MORGAN CITY

Council Meeting

04-23-19

Work Session

6:30 p.m.

NOTICE OF WORK MEETING
OF THE MORGAN CITY COUNCIL

Pursuant to Utah Code, Title 52, Chapter 4, notice is hereby given to members of the Morgan City Council and to the general public that the Morgan City Council will hold a work meeting in open public session on **Tuesday, April 23, 2019, at 6:30 p.m.**, in the Council Room of the City Office located at 90 West Young Street, Morgan, Utah.

AGENDA

ITEMS FOR DISCUSSION:

A. Preliminary Approval – Mahogany Ridge IV and V

B. Emotional Support Dogs

C. Administrative Update

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

Notice is hereby given that by motion of the Morgan City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed session for any of the purposes identified in that Chapter.

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Denise Woods, City Recorder, at (801) 829-3461 at least 24 hours before the meeting.

Morgan City invites any person, church or other civic organization to contact the Mayor, to be scheduled for presenting a thought, reading, opening remarks, or invocation in the opening ceremony portion of the public meeting. Written invitations will be made by the Mayor to those who wish to participate.

This meeting may be held electronically to allow a member to participate.

Posted this 18th day of April, 2019 /s/ Denise Woods, City Recorder

NOTICE OF MEETING TO BE HELD IN
PUBLIC AND CLOSED SESSION
OF THE MORGAN CITY COUNCIL

Pursuant to Utah Code, Title 52, Chapter 4, notice is hereby given to members of the Morgan City Council and to the general public that the Morgan City Council will hold a meeting in public and closed session on **Tuesday, April 23, 2019, at 7:00 p.m.**, in the Council Room at the City Office at 90 West Young Street, Morgan, Utah.

AGENDA ITEMS:

1. **CALL TO ORDER, PLEDGE, OPENING CEREMONY, APPROVAL OF MINUTES, AND REVIEW OF WARRANTS:**

    A. Minutes of the Morgan City Council Work Meeting – April 9, 2019
    B. Minutes of the Morgan City Council Meeting – April 9, 2019
    C. Warrants

2. **VERBAL PETITIONS AND PRESENTATIONS:**

    A. Reebok Ragnar Relay Wasatch Back 2019 – Will Strauss, Race Director

3. **CITIZEN COMMENTS:** (Time has been set aside for the public to express their ideas, concerns and comments (comments limited to 3 minutes per person with a total of 30 minutes for this item.)

    A. Nancy Crandall – Number of Dogs Allowed – Emotional Support Animal

4. **PRELIMINARY APPROVAL – MAHOGANY RIDGE IV AND V**

5. **CITY REPORTS AND BUSINESS:**
    A. City Manager
    B. Mayor and Council

6. **ADJOURN**

Notice is hereby given that:

- A work meeting will be held at 6:00 p.m., or at another time as posted to discuss miscellaneous matters.
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- By motion of the Morgan City Council, pursuant to Title 52, Chapter 4 of the Utah Code, The City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Denise Woods, City Recorder, at (801) 829-3461 at least 24 hours before the meeting. This meeting may be held electronically to allow a member to participate.

Posted this 18th day of April, 2019 /s/ Denise Woods, City Recorder

MINUTES OF MORGAN CITY COUNCIL WORK MEETING — **April 9, 2019; 6:32 P.M.**

MAYOR AND COUNCILMEMBERS PRESENT: — **Mayor Ray W. Little, Tony London, Jeff Wardell, Mike Kendell, Eric Turner, and Jeffery Richins**

STAFF PRESENT: — **Ty Bailey, City Manager; Gary Crane, City Attorney; and Denise Woods**

OTHERS PRESENT:

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah.

This meeting was called to order by Mayor, Ray W. Little.

ITEMS FOR DISCUSSION

RESOLUTION 19-11 – AMENDED AND RESTATED INTERLOCAL AGREEMENT CREATING THE UTAH LOCAL GOVERNMENT TRUST

Gary R. Crane, City Attorney, said the City had an agreement with the Utah Local Government Trust for insurance coverage. He explained the Board of the Trust controlled the rates and what would be covered and consisted of individuals representing the cities, counties and special districts the Trust represented. He explained the City could withdraw from the agreement at any time if dissatisfied. The City had received rebates from the Trust for the last several years and had very few liability issues. He mentioned that the Trust would be doing audits checking for such things as: water lids and condition of sidewalks. The Trust would then rate cities on the possibility of liability.

Ty Bailey, City Manager, discussed the safety program the City had started for trainings. He said the City was on the Trust Advisory Committee and attended the annual meeting. When claims came into the City, they were sent to the Trust instead of the City deciding how to handle them. He discussed several recent claims which were sent to the Trust.

Gary said the Trust covered workers comp, vehicle liability, personal injury liability, and third-party liability. He mentioned several cases involving the City where the Trust had covered the City. He stated land use and personnel claims were the biggest types of claims filed.

