

AGENDA

MORGAN CITY PLANNING COMMISSION MEETINGS **August 20th, 2024, Work Session 6pm and General Session 7pm** **Morgan, Utah**

The Planning Commission meeting will be held in-person on Tuesday, August 20th, 2024, at 7:00pm in the City Council room located at 90 W. Young Street with Work Session starting at 6:00pm.

The public meeting will be live streamed on YouTube and a recording available on morgancityut.org.

6:00 p.m. Work Session

Review agenda items. Training-Public Hearing, ex Parte, etc.

7:00 p.m. PLANNING COMMISSION GENERAL SESSION MEETING

MINUTES APPROVAL: June 18th, 2024.

AGENDA ITEMS

- ITEM #1** **Public Hearing-Turner/Russell Property Rezone**
Rezone from Agriculture (A) to Single Family Residential with 38.56 acres as a designation of R-1-10 and 38.88 acres R-1-12 approximately 290 East and 400 North, Morgan, UT 84050. See attached vicinity map.
- Those interested in making public comment can do so in-person or by submitting comments to planning staff, tshope@morgancityut.org, or via zoom, registration required.
<https://us02web.zoom.us/meeting/register/tZ0of-ChrzovEtAvqcCb8dH5OwCJo1Akoi08>
- ITEM #2** Discussion-Draft amending Title 11 Subdivision Regulations.
- ITEM #3** Annual appointment of Planning Commission Chair and Vice Chair.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and service) during this meeting should notify the Morgan City Office, 801-829-3461, at least twenty-four hours prior to the meeting. This meeting will be held electronically. Please contact the Morgan City office to participate.

Posted this 7th day of August 2024

Teresa Shope, Planning & Zoning Secretary



NOTICE OF PUBLIC HEARING
BY THE PLANNING COMMISSION OF MORGAN, CITY

Notice is hereby given that the Planning Commission of Morgan City, Utah, will have a Public Hearing in connection with their meeting on **Tuesday, August 20th, 2024, at 7:00 p.m.** regarding the following items:

- **Turner/Russell Property Rezone**-Rezone from Agriculture to Single Family Residential with 38.56 acres as a designation of R-1-10 and 38.88 acres R-1-12 approximately 290 East and 400 North, Morgan, UT 84050. See attached vicinity map.

Morgan City Office is located at 90 West Young Street. The items will be available on the City's website at www.morgancityut.org.

MORGAN CITY CORPORATION

Teresa Shope, City Planning Department
Date this 7th day of August 2024

Planning Commission Meeting

Minutes of Morgan City Planning Commission WORK and GENERAL meeting held in open public session on June 18th, 2024, at 6 p.m.

MINUTES

JUNE 18TH, 2024

6:00 PM

MORGAN CITY COUNCIL ROOM

MEETING BY	CALLED	Vice Chair, Wes Woods
MEMBERS		In-person: Erin Bott, Justin Rees, Ray Little. Electronically: Jay Ackett, Mark Francis.
EXCUSED		Lance Prescott, Nathan McClellan.
CITY STAFF		In-person: City Planner, Jake Young; City Council, Tony London. Electronically: Planning Legal Counsel, Gary Crane; City Council, David Alexander.
OTHERS PRESENT		Ryan Nye, Cody Nye, Jordache Wardell, Dallas Wardell.
INTRODUCTION		Vice Chair, Wes Woods welcomed those in attendance. Mr. Woods advised the group that the meeting will be a video as well as audio recording. That the video and audio will be on the Morgan City website as well as you tube account and will be a permanent record.

WORK SESSION 6:00pm

Vice Chair, Wes Woods welcomed those in attendance and turned the time over to City Planner, Jake Young to go over the agenda items for the General Session.

Jake stated before the commission jumped into the actual items, he just wanted to mention the reason the public hearings were cancelled is that the layout of the application for rezone and MRO was looking good but when Jake started doing the report, he found missing items as well as percentages of housing type that were not correct. Jake contacted the applicant letting them know the issues and that they had the option to stay on for meeting but the recommendation by staff would be unfavorable. The applicant chose to defer the items until corrections were made and resubmitted.

Final Subdivision approval for Mountain Horizon-Jake stated that the project has been processed and approved for a rezone as well as a Mixed Residential Overlay (MRO) project. Before the commission tonight is the final approval of the subdivision plating. Jake when through the staffing notes stating there was a correction on phase one and units. Phase one will house two 5-plex townhomes, one 2-unit twin home and seven single-family homes. Usable opens space, stormwater management, common area landscaping all meet the requirements of the MRO. Jake stated that the architectural design will be reviewed by staff during the building permit process. Jake indicated that the project has been reviewed by engineering with only a few minor corrections which will be completed prior to recording and should not hold up approval. Jake stated the final approval is handled by the Planning Commission with the City Council reviewing and approval the development agreement. The commission and those council members present discussed the roles of the commission and council with staff. The group also recapped the project and went over the intent of the MRO as this is the first project since the adoption of the Mixed Overlay Zone.

Sensitive Lands discussion on parcel #04-319-002-HA Investment received approval for a two 11-unit apartment complex in North Morgan last year. The developer has now applied for one 10-unit apartment project on a parcel across the street. The history of the parcel has brought concerns with the elevation as in the sensitive lands ordinance indicates no building can occur on a 30% or more slope. The developer submitted an engineered stamped slope analysis demonstration of the slope contour with the maximum slope under the 30%. The item in front of the commission tonight is the that the sensitive lands requirements are extensive and the application is not quite complete.

Prior to continuing the required document submittal, the developer would like to receive some sort of "okay" to proceed with the project and that the slope analysis is acceptable.

Jake stating his desire that he should have had the applicant complete the application prior to the commission review. However, the developer's request is reasonable. Jake clarified that the item before the commission is not an approval and so there will be no motion. Rather a consent to proceed with the project by allowing the slope analysis to support the project. The commission along with staff discussed the engineering document with the commission asking for Matt Hartvigsen, City engineers' view. Jake stated that the city engineer had done a rough view of the slope which showed different slope data but was not a completed analysis. The City Engineer reviewed the submitted engineer stamp slope analysis and with that document stamped, the analysis is sufficient.

Amending Title 11 Subdivision Regulations-Jake Young had sent Utah League of Cities & Towns SB174 and HB476 summary & frequently asked question fact sheet on Subdivisions for the commission to review prior to meeting. The general session portion for this item will be information and a discussion regarding the compliance requirements of the subdivision Ordinance.

GENERAL SESSION 7:00pm

MINUTES PLANNING COMMISSION MEETING

MAY 21ST, 2024

DISCUSSION	No discussion on the minutes.
MOTION	Ray Little moved to approve the Planning Commission minutes for May 21 st , 2024, as presented. Second: Justin Rees Unanimous

ITEM #1 PUBLIC HEARING/MOTION REZONE FROM RURAL RESIDENTIAL (RR) AND SINGLE-FAMILY RESIDENTIAL (R-1-12) DESIGNATION TO SINGLE-FAMILY RESIDENTIAL (R-1-10) DESIGNATION LOCATED APPROXIMATELY 700 EAST AND 100 SOUTH, PARCEL #00-0003-8453, SERIAL #04-045, 21.06 ACRES.

DISCUSSION	The item was removed as the application was missing information and not ready for review.
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ITEM #2 PUBLIC HEARING/MOTION MIXED RESIDENTIAL OVERLAY ZONE (MRO) LOCATED APPROXIMATELY 7000 EAST AND 100 SOUTH, PARCEL #00-0003-8453, SERIAL #04-045, 21.06 ACRES.

