Planning Commission Meeting

Minutes of Morgan City Planning Commission WORK and GENERAL meeting held in open public session on June 17th, 2025, at 6 p.m.

MINUTES JUNE 17TH, 2025 6:00 PM MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Pro-Tem-Erin Bott
MEMBERS	In-person: Ray Little, Becky Hendershot, David Griffith. Electronically: Jasson Eckett and Mark Francis.
EXCUSED	Nathan McClellan
CITY STAFF	In-person: City Planner, Jake Young; Mayor, Steve Gale; City Council, Tony London; Planning Legal Counsel, Gary Crane. Electronically: City Council, David Alexander.
OTHERS PRESENT	In-person: Bret Boss, Jill Boss.
INTRODUCTION	Erin Bott welcomed all in attendance for the meeting and reminded those online and in-person that the meeting is broadcast on YouTube and is recorded.

WORK SESSION 6:00pm

NOMINATION OF A CHAIR PRO-TEM PLANNING COMMISSION

DISCUSSION	Chair, Nathan McClellan, was not in attendance at the meeting. David Griffith nominated Erin Bott as Planning Commission Chair Pro-tem. Erin Bott accepted with no other nominations. Second: Becky Hendershot second the nomination. Vote: Unanimous

Chair Pro-Tem Erin Bott opened the work session making sure online members could hear and that all the mics were on. Erin asked Jake Young to give a brief overview of the agenda and then go through each item individually.

Jake Young gave an overview indicating there are three items on the agenda with none of the items having tremendous significance importance as they are all smaller things.

Item #1 Public Hearing-Amending 10.16.180.05 Accessory Dwelling Units-Land Use Chart-Table 1 zones- Regarding item number one—the public hearing on accessory dwelling units (ADUs)—we reviewed the land use chart. Last month, Teresa brought to my attention a concern regarding the City's ADU ordinance.
Within the City, there were several R1-8 zones; however, many of the lots within those zones were larger than 8,000 square feet. Additionally, there were numerous single-family homes lots significantly larger than the minimum lot size required by their respective zoning designations.
The ADU ordinance had been based on both lot size and zoning. For instance, a 12,000 square foot lot located in an R1-8 zone was not eligible for a detached ADU, while a lot of the same size in an R1-10 or R1-12 zone was eligible.

Jake continued by discussing MD zones indicating the MD (Manufacturing and Distribution) zone, however, applied only to existing single-family homes; new single-family construction was not permitted in that zone. Therefore, an internal ADU could only be added to a home that existed prior to the MD zoning classification.

Mark Francis questioned the additional zones changing the ADU requirements. In response to Marks' question, it was clarified that these changes were being made both to comply with state law and to improve internal consistency within the City's zoning code. Under state law, an internal ADU could be constructed on any lot 6,000 square feet or larger. The City's code previously restricted this based on zoning, creating a conflict. While such applications would likely have been approved regardless, the proposed update formally brought the city into compliance.

For detached ADUs, the minimum required lot size was 10,000 square feet. Many homes in the R1-8 zone met this requirement, despite the base zone allowing for smaller lots. This inconsistency had prevented some qualifying properties from being eligible for detached ADUs.

As a result, planning proposed expanding the zones in which ADUs would be permitted. The proposed changes maintained the same requirements regarding minimum lot size, setbacks, and other standards. The only adjustment was to allow ADUs in additional zones to meet those criteria.

No changes were proposed to the standards, only the zoning table and felt the proposal was straightforward enough to move directly to a public hearing.

Item #2-Draft/Discussion-Amending 10.16.090 Farm Animals with regards to chickens- The City Council has asked the commission to review the current farm animal ordinance, particularly chickens as there is significant public interest in having chickens residentially.

The existing ordinance permitted farm animals in all zones except commercial zones, based on lot size. Specifically, one of the permitted animal types (e.g., a cow, horse, sheep, 25 pheasants or chickens or rabbits or pigeons, or 10 geese or ducks) was allowed per 20,000 square feet of lot area. Additional animals were permitted at a ratio of one per 10,000 square feet beyond the initial 20,000 square feet.

A primary issue raised by residents and councilmembers was the desire to allow chickens on smaller single-family lots, especially those under 20,000 square feet. Many residents were already keeping chickens, often in violation of the existing code. The Council acknowledged that enforcement was complaint-based due to limited resources.

The Council explored potential changes to allow chickens on lots as small as 8,000 square feet, with limits based on lot size. A draft concept included the following proposed limits:

- 8,000–10,000 sq. ft.: 4–6 hens
- 12,000 sq. ft.: 6–8 hens
- Up to 20,000 sq. ft.: 8–10 hens

Additional proposed standards included:

- Prohibition of roosters
- Coop setback requirements from property lines and dwellings
- Containment within property boundaries
- Manure management practices
- Rodent prevention through proper feed storage

There was general agreement not to implement a permit system at this time.

Concerns were voiced about nuisance impacts such as noise, odor, property damage, and stray chickens entering neighboring yards. One notable past complaint involved chickens damaging a neighbor's garden and flower beds, emphasizing the need for containment and responsible ownership.

The inclusion of ducks under similar provisions was also considered. Based on existing city code, a maximum of 10 geese or ducks was permitted per 20,000 square feet—indicating a stricter limit than chickens. The commission discussed the nuisance of ducks with legal counsel stating that until the request for raising ducks is voiced, he would recommend addressing chickens only.

Legal counsel advised that residents whose property was damaged by chickens could pursue civil remedies or court action for restitution. David Alexander, City Council discussed referencing existing state law in the ordinance to emphasize property owner liability. Gary indicated there is already existing city code referencing state law. It was noted that the City typically responded to code enforcement issues reactively, based on formal complaints, rather than proactively inspecting properties.

The discussion concluded with general support for updating the ordinance to allow a limited number of hens on smaller lots, contingent upon clear regulations regarding containment, setbacks, and cleanliness.

Item #3-Draft/Introduction-Amending certain parts of the General Plan including but not limited to the Downtwon, Land Use, Transportation, Parks and Trails Plan- In compliance with state law, a notice of the general plan update had been issued. While this notice did not require the actual draft language or document to be available, it served to inform the public and stakeholders that the update process was underway. Staff had submitted the notice to the county. Additional recipients included non-city utility providers, county public safety, the county attorney, and the notice was also posted on both the Utah Public Notice Website and the city's official website. Jake Young stated item #3 is to be noticed 30 days prior to any action item. Hence, item #3 is introduction and informational.

GENERAL SESSION 7:00pm

MINUTES PLANNING COMMISSION MEETING
MAY 20th, 2025.

DISCUSSION	David Griffith mentioned the minutes have him in-person attendance when he was online.
MOTION	David Griffith moved to approve the Planning Commission minutes of May 20th, 2025, with a change from in-person attendance by David Griffith to online attendance. Second: Becky Hendershot Vote: Unanimous

ITEM #1 PUBLIC HEARING-AMENDING 10.16.180.05 ACCESSORY DWELLING UNITS-LAND USE CHART-TABLE 1 ZONES.

OPEN PUBLIC HEARING	David Griffith moved to open the public hearing amending 10.16.180.05 Accessory Dwelling Units-Land Use Chart-Table 1 Zones. Second: Erin Bott Vote: Unanimous
INTRODUCTION/ PUBLIC COMMENT	Chair Pro-Tem Erin Bott welcomed the public in-person and online. Erin asked Planner Jake Young to give a brief introduction prior to public comment. Jake thanked the Chair and introduced the item for public hearing. Jake indicated that the commission discussed the item in the work session. Jake pulled up the staffing notes which depict the changes in language and the table marked in red. Jake stated the main objective was to address inconsistencies identified in the Accessory Dwelling Unit (ADU) ordinance following a detailed review. Specifically, adjustments were needed to bring the ordinance for internal ADUs into alignment with state law, which allows them on lots that are 6,000 square feet or larger. Under the existing table, ADUs were permitted in the A Zone, Rural Residential (RR), R120, R-1-12, and R-1-10 zones. However, they were not permitted in the R-1-8, RM-15, RM-7, or MD zones.The proposed amendment did not alter any of the standards or requirements for ADUs; instead, it corrected the zoning designations where they were allowed. All existing standards—including architectural requirements, setbacks, and parking regulations—would continue to apply. For external or detached ADUs, the proposal also included permitting them in the R-1-8, RM-7, and RM-15 zones, provided the lot size was at least 10,000 square feet. If a property was located in one of these zones but had a smaller lot, the ADU would not be permitted.

	A footnote was also added to remind residents that minimum lot size and design requirements are still applied. For example, if someone lived in the RM-7 or R-1-8 zone but their lot was too small, they would not be eligible to receive ADU approval. Erin thanked Jake for the introduction and asked if there were any public comments. Erin also asked staff if there were any participants online or written comments which staff indicated "no". As there were no public comments, Chair Pro-Tem Erin Bott asked for a motion to close the public hearing.
CLOSE PUBLIC HEARING	Ray Little moved to close the Public Hearing-Amending 10.16.180.05 Accessory Dwelling Units-Land Use Chart-Table 1 zones. Second: David Griffith Vote: Unanimous
DISCUSSION	Jake Young presented the current online code to show the commission what the proposed changes would be to the zoning table and foot notes. The commission continued the discussion with no concerns or amendments to the proposed changes.
MOTION	Ray Little moved to recommend amending 10.16.180.05 accessory dwelling units land use chart table 1 zones as presented to the city council for consideration. Second: Becky Hendershot No discussion on the motion. Unanimous

ITEM #2 DRAFT/DISCUSSION-AMENDING 10.16.090 FARM ANIMALS WITH REGARDS TO CHICKENS

DISCUSSION	The commission discussed amending Section 10.16.090 regarding farm animals, specifically chickens and also ducks. Staff began by reviewing the existing Morgan City farm animal ordinance. Under the current ordinance, farm animals were allowed in all zones except commercial zones, including all residential zones. The number and type of animals and fowl permitted in these zones were limited by subsection B of the ordinance. Specifically, no more than the following were allowed: one cow or horse; two sheep or goats; or 25 pheasants, chickens, rabbits, or pigeons; or 10 geese or ducks. Animals and fowl not specifically listed could be substituted for those listed if they were of similar size, and combinations of animals and/or fowl were also allowed by conditional use for farm industry as set forth in the ordinance. For every 20,000 square feet of lot area, one of the aforementioned types of animals was allowed, with an additional type of animal permitted for every additional 10,000 square feet of lot area. The ordinance, however, did not address the situation where a property owner wished to keep a few chickens or ducks on a lot smaller than 20,000 square feet. The staff explained that while their research initially considered farm animals more broadly, the City Council and city leadership provided direction to focus solely on chickens, in response to public requests. At a prior City Council meeting, members of the public had requested the ability to legally keep chickens on smaller lots. As discussed in the earlier work session, staff presented initial suggestions for allowing smaller flocks of chickens on smaller lots: • On lots of 8,000–10,000 square feet: 4–6 hens • On lots of approximately 12,000 square feet: 6–8 hens • On lots between 12,000 and 20,000 square feet: 8–10 hens Some additional recommended standards included prohibiting roosters due to noise concerns (while still allowing them in agricultural zones); coop setbacks of 20–40 feet from dwellings and 5–10 feet from property lines; requirements for manure management to address odor and flies; sealed feed storage to prevent rodents; and containment to ensure animals remained within the property boundaries. It was clarified that these were discussion points, not the language of the ordinance itself.