ADMINISTRATIVE UPDATE

- **Substation / Power Department**

  Ty informed the Council regarding the recent power outage which was caused by the snow storm. The transformer was being tested and the substation was totally off-line, but the load was transferred to the new Island Road Substation. The results of the test should be back tomorrow informing the City if the transformer needed to be replaced.

Councilmember Kendell asked regarding the City's liability to damages caused by a brown-out.

Ty said if the City was working on the system the City could be liable, but not if it was an act of God. If the City received claims they were sent to the Trust for review and payment.

- **Health Insurance**
  Ty said the new premium amounts were up five percent (5%) from the previous year. He had researched other insurance companies' coverage and premiums and they compared to the City's current insurance policy. He recommended the City continue with PEHP.

- **New Employee**
  Ty informed the Council Warren Welton was retiring on April 30th. He said interviews had been completed and the City had hired Zach Harrell and Row Howard was being promoted to the position of Park and Cemetery Coordinator.

- **Unused Easements**
  Ty said the City had received a request to allow a shed to be built in a backyard, but the City had an easement. Gary was drafting an ordinance to amend the City's Code to allow the Public Works Director to make the determination whether to allow encroachment into the easement or not. The City didn't want to abandon the easements but make the determination when a request was received by the City.

- **Morgan County Car Show**
  Ty informed the Council about the Morgan County Car Show on June 22nd at Riverside Park from 9:00 a.m. to 3:00 p.m. It was a community car show and would be a City event. It was free to the public. This was an opportunity for anyone in Morgan to bring their cars and show them off.

- **UIA Bond**
  Ty stated the UIA Bond was locked in at the rate of 3.71%. The City's agreement was based on $90,000.00 from the electric fund and $90,000.00 from sales tax to back it, but because of the lower rate that amount was reduced to $84,000.00. The term of the bond also was reduced to 25 years instead of 30 years.

- **Hotel Project**
  Ty stated a new incentive letter had been prepared and he would be discussing TRT tax with the County. Discussions regarding an agreement with the hotel had begun and there was some local interest in the project.

- **TAP Grant**
  Ty said the City had received the TAP Grant Award from the Trust and had received $1,768.00 from the Trust.

This meeting was adjourned at 7:03 p.m.

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Denise Woods, City Recorder

These minutes were approved at the April 23, 2019 meeting.

MINUTES OF MORGAN CITY COUNCIL MEETING — **April 9, 2019; 7:07 P.M.**

MAYOR AND COUNCILMEMBERS PRESENT: — **Mayor Ray W. Little, Tony London, Jeff Wardell, Mike Kendell, Eric Turner, and Jeffery Richins**

STAFF PRESENT: — **Ty Bailey, City Manager; Gary Crane, City Attorney; and Denise Woods**

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah.

This meeting was called to order by Mayor Ray W. Little.

The pledge of allegiance was led by Councilmember Kendell.

The opening ceremony was presented by Councilmember London.

MINUTES AND WARRANTS

MOTION: Councilmember Richins moved to approve the minutes of the Morgan City Council Work Meeting on March 26, 2019, and the minutes of the Morgan City Council Meeting on March 26, 2019, and one set of warrants.

SECOND: Councilmember London

The vote was unanimous to approve the minutes as written and one set of warrants.

NEW BUSINESS

RESOLUTION 19-11 – AMENDED AND RESTATED INTERLOCAL AGREEMENT CREATING THE UTAH LOCAL GOVERNMENT TRUST

Gary R. Crane, City Attorney, stated Resolution 19-11 adopted and approved an Amended and Restated Interlocal Agreement Creating the Utah Local Government Trust. The City had an agreement years ago and this was a restatement of that agreement and provided protection for the City against third-party claims, vehicle claims, claims of personal injury or property damage, and workers compensation claims. The Trust insured the City against liability.

MOTION: Councilmember London moved to adopt Resolution 19-11 – A resolution adopting and approve an Amended and Restated Interlocal Agreement Creating the Utah Local Government Trust.

SECOND: Councilmember Turner

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Mike Kendell – aye
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 19-11 – A resolution adopting and approve an Amended and Restated Interlocal Agreement Creating the Utah Local Government Trust.

CLOSED SESSION

MOTION: Councilmember London moved to go into a closed session at 7:14 p.m. for the purpose of discussing the character, professional competence or physical or mental health of an individual.

SECOND: Councilmember Wardell

Vote 5 ayes; Motion passed unanimously to go into closed session for the purpose of discussing the character, professional competence or physical or mental health of an individual.

PRESENT: Mayor, City Manager, City Attorney, Recorder, Councilmember London, Councilmember Kendell, Councilmember Turner, Councilmember Wardell and Councilmember Richins.

MOTION: Councilmember Kendell moved to open the meeting at 8:43 p.m.

SECOND: Councilmember Richins.