DISCUSSION	The item was removed as the application was missing information and not ready for review.
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ITEM #3 FINAL SUBDIVISION-MOUNTAIN HORIZON SUBDIVISION- APPROXIMATELY 300 NORTH 300 EAST, MORGAN, UT.

DISCUSSION	Vice Chair, Wes Woods turned the time over to Jake for a background on the project. Mountain Horizon Subdivision is the first application since the adoption of the Mixed
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	Residential Overlay Ordinance (MRO) and has been approved by the commission and council for that use. Before the commission tonight is final approval for the Mountain Horizon Subdivision for plating. Jake indicated the project will include phasing and that the motion will be for phase one only. The applicant did not get phase two for staff review prior to the meeting. Jake went over the items discussed in the work session such as the project meeting requirements of site layout, building types, unit numbers, setback requirement, lot size and usable open space. Vice Chair, Wes Woods opened the conversation for the developer to introduce himself, add any additional information and to allow the commission to ask questions. Ryan Nye introduced himself indicating he had no more information to add to Mr. Young's comments and that the project has been before the commission for a while with the plat approval being one of the last items before the commission. Justin Rees asked about the vision of the park. Jake Young pulled up the submitted landscape drawings of the park. Ryan walked through the drawing stating there would be a walkway, gazebo and a play area for younger children. Jake stated due to the size the park would be maintained by the HOA and yet is not private and can be used by the public. Jake explained in more detail the code, size, parking, etc. Ray Little stated he had reviewed the project early and it seemed like everything is in place, saw no flare or red flags and is prepared to take a motion. No other comments were made.
MOTION	Ray Little moved to grant final approval of phase one of Mountain Horizon Subdivision approximately 300 North and 300 East as presented. Second: Erin Bott No discussion by the commission on the motion. Attorney Gary Crane stated a roll call vote should be performed as this is a final approval. Vice Chair, Wes Woods conducted a roll call vote: Wes Woods-Aye Mark Francis-Aye Jasson Ackett-Aye Justin Rees-Aye Erin Bott-Aye Ray Little-Aye

ITEM #4 DISCUSSION/MOTION-SENSITIVE LANDS ON PARCEL#04-319-002-HA DEVELOPMENT LOCATED IN NORTH MORGAN

DISCUSSION	Jake Young stated the applicant is looking at developing property in the RM-15 zoning designation of town home/rental apartment units. The applicant is not requesting a rezone or a subdivision approval. However, the project is located in north Morgan with the property steeper than 15% which triggers the development to follow the Sensitive Lands Ordinance. Jake gave a background of the area indicating the developer had been approved for two 11-unit apartments in the same area with this project put on hold by the developer as in the Sensitive Lands Ordinance, no building can occur on slopes 30% or greater and the need for additional documentation. A subdivision applicant that is governed by the Sensitive Lands Ordinance, requires extensive and costly reports for submittal, review and approval. Prior to a formal submittal, the applicant has had an engineered slope analysis report done on the parcel and that report has been presented to staff and the commission. The purpose of the item on the agenda is that the applicant would like the staff and commission to review the slope analysis report which demonstrates the slope to be under the 30% non-buildable area as being acceptable. That determination is governed by the commission with the assistance of engineering staff. The City Engineer has reviewed the slope analysis and determined the report is sufficient.
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	Developer, Jordache Wardell and Dallas Wardell along with staff and the commission discussed the project and engineered slope analysis report. Jordache had indicated the slope analysis report was a vital document in determining if the project should proceed. Prior to the developer committing to a full application, Jordache would like to know if the slope analysis report would be accepted and efficient. The commission discussed the project with the developer and intent of a 10-unit complex. Staff stated that this is not an approval as the application has not been formally submitted. The commission is the governing body and is being asked if the stamped engineered slope analysis report demonstrates the parcel slope at being under the 30% non-buildable mark is sufficient and acceptable. The consensus from the commission is that the document is sufficient and acceptable.
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ITEM #5

PRESENTATION/DISCUSSION-AMENDING TITLE 11 SUBDIVISION REGULATIONS

DISCUSSION	Subdivision regulations have changed on the State level and cities the size of Morgan is required to amend their subdivision regulation to comply with the State Code by December of 2024. City Planner, Jake Young presented an overview of the new requirements in preparation of a draft amending Title 11 Subdivision regulations. Attorney Gary Crane gave background from the legislative sessions. The commission directed staff to prepare a draft amendment to Title 11, Subdivision Regulations.
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ADJOURNMENT:

This meeting was adjourned at 9:00 pm.

Teresa Shope, Secretary

These minutes were approved at the _____ Meeting.

Morgan City
289 E 400 N (rezone
application) Turner/Russell
property
07/23/2024 - 07/22/2025
Rezone Request
Rezone Application Fee
Application Status
New

Printed: 08/07/2024
Permit/License #
7561781
Reference Number
4a190e50-491d-11ef-8ba9-5b5442957615
Status
Active

Application Review Status

Final-Review Reviewing Date Submitted
07/23/2024
Date Approved/Denied
08/05/2024

Fees		Payments		
Rezone Application Fee	\$160.00	07/23/2024	Online	\$160.00
Subtotal	\$160.00	Total Paid		\$160.00
Amount Paid	\$160.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Application First Name
Ben

Applicant Last Name
Russell

Applicant Email
b.russell@centerpointut.com

Applicant Address
289 E 400 N (rezone application) Turner/Russell property

City

Morgan

State

UT

Zip

84050

Is Applicant also the Property Owner?

No

Property Owner First Name

Dana Russell / Ryan Turner

Property Owner Last Name

See Above

Property Owner Email

b.russell@centerpointut.com

Property Owner Phone

(801) 389-5805

Property Owner Address

PO Box 387

City

Morgan

State

UT

Zip

84050

Please upload signed authorization from the Property Owner

☐ Russell & Turner Property Owner Affidavits July 12 2024.pdf

Property Address

Approx 194 W 100 N

City

Morgan

State

UT

Zip

84050

Current Zoning on Property

A - Agriculture

Desired Zoning on Property

R-1-10 Single Family Residential

Please upload Plat Map from the County Recorder

 Re-Zone Ownership Plat.pdf

Please upload Vicinity Plan showing the total project

 Re-Zone Vicinity Map & Concept.pdf

Upload a legal description of the property

 Re-Zone Legal Descriptions.pdf

Signature

I/We have read and believe the petition to be consistent with the Morgan City General Plan. Further, I/We hereby grant, for the purpose of understanding the nature of the petition, Morgan City Planning Commission and staff reasonable access to the property described herein.

Electronically Signed

Ben Russell - 07/23/2024 11:59 am

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH)
COUNTY OF MORGAN) ss.
CITY OF MORGAN)

I (we) Ryan J. Turner, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified on the attached application, and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

* Ryan J. Turner Trustee
Signature (please print name under signature)

Ryan J. Turner Trustee
Signature (please print name under signature)

Subscribed and sworn to me this 12th day of July 2024.

NOTARY

Residing in: Morgan Utah

My Commission Expires: Apr 22, 2028



AGENT AUTHORIZATION

I (we), Ryan J. Turner, the owner(s) of the real property described in the attached application, do authorize my (our) agent Ben Russell to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in Morgan City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

* Ryan J. Turner Trustee
Signature (please print name under signature)

Ryan J. Turner Trustee
Signature (please print name under signature)

Dated this 12th day of July, 2024, Ryan J. Turner personally appeared before me and are the signers of the above Agent Authorization who duly acknowledged to me that they executed the same.

