
There were none.
5. Public Comment
There was no public comment.

Administrative:

- ~~6. Presentation by University of Utah students on feedback from the Listening to Morgan website associated with the required General Plan update.~~
7. Discussion on various ***potential*** ordinance changes, including the A-20 zoning, private lanes/small subdivisions, noticing requirements, requirement on number of paper copies for planning and zoning applications and the language to approve resolutions.

A-20 zoning: Member Nance stated that his opinion is that there are too many permitted issues within the A-20 zone. His suggestion was to allocate many of the current permitted uses in the MU-160. Member Sessions suggested removing the A-20 zone within the town center of Mountain Green. The biggest area for discussion was concerning the gravel pits that are currently allowed in the A-20 zones. Member Newton suggested adding some buffer zones. Bill suggested that instead of buffer zones, using clarifications (like 500 feet) to mitigate some of the impact for future building lots.

Member Ross suggested changing the question to, “What can we do to reduce a negative impact on the residents of Mountain Green.” Member Wilson referred to State law. There was discussion on potential places within the County to allocate gravel pits and other potential development. Member Sessions discussed the reality of many agricultural uses as opposed to the

the “country” living perception that includes green fields without any negative agricultural impacts that is associated with Ag zoning, such as smell, noise, etc. There was further discussion on areas where a zone change would make sense and possible zoning changes, especially from currently located A-20 zones to RR-5. Member Sessions suggested getting input from landowners in the General Plan updates.

Private lanes/small subdivisions: Bill stated that a private lane was intended to be a mix between a private driveway and a private street or access to a lot. The private street would not be dedicated to the County and maintained by the HOA or subdivision residents. The County engineer proposed a cross-section solution. Bill said him and the County engineer will discuss standards concerning private lanes and driveways.

Chair Haslam joined the meeting at 7:25 pm.

Noticing requirements: Bill presented the code 8-3-13. Member Sessions suggested eliminating public clamor or public comment during a public meeting for an administrative decision, as was suggested at a previous training by Brent Bateman. She stated that the public can become frustrated when they perceive their comments are not considered and Member Sessions suggested not noticing those situations as a meeting that accepts public comment. It was noted that many decisions are made before the controversies appear in the meeting and many decisions are made before specific situations are presented. It was also discussed to let the public know that any written comment would be accepted at certain times. It was noted that paperwork should be made available by the Planning Office for those interested parties.

Paper copies for planning and zoning applications: Bill explained that many applications and such are digital copies. There was some discussion about paper copies on file. Gina explained that the building permit process is now fully digital.

Language to approve resolutions: Recommend approval or denial of conditional use permits.

8. Discussion/Decision on Planning Commission resolution 15-01. A resolution setting the annual meeting schedule of the Morgan County Planning Commission for 2016.

There was a review of the upcoming 2016 scheduled Planning Commission meeting dates.

Member Newton moved to approve the annual meeting schedule of the Morgan County Planning Commission for 2016. Second by Member Nance. The vote was unanimous. The motion carried.

Chair Haslam opened the time for public comment.
There was no public comment.

Member Nance moved to go out of public hearing. Second by Member Newton. The vote was unanimous. The motion carried.

Legislative:

9. Discussion/Public Hearing/Decision for Various Land Use Management Code Amendments – Proposed amendments to the Land Use Management Code for Morgan County:
 - Revision of Commercial and Industrial Districts Purpose Statement (Section 8-5C-1), revising the names and purposes of the districts.
 - Revision of the Codes and Symbols used in the Commercial and Industrial Use Tables (Section 8-5C-2), allowing for different levels of approval, including C1 (Staff), C2 (Planning Commission), and C3 (County Council).
 - Revision of the Commercial and Industrial Use Tables (Section 8-5C-3), specifying which uses are allowed in the various zoning districts.
 - Revision of Improvements Completed or In Progress before Building Permit Issued (8-5C-6), with changes to reflect the new zoning district types.

Bill presented the commercial and industrial use table that included all of the combined notes from his revisions for Planning Commission review. The Planning Commission members and Bill discussed the different levels of approval for many commercial uses.

Member Newton moved to recommend approval by the County Council of the revised Commercial Use Table and associated Sections (Section 8-5C-1, revising the names and purposes of the districts; Section 8-5C-2, allowing for different levels of approval, including C1 (Staff), C2 (Planning Commission), and C3 (County Council); Section 8-5C-3, specifying which uses are allowed in the various zoning districts; and, 8-5C-6, with changes to reflect the new zoning district types), with the revisions noted in the staff report dated November 12, 2015 and revisions made tonight.

Second by Member Nance.

Member Sessions commented that she thinks there are still too many permitted uses. She still has concerns with several of the items just approved.

The vote was not unanimous with Members Ross, Nance, Newton and Wilson in favor and Member Sessions and Chair Haslam opposed. The motion carried.

10. Planning Commission Business/Questions for Staff

Bill wished everyone a Merry Christmas.

11. Approval of minutes from October 22, 2015 and November 12, 2015

Member Sessions moved to approve the amended minutes from October 22, 2015. Second by Member Ross. The vote was unanimous. The motion carried.

Member Ross moved to approve the amended minutes from November 12, 2015. Second by Member Nance. The vote was unanimous. The motion carried.

12. Adjourn

Member Nance moved to adjourn. Second by Member Newton. The vote was unanimous. The motion passed.

Approved: _____ Date: _____
Chairman, Roland Haslam

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

DRAFT



PLANNING COMMISSION AGENDA

Thursday, January 28, 2016

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6:30 PM

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1. Call to order – prayer
2. Pledge of Allegiance
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Administrative:

6. Discussion/Decision on West Wind Small Subdivision Concept Plan - A proposed small subdivision of approximately two, ½ acre lots and one, 1 ½ acre lot, located at approximately 4625 W 5800 N in Morgan, Utah.
7. Discussion/Decision on Pettit Ranchettes PRUD Plat Amendment 2 - A proposed amendment to the previously adopted Pettit Ranchettes, adjusting a lot line for two of the lots to account for required building setbacks and open space.
8. Discussion on ordinance changes.
9. Planning Commission Business/Questions for Staff
10. Approval of minutes from December 10, 2015
11. Adjourn

MEMORANDUM

TO: Planning Commission
FROM: Bill Cobabe
DATE: January 14, 2016
SUBJECT: Various Ordinance Changes

Background

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West Wind Small Subdivision – Concept Plan
Public Meeting
January 28, 2016

Application No.: 15.067
Applicant: Grant Salter
Owner: Same
Project Location: 4625 W 5800 N (Powder Horn Rd)
Mountain Green
Current Zoning: R1-20
General Plan Designation: Village Low Density (3 DUA)
Acreage: Approximately 3
Request: Concept Plan Approval
Date of Application: November 17, 2015
Date of Previous Meeting: N/A

Staff Recommendation

County Staff has reviewed the application for Concept Plan for the West Wind Small Subdivision. Staff is hereby recommending approval of the requested concept plan 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 proposal complies with applicable zoning regulations.
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 all requirements and concerns of the County Engineer are met during the preliminary/final plat approval stages.
5. That the requirements of the County Surveyor are addressed.
6. That all proposed utilities provide a will serve letter indicating their willingness to serve the property in a manner that complies with County ordinances.

