

102-101

**DUCHESNE CITY
LAND USE APPLICATION**

JUL 23 2025

PLACEMENT ON THE PLANNING AGENDA REQUIRES A COMPLETE APPLICATION. A COMPLETE APPLICATION CONSISTS OF: COMPLETED FORM, FEES, PLATS, DRAWINGS, & SUPPLEMENTS ETC., AS OUTLINED BY THE SUBDIVISION & ZONING ORDINANCE.

Type of Request:	Fee
<input type="checkbox"/> Subdivision Plat	
<input type="checkbox"/> Preliminary Plat	# of lots ___ \$25.00 per lot \$_____
<input type="checkbox"/> Final Plat	# of lots ___ \$25.00 per lot \$_____
<input type="checkbox"/> Conditional Use Permit	\$150.00 \$_____
<input type="checkbox"/> Variance from Board of Adjustment	\$150.00 \$_____
<input checked="" type="checkbox"/> Zone Change/Plan Amendment	\$200.00 \$200.00
<input type="checkbox"/> Amended Plat	\$200.00 \$_____
	Total \$_____

Project Name: Zone change from R to RA

Applicant: Karie Morrill

Address: 514 E 400 N Duchesne VT **Phone #:** 479 305 8517

Property Owner(s): Dylan, Karie Morrill

Address: 514 E 400 N Duchesne **Phone #:** 479 305 8517

Location/Legal Description: 00-0000-6225

Nature of Request: Zone change

Current Land Use: Residential

Proposed Land Use: Residential Agricultural, low impact responsible use

Date of Planning & Zoning Decision: _____

The above said applicant for himself (herself) or through his (her) agent hereby agrees to be bound by all provisions of the ordinances, of Duchesne City and to strictly comply with the terms thereof. He (she) further represents that all information provided as part of this application is, to the best of his (her) knowledge, true and correct.

Signature: Karie Morrill **Date:** 7/23/25

Garden and couple animals. Have it
zoned what I thought I purchased
when buying property.

Adopted 06-08

Zoning Amendment Petition

For: 514 E 400 N Street, Duchesne, Utah 84021

Requested Change: Residential → Residential Agricultural (RA)

Submitted by: Karie and Dylan Morrill

To: Duchesne City Planning and Zoning Commission

500 E Main St

Duchesne, UT 84021

Re: Zoning Amendment Request — 514 E 400 N, Duchesne, UT 84021

Dear Members of the Planning and Zoning Commission,

Karie and Dylan Morrill, the owners of the property located at 514 E 400 N Street in Duchesne, Utah, respectfully request a zoning amendment from Residential (R) to Residential Agricultural (RA).

Our property consists of approximately 0.5 acres per Duchesne County records. In addition, we pay \$50 annually for ditch water rights, which supports small-scale agricultural use. The property is directly adjacent to Residential Agricultural-zoned parcels, and our land is one of only a few remaining parcels in this section that does not currently reflect that zoning classification.

At the time of purchase, both we and our licensed appraiser believed the parcel to be zoned RA, and the property was presented as such. We are now seeking to correct that discrepancy and align our property's zoning designation with that of surrounding parcels and its intended use. We plan to maintain low-impact, responsible agricultural practices in keeping with the character of the neighborhood.

I previously attempted to have my property rezoned. When the issue was first brought to my attention, I was forced to rehome my two sheep. These animals helped maintain the property

while my husband was working away from home, provided milk for our family, and were cherished by my children.

At that time, I was informed that a minimum of 0.5 acres was required for rezoning eligibility. Although the county records reflected that my property met this threshold, listing it as 0.5 acres, the city contested this and asserted that my lot was only 0.44 acres. Unfortunately, I was not in a position to challenge the decision further at that time.

However, according to the city's updated zoning maps, there are nearby parcels zoned RA that do not meet the 0.5-acre requirement. I've identified at least one parcel zoned RA with only 0.40 acres, which I have highlighted for reference. This demonstrates that the 0.5-acre threshold has not been consistently applied, and therefore, my property's size should not disqualify it from being considered for RA zoning.

We have included a summary of our request, a list of supporting exhibits, and a parcel map for reference. We are happy to attend any meetings necessary and answer questions from city staff or neighboring residents.

Thank you for your time and consideration.