Vote was 5 ayes; Motion passed to come out of closed session.

RESOLUTION 19-10 – CITY MANAGER AGREEMENT

Gary explained the agreement renewed the contract with the City Manager for an additional 2 years and amended the agreement by adding "and/or" twice in paragraph one of Section 5 – Salary.

MOTION: Councilmember London moved to adopt Resolution 19-10 – A resolution adopting and approving the agreement between Morgan City and Tyrell Bailey as City Manager with the changes described by Gary Crane.

SECOND: Councilmember Turner

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Mike Kendell – aye
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 5 ayes; Motion passed unanimously to adopt Resolution 19-10 – A resolution adopting and approving the agreement between Morgan City and Tyrell Bailey as City Manager with the changes described by Gary Crane.

MOTION: Councilmember London moved to increase the City Manager's salary by $10,000.00, making the salary $95,000.00 beginning July 1, 2019.

SECOND: Councilmember Kendell

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Mike Kendell – aye
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 5 ayes; Motion passed unanimously to increase the City Manager's salary by $10,000.00 making the salary $95,000.00 beginning July 1, 2019.

This meeting was adjourned at 8:47 p.m.

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Denise Woods, City Recorder

These minutes were approved at the April 23, 2019 meeting.

SWORN STATEMENT

The undersigned hereby swears and affirms, pursuant to Section 52-4-205(1) of the Utah Code Annotated, that the sole purpose for the closed meeting of the Morgan City Council on the **9th day of April, 2019,** was to discuss the character, professional competence or physical or mental health of an individual.

Dated this 23rd day of April, 2019.

ATTEST:

_____
RAY W. LITTLE, Mayor

_____
DENISE WOODS, City Recorder

MORGAN CITY COUNCIL
PLANNING STAFF REPORT

DATE: April 23, 2019, City Council Meeting

SUBJECT: Request for Preliminary Approval;
Mahogany Ridge, Phases 4 and 5

LOCATION: Westerly from Mahogany Ridge Road, northerly from Thackery Circle; Containing approximately 24.48 acres.

ZONING: R-1-10, Single Family Residential, minimum 10,000 square feet per lot

GENERAL PLAN: Medium Density Residential

BACKGROUND

The subject property is located in north Morgan. It is west of Mahogany Ridge Road and to the north of Thackery Circle. It is adjacent to Mahogany Phase 1, which is along Mahogany Ridge Road. The property is currently vacant, and borders single family residential units to the east and south. To the west and north is unincorporated, undeveloped, vacant property.

This property is included in the Special Improvement District (SID) that was created to enhance the utility services and capacity in the north part of the City. It is a part of an overall development that is included in an existing development agreement.

The sketch/concept application was reviewed by the Planning Commission at its March 19, 2019 meeting. As this property is within an area that meets the definition of sensitive lands, additional requirements and reviews are imposed. The sketch/concept plan was reviewed and approved by the City Council on March 26, 2019.

The Planning Commission reviewed the request for preliminary approval at its April 16, 2019 meeting. It is now before the Council for preliminary review.

REVIEW

The applicant is proposing a single family development of 35 units on 24.48 acres. It is proposed to be completed in two separate phases. Based on the General Plan designation and the zoning classification for this property, the application is consistent with each of those requirements. Each of the proposed lots has the minimum required square footage and required frontage.

As mentioned earlier, this was part of the property contemplated and then included in the SID, which reflects that there is sufficient culinary water and sewer utility capacity for this development. The applicant has now provided letters from each of the remaining utility companies reflecting sufficient proximity and capacity to serve the proposed development.

As stated, this project is to be reviewed under the City's sensitive lands requirements in Chapter 22 of Title 10 of the City's Code. The submitted plans reflect the buildable areas for each of the lots. The applicant has also submitted the required vegetation plan and the grading and drainage reports. Those reports satisfy the planning requirements of the code. The applicant has also submitted the soils reports.

There was a question regarding the creation of a homeowners association (HOA) or whether this property would be included in an existing HOA adjacent to the subject development. The applicant has demonstrated that this project will be included in the existing HOA.

There was an inquiry as to whether trail and other walking path amenities would be included in these phases. After reviewing the soils report, it has been recommended that the ground in the common areas not be disturbed, therefore there will not be any such amenities.

The applicant will also need to designate the location of a community mailbox. This was verbally presented in the Planning Commission meeting, and will need to be reflected on the plans.

The requirement that the applicant needs to provide a plot plan for each individual lot, prior to the issuance of a building permit, has been addressed. It was also discussed that the requirement of a test hole at each corner of the proposed building can be satisfied by the geo-tech testing beforehand, as well as the presence of a geo-tech on site.

The applicant is aware that the proposed temporary turn-around is to have a 50' foot radius instead of the 40' radius shown on the submitted drawings.

There was discussion in the Commission meeting regarding the drainage. The applicant represented that there will be additional drain lines along the rear of the homes to capture that runoff and direct it into the storm water system.