7. That approval of the sewage disposal mechanism is provided by the Weber-Morgan Health Department with preliminary plat submittal.
8. That all other local, state, and federal laws are adhered to.

Background

The applicant is seeking approval of a subdivision concept plan for a 3 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 lying in both the Village Low Density area, allowing for 3 dwelling units per acre (3 DUA). 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 proposed concept plan appears to follow this designation in the General Plan and according to the Future Land Use Map, reflecting low density neighborhoods.

The zoning of the parcel is R1-20 (Residential – 1 dwelling unit per 20,000 square feet lot; the minimum lot size is 20,000 square feet, roughly 1/2 acre). 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 proposed conceptual lot layout appears to conform to the requirements of the 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 3 total lots. The proposed conceptual lot layout appears to conform to the requirements of these zoning districts.

Roads and Access. Access to Lots 2 and 3 will be derived from Old Highway. Access to Lot 1 will be through primarily from Powder Horn Road, with a secondary access from Old Highway.

Grading and Land Disturbance. The property is relatively flat and will not require extensive grading. There may be some grading associated with the construction of homes on the site and the private lane.

Water Source. Water will be provided through water connections to the existing supply in Old Highway.

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

Sanitary Sewer Systems. Sanitary sewer services will connect to existing infrastructure in Old Highway.

Storm Water. Storm water drainage will be handled in existing storm drain channels. See the County Engineer's note regarding drainage system upgrades.

Geologic and Geotechnical Evaluations. This parcel appears to be in the Qap geologic unit, which is not listed as an area of geologic hazard in the Morgan County ordinance.

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

Flood Plain: It appears that none of the lots will be in the existing 100 year flood plain.

Model Motion

Sample Motion for *approval* – "I move we approve the West Wind Subdivision Concept Plan, application number 15.067, allowing for a three lot subdivision of land located at approximately 4625 W 5800 N (Powder Horn Rd), based on the findings and with the conditions listed in the staff report dated January 18, 2016."

Sample Motion for *approval with additional conditions* – "I move we approve the West Wind Subdivision Concept Plan, application number 15.067, allowing for a three lot subdivision of land located at approximately 4625 W 5800 N (Powder Horn Rd), based on the findings and with the conditions listed in the staff report dated January 18, 2016, and with the following additional conditions:"

1. List any additional conditions

Sample Motion for *denial* – "I move we deny the West Wind Subdivision Concept Plan, application number 15.067, allowing for a three lot subdivision of land located at approximately 4625 W 5800 N (Powder Horn Rd), based on the findings and with the conditions listed in the staff report dated January 18, 2016, *due to the following findings:*"

1. List any additional findings...

Supporting Information

- Exhibit A: Vicinity Map
- Exhibit B: Future Land Use Map
- Exhibit C: Current Zoning Map
- Exhibit D: Proposed Concept Plan/Site Layout
- Exhibit E: County Engineer's Comments
- Exhibit F: County Surveyor's Comments/Redlines

