

November 26, 2008

**PORTERVILLE/RICHVILLE
AREA PLAN
OCTOBER 2008**

*Directional Area Planning and Zoning Criteria Prepared for the
Morgan County Planning Commission
and the Morgan County Council*

Table of Contents

Acknowledgements3

Chapter 1: Introduction4

Chapter 2: Community Vision Statement and Goals8

Chapter 3: Land Use Recommendations9

Chapter 4: Environment14

Chapter 5: Facts and Finding17

AddendumSurvey

ACKNOWLEDGEMENTS

Members of the Porterville/Richville Area Planning committee wish to express thanks to the Morgan County Council and the Morgan County Planning Commission for their foresight in allowing citizens to participate in the governmental process. Appreciation is also expressed to County Councilman Bruce Sanders for his leadership as chairman of the area planning committee and Steve Wilson for his input as a representative of the Morgan County Planning Commission. Professional guidance provided by Morgan County Planner Sherrie Christensen and Morgan County G.I.S. Specialist David Manning were instrumental in the development of this plan. Recognition is also given to the numerous residents of the Porterville and Richville areas for their attendance at various meetings and hearings and comments rendered vocally and in written form.

CHAPTER 1: INTRODUCTION

In spring and summer of 2006 the Morgan County Planning Commission and the Morgan County Council held public hearings regarding a zoning change request in the Porterville/Richville Area. These hearings drew the attention of several local residents. The residents called upon the County Council to reconvene a Porterville/Richville Area Plan committee to consider the impact this change and similar requests would have on the area. In support of the citizens’ request, the council authorized the planning commission to organize an area plan committee for the purpose of reviewing and revising the 1997 Porterville/Richville Area Plan. The Porterville/Richville area has historically been a rural, open space, agricultural, river valley, and mountain ridge setting. Porterville and Richville residents of today are committed to these historic values of farming the land and protecting the inherent natural beauty and resources of the valley. Future growth and development shall be planned and controlled based on these premises.

1.1 Committee Membership

- Chairman (Non-voting member)County Councilman Bruce Sanders
- Planning Commission Member (Non-Voting Member) Steve Wilson
- Vice ChairRobert Kilmer
- MemberBlaine Fackrell
- MemberBrent Porter
- MemberRodney Rose
- MemberDee Waldron
- MemberKraig Walker
- MemberLindsay Wilde
- MemberJim Wiscombe
- Past Vice Chair.....Ken G. Adams
- Past MemberConnie Carter
- Past MemberBlanche Chournes
- Past MemberDave Nicholas
- Past MemberRob Vigoren
- Past MemberFaye Wingate
- Past MemberRobert Wingate
- Past MemberTammy Bullock
- Past MemberLarry London
- Past Member.....Cliff Burwell
- County PlannerSherrie Christensen
- G.I.S. SpecialistDave Manning

1.2 Historical Background

PORTERVILLE (Morgan County) is four miles southwest of Morgan City at the junction of Hardscrabble and East canyons. It was named for Sanford and Warriner Porter, the first settlers who came over the mountain from Centerville. The Porters also built the first sawmill there.

RICHVILLE (Morgan County) is on U-66 and Morgan Valley Drive south of Morgan City. It is a small farming community founded in 1860 and named for Thomas Rich, an early settler and presiding Mormon elder.

The East Canyon and Hardscrabble streams that feed into the Weber River made the valley attractive to fur trappers in the 1820s and to prehistoric Plains Indians and historic Shoshone and Ute Indians.

Morgan County, including the Porterville and Richville area, has more privately owned land than any other county in Utah. Much of it is used for stock raising-especially beef and dairy cattle and sheep and for hay and other field crops. Lumber was a major industry from 1860 to 1875 in Hardscrabble Canyon. Thousands of railroad ties were furnished to build the Union Pacific Railroad line, and charcoal was shipped to Bingham for use in smelting.

In 1904 the Morgan Canning Company was founded to can peas. The company was sold to the California Packing Corporation in 1935. The construction of this plant and the rich, fertile soils of the area allowed farmers in Porterville and Richville to begin raising cash crops including peas and cabbage.