The purpose of the discussion was to provide feedback so staff could return with a draft ordinance, likely in July. Commissioners generally expressed support for the concept, alongside the proposed additional standards.

Commissioner Ackett noted that the suggested lot size-to-hen ratios appeared somewhat arbitrary and recommended simplifying the math. He proposed a standard of approximately one hen per 2,000 square feet starting at a minimum lot size of 8,000 square feet, which would make the ordinance easier to interpret. Other commissioners observed that while the current ordinance allowed 25 chickens on a 20,000 square foot lot, the new proposal appeared more conservative and aimed at residential neighborhood settings.

Further discussion covered the need for clear setbacks, especially keeping coops at least 10 feet from property lines, and whether containment required a coop or if a fenced yard was sufficient. Some referenced standards from other communities, which suggested that animals should have access to about 40% of the lot area. Commissioners agreed that residents might wish to allow chickens to roam, provided they remained on the property.

The commission emphasized the importance of enforceable standards, including setbacks, maximum flock sizes, and proper maintenance to avoid nuisance impacts.

While a small number of public comments had mentioned ducks, the consensus was to limit the ordinance to chickens initially and consider ducks separately if future demand arose. Commissioners agreed that it was best to address chickens now, as they were the current focus of public requests, and adjust the ordinance later if necessary.

At the conclusion of the discussion, staff confirmed they had received sufficient feedback to prepare a draft ordinance for future review.

ITEM #3 DRAFT/INTRODUCTION-AMENDING CERTAIN PARTS OF THE GENERAL PLAN INCLUDING BUT NOT LIMITED TO THE DOWNTOWN, LAND USE, TRANSPORTATION, PARKS AND TRAILS.

DISCUSSION

City Planner, Jake Young explained that state law required the city to provide a 30-day public notice before beginning the process of updating the general plan.

At this stage, the city was already more than a year into the downtown plan, parks plan, and trails plan, which were being developed together. Instead of keeping these as separate plans, the city decided to incorporate their details directly into the general plan so all information would be included in one comprehensive document.

Staff shared a presentation originally prepared earlier in the year for a public meeting on the downtown plan. The process had included two public workshops at the middle school—one focused on creating maps and scenarios and another for reviewing them—along with two online surveys, a vision event at city hall, and posters displayed in city buildings and online for several months. Overall, there had been significant public involvement.

The actual amendments to the general plan would be presented over the next few months. The discussion provided background rather than final language. The vision statement described Morgan City building on its historical roots to create a more vibrant downtown with destination activities, walkable streets, new sidewalks, crossings, and a downtown plaza. The area was planned to include mixed uses such as residential, office, and entertainment alongside existing retail and restaurants. The State Street area would remain a business hub with added opportunities like riverfront commercial areas and safer pedestrian crossings.

Staff also presented illustrative before-and-after images of the downtown area, including proposed bulb-outs, plazas, and mixed-use development. The downtown plaza, already under construction, would feature a bandstand, colored concrete, shade structures, space for food trucks, and a fire pit.

	A commissioner asked whether this effort was internal or involved hiring an outside consultant, as had been done for the last major general plan update. Staff clarified that a planning team had been working on the downtown plan for about a year, funded through a grant from Wasatch Front Regional Council. This was not a full general plan overhaul, but rather a targeted update focusing on downtown, parks, and trails. Staff explained that the city chose to include this work directly in the general plan instead of keeping separate plans, aligning with existing goals in the general plan. The update aimed to consolidate information into a single document while meeting legal requirements for public notice. Staff concluded by stating the commission had been involved throughout this process and would see the formal amendments in upcoming meetings

ADJOURNMENT:

This meeting was adjourned at 7:40 pm.

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Teresa Shope, Secretary

These minutes were approved at the ______________________ Meeting.

MORGAN CITY
PLANNING COMMISSION

BY-LAWS & RULES OF PROCEDURE

I. PURPOSE.

These policies and procedures are designed and adopted for the purpose of providing guidance and direction to the members of the Morgan City Planning Commission in the performance of their duties. The Planning Commission shall be governed by the provisions of all applicable State Statutes, City Ordinances and these rules. Nothing in these rules shall be interpreted to provide independent basis for invalidating or in any way altering a final decision of the Commission unless otherwise provided by City Ordinance or State Law. Nor shall anything herein be construed so as to provide or create an independent cause of action for any person or entity.

II. ORGANIZATION.

A. Election of Chair and Vice-Chair

The Commission, at its first regular meeting in July of each year, shall elect a Chair and a Vice-Chair from the duly appointed members of the Commission by a majority of the total membership. The Chair and Vice-Chair may be elected to subsequent terms.

B. Duties of the Chair

1. To preside at all meetings of the Commission and shall provide general direction for the meetings;
2. To call the Commission to order, and proceed with the order of business;
3. To announce the business before the Commission in the order in which it is to be acted upon;
4. To receive and submit in the proper manner all motions and propositions presented by the members of the Commission;
5. To put to vote all questions which are properly moved, or necessarily arise in the course of proceedings and to announce the result thereof;
6. To inform the Commission, when necessary, or when referred to for that purpose, on any point of order or practice. In the course of discharge of this duty, the Chair shall have the right to call upon Legal Counsel for advice;
7. To authenticate by signature when necessary, or when directed by the Commission, all acts, orders and proceedings of the Commission;
8. To maintain order at meetings of the Commission;
9. To move the agenda along, hold down redundancy, reference handouts and procedures in a sensitive way during meetings; and
10. Recognize speakers and commissioners prior to receiving comments and presentation of physical evidence, i.e., plans and pictures.
11. Approves items that are ready for placement on the regular agenda.

C. **Duties of the Vice-Chair.** The Vice-Chair, during the absence of the Chair, shall have and perform all the duties and functions of the Chair.

D. **Temporary Chair.** In the event of the absence of, or disability of both the Chair and the Vice-Chair, the Commission shall elect a temporary Chair to serve until the Chair or Vice-Chair shall return. In such event, the temporary Chair shall have all the powers and perform the functions and duties herein assigned to the Chair of the Commission.

E. **Secretary.** The Planning Division Secretary shall serve as secretary of the Commission. The secretary shall have the following duties:

1. To give notice of all Planning Commission meetings;
2. To keep and record the minutes of the proceedings of the Commission;
3. To keep and maintain a permanent record file of all documents and papers pertaining to the work of the Commission;
4. To sign and date the minutes of the meetings after said minutes have been approved by the Commission;
5. To perform such other duties as may be required;
6. Coordinate and collects materials submitted by applicant and staff for placement on the agenda.

III. DUTIES OF MEMBERS

A. **Meeting Attendance.** Every member of the Commission shall attend the sessions of the Commission unless duly excused or unless unable to attend because of extenuating circumstances. Any member desiring to be excused shall notify the secretary. The secretary shall call the same to the attention of the Chair.

B. **Conflict of Interest.** A Planning Commissioner to whom some private benefit may come as the result of a Planning Commission action shall not be a participant in the action.

1. The private benefit may be direct or indirect; create a material or personal gain; or provide an advantage to relations, friends, or to groups and associations which hold some share of a person's loyalty. However, membership itself in a group or organization shall not be considered a conflict of interest as to Planning Commission action concerning such group or unless a reasonable person would conclude that such membership in itself would prevent an objective consideration of the matter.

2. A Planning Commissioner experiencing, in their opinion, a conflict of interest, shall declare that interest publicly, abstain from voting on the action, and be excused from the room during consideration of the action. That Commissioner shall not discuss the matter privately with any other commissioner. The vote of a Planning Commissioner experiencing a conflict of interest, who fails to be disqualified, shall be disallowed.

3. A conflict of interest may exist under these rules although a Planning Commissioner may not believe an actual conflict does exist; therefore, a Planning Commissioner who has any question as to whether a conflict of interest exists under these rules shall raise the matter with the other Planning Commissioners and the City's attorney in order that a determination may be made as to whether a conflict of interest exists.

4. No planning official shall engage in any transaction in which the official has a financial interest, direct or indirect, with the agency or jurisdiction that the official serves unless the transaction is disclosed publicly and determined to be lawful.

5. The requirements of Section 10-3-1301 et. seq. of the Utah Code, known as the "Municipal Officers' and Employees' Ethics Act", shall be adhered to. If a conflict exists between these policies, State law, or City ordinance, the strictest shall apply.

C. **Gifts and Favors.** Gifts, favors, or advantages must not be accepted if they are offered because the receiver holds a position of public responsibility. It is very important that Planning Commissioners be fair and impartial in their dealings with the public and that they serve all citizens equally. It is not enough to avoid favoritism. They should strive to avoid even the appearance of giving preference to one citizen or business over any other.

1. The value of a gift or advantage and the relation of the giver to public business should be considered in determining acceptability. Small gifts that come in the form of business lunches, calendars, or office bric-a-brac are often, not always, acceptable. In cases of doubt, refuse. In cases of marginal doubt, refuse.