The final issue discussed was that of fencing. The sensitive lands ordinance requires a vinyl coated chain link fence on slopes over 30%. It was determined that if the applicant and the neighboring property owner agreed to a different fencing, that could be reviewed and considered by the Commission. Otherwise, the required fencing will need to be installed.

RECOMMENDATION

With the above issues either being addressed in writing or acknowledged by the applicant to the Planning Commission, the Commission voted unanimously to grant preliminary approval for this project. The Commission also voted unanimously to recommend that the City Council grant preliminary approval. The applicant understands that each of the issues needs to be reflected in the drawings to be submitted for the next reviews. With that, staff joins the Commission in recommending that the Council grant preliminary approval.

JONES & ASSOCIATES CONSULTING ENGINEERS

MEMORANDUM

To: Teresa Shope, Morgan City Planning Commission Secretary
Mark Schmid, Public Works Director
Steve Garside, City Planner
Steve Bott, Pinnacle Engineering

From: Matthew Hartvigsen, P.E. – City Engineer Matthew E. Hartvigsen

RE: MAHOGANY RIDGE PHASE 4 AND 5 – CONCEPT REVIEW

Date: April 15, 2019

This is a development on 24.48 acres located north of Great View Drive and west of Mahogany Ridge Road. Updated construction plans were received on April 9, 2019. Updated plats were received on April 12. I have reviewed the plans with regard to the sensitive lands district requirements for preliminary approval. The following comments are intended to help the planning commission and council guide the development to protect the natural scenic beauty of the foothills, minimize the potential for erosion, and minimize environmental hazards that exist at the site. Please refer to Title 10 Chapter 10.22 of the Municipal Code.

Comment from February 14, 2019	**Status as of April 15, 2019**
Reports & Approvals	
1. We can confirm that the City has the ability to serve the development with sewer, water, and storm drain utilities. However, the State Division of Drinking Water provides oversight for public water systems. They will need to confirm our analysis of the City's ability to adequately serve the development with drinking water. Additionally they will check the plans and coordinate with the developer's engineer to ensure that the system design meets the State's Administrative Rules for water system design. The developer's engineer must submit plans and a project notification form to the state. This needs to be done with the preliminary subdivision plan submittal.	The State has indicated that they will not review preliminary plan submittals. The developer must wait until final approval to submit plans to the State Division of Drinking Water.
2. The developer will need to meet with the Water Board. ~~A note on the concept drawing indicates that storm water will be discharged into an existing ditch. The water board will need to consider the ownership and use of the ditch and the proposed storm water discharge. This can be handled with the preliminary subdivision review process.~~	Complete
3. In addition to coordinating water, sewer, storm drain, and electrical utility services with the city the developer will need to coordinate with gas and communication utility services.	We received a copy of the natural gas service letter.
4. Electrical plans will need to be submitted with the rest of the development plans prior to granting final subdivision approval. Power for the site will be supplied from Morgan City Power. The developer will need to design and construct the electrical utility system. Please contact Matt Stuart, Lead Lineman, about engineering requirements for the electrical utility equipment. The location of underground conduits, transformers and sectionalizers will need to be approved by the power department. Matt can also help you select a qualified approved line crew to bring primary	Submit with final plan set.

6080 Fashion Point Dr. • South Ogden, Utah 84403 • (801) 476-9767 • www.jonescivil.com

Comment from February 14, 2019	Status as of April 15, 2019
power to the site. Payment to Morgan Power will be required prior to ordering the equipment.	
5. Storm water calculations should also be submitted to the city engineer at preliminary review.	Complete
Plat	
6. A geotechnical report dated March 30, 2001 is on file for the development. The report recommends a geotechnical observation for all footing excavations to ensure that adequate soils are present to support structures. This note should be placed on the plat.	Complete
7. The plat should indicate any building restrictions due to the grade of the lots.	Complete
8. Mahogany Ridge Phase 3 was recorded with a note indicating that there would be noise from the gun range. That should also be considered for phase 4 and 5.	Complete
Site Considerations	
9. Additional geotechnical and geologic reviews may be requested due to the sensitive nature of the property.	Incomplete. We are waiting for the geologic report.
10. The city will need adequate access to utilities. Manholes at the back of private property should be avoided. Where unavoidable (such as behind lot 408) a 20 foot access easement or right-of-way should be shown on the plat.	Complete
11. If the road is designed with a sag then there should be double inlet boxes to collect storm water. We recommend the hooded style inlet boxes which reduce the chance of plugging. A drainage and grading easement should be recorded between lots on the plat to convey any surface water that may jump the curb.	Complete.
12. Sewer on 20 percent slopes or greater shall be anchored securely with thrust blocks as required by state administrative rules.	Complete. However, the storm drain needs anchoring.
13. Access to the open space areas should be given inside these phases of the development.	Complete
14. Grading limitations covered by the sensitive lands ordinance will need to be resolved prior to concept approval.	Complete. Lots are designated with an "R" or restriction which is noted on the plats. Each home site will be reviewed for sensitive lands district requirements at the time a building permit is requested.
15. Problems with drainage being discharged to existing lots below developments on steep slopes like this are common. Storm water discharge from hard surfaces needs to be addressed to protect existing development.	Complete. This can be addressed with individual lot grading plans as indicated above.
16. Problems with slope stability have been noted from other developments with steep grades similar to this one. Water from irrigation or precipitation seems to make the problems worse. Soil movement and transport needs to be addressed to protect adjacent property from damage.	Complete. This can be addressed with individual lot grading plans as indicated above.
17. Street names and house numbers will be assigned by our office and given to the developer or the developer's engineer prior to the preliminary plan submittal.	Our office will provide these prior to final approval.
General Approval Items	
18. Prior to final approval an engineer's cost estimate will need to be	Information only