Staff Contact

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

Exhibit A: Vicinity Map

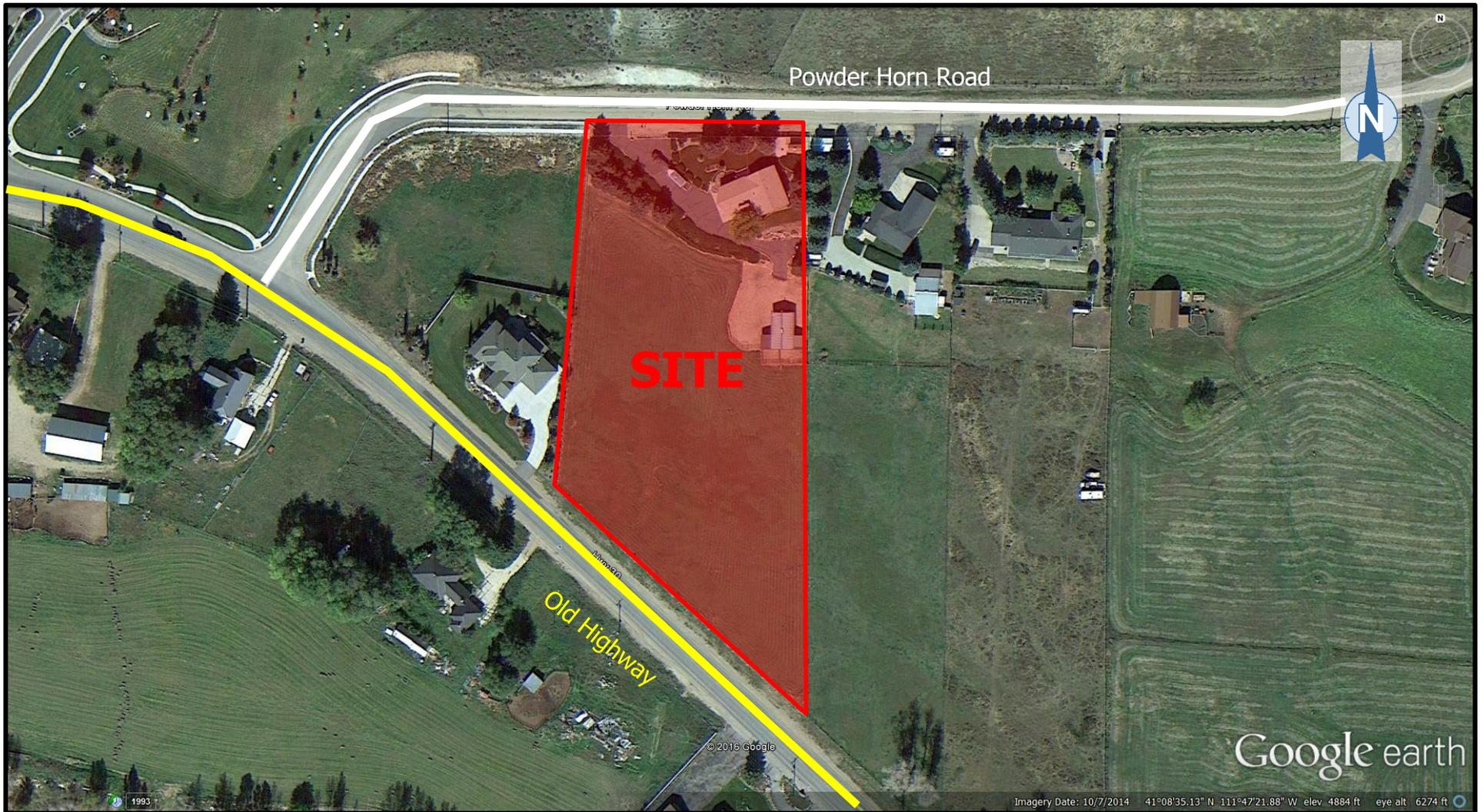


Exhibit B: Future Land Use Map



Exhibit C: Existing Zoning Map





Exhibit E: County Engineer's Comments

Memorandum

To: Bill Cobabe, Planning and Development Services Director
Morgan County

From: Mark T. Miller, P.E.
Wasatch Civil Consulting Engineering

Date: January 5, 2016

Subject: **West Winds Subdivision – Concept Plan Comments**

We have reviewed the Concept drawing for West Winds Subdivision and have the followings observations and recommendations:

1. Storm water drainage and detention will need to be analyzed and designed in accordance with 8-12-45.
2. Written verification of approvals and operating permits from the Water and Sewer Districts will be required. The lateral locations should be shown on the plan. The sanitary sewer stubs are all shown on Lot 3. The letters from both Districts should indicate approval of proposed lateral locations.

A "T" Patch will be required on the roadway cut for the sanitary sewer laterals. All work shall comply with APWA Standards and must be inspected by the County.

3. Existing cross-sections should be provided for Powder Horn Road and Old Highway Road so we can determine if the apparent request for "Improvements Exception" applies to Old Highway Road. It will likely not apply to Powder Horn Road as it was required to be constructed in accordance with the County Roadway Cross-Section (south side) on the adjacent Little Horn Subdivision so that a continuous sidewalk will serve pedestrians along the road and to the east.
4. Existing improvements on Powder Horn Road are inaccurately depicted on this concept plan.
5. The Vicinity Map has been left off of the drawing.

If you have any questions, please call.

Exhibit F: County Surveyor's Comments/Redlines

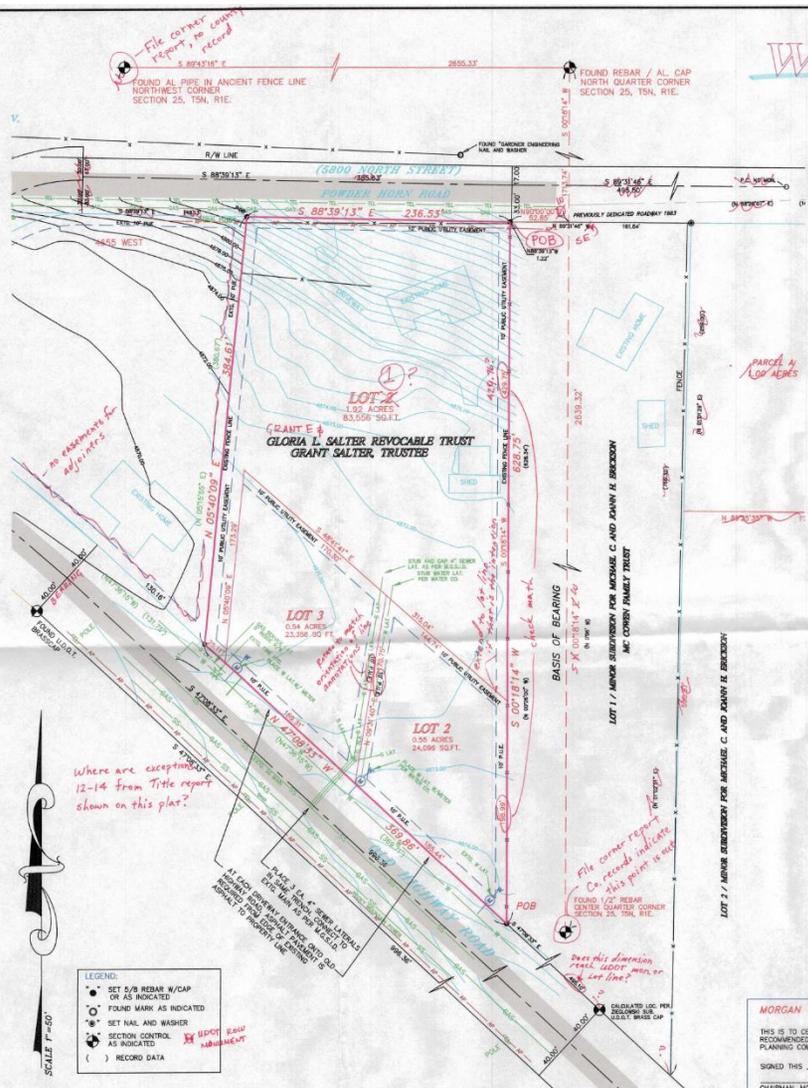
Surveyor's comments

Posted by Von Hill on Jan 13

(via Basecamp)

I have attached redlines for the project. Please address them. A record of survey will need to be filed if it has not already been done. Please address the easements shown in the title report.

PRELIMINARY PLAN
WEST WINDS SUBDIVISION
 A PART OF THE NW1/4 OF SECTION 25, T5N, R1E.
 SALT LAKE BASE AND MERIDIAN
 U. S. SURVEY, MORGAN COUNTY, UTAH



GENERAL NOTES:
 FLOOD ZONE: THIS PROPERTY DOES NOT LIE WITHIN THE FEMA DESIGNATED FLOOD ZONE BOUNDARIES OF COTTONWOOD CREEK.
 SANITARY SEWER: SEWER FACILITIES WILL BE PROVIDED BY THE MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT.
 CULINARY WATER: CULINARY WATER WILL BE PROVIDED TO THE TWO ADDITIONAL LOTS BY THE COTTONWOOD DISTRICT WATER UTILITY SERVICES. POWER, TELEPHONE AND GAS ARE AVAILABLE ON OLD HIGHWAY ROAD.
 EASES: IT DOES NOT APPEAR THAT EASES ARE NECESSARY DUE TO THE FLAT SLOPES FOR THE 2 NEW HOMES.
 DRIVEWAYS: ASPHALT PAVEMENT IS REQUIRED FROM THE EDGE OF ASPHALT TO THE PROPERTY LINE AT EACH DRIVEWAY ENTRANCE ALONG OLD HIGHWAY ROAD.
SURVEY NARRATIVE
 1. THIS SURVEY AND SUBDIVISION PLAN WAS PREPARED AT THE REQUEST OF GRANT SALTER, 4625 WEST 8500 NORTH, MORGAN, UT 84050, TEL 876-3311.
 2. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE A PARCEL OF LAND WITH AN EXISTING HOME, INTO A TOTAL OF THREE LOTS.
 3. ALL MONUMENTS SET OR FOUND ARE AS INDICATED HEREON.
 4. THE BASIS OF BEARING IS THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 25 CALLED NORTH 00°07'00" EAST AS MONUMENTED.