2. Planning Commissioners should not accept gifts from outside agencies which may be competing or applying for City business, permits, or development decisions. Accepting gifts not only gives the appearance of favoritism, but may create an embarrassing and possible unlawful position for the City. Items of small value such as calendars, pencils, etc. with advertising or logos are acceptable, but larger items such as clothing, equipment for personal use, etc. should be politely declined.

D. **Commissioner Removal.** A Commission member may be permanently removed from the Planning Commission for cause by the Mayor upon advice and consent of the City Council. Recommendation for such action may be made by a majority vote of the Commission to the Mayor based on any of the following:

1. Continuous unjustified non-attendance of Planning Commission work meetings and/or regular meetings.

2. Demonstrated inability or unwillingness to participate cooperatively as a working member of the Commission including, but not limited to, such actions as:

   a. repeatedly showing a lack of preparation during meetings; or
   b. repeated attempts to disrupt meetings; or
   c. frequent votes contrary to the evidence presented for no apparent reason.

3. Failure to conduct oneself in a professional and competent manner appropriate to the position of Planning Commissioner.

4. Violation of the criminal laws, federal, state, or local.

5. A change in residency outside of Morgan City.

D. **Treatment of Information.** It is important to discriminate between planning information that belongs to the public and planning information that does not.

1. Reports and official records of a public planning agency must be open on an equal basis to all inquiries.

2. Information considered private, controlled or protected, that is learned in the course of performing planning duties must be treated in confidence if specifically requested by the applicant or as dictated by the Governmental Records Access and Management Act. Such information becomes public when an application for official action, such as a change in zone classification or approval of a plat, is submitted.

3. Information contained in studies that are in progress in a planning agency should not be divulged except in accordance with established agency policies on the release of its studies. A public planning agency is not required to share its thoughts publicly.

4. Prearranged private meetings between a Planning Commissioner and applicants, their agents, or other interested parties, are prohibited. Partisan information on any application received by a Planning Commissioner whether by mail, telephone, or other communication shall be made part of the public record.

IV. MEETINGS.

A. **Place.** All meetings of the Planning Commission shall be held in the City Council Chambers of City Hall, 90 West Young Street, Morgan, Utah, or at such other place in Morgan City as the Commission may designate.

B. **Regular Meetings.** Regular meetings of the Planning Commission shall be held on the third Tuesday of each month at the hour of 7:00 p.m. Special meetings may be called by the Chair, with the approval of at least four other members of the Commission.

C. **Work Meetings.** Work meetings are to be held on the third Tuesday of each month at the hour of 6:30 p.m., prior to the regular meeting. The time of this meeting may be adjusted if the Commission determines more or less time is needed to prepare for the regular meeting.

D. **Quorum.** Four members of the Commission shall constitute a quorum thereof for the transaction of all business except where unanimous consent of all members is required. Any member disqualified because of a conflict of interest shall not be considered when determining whether a quorum is constituted.

E. **Content.** Discussions in the meetings are to be limited to agenda items and issues reasonably related thereto. Comments or presentations by the public are to be limited to relevant issues. In order to ensure that the meetings proceed timely and orderly, the Chair may impose a time limit on those desiring to address the Commission. Any person who disrupts the meeting by exceeding a time limit, discussing irrelevant issues, or otherwise, may be removed at the direction of the Chair.

F. **Additional Guidelines.** In addition to these policies and procedures, the Commission may invoke additional guidelines as necessary to address issues as they arise so long as they are consistent with the nature and intent with the content herein.

V. MOTIONS.

A. **Making of Motions.** Any Planning Commissioner, but the Chair, may make or second a motion. Motions should state findings for denial or approval within the motion:

1. Motions should state findings at the beginning.
2. The staff reports should be in sufficient detail to assist Planning Commission in stating findings.
3. All motions should be repeated at the direction of the Chair.

B. **Second Required.** Each motion of the Planning Commission must be seconded. A motion that fails to receive a second shall fail.

C. **Withdrawing a Motion.** After a motion is stated by the Chair or read by the secretary, it shall be deemed in the possession of the Commission, but may be withdrawn at any time before decision or amendment by the unanimous consent of the Commission.

D. **Motion to Table.** A motion to table an agenda item for further study should be accompanied by specific reasons for continuing the matter and whenever possible, a specific date to rehear the matter should be scheduled.

E. **Amending Motions.** When a motion is pending before the Commission, any member may suggest an amendment without a second, at any time prior to the Chair putting the motion to a vote. The amendment must be accepted by the author and the second of the motion in order to amend the stated motion. The author and the second may choose not to accept the amendment.

F. **Amending Amendments to Motions.** An amendment to a motion may be amended, no second required, at any time prior to the Chair putting the motion to a vote. The amendment must be accepted by the author and the second of the motion in order to amend the stated motion. The author and the second may choose not to accept the amendment.

G. **Substitute Motions.** A substitute motion, which shall replace the original motion, may be made prior to a vote on the original motion.

H. **To Rescind a Motion.** A motion to rescind or make void the results of a prior motion may take place when the applicant and other persons directly affected by the motion have not materially changed their position in reliance on the Commission's action on the motion.

I. **To Reconsider a Motion.** To recall a previous motion for further evaluation and/or action, a motion for reconsideration may be made by a Commissioner who voted with the majority. The motion to reconsider must pass with a majority vote. If it is determined that the motion should stand as previously approved, no formal vote is necessary. If the former motion is to be amended or made void, the motion shall be put to a formal vote of the Commission. Motions to reconsider a previous motion must take place during the same meeting the motion was made or when the minutes containing that particular item are approved.

J. **Motion to Open and Close Hearings.** A motion shall be made to open and close the public portion of each hearing prior to Planning Commission discussion and vote on the matter.

K. **Motion to Recess.** A motion shall be made to break for a specific purpose while also stipulating a specific time to reconvene the meeting. The time to reconvene must be during the same day as the meeting in which the motion to recess was made.

L. **Motion to Adjourn.** A motion to adjourn the meeting shall be made at the end of each Planning Commission meeting. No second is required to the motion to adjourn.

VI. VOTING.

Except as otherwise specifically provided in these rules, a vote of four (4) members of the Commission shall be required and shall be sufficient to transact any business before the Planning Commission and an affirmative vote of four (4) members of the Commission shall be required to pass a motion.

A. **Changing a Vote.** No member shall be permitted to change his/her vote after the decision is announced by the Chair.

B. **Tie Votes.** A tie vote on an item automatically continues that item to the next Commission meeting.

C. **Conflict of Interest/Disqualification.** Any member declaring a conflict of interest shall be disqualified and shall leave the room and not participate in the discussion and vote pertaining to that particular matter.

VII. AMENDMENTS.

These rules may be amended at any regular meeting of the Planning Commission by an affirmative vote of the Commission, provided that such amendment has been presented in writing to each member of the Commission at least 48 hours preceding the meeting at which the vote is taken. Such amendments shall be submitted to the City Council for its approval before they shall take effect.

Morgan City

Printed: 07/01/2025

690 North 700 East (Rezone)

06/18/2025 - 06/17/2026

3227130

Rezone Request

Rezone Application Fee

a4802bf0-4c85-11f0-8828-5d5bc3136743

Active

New

Application Review Status

Final-Review	Reviewing	06/18/2025
		06/18/2025

Fees

Rezone Application Fee	$160.00
Subtotal	**$160.00**
Amount Paid	**$160.00**
Total Due	**$0.00**

Payments

06/18/2025	Online	$160.00
Total Paid		**$160.00**

Application Form Data

(Empty fields are not included)

Applicant First Name
Jordache

Applicant Last Name
Wardell

Applicant Email
jwardell@wardellbrothers.com

Applicant Address
690 North 700 East (Rezone)

City
Morgan, Utah 84050

State

84050

Is Applicant also the Property Owner?
No

Property Owner First Name
Villina

Property Owner Last Name
Greenwell

Property Owner Email
jwardell@wardellbrothers.com

Property Owner Phone
(801) 710-1904

Property Owner Address
2505 W Old Highway Road

City
Morgan, Utah 84050

State
UT

Zip
84050

Please upload signed authorization from the Property Owner
🗋 Prop Owner Affidavit_690 N 700 E Morgan UT.pdf

Property Address
690 N 700 E

City
Morgan

State
UT

Zip
84050

Current Zoning on Property
R-1-8 - Single Family Residential

Desired Zoning on Property
RM-15 - Mulitple Family Residential

Please upload Plat Map from the County Recorder

- OWNERSHIP PLAT 1.tif
- OWNERSHIP PLAT 2.tif

Please upload Vicinity Plan showing the total project

- Concept plan with Property Boundary Outlined.pdf

Upload a legal description of the property

- Legal Description 690 N 700 E Property.docx

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.

Jordache Wardell - 06/18/2025 2:48 pm

PROPERTY OWNER AFFIDAVIT

NOTARIZATION REQUIRED – SEE BELOW

STATE OF UTAH):ss
COUNTY OF Morgan)

We, Villina Greenwell and Dustin Finlinson, being duly sworn, depose and say that we are the owners 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 our knowledge.

Prop. Identification #00-0004-3586 Greenwell
Please Print Name Under Signature Villina Greenwell

Prop. Identification #________________
Please Print Name Under Signature DUSTIN FINLINSON

NOTARIZATION

KAYLA WALKER
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 737471
COMM. EXP. 05-31-2028

Subscribed and sworn to me this 14th day of June, 2025.
Residing in: Morgan County My Commission Expires: 05-31-2028
Notary________________

In addition to above Property Owner Affidavit, OWNER must sign below if authorizing someone else to represent him at the City.

AGENT AUTHORIZATION

We, Villina Greenwell and Dustin Finlinson, the owners of the real property described in the attached application, do authorize as our agent Jordache Wardell to represent us regarding the attached application and to appear on 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.