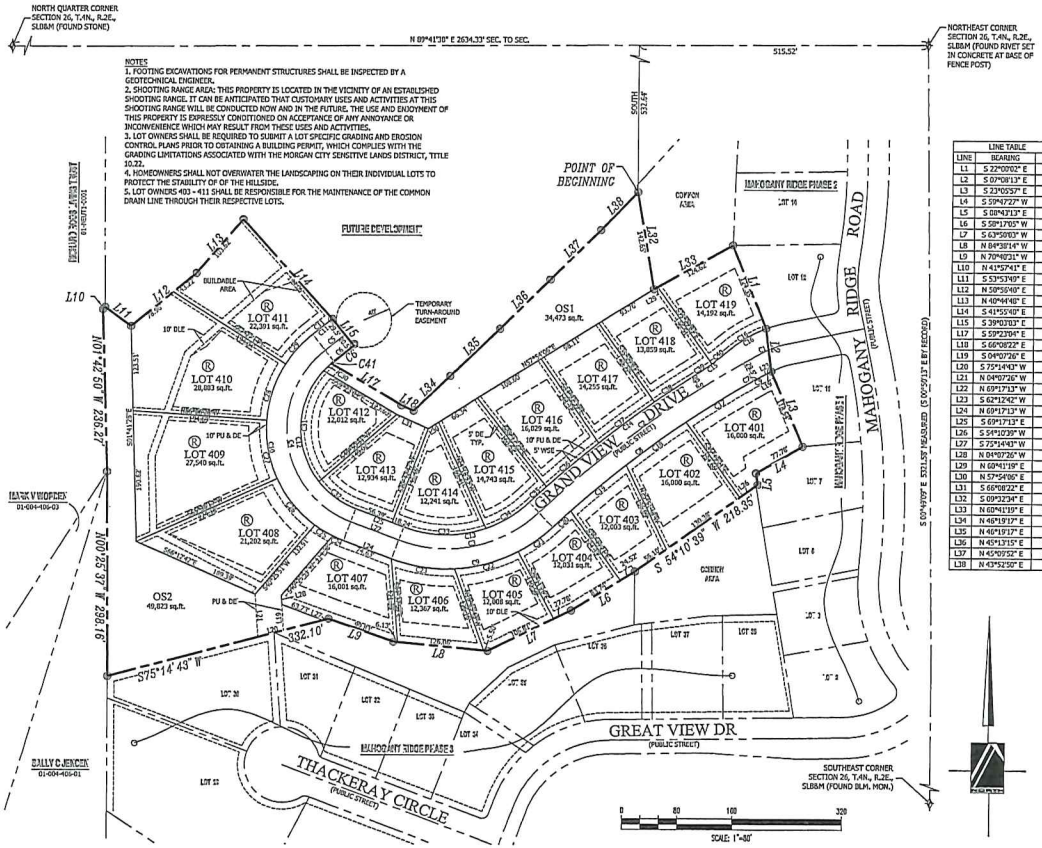
Comment from February 14, 2019	Status as of April 15, 2019
provided for all public right-of-way improvements. Our office will check the estimate and provide final approval. This estimate will establish the monetary guarantee necessary for the required improvements. A ten percent contingency will need to be added to the total guarantee as well as a five percent inspection fee. Alternatively the developer may construct the public improvements prior to recording. If so the contingency and inspection fee are still required.	
19. Prior to construction a preconstruction meeting will need to be held with the City. No work can begin until drawings have been approved and a preconstruction meeting has been held.	Information only
20. When the drawings are in order our office will affix an approval signature on the final plans for public improvements. Only approved plans can be used for construction.	Information only
Additional Comments	
21. The developer is showing a 50' right-of-way as allowed under the sensitive lands ordinance to reduce the amount of disturbance necessary to develop on the hillside. If the proposed right-of-way is allowed then we would request some modifications to the street section and public utility easements as well. Show the vertical dimension from one curb to the other in the street section view. Add an easement for the water meters where no sidewalk is present. Show the standard utility easements behind the sidewalk (or water meters where no sidewalk is shown). Please contact the city engineer for a detailed explanation.	Complete. There are still some minor changes but the preliminary detail is okay.
22. The proposed 50' right-of-way only includes sidewalk on one side of the road. The existing sidewalk should end in an ADA ramp where terminated in the proposed development.	Complete. The Planning Commission should concur or give the developer additional direction.
23. Due to steep slopes in the development public utility lines should be established from the proposed curb elevations to ensure that they are not exposed or uncovered with the installation of driveways.	Complete. This has been noted on the utility details.
24. Due to the length and slope of Eagle View Drive additional storm drain inlet boxes will be needed to capture water and get it into the storm drain pipe.	Complete. Additional piping and boxes were added.
25. Show fencing between the residential and agricultural zones.	Complete. However, the Planning Commission should give the developer direction as to the kind of material that can be used for fencing.
26. Water services are 1" diameter not ¾". Please correct this on the drawings.	Complete
27. Please provide Utopia utility contact information on the construction plans.	Complete
28. The geologic report will cover the requirements noted for a "Soil Characteristic Report" needed for preliminary approval. However, a Vegetation Report, Geologic Conditions Report, and Grading and Drainage Report will need to be submitted by the developer and approved by the city engineer for preliminary approval. The sensitive lands ordinance also calls for additional soil testing for Preliminary Approval as follows: *Test holes shall be at or as near as possible to the four (4) corners of the proposed buildings. Additional test holes may be required by the city's inspector or engineer before*	Complete. Perhaps the wording in the city ordinance can be modified to allow this since a footing observation is being used on every structure.

Comment from February 14, 2019	Status as of April 15, 2019
the building permit is issued. However, it makes sense that a geotechnical observation of each building excavation will provide the soils information needed for proper building construction and soil stability.	
29. Lots need to be sized so that the buildable area meets the zoning requirements. See Municipal Code 10.22.010 (C) (7): "*No development shall be allowed on slopes exceeding thirty percent (30%), nor be allowed as area calculated for zoning requirements. (Ord. 05-15, 8-9-2005; amd. Ord. 06-03, 3-28-2006).*"	Complete
30. Please indicate if the Open Space (Common Areas) will include trails or other improvements. If they are not to be improved then please indicate that they will be left in their natural state.	Complete
31. The west line of Lot 20 in Mahogany Ridge Phase 2 and the proposed development do not match up. Adjust the subdivision boundary or modify Lot 20 as appropriate.	The developer has indicated that the lot line adjustment will be recorded with the recording of the proposed plat.
32. At preliminary approval the information in the Grading and Drainage Report will need to be added to the Storm Water Pollution Prevention Plan. This will likely include long term slope stabilization and channel improvements that slow the flow of storm water runoff and allow sediments to be captured rather than transported to adjacent property.	Complete
33. Lot owners in this development will need to sign an acknowledgment of hazards and risks form. The city attorney should probably draft up that form.	Information only
34. The fire marshal preferred that the waterline loop through both phases be completed together to insure better fire flow. I checked the flow for each phase separately and a minimum of 1900 gpm is available.	To be determined by the fire marshal
35. The temporary turn-around is shown with a 40' radius. It needs to have a radius of 50'.	

Please contact me if you have any questions.

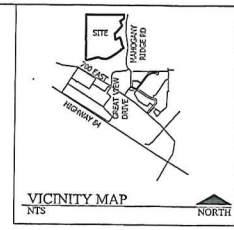
PRELIMINARY PLAT
MAHOGANY RIDGE SUBDIVISON PHASE FOUR

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP 4 NORTH, RANGE 2
EAST, SALT LAKE BASE AND MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 22°07'03" E	130.23
L2	S 07°08'13" E	62.66
L3	S 23°05'57" E	118.54
L4	S 59°47'27" W	77.78
L5	S 08°47'13" E	16.85
L6	S 59°17'05" W	108.26
L7	S 63°59'07" W	134.59
L8	N 84°38'14" W	137.69
L9	N 70°40'31" W	99.83
L10	N 41°57'41" E	4.48
L11	S 53°53'49" E	46.00
L12	N 58°56'40" E	122.17
L13	N 40°44'48" E	103.62
L14	S 41°55'49" E	194.06
L15	S 39°03'03" E	50.00
L16	S 59°23'04" E	118.63
L17	S 66°08'22" E	19.31
L18	S 04°07'26" E	37.63
L19	S 75°14'43" W	38.43
L20	N 04°07'26" W	62.20
L21	N 69°17'13" W	74.63
L22	S 62°12'42" W	17.35
L23	N 69°17'13" W	74.63
L24	S 69°17'13" E	74.63
L25	S 54°10'39" W	31.67
L26	S 75°14'43" W	8.72
L27	N 04°07'26" W	13.88
L28	N 69°41'19" E	6.40
L29	N 57°54'06" E	17.58
L30	S 66°08'22" E	50.37
L31	S 69°32'34" E	142.65
L32	N 69°41'19" E	131.02
L33	N 46°19'17" E	73.51
L34	N 46°19'17" E	99.43
L35	N 45°13'15" E	102.47
L36	N 45°07'52" E	102.44
L37	N 43°52'50" E	76.55
L38	N 43°52'50" E	