WATER SUPPLY AND FIRE PROTECTION REQUIREMENTS
 WATER SUPPLY AND FIRE PROTECTION FACILITIES SHALL COMPLY WITH ALL OF THE REQUIREMENTS OF UCC 8-12-446(3).
WELL PROTECTION ZONE
 NO SOURCES OF CONTAMINATION SHALL BE LOCATED WITHIN THE WELL AND STREAM PROTECTION ZONES, SUCH AS AN ON-SITE WASTE TREATMENT SYSTEM, CONCENTRATIONS OF MANURE, PETROLEUM DEPOSITS, CHEMICALS, OR ANY OTHER ITEMS INCONSISTENT WITH THE PROTECTION OF WATER QUALITY.

CERTIFICATE OF OCCUPANCY
 MORGAN COUNTY RESTRICTS THE OCCUPANCY OF BUILDINGS WITHIN DEVELOPMENTS AS OUTLINED IN TITLE 18, UTAH CODE ANNOTATED BUILDING AND FIRE CODE. IT IS UNLAWFUL TO OCCUPY A BUILDING LOCATED WITHIN ANY DEVELOPMENT WITHOUT FIRST HAVING OBTAINED A CERTIFICATE OF OCCUPANCY, ISSUED BY THE COUNTY.

NOTICE OF RIGHTS TO FARM
 MORGAN COUNTY IS A RIGHT TO FARM COMMUNITY. THIS SUBDIVISION IS LOCATED ADJACENT TO PROPERTY THAT IS FARMED/PASTURED. LOT OWNERS ARE HEREBY NOTIFIED THAT AGRICULTURAL OPERATIONS WORK HOURS BEGIN EARLY AND RUN LATE AND THAT THESE OPERATIONS MAY CONTRIBUTE TO NOISES AND ODORS UNDESIRABLE TO SOME RESIDENTS.

GEOLOGIC HAZARDS:
 THE GEOLOGIC CODE FOR THIS AREA IS D40, WHICH IS NOT DEFINED AS A GEOLOGIC HAZARD STUDY AREA BY THE MORGAN COUNTY GEOLOGIC HAZARDS ORDINANCE.
VEGETATION, FARMLAND & GROUND SLOPE:
 THIS AREA IS USED FOR FARMING AND PASTURE. PRESENTLY IT IS PLANTED INTO ALFALFA AND GRASSES. OCCASIONALLY IN WINTER SEEN MAY GRASS THIS PROPERTY. THE SLOPE OF THE PROPERTY IS VARRIES FROM ABOUT 1% AT THE NORTH END OF THE PROPERTY TO ABOUT 1% AT THE SOUTH END OF THE PROPERTY WHERE THE TWO NEW LOTS ARE PROPOSED. SLOPE OF THE PROPERTY IS GENERALLY FROM NORTH TO SOUTH.

DRIVEWAYS:
 DRIVEWAYS SHALL BE PAVED FROM THE EXISTING ASPHALT TO THE PROPERTY LINE - TYPICAL, MINIMUM WIDTH = 12'. AVOID LOCATION WHICH WILL INTERFERE WITH THE ON-SITE WASTE TREATMENT SYSTEM.
INSTALLATION OF THE DRIVEWAY APPROACHES AND APRONS WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE PROPERTY OWNER WILL BE REQUIRED TO OBTAIN A RIGHT-OF-WAY PERMIT ALONG WITH A BUILDING PERMIT.

MORGAN COUNTY PLANNING COMMISSION
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN WAS RECOMMENDED FOR APPROVAL BY THE MORGAN COUNTY PLANNING COMMISSION.
 SIGNED THIS ____ DAY OF _____, 20__
 CHAIRMAN, MORGAN COUNTY PLANNING COMMISSION

MORGAN COUNTY ATTORNEY
 APPROVED AS TO FORM
 SIGNED THIS ____ DAY OF _____, 20__
 MORGAN COUNTY ATTORNEY

MORGAN COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. I DO NOT BELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS SURVEY TO BE RESPONSIBLE AND/OR LIABILITIES ASSOCIATED THEREWITH.
 SIGNED THIS ____ DAY OF _____, 20__
 MORGAN COUNTY SURVEYOR

CERTIFICATE OF SURVEYOR
 I, JESS W. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4804807, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH AND IN ACCORDANCE WITH TITLE 18, CHAPTER 20, PROFESSIONAL SURVEYORS AND LAND SURVEYORS LICENSING ACT, AND BY AUTHORITY OF THE OWNERS, HAVE COMPLETED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREON, IN ACCORDANCE WITH SECTION 17-2-3(7) AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE HEREBY SUBDIVIDED SAID TRACT INTO 1 LOT, KNOW HEREAFTER AS:
WEST WINDS SUBDIVISION
 AND THAT THE SAME HAS BEEN SURVEYED AND MONUMENTS HAVE BEEN PLACED ON THE GROUND AS REPRESENTED ON THE PLAN HEREON.
 SIGNED THIS ____ DAY OF _____, 20__
 JESS W. HOLYOAK, PLS
 UTAH LAND SURVEYOR REGISTRATION NO. 4804807



VICINITY MAP
BOUNDARY DESCRIPTION
 A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 25, AS MONUMENTED BY A 5/8" REBAR WITH AN ALUMINUM CAP;
 THENCE SOUTH 07°14' WEST 173.74 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION;
 THENCE NORTH 60°07'00" WEST 52.8 FEET TO A REBAR AND CAP PLACED ON THE SOUTH LINE OF PONDERS HORN ROAD, THE TRUE POINT OF BEGINNING;
 THENCE SOUTH 88°39'13" EAST 236.53 FEET TO THE POINT OF BEGINNING;
 THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 3 LOTS AND 3.01 ACRES.
 THE BASIS OF BEARING IS THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 25 CALLED NORTH 00°14' EAST, AS MONUMENTED.