PROPERTY OWNER AFFIDAVIT

STATE OF UTAH)
COUNTY OF MORGAN) ss.
CITY OF MORGAN)

I (we) Dana Russell, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified on the attached application, and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Dana Russell
Signature (please print name under signature)

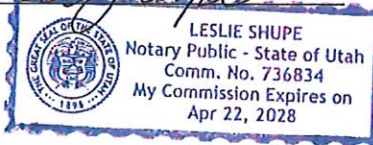
Dana Russell
Signature (please print name under signature)

Subscribed and sworn to me this 2nd day of July 2024

Residing in: Morgan Utah

My Commission Expires: Apr. 22, 2028

NOTARY



AGENT AUTHORIZATION

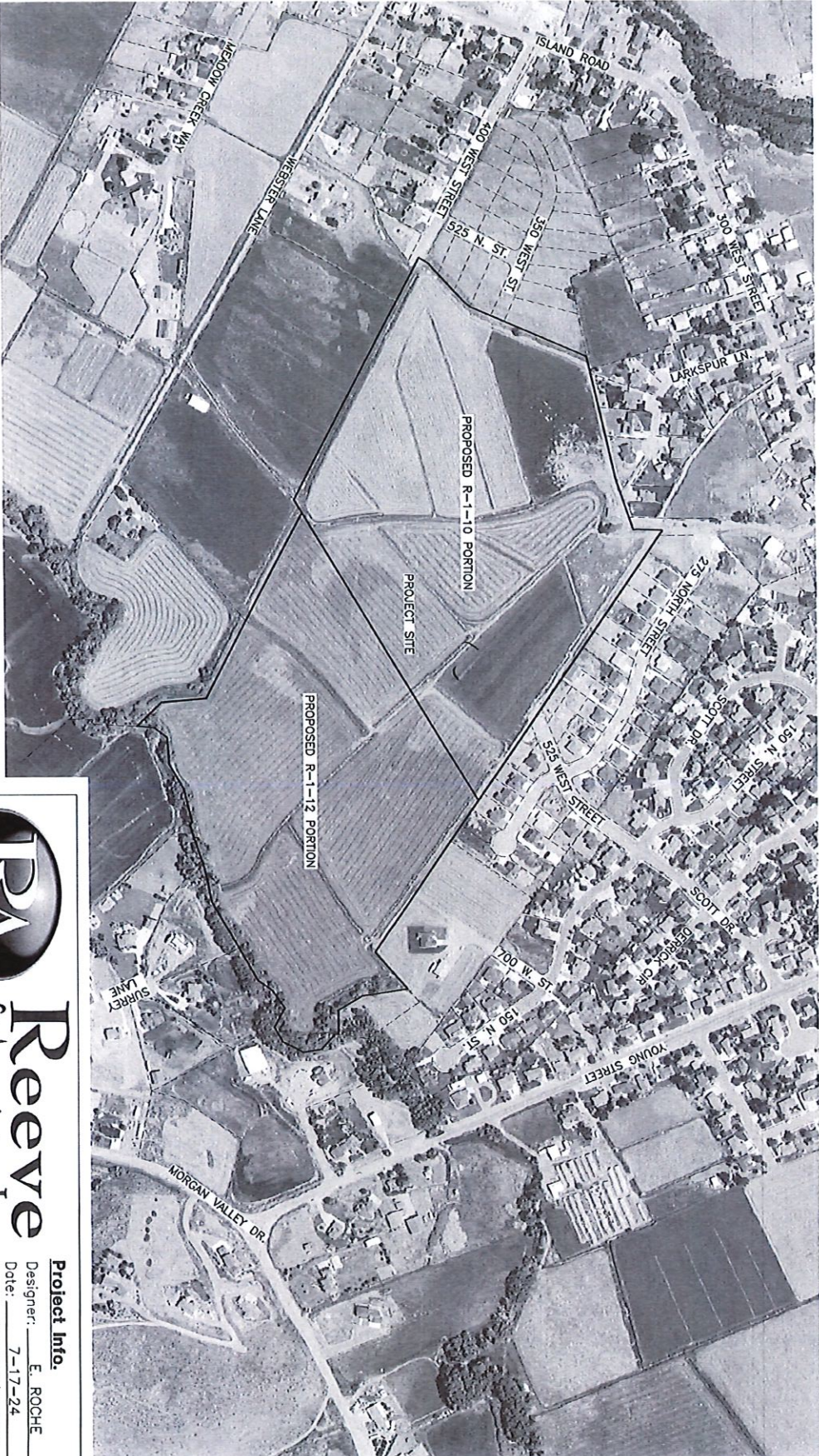
I (we), Dana Russell, the owner(s) of the real property described in the attached application, do authorize my (our) agent Ben Russell to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in Morgan City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Dana Russell
Signature (please print name under signature)

Dana Russell
Signature (please print name under signature)

Dated this 2nd day of July, 2024, Dana & Ben Russell personally appeared before me and are the signers of the above Agent Authorization who duly acknowledged to me that they executed the same.

VICINITY MAP



Reeve & Associates, Inc.
 5140 S. 1500 W., WESTDALE, UTAH 84093
 TEL: (801) 671-3100 FAX: (801) 671-3146 www.reeve-associates.com
 LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
 TRAFFIC ENGINEERS • SPECIALTY SERVICES • LANDSCAPE ARCHITECTS

Project Info.

Designer: E. ROCHE
 Date: 7-17-24
 Name: TURNER/RUSSELL
 Number: 5649-04
 Scale: 1"=400'



7-17-24

TURNER/RUSELL REZONE LEGAL DESCRIPTIONS

R-1-10

PART OF THE NORTH AND SOUTH HALF OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1830.92 FEET NORTH 00°01'48" WEST AND 340.07 FEET NORTH 89°58'12" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 40°51'48" WEST 1214.50 FEET; THENCE NORTH 31°04'45" WEST 173.26 FEET; THENCE NORTH 27°35'00" EAST 1135.09 FEET; THENCE SOUTH 60°21'00" EAST 42.00 FEET; THENCE SOUTH 42°20'00" EAST 220.75 FEET; THENCE SOUTH 49°17'00" EAST 32.19 FEET; THENCE SOUTH 66°12'00" EAST 520.50 FEET; THENCE SOUTH 12°55'00" EAST 520.00 FEET; THENCE SOUTH 18°45'00" EAST 227.13 FEET; THENCE NORTH 80°55'15" EAST 14.69 FEET; THENCE SOUTH 88°04'45" EAST 100.94 FEET; THENCE SOUTH 56°21'36" EAST 4.87 FEET; THENCE SOUTH 34°18'13" WEST 1128.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 1679927 SQUARE FEET OR 38.566 ACRES.