Prop. Identification #00-0004-3586 Greenwell
Please Print Name Under Signature Villina Greenwell

Prop. Identification #________________
Please Print Name Under Signature DUSTIN FINLINSON

NOTARIZATION

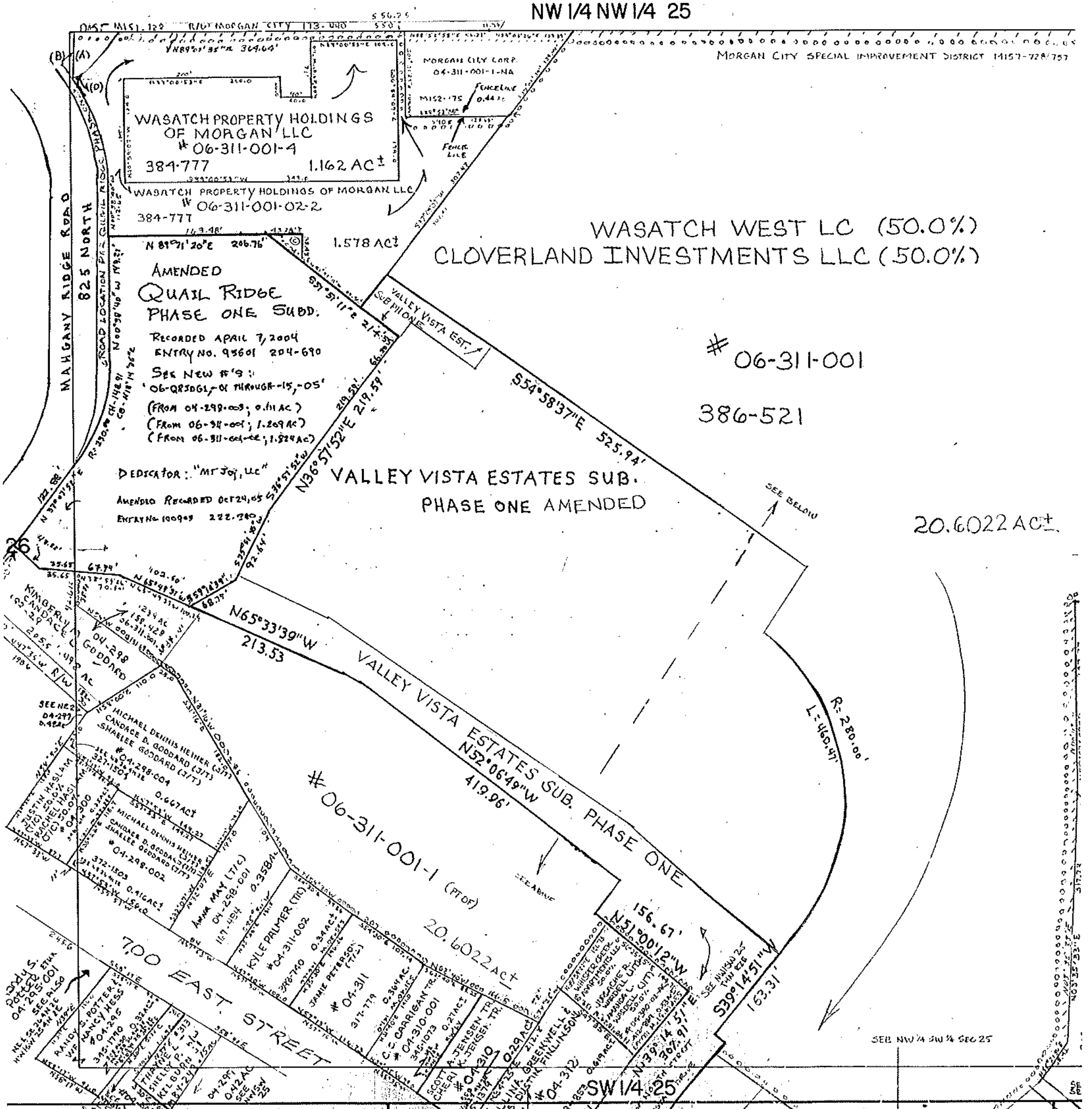
Subscribed and sworn to me this 14th day of June, 2025.
Residing in: Morgan County My Commission Expires: 05-31-2028
Notary________________

KAYLA WALKER
NOTARY PUBLIC • STATE of UTAH
COMMISSION NO. 737471
COMM. EXP. 05-31-2028

PLAT IS A REFERENCE ONLY. NO LIABILITY IS ASSUMED FOR ACCURACY OR VARIATIONS WITH THE ACTUAL SURVEY

SW 1/4 NW 1/4
SECTION 25
T 4 N - R 2 E MORGAN CITY
SALT LAKE BASE & MERIDIAN

SECT
SW1/4 NW

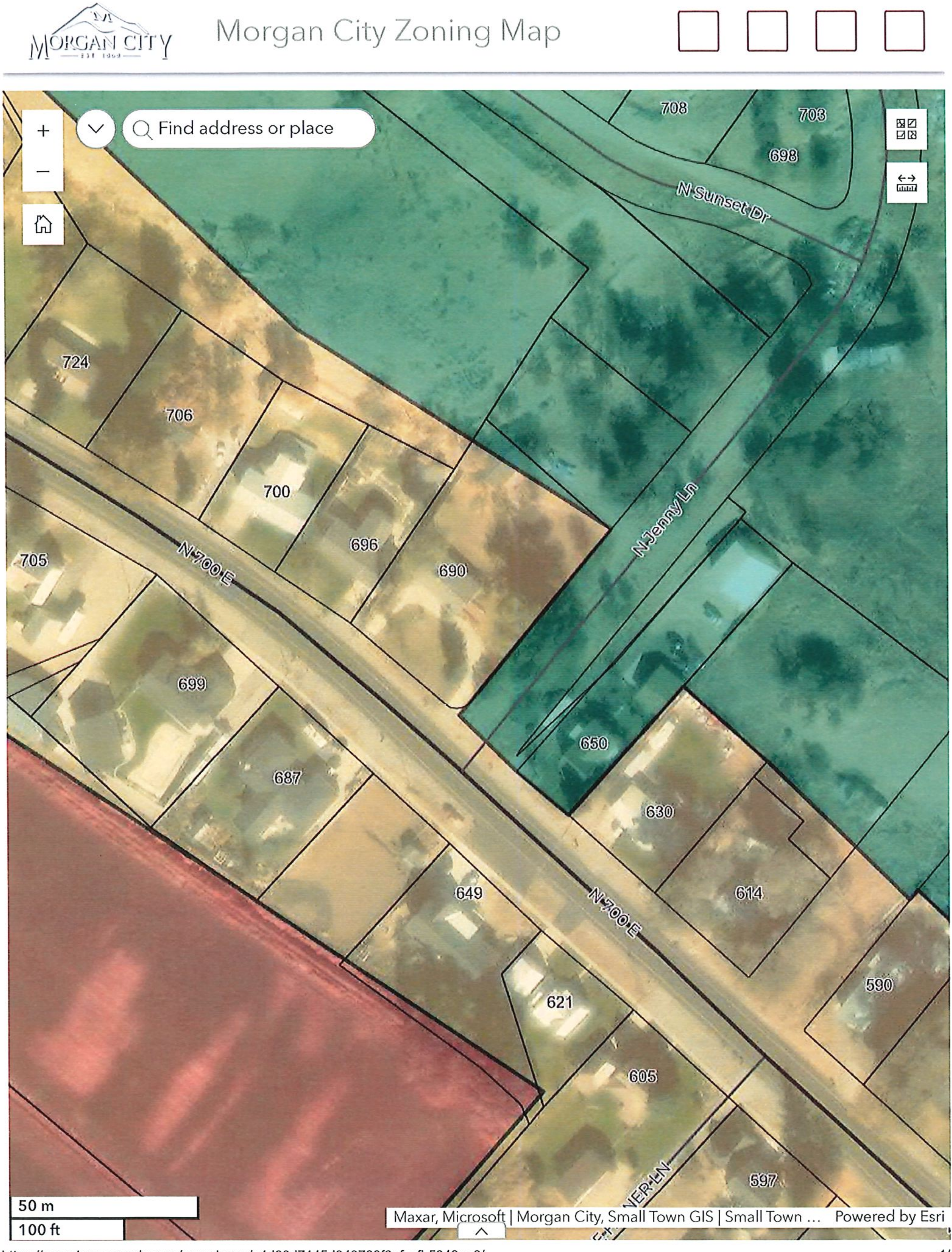

NW 1/4 NW 1/4 25
MORGAN CITY SPECIAL IMPROVEMENT DISTRICT M157-728/757
MORGAN CITY CORP. 04-311-001-1-NA
FENCELINE 0.44 AC
FENCE LINE
WASATCH PROPERTY HOLDINGS OF MORGAN LLC
# 06-311-001-4
384-777
1.162 AC±
WASATCH PROPERTY HOLDINGS OF MORGAN LLC
# 06-311-001-02-2
384-777
1.578 AC±
WASATCH WEST LC (50.0%)
CLOVERLAND INVESTMENTS LLC (50.0%)
# 06-311-001
386-521
20.6022 AC±
MAHGANY RIDGE ROAD
825 NORTH
ROAD LOCATION PER QUAIL RIDGE PHASE
N 89°21'20"E 206.76'
AMENDED
QUAIL RIDGE
PHASE ONE SUBD.
RECORDED APRIL 7, 2004
ENTRY NO. 95601 204-690
SEE NEW #'S:
'06-QRSDG1,-01 THROUGH -15, -05'
(FROM 04-299-003; 0.11 AC)
(FROM 06-311-001; 1.209 AC)
(FROM 06-311-001-02; 1.524 AC)
DEDICATOR: "MT JOY, LLC"
AMENDED RECORDED OCT 24, 05
ENTRY NO. 100909 222-280
S37°51'11"E 214.5'
VALLEY VISTA EST. SUB. PH ONE
N36°57'52"E 219.59'
S54°58'37"E 525.94'
SEE BELOW
VALLEY VISTA ESTATES SUB.
PHASE ONE AMENDED
N65°33'39"W
213.53
VALLEY VISTA ESTATES SUB. PHASE ONE
N52°06'49"W
419.96'
# 06-311-001-1 (PT OF)
20.6022 AC±
SEE ABOVE
R=280.00'
L=460.47'
156.67'
N51°00'12"W
S39°14'51"W
163.31'
N39°14'51"E 307.91'
SEE NW 1/4 SW 1/4 SEC 25
26
KIMBERLY CANDACE GODDARD
04-298
MICHAEL DENNIS HEINER (1/3) CANDACE D. GODDARD (1/3) SHALEE GODDARD (1/3)
# 04-298-004
0.667 AC±
MICHAEL DENNIS HEINER CANDACE D. GODDARD SHALEE GODDARD (1/3)
# 04-298-002
0.41 AC±
JUSTIN HASLAM RACHEL HASLAM
# 04-300
ANNA MAY (T/C)
04-298-001
0.358 AC
KYLE PALMER (T/C)
# 04-311-002
0.34 AC±
JAMIE PETERSON
# 04-311
317-779
0.304 AC
C.S. CARRIGAN TR
# 04-310-001
0.27 AC±
SCOTT A. JENSEN TR. CHERYL K. JENSEN TR.
# 04-310
0.29 AC±
LINA GREENWELL & DUSTIN FINLINSON
# 04-312
RANDY S. POTTER NANCY NESS
# 04-295
THAYNE L. SHELLEY P. KILBURN
04-295
0.42 AC
SEE NW 1/4 SW 1/4 25
700 EAST STREET
SW 1/4 25

EVISIONS	DATE AND INITIAL		(In Pencil)	
ec 3, 81 XJL	9-2-85 BA	4-20-93 PJ		
Oct. 81 XJL	9-11-86 BA	3-7-94 PJ		
Dec. 82 XJJ	7-20-87			
Jc 83 XJH	12-13-89 FW			
-12-84 DG	10-26-90 FW			

Inc.