OWNER'S DEDICATION
 I, GRANT SALTER, TRUSTEE OF GRANT SALTER REVOCABLE TRUST, DO HEREBY DEDICATE, FOR PERPETUAL USE OF THE PUBLIC, ALL PUBLIC UTILITY EASEMENTS SHOWN ON THIS PLAN, THE SAME TO BE USED FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC UTILITIES AND FOR DRAINAGE PURPOSES AS MAY BE AUTHORIZED BY MORGAN COUNTY.
 IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS ____ DAY OF _____, 2015.
 GRANT SALTER, TRUSTEE

ACKNOWLEDGEMENT
 STATE OF UTAH)
) SS
 COUNTY OF MORGAN)
 ON THIS ____ DAY OF _____, 2015, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, GRANT SALTER, TRUSTEE, GRACIA L. SALTER REVOCABLE TRUST, WHO SIGNED THE ABOVE OWNER'S DEDICATION, AND ONLY ACKNOWLEDGE TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES THEREIN MENTIONED.
 NOTARY PUBLIC
 RESIDING IN _____ COUNTY, UTAH
 MY COMMISSION EXPIRES _____

OWNER'S ACKNOWLEDGEMENT OF RESPONSIBILITY
 I, GRANT SALTER, TRUSTEE OF GRANT SALTER REVOCABLE TRUST, DO HEREBY ACKNOWLEDGE THAT I AM THE UNDERSIGNED OWNER OF THE TRACTED OF LAND CONTAINED WITHIN THE SUBDIVISION BOUNDARY DESCRIBED HEREON, AND I ACKNOWLEDGE THAT FAILURE OF THE LOCAL JURISDICTION OR PLANNING COMMISSION TO OBSERVE OR RECORD HAZARDOUS, UNKNOWN OR UNSOUND CONDITIONS SHALL NOT RELIEVE THE DEVELOPER OR OWNER FROM RESPONSIBILITY FOR THE CONSTRUCTION OF DAMAGES RESULTING THEREFROM, AND SHALL NOT RESULT IN THE LOCAL JURISDICTION OR PLANNING COMMISSION, ITS OFFICERS OR AGENTS, BEING RESPONSIBLE FOR THE CONSTRUCTION OF DAMAGES RESULTING THEREFROM.
 IN WITNESS WHEREOF, WE HAVE HERETO SET OUR HANDS THIS ____ DAY OF _____, 2015.
 GRANT SALTER, TRUSTEE

WILKINSON-COTTONWOOD MUTUAL WATER COMPANY
 THE CULINARY WATER AND SECONDARY WATER FACILITIES ARE HEREBY APPROVED.
 SIGNED THIS ____ DAY OF _____, 20__

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
 THE WASTE DISPOSAL SYSTEM IS HEREBY APPROVED.
 SIGNED THIS ____ DAY OF _____, 20__

MORGAN COUNTY ENGINEER
 I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PREREQUISITE TO APPROVAL BY THE COUNTY ENGINEER OF THE FOREGOING PLAN AND DEDICATIONS HAVE BEEN COMPLIED WITH.
 SIGNED THIS ____ DAY OF _____, 20__
 MORGAN COUNTY ENGINEER

MORGAN COUNTY COUNCIL
 THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAN AND THE DEDICATION ARE HEREBY ACCEPTED BY THE COUNCIL OF MORGAN COUNTY, UTAH.
 SIGNED THIS ____ DAY OF _____, 20__
 CHAIRMAN, MORGAN COUNTY COUNCIL
 ATTEST: MORGAN COUNTY CLERK

MORGAN COUNTY SURVEYOR
 I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR'S OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH LINES AND MONUMENTS ON RECORD IN THE MORGAN COUNTY OFFICES. I DO NOT BELIEVE THE LICENSED LAND SURVEYOR WHO EXECUTED THIS SURVEY TO BE RESPONSIBLE AND/OR LIABILITIES ASSOCIATED THEREWITH.
 SIGNED THIS ____ DAY OF _____, 20__
 MORGAN COUNTY SURVEYOR

MORGAN COUNTY RECORDER
 ENTRY NO. _____ FEE PAID _____
 FILED FOR RECORD AND RECORDED _____ AT _____
 IN BOOK _____ OF THE OFFICIAL RECORDS, PAGE _____
 RECORDED FOR:
 MORGAN COUNTY RECORDER
 BY: _____ DEPUTY

MOUNTAIN ENGINEERING
 P. O. BOX 309
 MORGAN, UTAH 84050
 TEL. (801) 876-3978 FAX. 876-3979

DESIGNED BY: _____
 DRAWN BY: _____
 DATE: _____

WEST WINDS SUBDIVISION
 PRELIMINARY PLAN
 A PART OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH.
 FILE: GRANT SALTER, 4625 WEST 8500 NORTH, MORGAN, UT 84050, TEL. 876-3311

DRAWING NO. _____
 SHEET _____ OF _____
 FILE: SALTER, GRANT_PREL

Rev 12-7-2015

Pettit Ranchettes PRUD Plat Amendment 2
Public Meeting
January 28, 2016

Application No.: 14.130
Applicant: Randy Krantz
Owner: Randy and Karen Pettit; Woods Creek Ranch LLC
Project Location: 246 W Woods Creek Rd
Porterville Area
Current Zoning: A-20
General Plan Designation: Agricultural
Acreage/Lots: approximately 80.17 acres; 4 lots and 4 open space lots
Request: Amend a subdivision of record to add approximately 50 feet to the eastern portion of Lot 23
Date of Application: November 10, 2014
Date of Previous Approvals: January 2002 (Original PRUD); June 2008 (1st Amendment)
Date of Previous Meeting: August 27, 2015 (postponed for revision)

Staff Recommendation

County Staff recommends approval of the requested amended plat based on the following findings and with the conditions listed below:

Findings:

1. That the proposed amendment is in keeping with the goals set forth in the Future Land Use Map of the General Plan.
2. That the proposed amendment meets the requirements of the Morgan County Code for subdivision plat amendments.
3. That the proposed amendment will have a negligible impact on surrounding properties.

Conditions:

1. That the owners provide an updated title report prior to recordation.
2. That the owners provide a copy of the updated deed restrictions prior to recordation.
3. That all fees and taxes are paid, including any fees associated with outsourced consultants.
4. That any minor changes to the plat be handled by County Staff prior to recordation.