The county has benefited from the Weber Basin Reclamation Project. Beginning in 1952, federal funds were used to construct dams and power plants. The East Canyon reservoir, constructed as part of the project, is a popular recreation site for people throughout northern Utah. Water captured in the reservoir provides a seasonal life-blood of irrigation water to the numerous farms and residential sites of the area (U of U Press, 1994). Gravity flow pipelines originating along Hardscrabble Creek also feed hundreds of acres in Porterville and Richville with secondary water for crops and livestock.

Generations of families in Porterville and Richville have worked the land and respected the natural beauty of the valley. The flowing streams, productive soils, strong timbers, open spaces, and mountain vistas make this pristine valley one of the State's natural treasures.

Community members take great pride in their homes, farms, and ranches. They want this type of environment and setting to continue. Residents of today are committed to these historic values of farming the land and protecting the inherent natural beauty and resources of the valley. Growth and development shall be planned and controlled based on these premises. Future generations will applaud the actions of today in preserving this exceptional mountain valley.

Utah History Encyclopedia[text] : Morgan County **AUTHOR(s)** Murphy, Miriam B.; Powell , Allan Kent, editor **PUBLISHER OF ORIGINAL ITEM** Salt Lake City, Utah : University of Utah Press, University of Utah, 1994.

1.3 Area Plan Boundary

The Porterville/Richville area consists of the East Canyon and Hardscrabble Creek drainages commencing at the “Y” intersection on South Morgan Valley Drive and thence southwesterly along the dividing line between the Porterville/Richville area and the Milton area to the ridgeline of the Morgan/Davis County line. Thence south along that line to the Morgan/Salt Lake County line. Thence south and east along that line across Big Mountain to the Morgan/Summit County line. Thence north and west along that line to the Red Rock ridgeline to the Norwoods ridgeline separating the Porterville/Richville area from the Round Valley/Croydon area. Thence northwesterly along that ridgeline past the block “M”. Thence westerly along the Morgan City limit boundary to the “Y” intersection on South Morgan Valley Drive. Major landmarks include East Canyon Reservoir, the Mormon Trail, and the sites of Porterville and Richville.

1.4 Updating the Porterville/Richville Area Plan

Protection of the historically rural, open space, agricultural setting is of prime importance to the residents of Porterville and Richville. Using elements of the previous 1997 Porterville/Richville Area Plan and guided by the tenants of the 1999 Morgan County General Plan, this document sets forth goals, objectives, and policies that lend themselves to the concept of preserving one of the most pristine valleys in the State of Utah.

The Porterville/Richville Area Plan does not include any small villages. It does however represent and protect one of the prime agricultural assets of Morgan County. The plan maintains open space throughout this area of the county. The Plan requires development patterns that are organized and compact to protect actively farmed and ranched lands, maximize open space, and allow the logical provision of services. Growth will be consistent throughout the area using RR-1 and A-20 zones. The area will also use the MU 160, and F-1 base density zone requirements for dwelling units.

Much thought and consideration has been given to Porterville/Richville area in reference to the agriculture industry. The area currently has three active dairy farms, four fur breeders, a large equestrian facility, and seven beef cattle operations. Many other residents operate small farms with various livestock and crop interests. There is more cultivated agricultural land, with good water rights and access, in the Porterville/Richville area than in many of the surrounding areas. The community feels strongly that agriculture should be protected and encouraged to thrive. Residents believe agriculture and non-agriculture can live harmoniously together if the Area Plan is followed.

Environmental resources of the Porterville/Richville area should be protected including water and air quality, wildlife habitat/corridors, scenic quality, hillsides and slopes, ridgelines, agriculture, open space, soils, vegetation, wetlands, riparian corridors, and flood plains. The Plan encourages development that is compatible with the natural environment.

1.5 Meetings, Hearings and Survey(attached to plan)

The fifteen-member Porterville/Richville Area Plan Committee met numerous times from June 2006 through October 2008. The two-hour sessions were filled with instruction, deliberation, voting, and reflection. Records of the proceedings were kept and are included in the addendum of the plan. Community members often attended the meetings and on occasion shared their views and opinions. The committee sent a survey to the residents of the area.