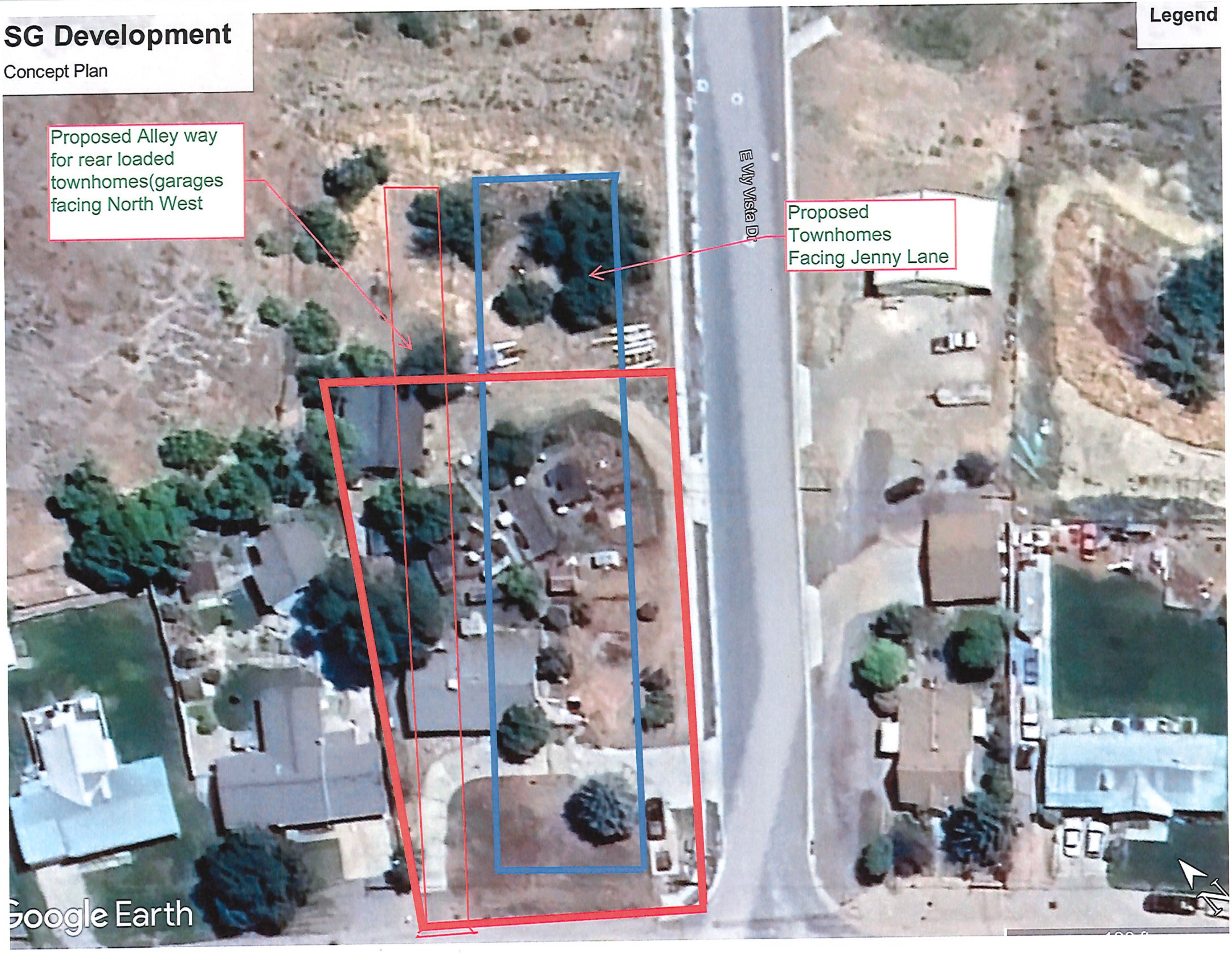
MORGAN COUNTY, UTAH

ONE
SECT
SW 1/4 NW


MORGAN CITY
EST 1868
Morgan City Zoning Map
Find address or place
+
−
708
703
698
N Sunset Dr
724
706
700
696
690
N Jenny Ln
705
N 700 E
699
687
650
630
649
614
N 700 E
621
590
605
597
50 m
100 ft
Maxar, Microsoft | Morgan City, Small Town GIS | Small Town … Powered by Esri

SG Development

Concept Plan


Legend
Proposed Alley way for rear loaded townhomes(garages facing North West
Proposed Townhomes Facing Jenny Lane
E Vy Vista Dr
Google Earth

Legal Description 690 N 700 E Property

A PT OF THE NW1/4SW1/4 & A PT OF SW1/4NW1/4 OF SEC 25, T4N, R2E, SLB&M. BEG AT PT WH BEARS N 2507.0 FT & E 589.8 FT FRM THE SW COR (STONE IN PLACE) OF SD SEC 25, & RUN TH N 47*30' W 118.0 FT ALG N BDY LN OF STATE RD U.S. 30-S; TH N 34*25' E 212.8 FT; TH S 47*35' E 139.0 FT; TH S 40*05' W 210.8 FT TO POB. CONT 0.621 AC. LESS THE FOL AMT SOLD: #105482 (239/235) (0.002 AC GOING TO VALLEY VISTA ESTATES PHASE 1. LEAV 0.619 / 0.62 AC, M. OR L

Morgan City
Printed: 07/02/2025

582 N. 700 E.

07/01/2025 - 06/30/2026
6256409

Rezone Request

Rezone Application Fee
cf588150-56c7-11f0-be23-19222315ca3d

New
Active

Application Review Status

Final-Review	Reviewing	07/01/2025
		07/02/2025

Fees

Rezone Application Fee	$160.00
Subtotal	**$160.00**
Amount Paid	**$160.00**
Total Due	**$0.00**

Payments

07/01/2025	Online	$160.00
Total Paid		**$160.00**

Application Form Data

(Empty fields are not included)

Applicant First Name
Korey

Applicant Last Name
Adams

Applicant Email
koreyadams@adamsconstructionservicesut.com

Applicant Address
582 N. 700 E.

City
Morgan

State

UT

Zip
84050

Is Applicant also the Property Owner?
Yes

Property Owner First Name
Korey

Property Owner Last Name
Adams

Property Owner Email
koreyadams@adamsconstructionservicesut.com

Property Owner Phone
(801) 694-3262

Property Owner Address
139 Imperial Dr

City
Morgan

State
UT

Zip
84050

Please upload signed authorization from the Property Owner
🗋 Recorded Purchse-Warranty Deed.pdf

