



Memorandum of Understanding

Morgan County Planning and Development Services Department
48 West Young Street, P.O. Box 886
Morgan, UT 84050 (801)845-4008/4015

Permit #: _____

Owner: _____

Contractor: _____

Please read and initial the following statements:

_____ Inspection request must be made a minimum of 24 hours in advance; this does not guarantee next day inspections. Requests should be made by calling the planning and development services office at (801)845-4008. Be prepared with Permit #, building site address, owner & contractor names, and type of inspection.

_____ Every effort will be made to accommodate inspections as scheduled with specific times. However, due to weather, time constraints, work load, location or other factors inspections may occur earlier or later than the requested appointment time. For these reasons inspection requests should not be made until the work is ready for inspection.

_____ A re-inspection fee will be charged if approved plans are not on the job site for EACH inspection.

_____ A re-inspection fee will be charged if the job site is not ready for the requested inspection, inspections canceled after 8:30 a.m. on the day of inspection, or if the inspector cannot obtain entry to the structure and/or property.

_____ A re-inspection fee must be paid in the office. Inspector cannot take fees in the field.

_____ If a re-inspection fee is assessed, no additional inspections will be scheduled until such time that the fee has been paid in the office.

_____ Building plans altered after issuance of permit shall require that 2 copies of the changes be submitted to the Planning and Development Services office for approval prior to the change being made. Additional review fees may be assessed.

_____ Morgan county ordinances prohibit the occupancy of a dwelling until such time as a Certificate of Occupancy has been issued after final inspection approval. This precludes moving any furniture into the structure until such issuance.

_____ Performance bonds for curb, gutter, and sidewalk are required per the County's fee schedule. Documentation of any pre-existing damage is the responsibility of the property owner.

_____ Certificate of Occupancy will be issued only after final building inspection has been approved and after verification that curb, gutter, and/or sidewalk, where existing, is in good repair. Accommodations may be made due to climate.

_____ The issuance of your Certificate of Occupancy may take between 24-48 hours after final building inspection approval. Mortgage closings should be scheduled accordingly.

_____ Temporary occupancies are reviewed on a case by case basis and will not be issued if there are any outstanding issues concerning an immediate risk to health, life, or limb. A cash bond and agreement is required to be posted in the amount of \$1025.00 of which \$1,000 will be refunded when final occupancy is obtained and \$25.00 will be retained by the County to pay office administrative expenses.

_____ There are no special requirements for mechanical systems for a residence at the plan review and permitting stage, but the County does require a complete and accurate gas line schematic to be submitted to review and approve prior to meter set.

The following applies ONLY to building permits to be issued in The Cottonwoods PUD

_____ No building permit application will be accepted by the Planning and Development Service Department unless two (2) sets of plans are submitted that have the approval stamp of the Development's Architectural Review Committee. This is to ensure that the building plans and materials used are in conformance with the adopted architectural covenants and development agreement.

_____ Construction Access: Due to the load design of Willow Creek Road, it is not approved to be used as a construction access into the Cottonwoods. All delivery of materials and construction traffic shall be via Silver Leaf Dr. Any owner/contractor found to be in violation of this prohibition may be ticketed by the Morgan County Sheriff. Recurrent violations shall necessitate the use of stop work orders on the project and/or additional violation fines.

_____ The storage of building materials, supplies, equipment, rocks, gravel, dumpsters, etc. upon streets is prohibited.

_____ ALL CONTRACTORS and OWNERS shall be responsible to clean and remove any mud, dirt, or other debris from the street each day.

THESE PLANS HAVE BEEN REVIEWED BY MORGAN COUNTY. CORRECTIONS ARE NOTED IN RED. THERE ARE ALSO ILLUSTRATIONS TO HELP CLARIFY SOME, BUT NOT ALL CODE REQUIREMENTS.

I, THE UNDERSIGNED, CONFIRM THAT ALL CONTRACTORS AND WORKERS READ AND **COMPLY WITH THESE PLANS FOR THE PORTION OF WORK THEY ARE DOING**. I ALSO UNDERSTAND AND ACKNOWLEDGE THAT ANY OTHER PERSON WHO ENGAGES IN BUILDING THIS STRUCTURE MUST BE LICENSED UNDER THE PROVISIONS OF THE CONSTRUCTION TRADES LICENSING ACT. I UNDERSTAND THAT I AM PERSONALLY RESPONSIBLE IN ASSURING THAT SUCH INDIVIDUAL IS LICENSED, AND MAYBE SUBJECT TO PROSECUTION FOR ANY VIOLATION OF THE ABOVE ACT.

Contractor/Owner

Date

Witness by (Morgan County Official)