R-1-12

PART OF THE NORTH AND SOUTH HALF OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT BEING 1830.92 FEET NORTH 00°01'48" WEST AND 340.07 FEET NORTH 89°58'12" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 34°18'13" WEST 431.33 FEET; THENCE SOUTH 33°59'06" WEST 560.88 FEET; THENCE SOUTH 41°04'16" EAST 202.35 FEET; THENCE SOUTH 81°00'00" WEST 189.93 FEET; THENCE SOUTH 60°00'00" WEST 117.50 FEET; THENCE SOUTH 00°00'00" EAST 100.78 FEET; THENCE SOUTH 89°26'25" WEST 14.92 FEET; THENCE SOUTH 41°21'40" WEST 84.34 FEET; THENCE SOUTH 80°57'29" WEST 76.00 FEET; THENCE NORTH 62°59'44" WEST 96.31 FEET; THENCE NORTH 29°04'40" WEST 70.38 FEET; THENCE NORTH 28°40'07" EAST 90.87 FEET; THENCE NORTH 33°53'09" WEST 90.55 FEET; THENCE NORTH 55°27'05" WEST 73.07 FEET; THENCE NORTH 29°56'27" WEST 379.60 FEET; THENCE NORTH 11°59'20" WEST 140.64 FEET; THENCE NORTH 17°43'19" WEST 194.28 FEET; THENCE NORTH 45°41'11" EAST 13.07 FEET; THENCE NORTH 13°47'32" WEST 145.21 FEET;

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ogden@reeve-assoc.com • reeve-assoc.com



THENCE NORTH 30°20'05" WEST 119.14 FEET; THENCE NORTH 03°35'42" WEST 111.68 FEET;
THENCE NORTH 52°34'18" WEST 67.95 FEET; THENCE NORTH 85°12'19" WEST 66.11 FEET;
THENCE SOUTH 83°48'05" WEST 5.63 FEET; THENCE NORTH 46°10'00" EAST 142.25 FEET;
THENCE NORTH 85°00'00" EAST 186.00 FEET; THENCE NORTH 27°20'00" EAST 362.00 FEET;
THENCE NORTH 27°35'00" EAST 509.31 FEET; THENCE SOUTH 31°04'45" EAST 110.33 FEET;
THENCE SOUTH 40°51'48" EAST 1214.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1693856 SQUARE FEET OR 38.886 ACRES.

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Staff Report for Morgan City Planning Commission

From: Prepared by Jake Young, Contracted City Planner

To: Morgan City, Teresa Shope

**RE: Approximately 400 W 200 N Morgan, UT – Review Date Completion:
8.15.2024/8.19.2024**

Project Description: This report provides information for a rezone application.

The combined properties total 77.45 acres approximately according to the application. The area is located within the southwest part of Morgan City and within the City boundaries. The current uses are farming/agriculture. The land is mostly flat. The south end of the property borders East Canyon Creek and are within the Sensitive Lands areas. The properties have three or more adjacent existing streets which may be connected to these streets on its borders.

A rezone is a legislative land use action. The Planning Commission may recommend an approval as is, an approval with changes, or a denial to the City Council. The City Council will make the final vote on accepting, changing or denying the rezone application.

Summary comments:

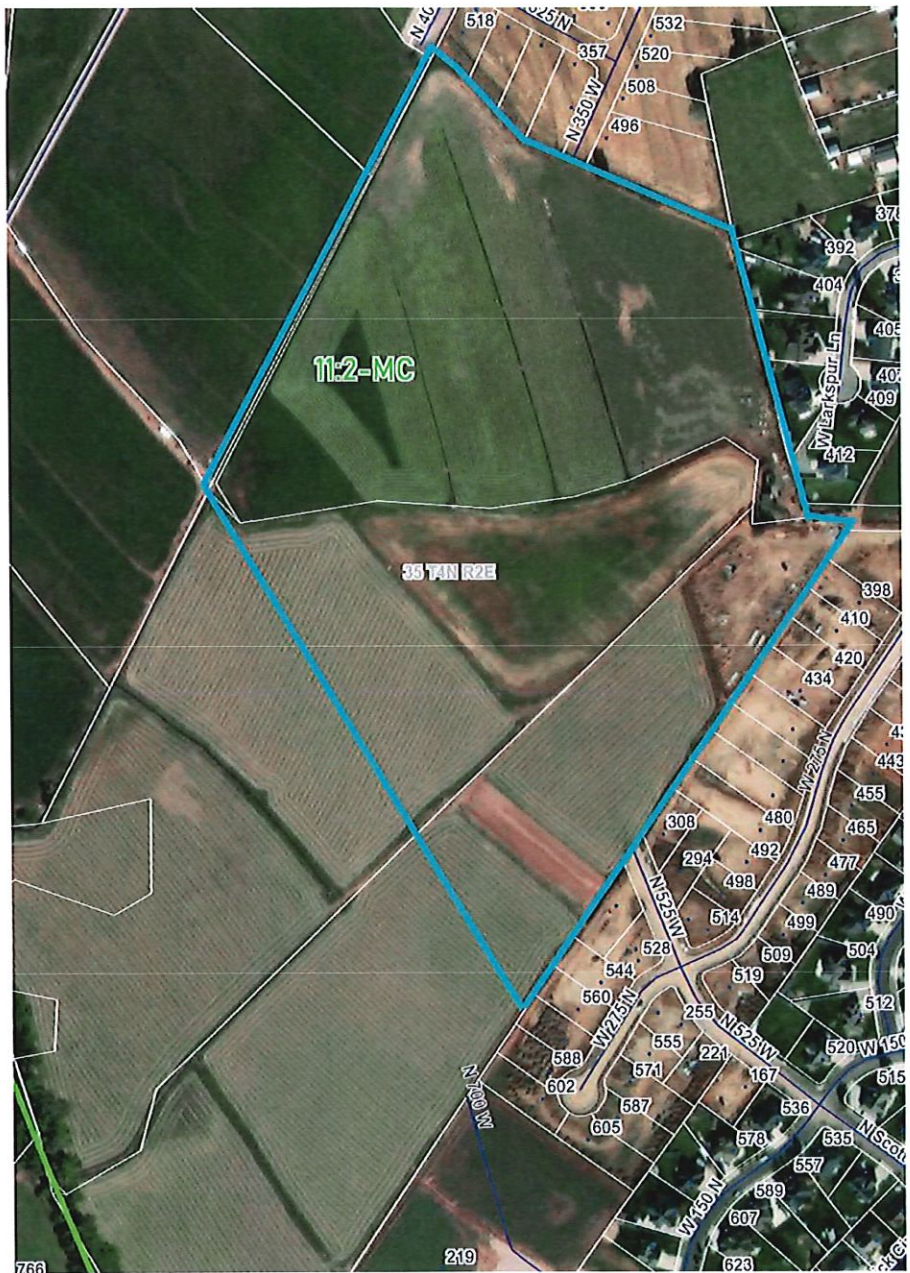
- 1. Properties requested for rezone according to the application:**
 - a. The R-1-10 rezone request includes all of 04-180-001-2-1-1 parcel, part of 00-0004-1341 parcel, and part of 00-0004-1333 parcel.** These properties and areas have been identified in a legal description and map included in this report. The total is 38.566 acres.
 - b. The R-1-12 rezone request includes all of the following parcels 00-0004-1358, 00-0004-1366 and part of the following 00-0004-1341 and 00-0004-1333.** These properties and areas have been identified in a legal description and map included in this report. The total is 38.886 acres.
- 2. In general the proposed rezone is compatible with the General Plan, specifically the Future Land Uses and Transportation. This area has been identified as changing uses and zones if requested by the landowner and approved by the City.**
- 3. Adjacent lands are currently zoned to R-1-8, R-1-10, R-1-12, A (Ag.), and a corner property touches R-1-20.**
- 4. It is recommended that the Planning Commission consider the rezone of the parcels/descriptions included in the maps.**

5. If approved for rezone by the City and the project moves forward it will be required to go through a subdivision plat and meet all required ordinances and engineering standards. Additional information for a subdivision and site improvements would be required at the subdivision application.
6. As noted in this report the Future Land Use Map from the General Plan does not exactly meet the proposed rezone boundaries. General Plans are legally advisory and not binding, and the City can interpret and follow the General Plan according to its discretion. Future Land Use maps often don't follow boundary lines and can be adjusted according to the will of the Planning Commission with the final decision being made by the City Council. With this minor difference the City could choose to 1) accept as is, 2) accept rezone and later update and modify the future land use or 3) deny the application.
7. Utilities are within the area and the project is generally serviceable. However, more detailed engineering would occur with a proposed subdivision and utility standards would be required to be met.
8. The General Plan has identified this area as lacking parks and park space. The area needs parks. The landowners and developers are encouraged to work with the City to meet park demands of current and future residents in the area.
9. The General Plan has identified East Canyon Creek as a trail corridor. The landowners and developers are encouraged to work with the City to create new trails on East Canyon Creek or in the area. Research shows that trails within walking distance of homes increase real estate demand, values, and health of residents.