Property Address
554 N 700 E

City
Morgan

State
UT

Zip
84050

Current Zoning on Property
R-1-10 - Single Family Residential

Desired Zoning on Property

RM-15 - Mulitple Family Residential

Please upload Plat Map from the County Recorder

🗋 Survey-Overview map.pdf

Please upload Vicinity Plan showing the total project

🗋 Survey-Overview map.pdf

Upload a legal description of the property

🗋 Survey-Overview map.pdf

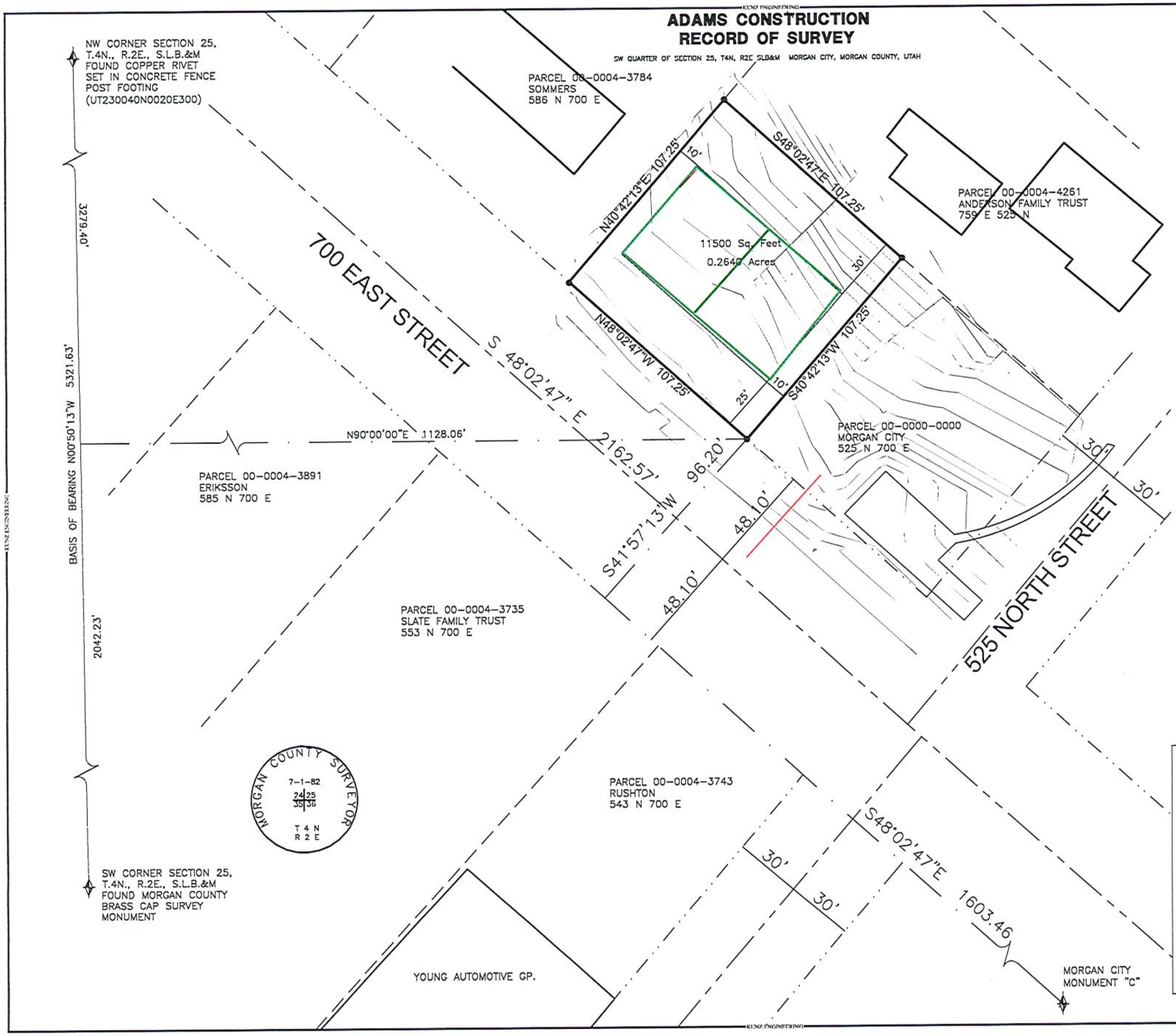
Signature

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.

Korey Adams - 07/01/2025 4:07 pm

ADAMS CONSTRUCTION
RECORD OF SURVEY

SW QUARTER OF SECTION 25, T4N, R2E SLB&M MORGAN CITY, MORGAN COUNTY, UTAH


NW CORNER SECTION 25, T.4N., R.2E., S.L.B.&M FOUND COPPER RIVET SET IN CONCRETE FENCE POST FOOTING (UT230040N0020E300)
PARCEL 00-0004-3784
SOMMERS
586 N 700 E
PARCEL 00-0004-4261
ANDERSON FAMILY TRUST
759 E 525 N
N40°42'13"E 107.25'
S48°02'47"E 107.25'
10'
30'
11500 Sq. Feet
0.2640 Acres
N48°02'47"W 107.25'
S40°42'13"W 107.25'
10'
25'
700 EAST STREET
S 48°02'47" E 2162.57'
96.20'
N90°00'00"E 1128.06'
PARCEL 00-0000-0000
MORGAN CITY
525 N 700 E
30'
30'
PARCEL 00-0004-3891
ERIKSSON
585 N 700 E
S41°57'13"W
48.10'
48.10'
525 NORTH STREET
3279.40'
BASIS OF BEARING N00°50'13"W 5321.63'
2042.23'
PARCEL 00-0004-3735
SLATE FAMILY TRUST
553 N 700 E
MORGAN COUNTY SURVEYOR
7-1-82
24 25
35 36
T 4 N
R 2 E
PARCEL 00-0004-3743
RUSHTON
543 N 700 E
S48°02'47"E 1603.46
30'
30'
SW CORNER SECTION 25, T.4N., R.2E., S.L.B.&M FOUND MORGAN COUNTY BRASS CAP SURVEY MONUMENT
YOUNG AUTOMOTIVE GP.
MORGAN CITY MONUMENT "C"

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN THE SW CORNER AND THE NW CORNER OF SECTION 25, T4N, R2E, SALT LAKE BASE AND MERIDIAN, SHOWN HERE ON AS N00°50'13"W 5321.63'

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO LOCATE THE PROPERTY CORNERS FOR PARCE; #04-350-001-01 ON THE MORGAN COUNTY RECORDS. ALL BOUNDARY CORNERS WERE SET WITH A ⅝" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING 150228". THE PROPERTY IN THIS AREA IS DESCRIBED FROM MORGAN CITY MONUMENT "C" WHICH HAS BEEN LOST. THE SW AND NW CORNERS OF SECTION 25, T4N, R2E WERE FOUND AND THE LOCATION OF MONUMENT "C" WAS CALCULATED BASED ON A REVERENCE ON SURVEY #699 FOR YOUNG AUTOMOTIVE GROUP BY DOMINION ENGINEERING. USING THIS LOCATION AND ROTATING THE DEEDS TO THE BEARING ALONG 700 EAST STREET, THE PROPERTIES WERE PLOTTED AND MATCHED THE OCCUPATION LINES VERY WELL. THE 96.2 FOOT WIDTH OF 700 EAST WAS DETERMINE BY DEEDS CALLS OF PROPERTIES ABUTTING THE NORTH AND SOUTH SIDES OF THE RIGHT OF WAY

BOUNDARY DESCRIPTION

A PART OF THE SW QUARTER OF SECTION 25, TOWNSHIP 4 NORTH, RANGE 2EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 700 NORTH STREET WHICH IS THE SOUTHEASTERLY CORNER OF SAID PARCEL AND LIES ALSO DESCRIBED AS N00°50'13"W, 2042.23 FEET AND EAST, 1128.06 FROM THE SW CORNER OF SAID SECTION 25, THENCE N48°02'47"W, 107.25 FEET; THENCE N40°42'13"E, 107.25 FEET; THENCE S48°02'47"E, 107.25 FEET; THENCE S40°42'13"W, 107.25 FEET TO THE POINT OF BEGINNING. MORGAN CITY MONUMENT "C" LIES S41°57'13"W, 96.20 FEET AND S48°02'47"E, 1603.46 FEET FROM SAID POINT OF BEGINNING.
HAVING AN AREA OF 11499.85.F., 0.264ACRES

Certification

IN ACCORDANCE WITH SECTION 10-9a-803 OF THE UTAH CODE I, ROBERT D. KUNZ, TO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR HOLDING LICENSE NO. 150228-2201 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT. I FURTHER CERTIFY THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED IN THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF THE UTAH CODE AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON THE PLAT.

SIGNED THIS ____________ DAY OF ____________,
2022

150228-2201
ROBERT D. KUNZ

____
ROBERT D. KUNZ, P.E., L.S.
UTAH LICENSE NO. 150228-22021

LEGEND

- SECTION CORNER
- SET STREET MONUMENT
- SET 5/8" REBAR AND PLASTIC CAP STAMPED "KUNZ ENGINEERING"
- BOUNDARY LINE
- ROAD CENTER LINES
- ROW LINES
- ADJOINING PROPERTY
- EASEMENTS
- EXISTING BUILDINGS
- BUILDING SET BACK
- SECTION LINE
- SECTION TIE LINE
- P.U.E. - PUBLIC UTILITY EASEMENT

20 0 20 40 80
Scale: 1" = 20'

KUNZ ENGINEERING
ENGINEERING • SURVEYING • LAND PLANNING
260 EAST 260 SOUTH, OREM, UTAH 84058 CELL NUMBER (801)-830-9556
PHONE: (801) 225-8232 EMAIL: ROBERTDKUNZ@GMAIL.COM

REVISIONS	
DATE	DESCRIPTION

ADAMS CONSTRUCTION
SW QUARTER OF SECTION 25, T4N, R2E SLB&M MORGAN CITY, MORGAN COUNTY, UTAH
RECORD OF SURVEY

Project Info.
Surveyor: R D KUNZ
Designer:
Begin Date: 5/17/2022
Name: ADAMS CONSTRUCTION
Scale: 1"=30'
Checked:
Number: 1001-01

Sheet 1 of 1 Sheets

RESOLUTION # ____

A RESOLUTION ADOPTING AND APPROVING A RELEASE OF EASEMENT BY MORGAN CITY

WHEREAS, the Morgan City currently has an easement for Access over certain property owned by the Grantor of that easement; and

WHEREAS, the City has determined that it no longer has a need for that easement; and

WHEREAS, the City Council of Morgan City deems it to be in the best interest of the City of Morgan to release the easement back to the original grantor.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF MORGAN CITY:

1. That the Release of Easement, which is attached hereto and that is incorporated herein by this reference, be hereby adopted and approve.

2. The Mayor is authorized to execute the Release of Easement.

Dated this ____ day of July, 2025.

____
Steve Gale, Mayor

ATTEST:

____
Janet Price, Recorder

RELEASE OF EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **MORGAN CITY** does hereby certify and declare that a certain Access Easement granted to Morgan City, identified on the Plat of the Pheasant Run Subdivision Phase 2, recorded with the Morgan County Recorder on the ___ day of ___, 20__ running along the rear lot lines of lots:

LOT 33-PARCEL #00-0088-1523, SERIAL #04-PHRUN2-033
LOT 34-PARCEL #00-0088-1524, SERIAL #04-PHRUN2-034
LOT 35-PARCEL #00-0088-1525, SERIAL #04-PHRUN2-035
LOT 36-PARCEL #00-0088-1526, SERIAL #04-PHRUN2-036
LOT 37-PARCEL #00-0088-1527, SERIAL #04-PHRUN2-037
LOT 38-PARCEL #00-0088-1528, SERIAL #04-PHRUN2-038
LOT 39-PARCEL #00-0088-1529, SERIAL #04-PHRUN2-039
LOT 40-PARCEL #00-0088-1540, SERIAL #04-PHRUN2-040
PARCEL A DETENTION BASIN PHEASANT RUN PHASE 2-PARCEL #00-0088-1531, SERICAL #04-PHRUN2-A-NA

Legal descriptions: ALL OF LOTS 33 THROUGH 40 AND PARCEL A, PHEASANT RUN SUBDIVISION PHASE 2

is hereby released and abandoned, which easement is more particularly described on the Plat for the Pheasant Run Subdivision Phase 2, a copy of which is attached hereto.

IN WITNESS WHEREOF, Steve Gale, the Mayor of Morgan City has hereunto set his hand and seal of Morgan City, Morgan County, State of Utah, the ______ day of __________, 2025.

____
STEVE GALE, Mayor

ATTEST:

____
JANET PACE, City Recorder

APPROVED AS TO FORM:

____

GARY R. CRANE, City Attorney

STATE OF UTAH)

: ss.