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	13.56	150.00	5°10'53"	13.56	S 62°53'02" W
C2	395.44	1530.00	14°48'30"	394.34	S 53°53'20" W
C3	219.15	195.50	64°13'42"	207.86	N 78°35'56" E
C4	306.27	145.00	121°01'14"	252.43	S 08°46'36" E
C5	36.60	2674.00	0°47'03"	36.60	N 51°20'29" E
C6	36.88	2694.50	0°47'03"	36.88	N 51°20'29" E
C7	12.01	350.00	1°57'58"	12.01	S 61°13'43" W
C8	360.38	1500.50	13°45'39"	359.51	S 53°21'55" W
C9	252.22	225.00	64°13'42"	239.22	N 78°35'56" E
C10	368.58	174.50	121°01'14"	303.78	S 08°46'36" E
C11	36.20	2694.50	0°47'03"	36.20	N 51°20'29" E
C12	258.23	124.50	118°50'25"	214.37	S 09°52'01" E
C13	196.17	175.00	64°13'42"	186.06	N 78°35'56" E
C14	296.31	1550.50	10°56'59"	295.86	S 51°57'35" W
C15	68.50	500.00	7°50'58"	68.45	N 53°39'35" E
C16	61.82	180.00	19°40'45"	61.52	S 59°25'28" W
C17	114.25	1500.50	4°21'45"	114.22	S 58°03'52" W
C18	106.87	1500.50	4°04'51"	106.85	S 53°50'33" W
C19	104.42	1500.50	3°59'14"	104.40	S 49°48'31" W
C20	34.83	1500.50	1°19'49"	34.83	S 47°09'07" W
C21	61.85	225.00	15°44'57"	61.65	N 54°21'34" E
C22	96.66	225.00	24°36'49"	95.92	N 74°32'27" E
C23	93.72	225.00	23°51'56"	93.04	S 81°13'11" E
C24	16.93	174.50	5°33'35"	16.93	S 66°38'25" E
C25	30.43	174.50	9°59'25"	30.39	S 58°43'56" E
C26	88.34	174.50	29°00'21"	87.40	S 39°14'02" E
C27	87.18	174.50	28°37'24"	86.27	S 10°25'10" E
C28	87.27	174.50	28°39'14"	86.36	S 18°13'09" W
C29	58.44	174.50	19°11'15"	58.16	S 42°49'23" W
C30	15.57	124.50	7°09'48"	15.56	S 45°58'18" W
C31	175.26	124.50	80°39'19"	161.14	S 02°03'44" W
C32	67.41	124.50	31°01'17"	66.59	S 53°46'34" E
C33	121.63	175.00	39°49'11"	119.18	S 89°13'49" E
C34	74.35	175.00	24°20'30"	73.79	N 58°29'28" E
C35	33.74	1510.50	1°16'49"	33.74	S 47°08'30" W
C36	98.37	1397.34	4°02'01"	98.35	S 49°29'33" W
C37	100.41	1595.54	3°36'21"	100.39	S 53°14'12" W
C38	63.79	1510.50	2°25'20"	63.79	S 56°43'21" W
C39	36.21	500.00	4°08'50"	36.20	N 55°21'26" E
C40	32.29	500.00	3°42'02"	32.29	N 51°26'07" E
C41	4.74	124.50	2°10'49"	4.74	S 50°38'36" W



VICINITY MAP
NTS NORTH

LEGEND

	BOUNDARY LINE
	FUTURE DEVELOPMENT/ ADJACENT PROPERTY LINE
	SECTION/CENTER LINE
	EASEMENT LINE
	SETBACK LINE
	RADIAL LINE
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
DLE	DRAIN LINE EASEMENT
DE	DRAINAGE EASEMENT
WSE	WATER METER, DRAINAGE, & SNOW STORAGE EASEMENT
MON.	MONUMENT
	CONSTRUCT SURVEY MONUMENT
	SECTION CORNER
	BAR & CAP OR RAIL & WASHER TO BE SET STAMPED "PINNACLE"
(R)	SEE NOTES 3 AND 4

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACHELL a registered professional land surveyor holding Certificate No. 181517, as prescribed under laws of the State of Utah, and do hereby certify that, by authority of the Owners, I have made a survey of the tract of land shown on this plat and described hereinfo, and have subdivided said tract of land into lots and streets to be hereafter known as MAHOGANY RIDGE SUBDIVISION PHASE FOUR and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of_____, 20_____