Entire Property Location:



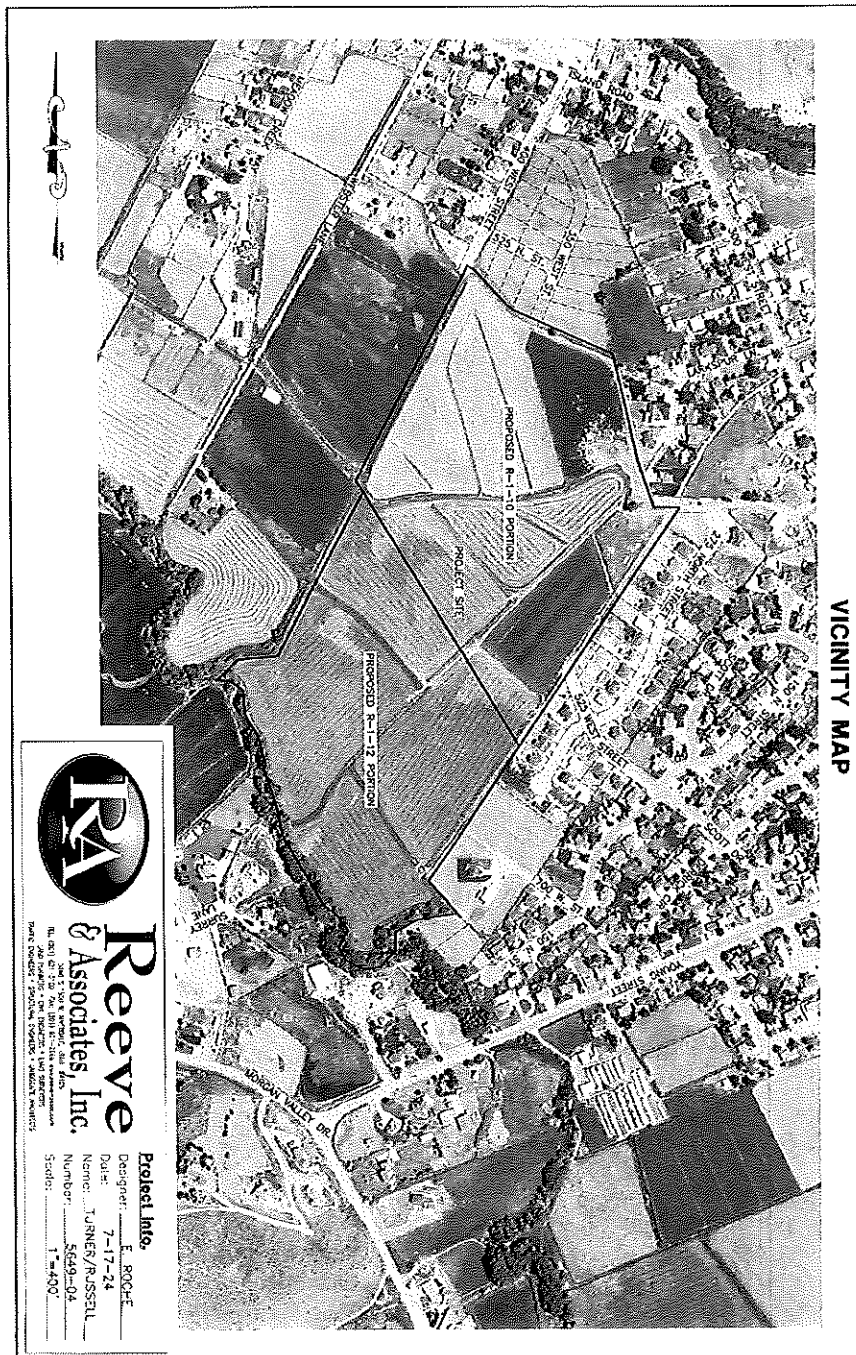
The properties/area (in blue) requested to rezone from A to R-1-10



The properties/area (in blue) requested to rezone from A to R-1-12



Map provided with the Application



General Plan Future Land Use and Proposed Project in Yellow



Light orange is MDR and yellow is LDR



General Plan text

"LOW DENSITY RESIDENTIAL (LDR)

Low Density Residential areas are characterized by single-family detached residential development. These uses provide a transition between larger-lot development patterns in the County just beyond the perimeter of the City and denser uses in the City's core. The intended density range is envisioned to be between 2 to 3 units per acre.

Larger vacant and undeveloped properties are encouraged to develop as Conservation Subdivisions. This would not only provide a variety of single-family housing types and forms but will also incorporate open space within the development patterns to help preserve the small-town feel of Morgan City.

Street layouts in these neighborhoods are characterized by traditional grids and block patterns. A high degree of connectivity is encouraged with dead-end streets discouraged.

MEDIUM DENSITY RESIDENTIAL (MDR)

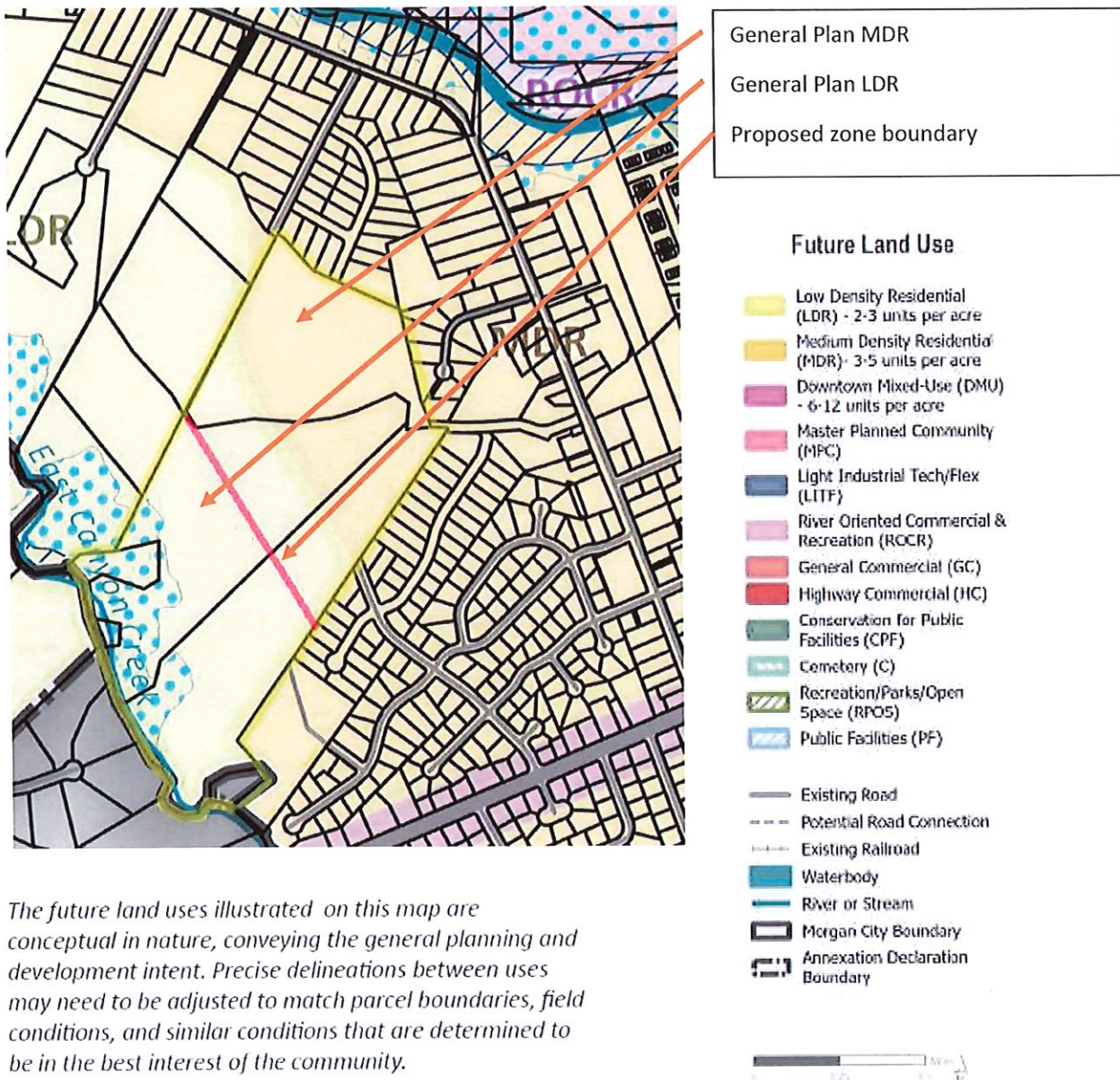
Medium Density Residential areas encompass a range of housing forms, styles, and densities, with a target density of 3 to 5 units per acre. These uses should provide a variety of single- and multi-family housing options to help meet existing and future housing needs. Conservation subdivision forms are encouraged for single-family uses to integrate buildings with natural site attributes and open spaces as part of unified neighborhoods. Multi-family residential developments are also envisioned, including townhomes, twin homes, and green court housing types. Morgan City might also consider tiny homes on small lots in these areas.

Bonus densities could be encouraged as part of overlay zoning mechanisms, providing an incentive to meet architectural design standard and provide high quality parks and amenities. Transfer of development rights (TDR) programs could also be appropriate in these districts.

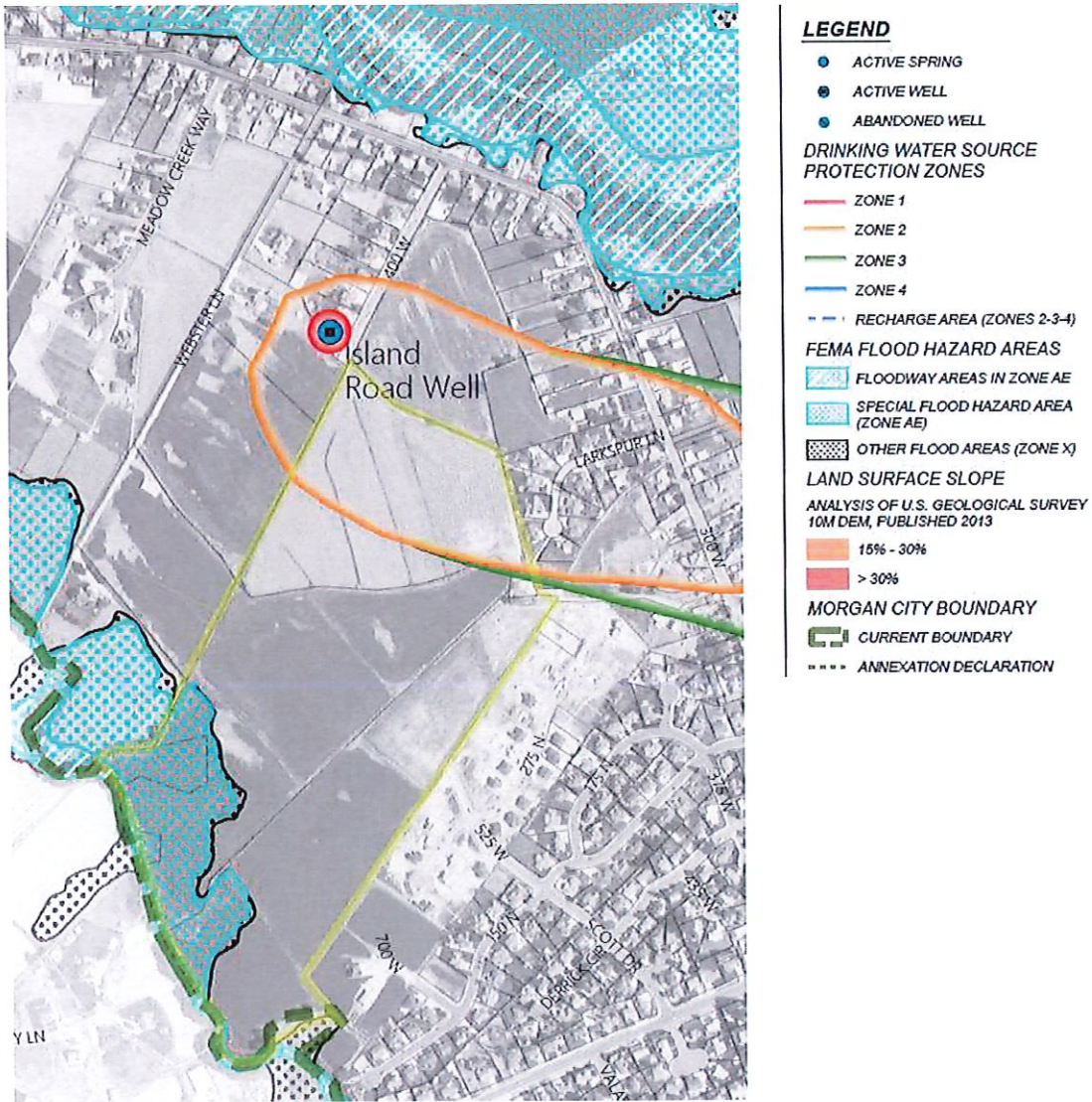
Similar to the Low-Density Residential areas, a high degree of street connectivity is encouraged and cul-de-sacs are discouraged."

"Densities shown in this chapter represent gross densities, meaning street rights-of-way and common areas are included."

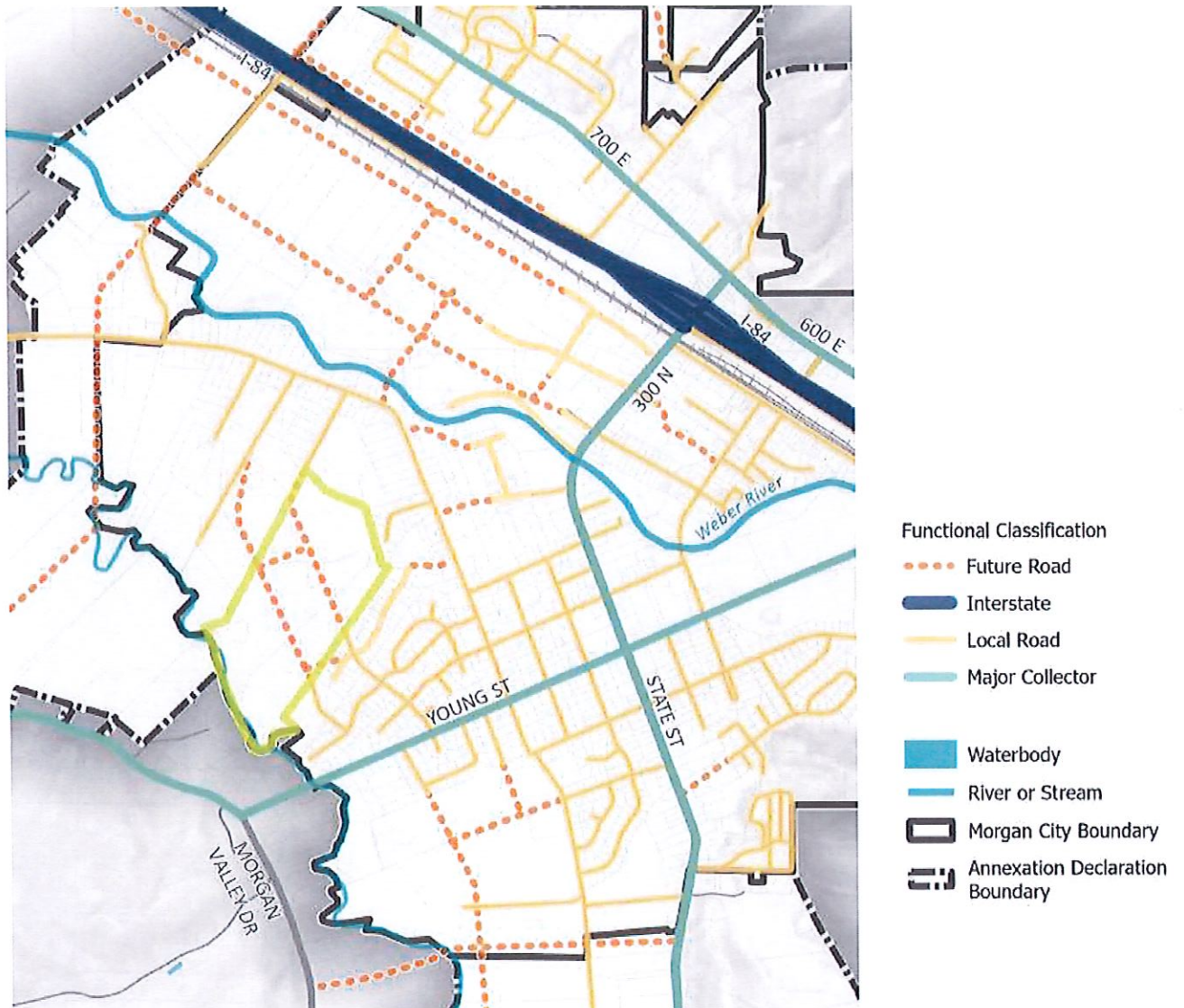
General Plan Future Land Use and Proposed Project in Yellow



Sensitive Lands Map and Proposed Rezone Area in Yellow

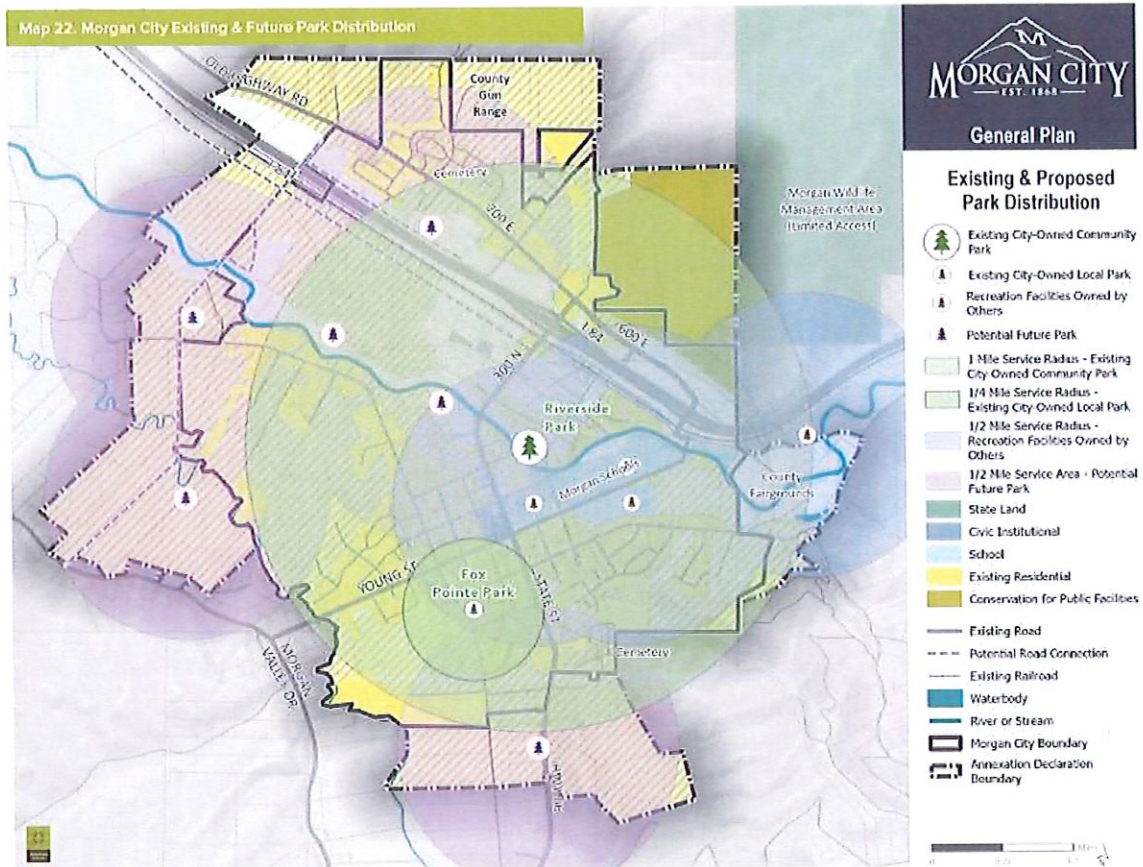


General Plan Transportation Map and Proposed Rezone Area in Yellow



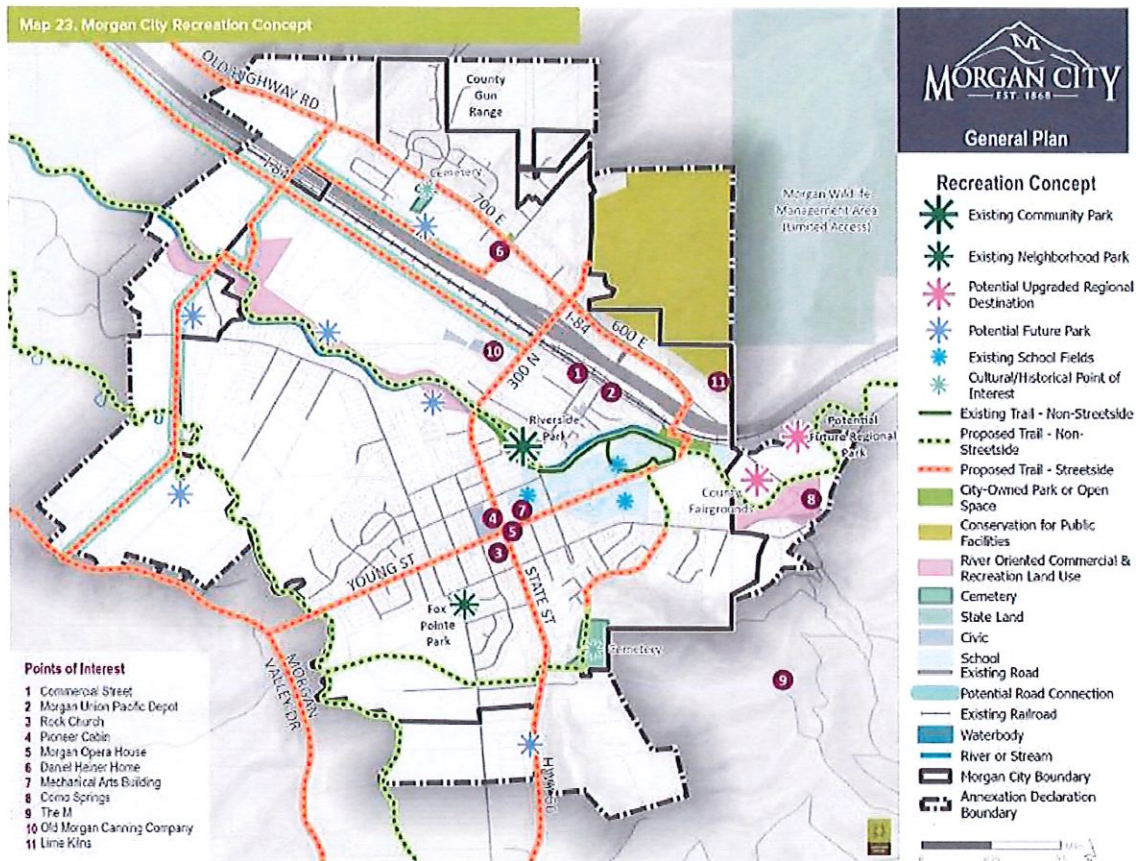


General Plan Park Map





General Plan Recreation Map



Site Photo Looking North



Site Photo Looking North





Site Photo Looking Southwest



Site Photo Looking North





Detailed Review:

Site Address:	400 W 200 N Morgan, UT
Parcel(s) Size(s):	19.99, 28.14, 1.98, .45, 25.94 acres.
Zone(s):	Existing zone is A. The proposed zones are R-1-10 and R-1-12.
Uses Allowed in Zone: Residential	Residential
Site Plan:	Not Applicable For Rezone
General Plan:	The proposed rezone generally conforms with the General Plan. The General Plan Future Land Use Map intentionally did not follow property lines. Most of the proposed R-1-10 zoning falls within the MDR, however some if it falls within the LDR area. The R-1-10 area is within the vicinity and the City can decide to accept it as is, accept and later update the Future Land Use Map, or reject the rezone change. Typically ROWs are between 20-30% of the land development for subdivisions. With a 25% ROW an LDR smallest lot size would be around 10,900 SF at 2-3 units per acre (gross). The smallest MDR would be around 6,500 SF at 3-5 units an acre (gross). Morgan City's zoning smallest lot (excluding Overlays) is 10,000 feet for R-1-10 and next biggest is R-1-10.
Link to land use table:	Table
Maximum number of units/lots:	At 38.566 acres, the maximum number of units for R-1-10 is 167. At 38.886 acres the maximum number of units for R-1-12 is 141. For a total of 308 units.
Proposed uses:	Residential
Usable Open Space Requirements: Link to Open Space Requirements	Not Applicable
Residential Density/Unit County:	Conforms



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	The project may have up to 308 total units attached and detached dwellings of low density; however it will be significantly less with streets/ROWS and other non residential uses. Most likely less than 200 homes.
Streets and Transportation:	The General Plan Transportation Map shows a number of street connections within the project area. If the project moves forward as a development street connections will be required according to the General Plan, Ordinances, Design Standards, and City Engineer.
HOA Requirements	A detailed review for compliance will come later.
Development Agreement	The project may include a Development Agreement as determined by the City Council and Legal Council.
Located within the Sensitive Lands District: Yes Link to Sensitive Lands Ordinance	The southern portion of the property is within the Sensitive Lands areas and part of the property is in the Well Recharge Area. If the property is further developed at a future time Sensitive Lands restrictions via ordinances and design standards will apply.
Building Design: Link to building design/architecture requirements.	Not Applicable

Legal descriptions of properties being requested for rezone.

04-180-001-2-1-1, 04-193, 04-191 BEGINNING AT A POINT BEING 1830.92 FEET NORTH 00°01'48" WEST AND 340.07 FEET NORTH 89°58'12" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE NORTH 40°51'48" WEST 1214.50 FEET; THENCE NORTH 31°04'45" WEST 173.26 FEET; THENCE NORTH 27°35'00" EAST 1135.09 FEET; THENCE SOUTH 60°21'00" EAST 42.00 FEET; THENCE SOUTH 42°20'00" EAST 220.75 FEET; THENCE SOUTH 49°17'00" EAST 32.19 FEET; THENCE SOUTH 66°12'00" EAST 520.50 FEET; THENCE SOUTH 12°55'00" EAST 520.00 FEET; THENCE SOUTH 18°45'00" EAST 227.13 FEET; THENCE NORTH 80°55'15" EAST 14.69 FEET; THENCE SOUTH 88°04'45" EAST 100.94 FEET; THENCE SOUTH 56°21'36" EAST 4.87 FEET; THENCE SOUTH 34°18'13" WEST 1128.56 FEET TO THE POINT OF BEGINNING.

04-193, 04-193-001, 04-193-002, 04-191 BEGINNING AT A POINT BEING 1830.92 FEET NORTH 00°01'48" WEST AND 340.07 FEET NORTH 89°58'12" EAST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 35; THENCE SOUTH 34°18'13" WEST 431.33 FEET; THENCE SOUTH 33°59'06" WEST 560.88 FEET; THENCE SOUTH 41°04'16" EAST 202.35 FEET; THENCE SOUTH 81°00'00" WEST 189.93 FEET; THENCE SOUTH 60°00'00" WEST 117.50 FEET; THENCE SOUTH 00°00'00" EAST 100.78 FEET; THENCE SOUTH 89°26'25" WEST 14.92 FEET; THENCE SOUTH 41°21'40" WEST 84.34 FEET; THENCE SOUTH 80°57'29" WEST 76.00 FEET; THENCE NORTH 62°59'44" WEST 96.31 FEET; THENCE NORTH 29°04'40" WEST 70.38 FEET; THENCE NORTH 28°40'07" EAST 90.87 FEET; THENCE NORTH 33°53'09" WEST 90.55 FEET; THENCE NORTH 55°27'05" WEST 73.07 FEET; THENCE NORTH 29°56'27" WEST 379.60 FEET; THENCE NORTH 11°59'20" WEST 140.64 FEET; THENCE NORTH 17°43'19" WEST 194.28 FEET; THENCE NORTH 45°41'11" EAST 13.07 FEET; THENCE NORTH 13°47'32" WEST 145.21 FEET;