COUNTY OF MORGAN)

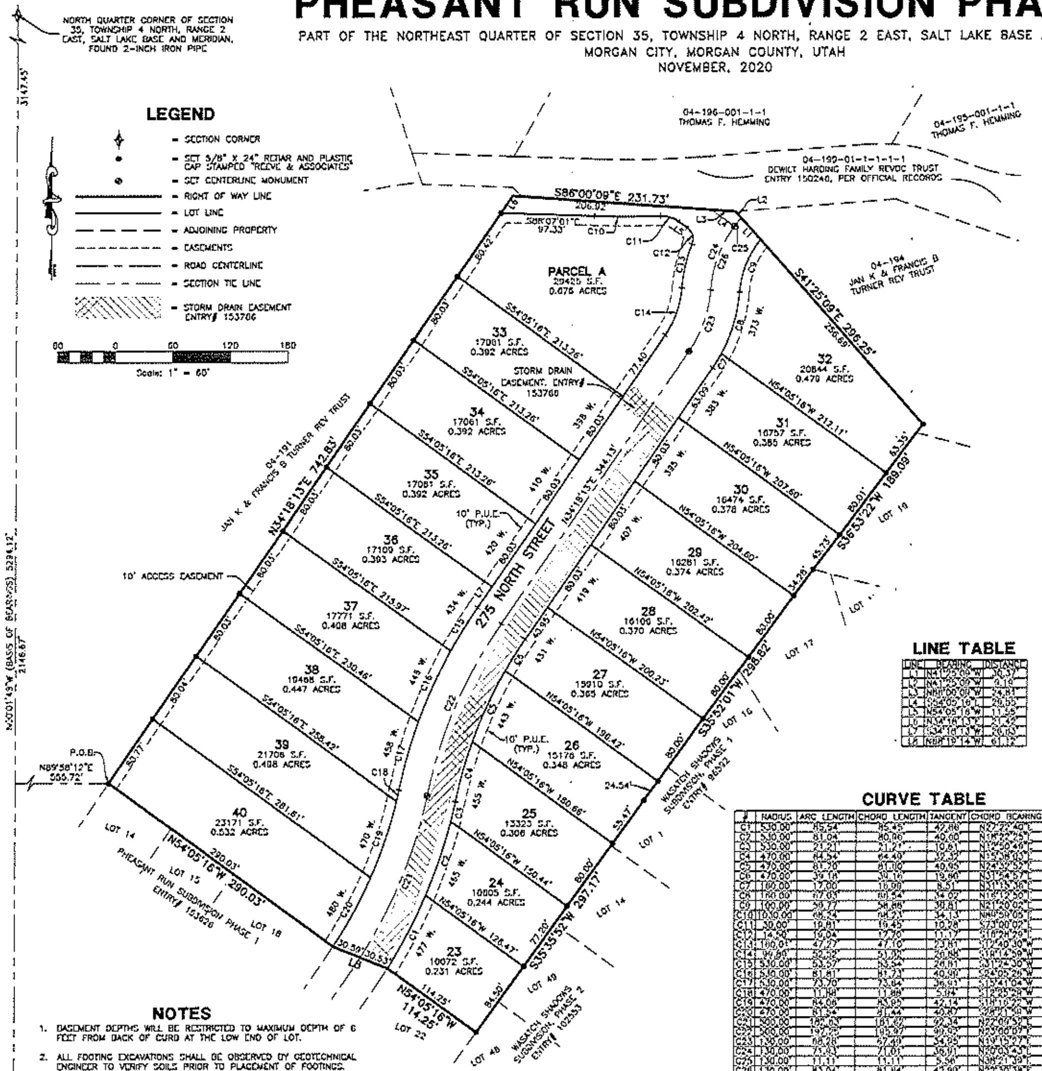
On the ______ day of ________________, 2025, personally subscribed and sworn before me this ______ day of _____________, 2025.

____

NOTARY PUBLIC

PHEASANT RUN SUBDIVISION PHASE 2

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN.
MORGAN CITY, MORGAN COUNTY, UTAH
NOVEMBER, 2020


NORTH QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, FOUND 2-INCH IRON PIPE
3147.45'
LEGEND
= SECTION CORNER
= SET 5/8" X 24" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES"
= SET CENTERLINE MONUMENT
= RIGHT OF WAY LINE
= LOT LINE
= ADJOINING PROPERTY
= EASEMENTS
= ROAD CENTERLINE
= SECTION TIE LINE
= STORM DRAIN EASEMENT ENTRY# 153706
60 0 60 120 180
Scale: 1" = 60'
04-196-001-1-1 THOMAS F. HEMMING
04-195-001-1-1 THOMAS F. HEMMING
04-199-01-1-1-1-1 DEWILT HARDING FAMILY REVOC TRUST ENTRY 150240, PER OFFICIAL RECORDS
04-194 JAN K & FRANCIS B TURNER REV TRUST
04-191 JAN K & FRANCIS B TURNER REV TRUST
S86°00'09"E 231.73'
206.02'
S86°07'01"E 97.33'
S41°25'09"E 296.25'
256.69'
N34°18'13"E 742.83'
S36°53'22"W 189.09'
S35°52'01"W 298.82'
S35°35'52"W 297.17'
N54°05'16"W 114.25'
N54°05'16"W 290.03'
N34°18'13"E 344.13'
275 NORTH STREET
PARCEL A 29425 S.F. 0.676 ACRES
33 17061 S.F. 0.392 ACRES
34 17061 S.F. 0.392 ACRES
35 17061 S.F. 0.392 ACRES
36 17109 S.F. 0.393 ACRES
37 17771 S.F. 0.408 ACRES
38 19468 S.F. 0.447 ACRES
39 21708 S.F. 0.408 ACRES
40 23171 S.F. 0.532 ACRES
32 20844 S.F. 0.479 ACRES
31 16757 S.F. 0.385 ACRES
30 16474 S.F. 0.378 ACRES
29 16281 S.F. 0.374 ACRES
28 16109 S.F. 0.370 ACRES
27 15910 S.F. 0.365 ACRES
26 15178 S.F. 0.348 ACRES
25 13323 S.F. 0.306 ACRES
24 10605 S.F. 0.244 ACRES
23 10072 S.F. 0.231 ACRES
S54°05'16"E 213.26'
S54°05'16"E 213.97'
S54°05'16"E 230.46'
S54°05'16"E 258.42'
S54°05'16"E 281.61'
N54°05'16"W 212.11'
N54°05'16"W 207.60'
N54°05'16"W 204.60'
N54°05'16"W 202.42'
N54°05'16"W 200.23'
N54°05'16"W 198.42'
N54°05'16"W 180.66'
N54°05'16"W 150.44'
N54°05'16"W 128.47'
STORM DRAIN EASEMENT, ENTRY# 153760
10' P.U.E. (TYP.)
10' ACCESS EASEMENT
313 W.
383 W.
395 W.
407 W.
419 W.
431 W.
443 W.
455 W.
465 W.
477 W.
358 W.
410 W.
420 W.
434 W.
446 W.
458 W.
470 W.
480 W.
P.O.B.
N89°58'12"E 555.72'
N00°01'48"W (BASIS OF BEARINGS) 5294.12'
2146.87'
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 22
LOT 48
LOT 49
PHEASANT RUN SUBDIVISION PHASE 1 ENTRY 153626
WASATCH SHADOWS SUBDIVISION, PHASE 1 ENTRY# 96592
WASATCH SHADOWS SUBDIVISION, PHASE 2 ENTRY# 102553
SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, FOUND REBAR & CAP STAMPED "MOUNTAIN ENGINEERING"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N41°25'09"W	30.37'
L2	N41°25'09"W	9.19'
L3	N86°00'09"W	24.81'
L4	S54°05'16"E	20.55'
L5	N54°05'16"W	11.55'
L6	N34°18'13"E	21.42'
L7	S34°18'13"W	20.03'
L8	N68°19'14"W	61.12'

CURVE TABLE

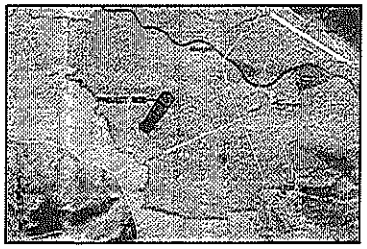
#	RADIUS	ARC LENGTH	CHORD LENGTH	TANGENT	CHORD BEARING	DELTA ANGLE
C1	530.00'	85.54'	85.45'	42.88'	N27°22'40"E	9°14'50"
C2	530.00'	81.04'	80.96'	40.60'	N18°22'25"E	8°45'40"
C3	530.00'	21.21'	21.21'	10.61'	N12°50'46"E	2°17'34"
C4	470.00'	64.54'	64.49'	32.32'	N15°38'03"E	7°52'03"
C5	470.00'	81.70'	81.60'	40.95'	N24°32'52"E	9°57'38"
C6	470.00'	39.18'	39.16'	19.60'	N31°54'57"E	4°46'32"
C7	160.00'	17.00'	16.99'	8.51'	N31°15'36"E	6°05'14"
C8	160.00'	67.03'	66.54'	34.02'	N16°12'50"E	24°00'17"
C9	100.00'	59.77'	58.88'	30.81'	N21°20'02"E	34°14'41"
C10	1030.00'	68.24'	68.23'	34.13'	N84°54'05"E	3°47'46"
C11	30.00'	19.81'	19.45'	10.28'	S73°00'02"E	37°49'32"
C12	14.50'	19.04'	17.70'	11.17'	S10°28'29"E	75°13'34"
C13	160.01'	47.27'	47.10'	23.81'	S12°40'30"W	16°55'37"
C14	99.90'	52.52'	51.92'	26.88'	S18°14'59"W	30°07'24"
C15	530.00'	53.57'	53.54'	26.81'	S31°24'30"W	5°47'22"
C16	530.00'	81.81'	81.73'	40.99'	S24°05'26"W	8°50'41"
C17	530.00'	73.70'	73.64'	36.91'	S15°41'04"W	7°58'04"
C18	470.00'	11.88'	11.88'	5.94'	S12°25'28"W	1°26'55"
C19	470.00'	84.08'	83.95'	42.14'	S18°10'22"W	10°14'50"
C20	470.00'	81.54'	81.44'	40.87'	S28°21'50"W	9°56'25"
C21	500.00'	182.63'	181.62'	92.34'	N22°09'52"E	20°55'40"
C22	500.00'	197.25'	195.97'	99.93'	N23°00'07"E	22°36'11"
C23	130.00'	68.28'	67.49'	34.95'	N19°15'27"E	30°05'32"
C24	130.00'	71.93'	71.01'	36.91'	N20°03'43"E	31°42'03"
C25	130.00'	11.11'	11.11'	5.56'	N38°21'39"E	4°53'50"
C26	130.00'	83.04'	81.84'	42.90'	N22°30'38"E	36°35'53"

NOTES

1. BASEMENT DEPTHS WILL BE RESTRICTED TO MAXIMUM DEPTH OF 6 FEET FROM BACK OF CURB AT THE LOW END OF LOT.
2. ALL FOOTING EXCAVATIONS SHALL BE OBSERVED BY GEOTECHNICAL ENGINEER TO VERIFY SOILS PRIOR TO PLACEMENT OF FOOTINGS.
3. ACCESS EASEMENT SHALL NOT BE OBSTRUCTED. NO STRUCTURES OR FENCES SHALL BE CONSTRUCTED WITHIN THE ACCESS EASEMENT.
4. PARCEL A IS A DETENTION BASIN PARCEL AS PER ENTRY 153768, BOOK 0369, PAGE 0908 PER OFFICIAL RECORDS.