Background

This application is to amend the approved Pettit Ranchettes PRUD, originally approved in 2002. The existing plat has only two (2) lots, while the proposed amendment to the existing PRUD

has four lots and four open space lots. The existing PRUD has a total of 52.172 acres. The proposed additional acreage has been removed from this application.

Please refer to Exhibit E for a comparison between the proposed and existing conditions.

Analysis

General Plan and Zoning. Pursuant to the Future Land Use Map (see Exhibit B), the property has an Agricultural designation. According to the General Plan, the Agricultural designation "identifies areas of existing agricultural land uses. The purpose of this land use designation is to support viable agricultural operations in Morgan County, while allowing for large-lot residential and other uses." The Agricultural designation anticipates 20 acre lots. The proposed resulting lots are both of approximately 26 acres, which fits the General Plan designation.

The zoning of the parcel is A-20 (see Exhibit C). The proposed amendment would define the lot line between the two lots, and as mentioned would result in each lot being about 26 acres.

Ordinance Evaluation:

Property Layout. This subdivision has some natural and technical constraints that make it unique. In addition to the large lots designated through the PRUD, the open spaces created in steep slope areas will help to ensure the disbursed and open character of the area. The lots front along a private lane, which provides access for the lots. The setbacks and building areas are noted on the plat and are typical to the zone.

Roads and Access. As noted above, the lots front onto a private lane, where access will be gained to each property.

Grading and Land Disturbance. The parcel appears to lie outside of the flood plain. As both lots are currently built out with single family detached dwellings, no additional site grading is anticipated.

Utilities. Water service in the area is provided by an existing shared well serving lots 1 and 2. Waste water will be handled via individual septic systems.

Geologic Hazards. The existing lots/structures predate the current Geologic Hazards ordinance, and are thus exempt from those requirements.

Model Motion

Sample Motion for *Approval* – "I move we approve the Pettit Ranchettes PRUD Plat Amendment 2, application #14.130, located at approximately 246 W Woods Creek Rd., based on the findings and with the conditions listed in the staff report dated January 28, 2016."

Sample Motion for *Approval with additional conditions* – "I move we approve the Pettit Ranchettes PRUD Plat Amendment 2, application #14.130, located at approximately 246 W Woods Creek Rd., based on the findings and with the conditions listed in the staff report dated January 28, 2016, with the following additional conditions:"

1. List any additional findings and conditions...

Sample Motion for *denial* – “I move we deny the Pettit Ranchettes PRUD Plat Amendment 2, application #14.130, located at approximately 246 W Woods Creek Rd., *due to the following findings*:

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map

Exhibit B: Future Land Use Map

Exhibit C: Current Zoning Map

Exhibit D: Proposed Amended Plat

Exhibit E: Comparison of Amended Plat and Existing Plat

Staff Contact

Bill Cobabe, AICP

801-845-4059

bcobabe@morgan-county.net

Exhibit A: Vicinity Map

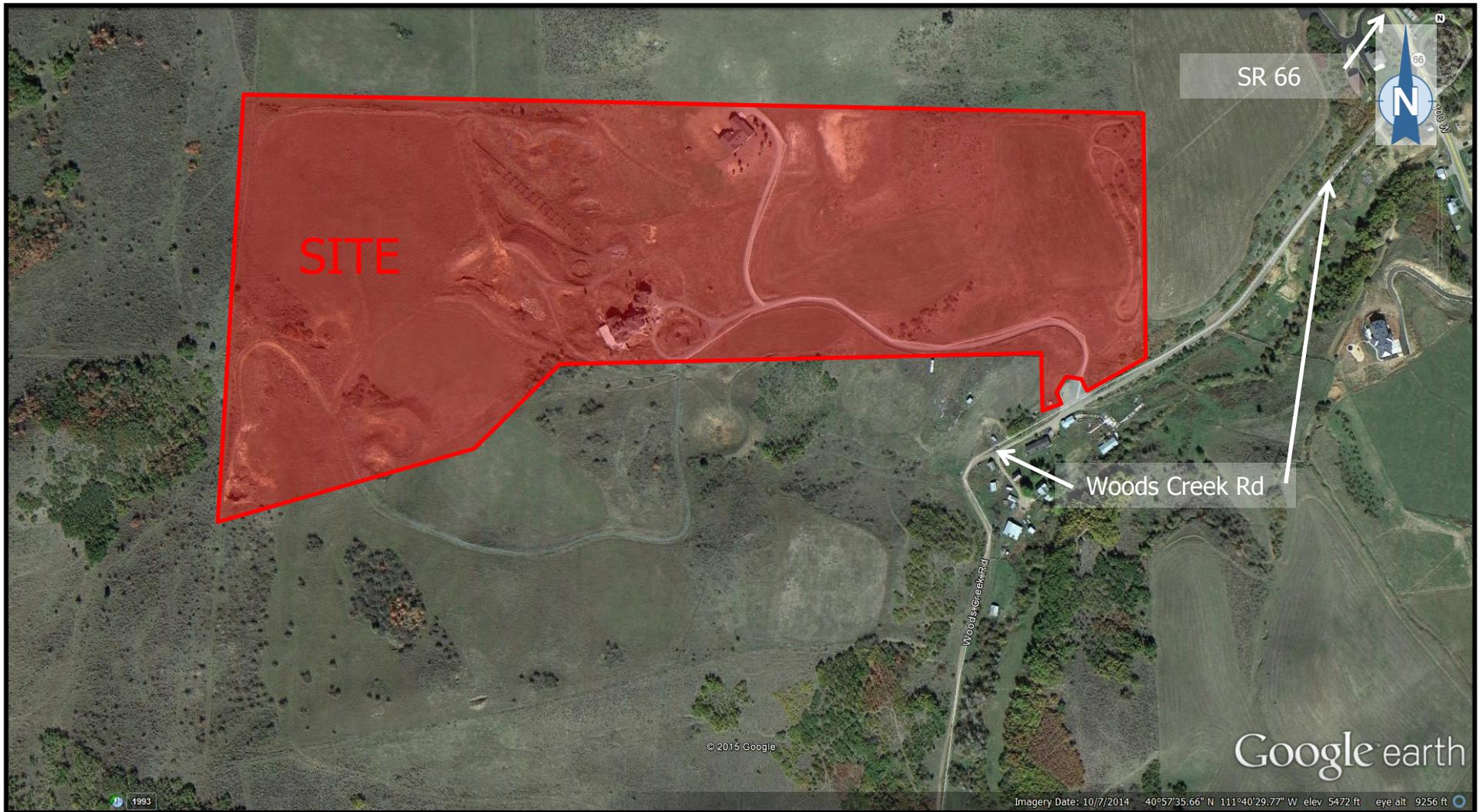


Exhibit B: Future Land Use Map

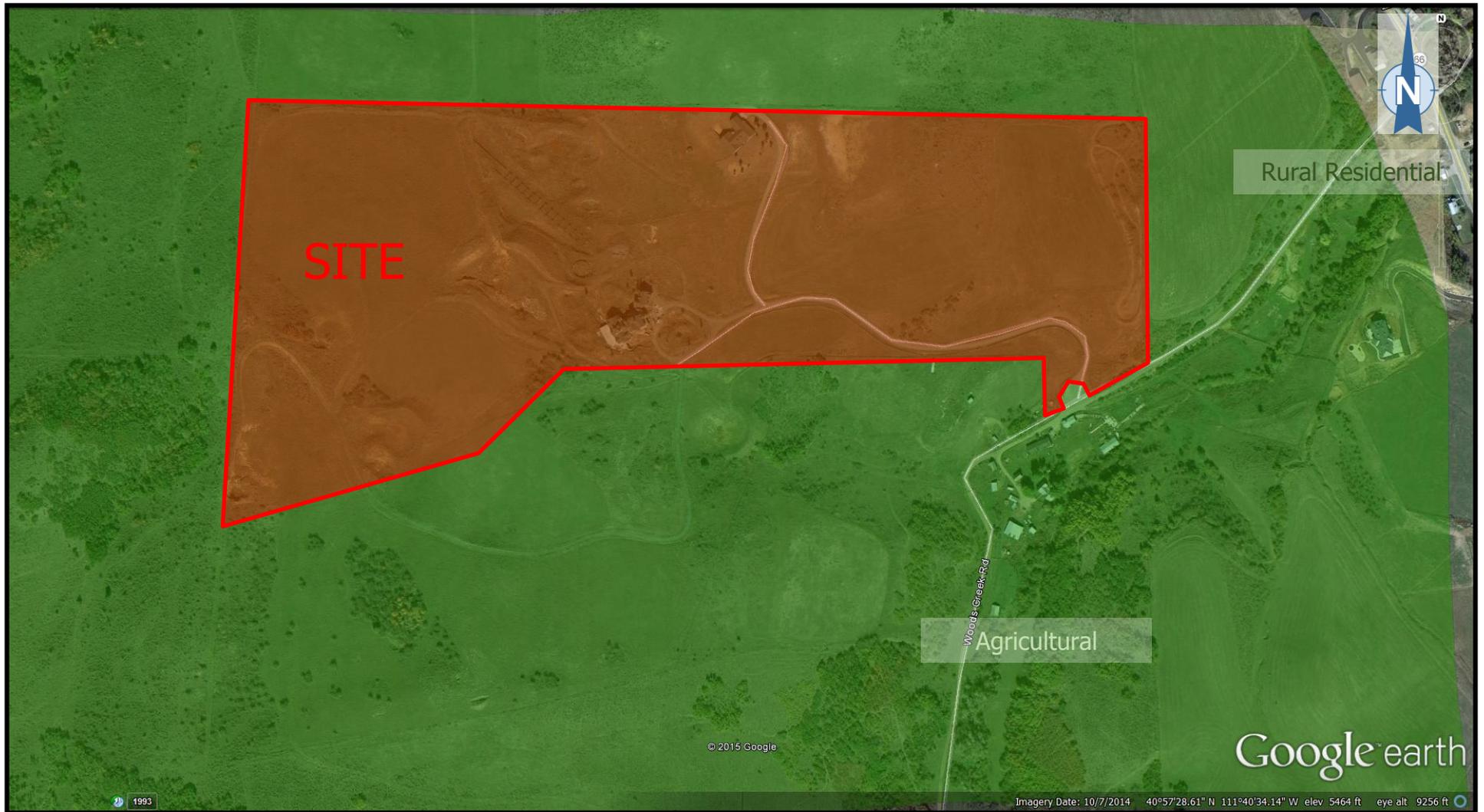


Exhibit C: Current Zoning Map

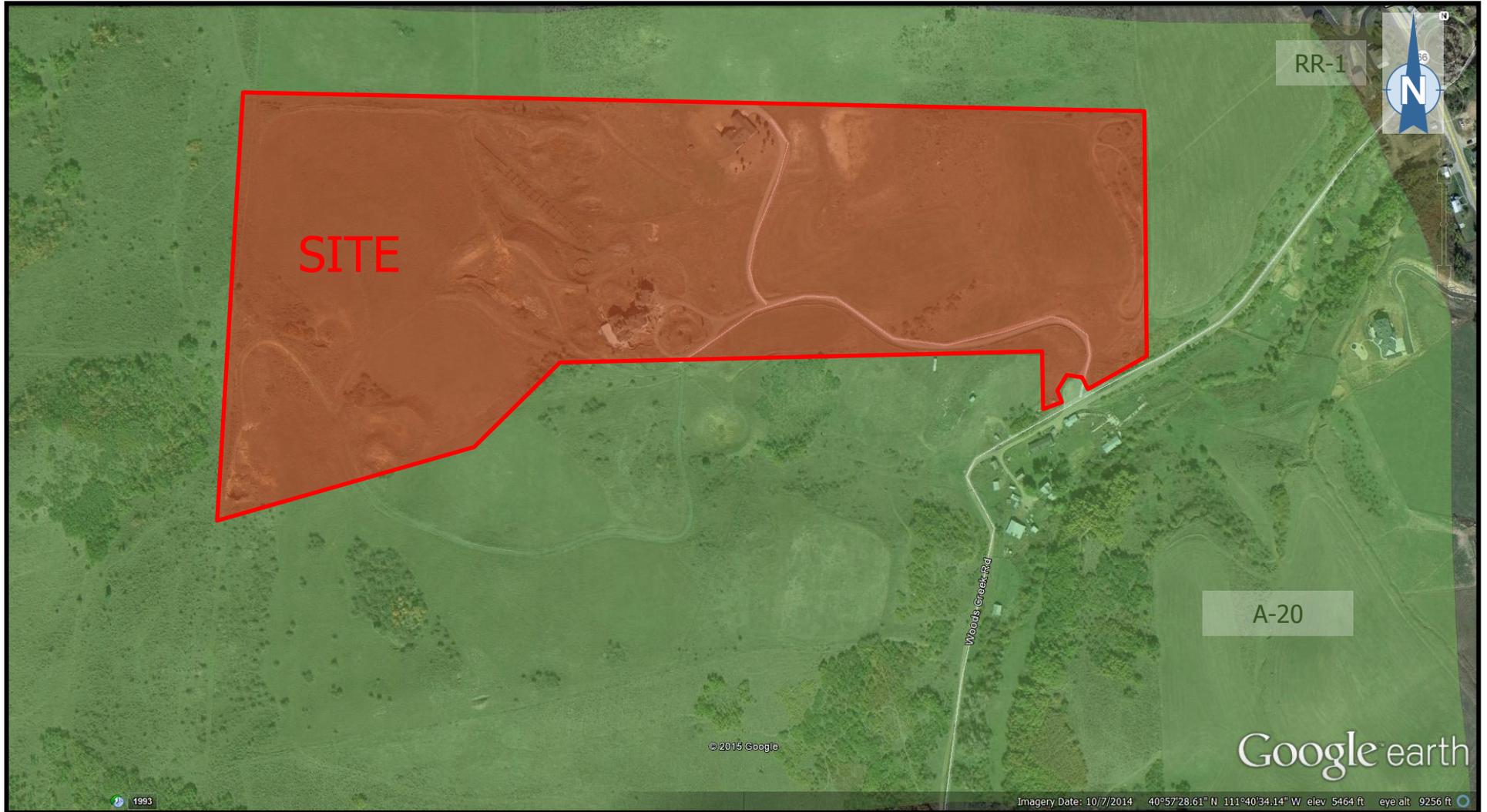
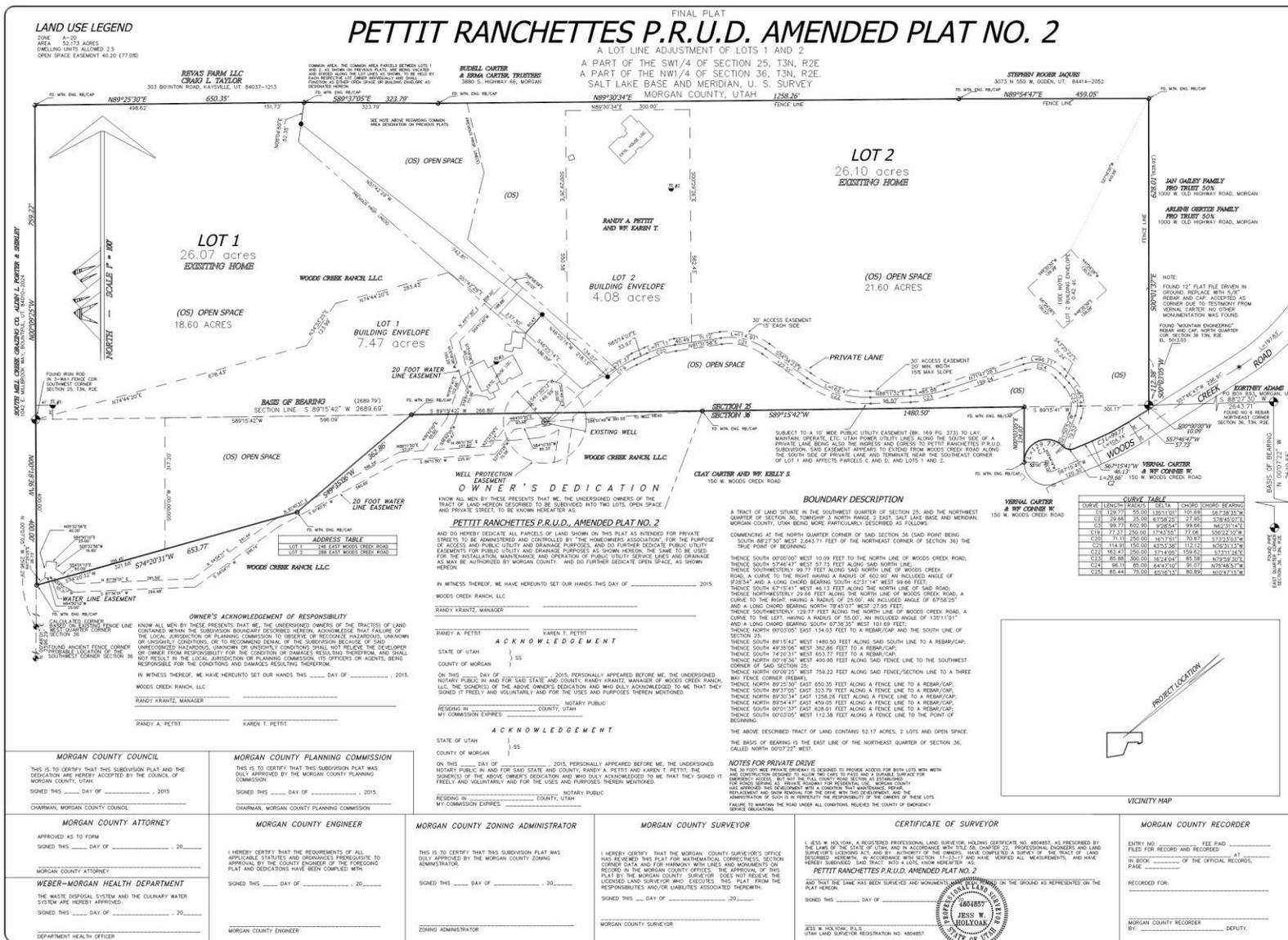


Exhibit D: Proposed Amended Plat



MOUNTAIN ENGINEERING
 P. O. BOX 309
 MORGAN, UTAH 84050
 TEL: (801) 636-2975 FAX: 878-3979

PETTIT RANCHETTES P.R.U.D. AMENDED PLAT NO. 2
 A LOT LINE ADJUSTMENT OF LOTS 1 AND 2
 FINAL PLAT THE NW1/4 OF SEC. 36, R2E, T3N, R2E
 SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
 MORGAN COUNTY, UTAH

DESIGNED BY: M.E.H.
DRAWN BY: J.W.H.
DATE: NOVEMBER, 2015

DATE: NOVEMBER, 2015

PROJECT LOCATION

VICINITY MAP

APPROVED AS TO FORM
 SIGNED THIS ____ DAY OF _____, 20____
 MORGAN COUNTY ATTORNEY

APPROVED AS TO HEALTH
 SIGNED THIS ____ DAY OF _____, 20____
 DEPARTMENT HEALTH OFFICER

APPROVED AS TO ZONING
 SIGNED THIS ____ DAY OF _____, 20____
 ZONING ADMINISTRATOR

APPROVED AS TO RECORDING
 SIGNED THIS ____ DAY OF _____, 20____
 MORGAN COUNTY RECORDER

Exhibit E: Comparison of Amended Plat and Existing Plat

Existing Plat:

