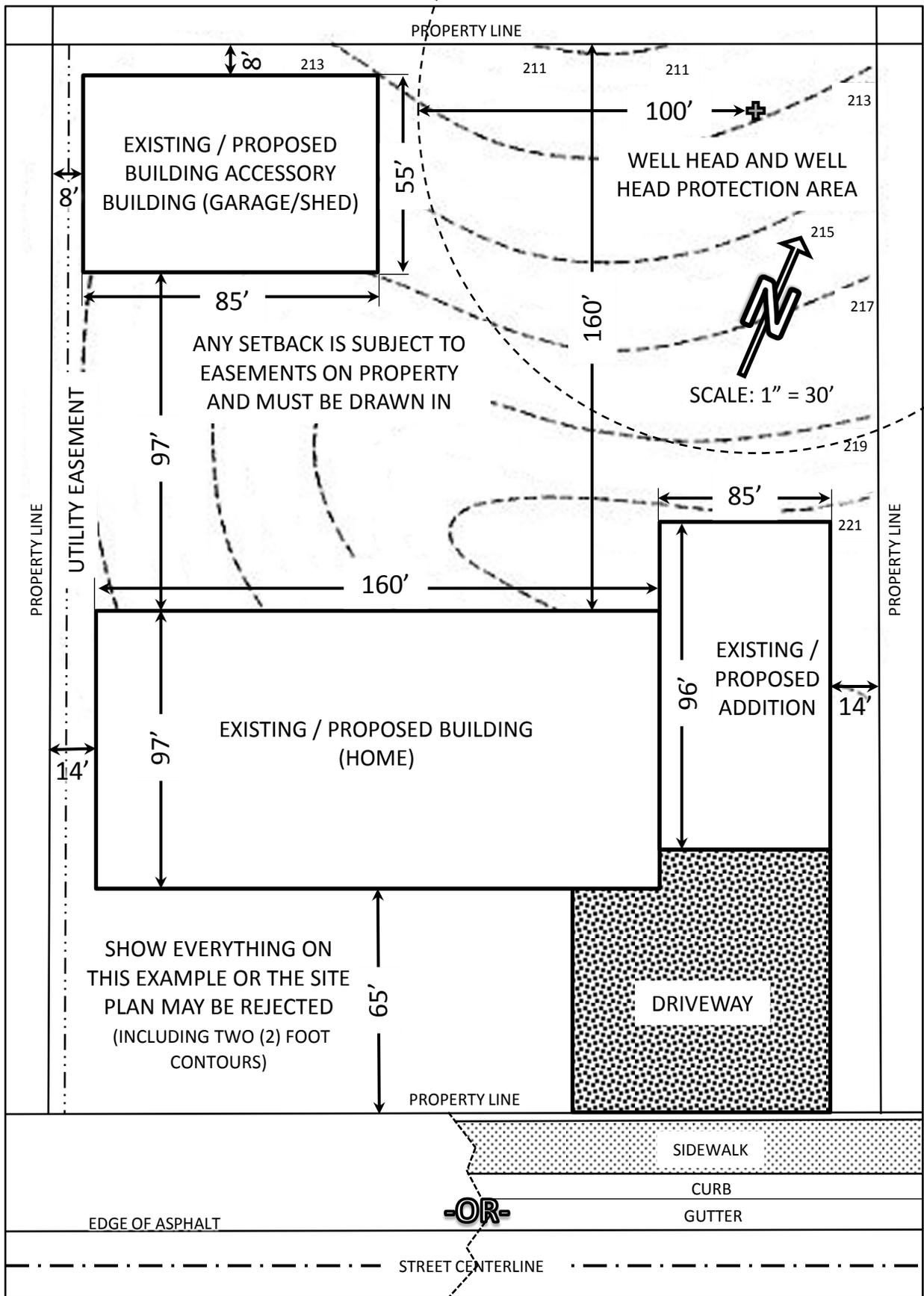


Supporting Documentation and Information:

- **Setbacks** can be found either in adopted ordinance, in a development agreement, or on an approved subdivision plat.
 - Setbacks in adopted ordinances can be found in the Codified Morgan County Code (MCC). A link to the code is on the County website at www.morgan-county.net.
 - Setbacks for lots in the F-1, MU-160, A-20, RR-10, RR-5, and RR-1 zones can be found in MCC § 8-5A-6.
 - Setbacks in the R1-20, R1-12, R1-8, RM-7, and RM-15 zones can be found in MCC § 8-5B-7.
 - Setbacks for commercial and manufacturing zones can be found in MCC § 8-5C-5.
 - Setbacks for the CD zone can be found in MCC § 8-5D-5(C).
 - A list of County recorded development agreements is below. Full copies of development agreements and adopted plat can be purchased from the County Recorder's Office.
- **Height limitations** can be found either in adopted ordinance, in a development agreement, or on an approved subdivision plat.
 - Height limitations in adopted ordinances can be found in the Codified Morgan County Code (MCC). A link to the code is on the County website at www.morgan-county.net.
 - Height limitations for lots in the F-1, MU-160, A-20, RR-10, RR-5, and RR-1 zones can be found in MCC § 8-5A-7.
 - Height limitations in the R1-20, R1-12, R1-8, RM-7, and RM-15 zones can be found in MCC § 8-5B-8.
 - Height limitations for commercial and manufacturing zones can be found in MCC § 8-5C-4.
 - Height limitations for the CD zone can be found in MCC § 8-5D-5(D).
 - A list of County recorded development agreements is below. Full copies of development agreements and adopted plat can be purchased from the County Recorder's Office.
 - A special exception ordinance to maximum height of the main building can be found in MCC § 8-6-13
- Flood Plain maps can be obtained through the FEMA website: www.msc.fema.gov.
- Geologic Hazards are determined by existing geologic mapping of Morgan County. Maps can be obtained from the Utah Geologic Survey (UGS) website: geology.utah.gov.
- Wildland Urban Interface (WUI) area is determined by existing County maps. A link to the WUI map is on the Planning and Development Services webpage on the Morgan County website: www.morgan-county.net.

List of Recorded Development Agreements:

Aspen Meadows PUD
Cottonwoods
Coventry Cove
Mountain Brook Estates
Rivala
Rollins Ranch
Whisper Ridge



SITE PLAN EXAMPLE

THIS IS AN EXAMPLE ONLY & IS NOT DRAWN TO SCALE
 SITE PLANS SHOULD BE DRAWN TO SCALE, & ZONING WILL DETERMINE SETBACKS





Land Use Permit Application

DATE _____ PERMIT NUMBER _____

PROPERTY ADDRESS _____

PARCEL# _____ SERIAL# _____ SECTION: _____ Township: _____ Range: _____

PROPOSED USE OF PROPERTY/STRUCTURE _____

PROPERTY OWNER _____ OWNER PHONE _____

OWNER MAILING ADDRESS _____

GENERAL CONTRACTOR _____ PHONE _____

Submission Requirements if separate from building permit application:
 ___ County Plat Map ___ County Tax Roll

General Property Information:

Zone: _____ Total Acreage: _____ Total Square Footage (acreage x 43,560):..... _____

Square footage of footprint of existing and proposed buildings on lot: _____

Proposed % Lot Coverage:.....% _____

Total proposed square feet of footprint of buildings divided by total square footage of lot multiplied by 100) _____

Number of Dwelling Units now on lot: _____ Number of Accessory Buildings now on lot _____

Number of off street parking spaces: _____ Covered: _____ Uncovered: _____

Land Use Permit Checklist

Building (General)

Yes/No

- _____ Will there be plumbing in the structure?
- _____ Will there be electrical in the structure?
- _____ Property connected to public sewer (current or proposed)?
- _____ Property connected to septic system (current or proposed)?