Sincerely,

Karie Morrill

Dylan Morrill

(479) 305-8517

marielamb88@gmail.com

Zoning Summary

Current Zoning: Residential (R)

Proposed Zoning: Residential Agricultural (RA)

Parcel ID: 00-0000-6225

Acreage (per County/Appraisal): ~0.50 acres

Ditch Water Access: Yes (annual payment of \$50)

Current Use: Residential

Proposed Use: Residential with low-impact agricultural activities (e.g., gardening, small animals)

Supporting Exhibits

Exhibit A – Copy of Appraisal Document showing parcel size and zoning belief

Exhibit B – Parcel Map Showing Surrounding RA-Zoned Land (see below)

Exhibit C- Parcel Map Showing property with .4 acres zoned as RA

Exhibit A

JLR Appraisal Group

Uniform Residential Appraisal Report

Morrill
File # L8098JLP-C

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.								
Property Address 514 E 400 N		City Duchesne		State UT Zip Code 84021				
Borrower Karie & Dylan Rodney Morrill		Owner of Public Record David A Herron		County Duchesne				
Legal Description See attached addenda.								
Assessor's Parcel # 00-0000-6225		Tax Year 2019		R.E. Taxes \$ 1,313				
Neighborhood Name Duchesne		Map Reference NA		Census Tract 9403.00				
Occupant <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input checked="" type="checkbox"/> Vacant		Special Assessments \$ 0		<input type="checkbox"/> PUD HOA \$ 0		<input type="checkbox"/> per year <input type="checkbox"/> per month		
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)								
Assignment Type <input checked="" type="checkbox"/> Purchase Transaction <input type="checkbox"/> Refinance Transaction <input type="checkbox"/> Other (describe)								
Lender/Client Academy Mortgage		Address 339 W 13490 S, Draper, UT 84020						
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No								
Report data source(s) used, offering price(s), and date(s). DOM 0; The subject is not currently listed in MLS, nor has it been within the past 12 months.								
WFRMLS, FSBO								
I <input checked="" type="checkbox"/> did <input type="checkbox"/> not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale; Standard REPC (7 Pages) with 1 addendum. There appears to be no atypical terms or conditions.								
Contract Price \$ 185,000 Date of Contract 06/19/2020 Is the property seller the owner of public record? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Data Source(s) County Records								
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No								
If Yes, report the total dollar amount and describe the items to be paid. \$5,550.; Closing costs.								
Note: Race and the racial composition of the neighborhood are not appraisal factors.								
Neighborhood Characteristics		One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural		Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			PRICE AGE		One-Unit 40 %	
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%		Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply			\$ (000) (yrs)		2-4 Unit 5 %	
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow		Marketing Time <input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths			50 Low 0		Multi-Family 5 %	
Neighborhood Boundaries Bounded on the North by 9000 S., on the South by 400 S., on the East by Hwy 40, on the West by SR311. **Other** land use is vacant land					800 High 125		Commercial 10 %	
Neighborhood Description The neighborhood is primarily a residential area, composed of average-good homes with adequate maintenance and average appeal in the market. The neighborhood appears to have reasonable access to schools, places of worship, employment, shopping, public transportation, freeway access and local CBD, and supporting services. This neighborhood appears to have stable market values.					200 Pred. 40		Other 40 %	
Market Conditions (including support for the above conclusions) The market value in the area is stable, with supply remaining relatively the same, and values remaining stable. Interest rates are low and points typically range from 0-3 points. At this time, there is very little sales concessions or special financing. Days on the market have remained relatively low. This neighborhood is composed of similar housing with respect to design and quality.								
Dimensions, No Dimensions Available		Area 21780 sf		Shape Rectangular		View N;Res;		
Specific Zoning Classification RA		Zoning Description Residential Agricultural						
Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)								
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe The highest and best use of the subject is as it is constructed.								
Utilities Public Other (describe)		Public Other (describe)		Off-site Improvements - Type		Public Private		
Electricity <input checked="" type="checkbox"/> <input type="checkbox"/>		Water <input checked="" type="checkbox"/> <input type="checkbox"/>		Street Asphalt <input checked="" type="checkbox"/>		<input type="checkbox"/>		
Gas <input checked="" type="checkbox"/> <input type="checkbox"/>		Sanitary Sewer <input checked="" type="checkbox"/> <input type="checkbox"/>		Alley None <input type="checkbox"/>		<input type="checkbox"/>		
FEMA Special Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		FEMA Flood Zone X		FEMA Map # 4900550001B		FEMA Map Date 02/04/1988		
Are the utilities and off-site improvements typical for the market area? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe								
General Description								
Foundation		Exterior Description		materials/condition		Interior		
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit		Concrete Slab <input type="checkbox"/> Crawl Space		Foundation Walls Concrete/Good		Floors Crpt,Lmnt/Good		
# of Stories 1		<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement		Exterior Walls Siding/Good		Walls Gypsum/Good		
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Alt. <input type="checkbox"/> S-Det./End Unit		Basement Area 1,008 sq.ft.		Roof Surface Asphalt/Good		Trim/Finish Wood/Good		
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish 100 %		Gutters & Downspouts Aluminum/Good		Bath Floor Vinyl/Good		
Design (Style) Rambler		<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump		Window Type Ins. Vinyl/Good		Bath Wainscot Tile,Insert/Good		
Year Built 1975		Evidence of <input type="checkbox"/> Infestation None		Storm Sash/Insulated Wood/Good		Car Storage <input type="checkbox"/> None		
Effective Age (Yrs) 10		<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement		Screens Mesh/Good		<input checked="" type="checkbox"/> Driveway # of Cars 2		
Attic <input type="checkbox"/> None		Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant		Amenities <input type="checkbox"/> Woodstove(s) # 0		Driveway Surface Concrete		
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs		<input type="checkbox"/> Other Fuel Gas		<input checked="" type="checkbox"/> Fireplace(s) # 1 <input checked="" type="checkbox"/> Fence Partial		<input checked="" type="checkbox"/> Garage # of Cars 2		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle		Cooling <input type="checkbox"/> Central Air Conditioning		<input checked="" type="checkbox"/> Patio/Deck 1/0 <input checked="" type="checkbox"/> Porch Uncovered		<input type="checkbox"/> Carport # of Cars 0		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None		Pool None <input type="checkbox"/> Other None		<input type="checkbox"/> Att. <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Built-in		
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer		<input type="checkbox"/> Other (describe)						
Finished area above grade contains: 6 Rooms 3 Bedrooms 1.0 Bath(s) 1,008 Square Feet of Gross Living Area Above Grade								
Additional features (special energy efficient items, etc.) The subject features standard energy efficient items.								
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C3;Kitchen-updated-one to five years ago; Bathrooms-updated-one to five years ago; The subject is in overall good condition and appears to be well maintained. Any physical depreciation is accounted for in the effective age. The floor plan is functional and typical for homes in the area. The utilities were on and functional during the time of inspection. There is no external obsolescence. No visible repairs are needed.								
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe								
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe								