Three public hearings and two work sessions were held. At the first public hearing held on August 30, 2006, the committee listened to a variety of comments from the large audience. A central theme generated from the various speakers was the need to maintain and protect the rural, open space, agricultural setting of the area including water and other environmental resources. The most recent public hearing (September 11, 2008) reinforced this idea and indicated with an overwhelming (96%) number of speakers requesting that small villages be excluded from the area plan and that the general plan be amended to protect the Porterville/Richville area from small villages and developments that goes along with any other type of village, city, or cluster type housing development.

A survey was sent to the residents of the area (See attached) Porterville/Richville area committee used this data to develop the recommendation contained in the plan. Approximately 161 surveys were returned to the committee. The committee also received a petition signed by 185 residents.

The Morgan County Planning Commission conducted a work session with the committee on Thursday, February 1, 2007 and again on October 23, 2008.

The Morgan County Planning Commission conducted the final public hearing on November 6, 2008.

1.6 How the Area Plan is Organized

The Porterville/Richville Area Plan follows the outline of the 1999 Morgan County General Plan with recommendations for alterations to the general plan regarding the elimination of small villages to the Porterville/Richville area and implementation of Transfer of Development Rights (TDR's), Purchase of Development Rights (PDR), and Conservation Easements. The Porterville/Richville Area Plan was developed on a basic premise stated on page 8 of the 1999 Morgan County General Plan.

“The prospect for growth raises the questions of what kind of a community will and can Morgan County (Porterville/Richville) become? The basic premise is that the residents of every community have the right to determine the quality of life they wish to preserve. A community can take charge of its own destiny and need not be subjected to the vagaries of undirected growth.”

CHAPTER 2: PORTERVILLE/RICHVILLE COMMUNITY VISION STATEMENT

The Porterville/Richville Area Plan envision development in the area to consist of rural, agricultural, open space development using the current zoning of RR-1, A-20, MU-160, and F-1. This Area Plan, in accordance with the Morgan County General Plan, will guide future land use and development, maintain and enhance existing transportation systems, protect the natural environment and scenic vistas, consider opportunities for clean recreational industries and economic growth, afford a reasonable opportunity for a variety of housing, while striving to preserve the existing rural, agricultural open space character of the Porterville/Richville areas. The Porterville/Richville Area Plan Committee recognizes and supports the Morgan County General Plan Goals. These goals are of particular importance to the Porterville/Richville vision of growth in the area.

CHAPTER 3: LAND USE RECOMMENDATIONS

The Porterville/Richville area has historically been a rural, open space, agricultural, hillside, and mountain setting. Residents take great pride in their homes, farms, and ranches. They want this type of environment and setting to continue. This plan protects community character in the Porterville/Richville area while adhering to the basic policies of the 1999 Morgan County General Plan. The plan calls for RR-1, A-20, MU-160, and F- 1 base density zone requirements for dwelling units. Protection of the historically rural, open space and agricultural setting is of prime importance.

After an extensive comprehensive review and in an attempt to comply with the conditions established in the 1999 Morgan County General Plan as amended in April of 2007 the committee has concluded that the Porterville/Richville area is not conducive to the large cluster, small village, and village, town, or city methods of development. As such the area committee recommends the following:

PORTERVILLE/RICHVILLE AREA PLAN GOAL 3.1: Recognize that the Porterville/Richville area is incompatible with large cluster, small village, village, town, or city methods of development.

OBJECTIVE 3.1.1 Amend the Morgan County General Plan to remove the requirements for the designation of small villages in the Porterville/Richville area plan.

POLICY 3.1.1.1: The Area Plan recognizes limited potential for increased density in the Porterville/Richville area on the northern boundary with Morgan City through the annexation process and on the south end in the form of resort expansion.

PORTERVILLE/RICHVILLE AREA PLAN GOAL 3.2: Maintain the rural, agricultural character of the Porterville/Richville area by establishing agricultural operations as the highest priority of land use and permit land use patterns that will protect and support existing and future agricultural operations.

OBJECTIVE 3.2.1: Recognize and establish agriculture as the highest priority of land use and implement measures to protect its status.

POLICY 3.2.1.1: The Area Plan recognizes the Agricultural Protection and Right to Farm provisions in the County's General Plan and concurs that such provisions are to be implemented in the Porterville/Richville area.

POLICY 3.2.1.2: Discourage development that negatively impacts current and future agricultural operations.