Legal Building Lot:

Check One

- _____ Lot of Record with valid address.
(See tax role for valid property information):
Frontage along County Right of Way: _____ Feet
- _____ Subdivision Lot.
Subdivision Name _____
- _____ Lot# _____

Check all that apply

- _____ Meets notes on plat.
- _____ Meets Development Agreement.
- _____ Reviewed by Architectural Review Committee (as applicable):
Date: _____

Setback Requirements (see supporting information):

Check One

- _____ Meets setbacks per ordinance #: _____
Front: _____ Side: _____ Rear: _____ Side Street: _____
- _____ Meets setback requirements per Development Agreement: _____
Front: _____ Side: _____ Rear: _____ Side Street: _____
- _____ Meets setback requirements per recorded plat:

Front: _____ Side: _____ Rear: _____ Side Street: _____

Height Requirements (see supporting information):

Check One

- _____ Meets maximum height requirements per ordinance (see supporting documents):
#: _____
- _____ Meets max. height requirements per Development Agreement: _____
- _____ Meets height requirements per recorded plat:

- _____ Received special exception approval for additional height.
Approved height: _____

Geologic Hazards (see supporting information):

Check One

- The lot is a lot of record and **IS NOT** encumbered by potentially hazardous geologic units.
- The lot is in a subdivision and **DOES NOT** have geologic restrictions.
- The lot **IS** encumbered by potentially hazardous geologic units as indicated by local geologic maps (lots of record) or restrictions on the plat (subdivisions).

Yes/No

A Geologic Hazards Report and Geotechnical report is part of the submittal.

Flood Plain (see supporting information):

Yes/No

Is the lot in a flood plain or on wetlands?

Yes/No

If yes, are requirements of MMC 9 met?

Wildland Urban Interface (see supporting information):

Check One

- The lot **EXEMPT** from the Wildland Urban Interface.
- The lot is **NOT EXEMPT** from the Wildland Urban Interface.

Yes/No

An approved fire protection plan is part of the submittal.

Fees and Taxes:

Yes/No

All County fees and taxes are paid current including, but not limited to:

- Geologic Hazards Review
- Conditional Use Permit
- Subdivision
- Building Permit Deposit
- Land Use Permit
- Taxes
- Contracted Services Fees

SITE PLAN REQUIRED

A SITE PLAN IS REQUIRED TO BE SUBMITTED WITH ALL LAND USE PERMITS. SITE PLANS SHALL BE DESIGNED WITH THE FOLLOWING MINIMUM ELEMENTS: SCALE; NORTH ARROW; EXISTING AND PROPOSED BUILDINGS WITH SETBACKS; 2 FOOT TOPOGRAPHIC CONTOURS; PROPOSED SITE DEVELOPMENT AND LIMITS OF DISTURBANCE; EXISTING EASEMENTS; ALL CURRENT AND PROPOSED MANMADE STRUCTURES; FLOOD PLAIN LIMITS; AND GEOGRAPHIC UNIT DELINEATION.

NOTICE TO APPLICANT

PROPOSALS FOR THE INSTALLATION OF AN INDIVIDUAL WATER SUPPLY AND FOR A SANITARY WASTE DISPOSAL SYSTEM (SEPTIC TANK) FOR ANY STRUCTURE DESIGNED FOR HUMAN OCCUPATION MUST BE APPROVED BY THE COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION.

THIS PERMIT BECOMES NULL AND VOID IF USE OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN **180 DAYS FOR LAND USE PERMIT (1 YEAR FOR CONDITIONAL USE) OR ZONE CHANGE AFFECTING THIS PROPERTY.** I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS LAND USE WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. I MAKE THIS STATEMENT UNDER PENALTY OF PERJURY. I HEREBY AGREE TO MEET THE REQUIREMENTS AS SPECIFIED ON THIS PERMIT ISSUED TO THE OWNER OF LAND AS SIGNED BELOW.

Applicant Signature: _____

Date _____

THE FOLLOWING CONDITIONS MUST BE ADHERED TO: _____

SIGNATURE OF APPROVAL-PLANNING/BUILDING DEPARTMENT

DATE