Borrower	Karie & Dylan Rodney Morrill	File No. L8098JLP-C
Property Address	514 E 400 N	
City	Duchesne	County Duchesne
Lender/Client	Academy Mortgage	State UT Zip Code 84021

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)

Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Comments on Appraisal and Report Identification

Note any USPAP related issues requiring disclosure and any State mandated requirements:

The highest and best use of the property is as improved, as a single family residence, it is legally permissible, financially and appropriately supported.

USPAP Prior Assignment Disclosure:

I have not performed services, as an appraiser, regarding the property that is the subject of this report.

Significant Assistance:

Christian Pate contributed in the preparation of this report. Christian Pate is a licensed appraiser trainee with the state of Utah.

The appraiser fee is \$485.00

APPRAISER:

Signature: Luther M. Palmer
Name: Luther M. Palmer

State Certification #: 7733091-CR00
or State License #: _____
State: UT Expiration Date of Certification or License: 10/31/2020
Date of Signature and Report: 07/09/2020
Effective Date of Appraisal: 07/07/2020
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): 07/07/2020

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
Name: _____

State Certification #: _____
or State License #: _____
State: _____ Expiration Date of Certification or License: _____
Date of Signature: _____
Inspection of Subject: None Interior and Exterior Exterior-Only
Date of Inspection (if applicable): _____

514 E 400 N



Exhibit B

Exhibit C