PORTERVILLE/RICHVILLE AREA PLAN GOAL 3.3: Recognize that open space is critical to maintaining the Porterville/Richville area rural character, natural beauty, and view corridors.

OBJECTIVE 3.3.1: Establish agricultural lands and sensitive lands (slopes, ridgelines, view corridors, wetlands/riparian corridors, etc.) as critical open space.

POLICY 3.3.1.1: Morgan County should refer to the Porterville/Richville area land use/open space plan so that all future open space efforts, private, public and non-profit, tie together maintaining the inter connectedness of today's open space corridors in the Porterville/Richville area.

POLICY 3.3.1.2: Structures in the Porterville/Richville area should not be allowed on mountain hill sides greater than 25% slope and on ridge tops, as viewed from all public roadways by establishing a provision in the Land Use Management Code regulating the placement of any structure in these sensitive areas.

POLICY 3.3.1.3: Discourage development or construction in the 100 year flood plain or whenever it will significantly alter or place a structure in the natural drainage patterns of the land. Zoning within a flood plain should not be upsized from its present designation.

PORTERVILLE/RICHVILLE AREA PLAN GOAL 3.4: The absence of small villages and associated growth development patterns and housing clusters in the Porterville/Richville Area is critical to the overall rural character of the County. Large scale development should be restricted to the East Canyon Resort area.

OBJECTIVE 3.4.1: One resort and a marina exist in the East Canyon Reservoir area and a future resort of unknown shape and size is also contemplated in this area. All future development should be compatible with the rural, open space, agricultural character and infrastructure constraints of the Porterville/Richville area. Future development will vary depending on the topography of the land and existing residential and commercial uses, and its boundaries shall be determined by the details of the Area Plan, the Planning Commission, and the Governing Body. The resort location has not been determined at this time, but is likely to be located near East Canyon Reservoir.

POLICY 3.4.1.1: All new growth will be compatible in scale and character as identified in the Porterville/Richville Area Plan.

POLICY 3.4.1.2: The resort is as follows:

East Canyon Resort

POLICY 3.4.1.3: Porterville/Richville development should be single family residential in make up which may include various types and sizes of single family residential dwelling units with ownership and rental opportunities consistent with the General Plan.

POLICY 3.4.1.4: Resorts defined. The County should assess the impact of each development within the East Canyon Reservoir resort area on the rural, agricultural character of the Porterville/Richville area (East Canyon Resort/ Utah State Park Marina, and contemplated future resort).

POLICY 3.4.1.5: A resort center in the East Canyon Reservoir area should be designed around the rural, open space, and agricultural settings of the area. Development should be disbursed, complementary to environment, and conducive to preserving native vegetation and animal life. Development should contain a balanced mix of recreational, tourist, seasonal residential and related tax-base and economic activity. Uses that are appropriate may include predominantly resort related accommodations and seasonal homes; very limited commercial activity that is consistent in scale and function with the nature of the resort area, its surrounding agricultural areas; small motel and related uses that support the resort; parks; trails and open space; community facilities and amenities; and other similar uses typically found in a rural mountain resort area.

POLICY 3.4.1.6: Any approval by Morgan County for significant development within a Resort in the Porterville/Richville area should be preceded by receipt of a long-range development plan from the developer for the entire resort. The MPDR is the preferred development process in the resort creation. Said resort should not interfere with cultural and historical assets but preserve these assets in allowing access to as well as preserving the area around these assets. These include but are not limited to the following:

- Pioneer trails such as the Mormon trail, California Oregon Trail, and Pony Express route.
- Historically significant structures built before 1900 similar to the Old Porterville Church.
- Pioneer cemetery sites and Native American burial sites.
- Any future findings of pre-historic, Native American or pioneer site discoveries

POLICY 3.4.1.7: Resort development of dwelling units should focus on preserving the rural, open space, agriculture flavor of the area. Compatible dwelling units would include, but are not exclusive to; secondary seasonal homes and ranchettes, size restrictive multi-family accommodations, disbursed cabins, R.V. and trailer pads, and green-space tent areas.

POLICY 3.4.1.8: The resort should focus on those activities that accommodate the rural, open space, agricultural setting; preserve the natural environment, including native vegetation and wildlife; and promote the historical past of the area. Recommended activities include: snowmobiling, fishing, hunting, boating, equestrian activities, wildlife viewing, and low impact trail systems.