DEVELOPER:

DAVID PITCHER
219 FOX DRIVE
MORGAN, UT 874050



VICINITY MAP

SCALE: 1"=2000'

AGRICULTURAL NOTE

THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURE OPERATION IN WHICH NORMAL AGRICULTURE USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURE USES AND ACTIVITIES MAY NOW OR IN THE FUTURE BE CONDUCED ON PROPERTY INCLUDING IN THE AREA IN WHICH THE AGRICULTURAL OPERATION IS BEING CARRIED ON. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSED CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURE USES AND ACTIVITIES.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND REBAR & CAP STAMPED "MOUNTAIN ENGINEERING" AT THE SOUTH QUARTER CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND A FOUND 2-INCH IRON PIPE THE NORTH QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, SHOWN HEREON AS: N00°01'48"W

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARIES ON THE GROUND FOR FUTURE DEVELOPMENT. THE BOUNDARY WAS DETERMINED BY CURRENT DEEDS OF RECORD FOR THE SUBJECT PARCEL AND ADJOINING PARCELS, A RECORDED SURVEY CONDUCTED BY DOUG L. GRAHAM OF LANDMARK SURVEYING, INC. RECORDED AS FILE S474, THE WASATCH SHADOWS SUBDIVISION (ENTRY 96592, BOOK 207, PAGE 632), WASATCH SHADOWS SUBDIVISION PHASE 2 (ENTRY 102553, BOOK 226, PAGE 480), AND THE GREEN SUBDIVISION- MORGAN (ENTRY 145480, BOOK 345, PAGE 990), RECORDED IN THE OFFICE OF THE MORGAN COUNTY RECORDER, AND BY FOUND MONUMENTS SHOWN HEREON. THE PARCEL IS BOUNDED ON THE EAST BY SAID WASATCH SHADOWS SUBDIVISION, WASATCH SHADOWS SUBDIVISION PHASE 2 AND A FENCE. THE PARCEL IS BOUNDED TO THE SOUTH BY SAID GREEN SUBDIVISION-MORGAN. ALL BOUNDARY CORNERS AND REAR LOT CORNERS ARE SET WITH A 5/8" REBAR AND PLASTIC CAP STAMPED "REEVE & ASSOCIATES".

BOUNDARY DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N00°01'48"W 2146.87 FEET AND N89°58'12"E 555.72 FEET FROM THE SOUTH QUARTER CORNER OF SECTION 35; THENCE N34°18'13"E 742.83 FEET; THENCE S86°00'09"E 231.73 FEET; THENCE S41°25'09"E 296.25 FEET TO THE WESTERLY LINE OF WASATCH SHADOWS SUBDIVISION PHASES 1 & 2, ENTRY NO.s 96592 AND 102553; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING THREE (3) COURSES: (1) S36°53'22"W 189.09 FEET; (2) S35°52'01"W 298.82 FEET; AND (3) S35°35'52"W 297.17 FEET TO THE NORTHERLY LINE OF PHEASANT RUN SUBDIVISION PHASE 1, ENTRY NO. 153626; THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING THREE (3) COURSES: (1) N54°05'16"W 114.25 FEET; (2) N68°19'14"W 61.12 FEET; (3) N54°05'16"W 290.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 386,940 SQUARE FEET OR 8.883 ACRES MORE OR LESS.

SURVEY FILE NO.

S000 700

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS AS REPRESENTED ON THIS PLAT, AND THAT THIS PLAT OF PHEASANT RUN SUBDIVISION PHASE 2, IN MORGAN CITY, MORGAN COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN THE MORGAN COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES OF MORGAN CITY CONCERNING ZONING REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

SIGNED THIS 16th DAY OF December 2020.

9031945
UTAH LICENSE NUMBER

PROFESSIONAL LAND SURVEYOR
12-16-20
9031945
TREVOR J. HATCH
STATE OF UTAH

OWNERS DEDICATION AND CERTIFICATION

KNOW TO ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND, HAVING CAUSED SAID TRACT TO BE SUBDIVIDED INTO LOTS AND STREETS TO BE HEREAFTER KNOWN AS PHEASANT RUN SUBDIVISION PHASE 2, AND DO HEREBY DEDICATE TO PUBLIC USE ALL THOSE PARTS OR PORTIONS OF SAID TRACT OF LAND DESIGNATED AS STREETS, THE SAME TO BE USED AS PUBLIC THOROUGHFARES, AND DO HEREBY DEDICATE A PERPETUAL RIGHT AND EASEMENT OVER, UPON AND UNDER THE LANDS DESIGNATED HEREON AS PUBLIC UTILITY TO BE USED FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF PUBLIC UTILITIES AND DO HEREBY DEDICATE PARCEL A TO MORGAN CITY, TO BE MAINTAINED BY THE SAME AND DO HEREBY DEDICATE PARCEL A AS A DETENTION BASIN, TO BE OWNED AND MAINTAINED BY MORGAN CITY.

SIGNED THIS 16th DAY OF December 2020.

PHEASANT RUN SUBDIVISION LLC
Dixon M. Pitcher
DIXON PITCHER – MANAGER

ACKNOWLEDGMENT

STATE OF UTAH)SS.
COUNTY OF Weber)

ON THE 16 DAY OF December, 2020, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, DIXON PITCHER BEING BY ME DULY SWORN, ACKNOWLEDGED TO ME HE IS THE MANAGER OF PHEASANT RUN SUBDIVISION LLC AND THAT HE SIGNED THE ABOVE OWNER'S DEDICATION AND CERTIFICATION FREELY, VOLUNTARILY, FOR THE PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC – STATE OF UTAH

Michael L. Henory
PRINT NAME

699738
COMMISSION NUMBER

3-28-22
COMMISSION EXPIRES

MICHAEL L. HENORY
NOTARY PUBLIC • STATE OF UTAH
COMM. EXP. 03/28/2022

LENDER CONSENT

"LENDER" HEREBY CONSENTS TO THE RECORDATION OF THE DEDICATION PLAT OF SAID PHEASANT RUN SUBDIVISION PHASE 2 AND FURTHER STATES THAT THE COVENANTS, GRANTS, AND EASEMENTS CREATED THEREUNDER SHALL NOT BE AFFECTED OR DISTURBED BY ANY PARTY IN THE EXERCISE OF ANY OF THE RIGHTS UNDER SAID DEED OF TRUST OR ANY NOTE WHICH IT SECURES.

Dixon M. Pitcher
DIXON PITCHER – MANAGER OF D&D INVESTMENTS, LC

SIGNED THIS 10th DAY OF December, 20 20

01-29-2022
COMMISSION EXPIRES

NOTARY PUBLIC

698715
COMMISSION NO.

Chris J. Crane
PRINT NAME

Reeve & Associates, Inc.
5160 SOUTH 1500 WEST, RIVERDALE, UTAH, 84405
TEL: (801) 621-3100 FAX: (801) 621-2666

Project Info.
Surveyor: T. HATCH
Designer: N. ANDERSON
Begin Date: 2-25-2020
Name: PHEASANT RUN SUBDIVISION PHASE 2
Number: 6288-07
Revision: 12-8-20 C.R.
Scale: 1"=60'
Checked:

MORGAN CITY COUNCIL ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE COMMISSIONERS OF MORGAN CITY, UTAH.
SIGNED THIS 22nd DAY OF December 20 20

Ray W. Little
CHAIRMAN, MORGAN CITY COUNCIL

Denise Woods
ATTEST

MORGAN CITY ATTORNEY

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND OTHER DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PLAT, AND IN MY OPINION THEY CONFORM WITH THE CITY ORDINANCE APPLICABLE THERETO AND NOW IN FORCE AND AFFECT.
SIGNED THIS 23rd DAY OF December 2020.

MORGAN CITY ATTORNEY

MORGAN CITY PLANNING COMMISSION APPROVAL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN CITY PLANNING COMMISSION.
SIGNED THIS 29th DAY OF December 2020

James A. Brown
VICE CHAIRMAN, MORGAN CITY PLANNING COMMISSION

MORGAN CITY ENGINEER

I HEREBY CERTIFY THAT THE REQUIRED PUBLIC IMPROVEMENT STANDARDS AND DRAWINGS FOR THIS SUBDIVISION CONFORM WITH THE CITY STANDARDS AND THE AMOUNT OF THE FINANCIAL GUARANTEE IS SUFFICIENT FOR THE INSTALLATION OF THESE IMPROVEMENTS.

Matthew Henderson
MORGAN CITY ENGINEER

MORGAN COUNTY RECORDER

Entry No. 154760 Fee Paid $ 59.00 Filed For Record And Recorded, Dec. 29, 2020 At 5:12PM In Book 378 Of The Official Records, Page 587

Recorded For:
Pheasant Run Subdivision LLC

Brenda D. Nelson
MORGAN COUNTY RECORDER

Deputy.