PORTERVILLE/RICHVILLE AREA PLAN GOAL 3.5: The Porterville/Richville area includes significant natural beauty and wildlife habitat.

OBJECTIVE 3.5.1: Future land use must be in harmony with the natural surroundings and with minimal impact on wildlife habitat and migration corridors.

POLICY 3.5.1.1: New developments, both private and public sector should not encroach on critical wildlife habitat areas and migration corridors.

PORTERVILLE/RICHVILLE AREA PLAN GOAL 3.6: Land development in the Porterville/Richville area should be organized consistent with current zoning.

OBJECTIVE 3.6.1: All land use that is to occur within the Porterville/Richville area should be developed in one of two patterns:

- a. Discourage the expansion of the Rural Residential Zone (RR-1) and include additional standards for this category that encourage other development patterns that minimize the crowded, uniform and linear arrangement dwelling units and other structures along county roads.
- b. Many residents wish to live in a rural environment with rural levels of services. This pattern of land use in the Porterville/Richville area should be implemented by Morgan County in the form of zoned land which is 20 acres or greater (A-20, MU 160, F- 1 etc.) Smaller patterns such as 5 and 10 acres may lead to unsightly patterns of development, and prove expensive to serve with public and private services such as water, sewer, police, fire, road maintenance, and school bus services. Development (Subdivisions or PRUD's) in the Porterville and Richville areas should conform to present RR-1, A-20, MU 160, and F- 1 base density zone requirements for dwelling units. It is not recommended to award bonus density lots in a PRUD.

POLICY 3.6.1.1: In order to protect the rural, open space, and agricultural settings in the Porterville/Richville area, zoning, variance, Standard Development Pattern subdivision, and PRUD requests that would increase the existing base density of the property(s) under consideration should be discouraged. Base density is defined as one residential dwelling unit or cabin per minimum requirement in the zone or zones under consideration for change (RR-1, A-20, MU 160, and F-1).

POLICY 3.6.1.2: Discourage RR-5 and RR-10 zones. Many residents wish to live in a rural environment with rural levels of services best implemented in the Porterville/Richville area in the form of zoning land which is 20 acres or greater. Smaller patterns such as 5 and 10 acres' zones may lead to unsightly and expensive patterns of development.

PORTERVILLE/RICHVILLE AREA PLAN GOAL 3.7: Programs such as transfer of development rights (TDR), purchase of development rights (PDR), and conservation easements programs may provide opportunities for open space without compromising agriculture, open space, and property rights.

OBJECTIVE 3.7.1: If Morgan County investigates the feasibility of a TDR in the Porterville/Richville Area, collaboration may occur with a Porterville/Richville Area Plan Committee.

POLICY 3.7.1.1: The recommended TDR receiving areas in the Porterville/Richville area are in the ½ mile annexation corridor on the south side of Morgan City and the East Canyon Reservoir Resort area.

POLICY 3.7.1.2: The remaining areas of the Porterville/Richville area should be considered to become future sending sites for TDR transfers.

OBJECTIVE 3.7.2: If Morgan County investigates the feasibility of a PDR in the Porterville/Richville Area, collaboration may occur with a Porterville/Richville Area Plan Committee.

POLICY 3.7.2.1: PDRs can be an effective tool to permanently remove development rights to create permanent open space and preserve sensitive wildlife areas.

CHAPTER 4

ENVIRONMENT

Environmental resources of the Porterville/Richville area should be protected including water quality, air quality, wildlife habitat/corridors, scenic quality, hillsides and slopes, ridgelines, open space, soils, vegetation, wetlands, riparian corridors, and the 100 year flood plains. To protect all of the environment and natural resources of the Porterville/Richville area by encouraging development to occur in a fashion and location which respects sensitive environmental lands: wetlands, flood plains and natural drainage patterns, steep slopes, productive agricultural lands, geologically unstable areas, critical wildlife areas, vegetation and important scenic features such as ridgelines, hillsides, and scenic corridors. Community members take great pride in their homes, farms, and ranches and adhere to the historic values of farming the land and protecting the inherent natural beauty and environmental resources of the valley. Growth and development should be planned and controlled based on these premises.

PORTERVILLE/RICHVILLE AREA PLAN GOAL 4.1: Environmental resources of the County should be protected including water quality, air quality, wildlife habitat/corridors, scenic quality, hillsides and slopes, ridgelines, agriculture, open space, soils, vegetation, wetlands, riparian corridors, and FEMA 100-year flood plains.

OBJECTIVE 4.1.1: Development should be sensitive to the natural resources and pristine environment of the Porterville/Richville area.

POLICY 4.1.1.1: Promote rural, open space, and agricultural uses in designated flood zones and existing natural drainage areas unless the hazard can be adequately mitigated.

- a. The Porterville/Richville Area Plan discourages development or construction in a flood plain or whenever it will significantly alter the natural drainage patterns of the land. Development in a flood plain should specifically comply with all applicable Morgan County ordinances.
- b. Base densities for dwelling units and present zone designations should not be changed or increased in existing FEMA 100 year flood plain areas in the Porterville/Richville area.
- c. Structures should not be allowed in natural drainage areas within the Porterville/Richville area.

POLICY 4.1.1.2: Protect wildlife habitats and migration corridors.

- a. Discourage development in sensitive wildlife areas and migration corridors.

POLICY 4.1.1.3: Protect the water quality and make sure there is an adequate quantity of water for all users in the Porterville/Richville area.

POLICY 4.1.1.4: The Morgan Soil Conservation, in conjunction with the State of Utah Department of Agriculture and Food, conducts an annual study of the well and culinary water quality each year in the Morgan area and has findings of high levels of nitrates, coliform, and ecoli in the Porterville/Richville area in some private wells. These levels need to be watched and taken into consideration for future use of the land.

POLICY 4.1.1.5: Septic tanks are the only means of household waste disposal at this time. Current water systems are almost at maximum capacity. Also, there are no plans for a sewer system in the near future. Wells that become contaminated are unusable for human consumption; cleanup is expensive and long lasting. For that reason, zone changes should not be allowed without obtaining proper permits from the Weber-Morgan Health Department.

POLICY 4.1.1.6: Encourage Weber/Morgan Health Department and other state agencies to closely monitor human sewage and other waste disposal systems that discharge into any stream or waterway in the Porterville/Richville area.

POLICY 4.1.1.7: Farming in the community helps purify the air naturally by producing carbon credits from crops such as corn, barley, wheat, etc. Agricultural interests in the Porterville/Richville area should be protected to enhance air quality.

OBJECTIVE 4.1.2: Morgan County should enforce the Geological Hazard Ordinance in the Porterville/Richville area on lands which, based on geological analysis, is found to be unsuitable for development due to unstable soil conditions.

POLICY 4.1.2.1: Protect life and property by managed development in unstable soils.

OBJECTIVE 4.1.3: Place a high priority on the preservation of the natural beauty that surrounds and exists through the Richville/Porterville area in reviewing any future development for approval.

POLICY 4.1.3.1: Maintain a rural look and atmosphere in the community.

POLICY 4.1.3.2: Protect the pristine mountain and valley area for the residents of the community.

POLICY 4.1.3.3: Protect the quietness and pristine life in the community.

- a. Preserve open space in and around the community.

CHAPTER 5: FACTS AND FINDINGS

In spring and summer of 2006 the Morgan County Planning Commission and the Morgan County Council held public hearings regarding a zoning change request in the Porterville/Richville Area. These hearings drew the attention of several local residents. The residents called upon the County Council to reconvene a Porterville/Richville Area Plan committee to consider the impact this change and similar requests would have on the area. In support of the citizens' request, the council authorized the planning commission to organize an area plan committee for the purpose of reviewing and revising the 1997 Porterville/Richville Area Plan.

After much deliberation, input from residents in the form of three public hearings and examination of the survey and the petition the committee developed the proposed plan with major considerations such listed below as a synopsis of the Facts and Findings of the committee:

PORTERVILLE/RICHVILLE AREA GOAL 5.1: The committee will be responsive to the community in which they live. Input from community members will be considered in the development of this plan.

Facts and Findings 5.1.1: The Porterville/Richville area has historically been a rural, open space, agricultural, river valley, and mountain ridge setting. Porterville and Richville residents of today are committed to these historic values of farming the land and protecting the inherent natural beauty and resources of the valley. Future growth and development must be planned and controlled based on these premises.

Facts and Findings 5.1.2: Ninety-six percent of the speakers at the public hearing on September 11, 2008, from the Porterville/Richville area indicated they prefer no small village sites in their communities.

Facts and Findings 5.1.3: Sixty-eight percent of respondents to the survey indicated they did not want current zoning to change from the present RR-1 along major county roads and A-20 behind the RR-1 zone.

Facts and Findings 5.1.4: Eighty percent of respondents indicated that open space was very important to the quality of life in the area. Only 2% indicated it was not important.

Facts and Findings 5.1.5: Sixty-five percent of respondents do not believe the county should require sewer treatment system(s) in the area and 55% believe culinary water should be provided through individual wells.

Facts and Findings 5.1.6: Seventy-seven percent indicated subdivisions in the area should be more rural without curb and gutter.

Facts and Findings 5.1.7: Fifty percent of respondents indicated that cabins sites should be on 320 acres or greater and 71% indicated that cabin size should be 1500 square feet or less.

Facts and Findings 5.1.8: The committee also received a petition signed by 185 residents requesting that zoning should be maintained as suggested by the 1997 Porterville/Richville Area Plan RR-1, A-20, MU 160 and F-1) and not to allow small villages to develop in the area.

Facts and Findings 5.1.9: The committee was unable to locate areas for small villages based on the criteria set forth in the amended Morgan County General Plan due to the location of flood plain, steep hillsides and existing development with deed restrictions requiring larger than one-acre zoning.

PORTERVILLE/RICHVILLE AREA GOAL 5.2: The Porterville/Richville Area Plan will protect the rural, open space, and agricultural setting of the area. Land use, including zoning regulations, is critical to this plan.

Facts and Findings 5.2.1: Preservation of the rural, open space, agricultural setting in the Porterville/Richville area is of prime importance. Zoning has been designated in such a way as to protect the preservation of this environment and setting.

Facts and Findings 5.2.2: Presently much of the flood plain lies within the A-20 zones.

Facts and Findings 5.2.3: Morgan County, including the Porterville and Richville area is mostly privately owned land and we cannot rely on state and federal lands for open space.

PORTERVILLE/RICHVILLE AREA GOAL 5.3: Development in the area, including possible resort expansion, will be protective of the natural environment including water, air, wildlife, vegetation, and historic sites and artifacts such as the Mormon Trail.

Facts and Findings 5.3.1: Resort centers in the East Canyon Reservoir area are to be designed around the rural, open space, and agricultural settings of the area. Development should be disbursed, complementary to environment, and conducive to preserving native vegetation and animal life.

Facts and Findings 5.3.2: Opportunities for growth within the Porterville/Richville area are sufficient within the ½ mile annexation corridor on the south side of Morgan City, the future resort town at East Canyon Reservoir, and under the present zoning. Much space remains for additional dwelling units within the present suggested plan.

Facts and Findings 5.3.3: Preserve and protect historically significant elements of the area such as the Mormon trail, California Oregon Trail, and Pony Express route. The “Old Porterville Church” or other historically significant structures built before 1900. The Porterville and Richville cemetery sites, Native American burial sites and any future discoveries of pre-historic, Native American or pioneer significance.

Facts and Findings 5.3.4: The area provides critical habitat for a variety of wildlife and vegetation. These ecosystems should be protected including sensitive Bald Eagle nesting grounds, winter and summer ranges for elk, deer, moose and wild turkeys, migratory routes for geese and ducks, and spawning streams for native cutthroat trout.

Facts and Findings 5.3.5: Water is a limiting factor in the Porterville/Richville area. Culinary water sources in some areas are limited and others are contaminated with high levels of naturally occurring nitrates. In other areas the water table is near ground surface. The two existing community culinary water storage facilities are reaching capacity.

The Porterville/Richville Area Plan follows the outline of the Morgan County General Plan. The Porterville/Richville Area Plan was developed on a basic premise stated on page 8 of the Morgan County General Plan.

“The prospect for growth raises the questions of what kind of a community will and can Morgan County (Porterville/Richville) become? The basic premise is that the residents of every community have the right to determine the quality of life they wish to preserve. A community can take charge of its own destiny and need not be subjected to the vagaries of undirected growth.”