_____
Registered Land Surveyor

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE WEST LINE OF MAHOGANY RIDGE PHASE 2 SUBDIVISION, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED SOUTH 89°41'38" WEST ALONG SECTION LINE 515.52 FEET AND SOUTH 332.64 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 4°42'31" WEST 1090.46 FEET MEASURED BETWEEN CENTERLINE MONUMENTS ALONG MAHOGANY RIDGE ROAD LOCATED AT MAHOGANY VIEW DRIVE (800 EAST) AND EAGLE VIEW DRIVE (1100 EAST)), AND RUNNING THENCE SOUTH 03°23'24" EAST ALONG THE BOUNDARY OF SAID SUBDIVISION 142.65 FEET; THENCE NORTH 69°41'19" EAST ALONG SAID BOUNDARY 131.02 FEET TO THE BOUNDARY OF MAHOGANY RIDGE PHASE 1 SUBDIVISION, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE; THENCE SOUTHWESTERLY ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (4) COURSES: (1) SOUTH 22°07'03" EAST 130.23 FEET TO THE NORTH LINE OF CHAMPION DRIVE, (2) SOUTH 07°08'13" EAST 62.66 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID STREET, (3) SOUTH 23°05'57" EAST 118.54 FEET, (4) SOUTH 59°47'27" WEST 77.78 FEET, (5) SOUTH 08°47'13" EAST 16.85 FEET, AND (6) SOUTH 59°17'05" WEST 108.26 FEET, (7) SOUTH 63°59'07" WEST 134.59 FEET, (8) NORTH 84°38'14" WEST 137.69 FEET, (9) NORTH 70°40'31" WEST 99.83 FEET, AND (10) SOUTH 72°14'43" WEST 332.10 FEET TO THE NORTHWESTERLY CORNER OF SAID SUBDIVISION; THENCE NORTH 00°25'37" WEST 238.16 FEET TO A POINT ON AN EXISTING FENCE LINE AND THE EASTERLY LINE OF NORTHRIDGE SUBDIVISION, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE; THENCE NORTHERLY ALONG SAID FENCE AND SUBDIVISION LINE NORTH 01°42'50" WEST 236.27 FEET (NORTH 01°30'00" EAST BY RECORD) AND NORTH 41°57'41" EAST 4.48 FEET (NORTH 42°13'25" EAST BY RECORD); THENCE SOUTH 53°53'49" EAST 46.00 FEET; THENCE NORTH 58°56'40" EAST 122.17 FEET; THENCE NORTH 40°44'48" EAST 103.62 FEET; THENCE SOUTH 41°55'49" EAST 194.06 FEET; THENCE SOUTH 39°03'03" EAST 50.00 FEET; THENCE SOUTHEASTERLY 38.88 FEET ALONG THE ARC OF A 2694.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 0°47'03" (CHORD BEARS SOUTH 51°20'29" EAST 38.88 FEET) TO A POINT OF REVERSE CURVATURE; THENCE SOUTHEASTERLY 4.74 FEET ALONG THE ARC OF A 124.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 02°10'49" (CHORD BEARS SOUTH 50°38'36" WEST 4.74 FEET); THENCE SOUTH 59°23'04" EAST 118.63 FEET; THENCE SOUTH 66°08'22" EAST 19.31 FEET; THENCE NORTH 48°18'17" EAST 73.51 FEET; THENCE NORTH 41°19'17" EAST 99.43 FEET; THENCE NORTH 43°13'15" EAST 102.47 FEET; THENCE NORTH 43°07'52" EAST 102.44 FEET; THENCE NORTH 43°52'50" EAST 76.55 FEET TO THE POINT OF BEGINNING.

CONTAINING: 444,321 SQ.FT. (10.20 ACRES) (19 LOTS)

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots, streets, and Open Spaces to hereafter be known as MAHOGANY RIDGE SUBDIVISION PHASE 4 do hereby dedicate for perpetual use of the public all parcels of lands shown on this plat as intended for public use, and grant, dedicate, and convey to the Mahogany Ridge Homeowner's association those Open Spaces depicted hereon.

In witness thereof, we have hereunto set our hands this _____ day of _____, 20____

_____

ACKNOWLEDGMENT

STATE OF UTAH }
County of } SS.

On this the ____ day of _____ AD, 20____ Tyrel Wall, the manager of Evergreen Holding LLC personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, the signer(s) of the above Owner's Dedication and Owner's Acknowledgment of Responsibility, _____ in number, who duly acknowledge to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

_____
NOTARY PUBLIC

_____
Residing at

My Commision expires _____

MAHOGANY RIDGE SUBDIVISON PHASE FOUR

LOCATED IN THE NORTHEAST QUARTER OF SECTION
26, TOWNSHIP 4 NORTH, RANGE 2 EAST
SALT LAKE BASE & MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mt. Pleasant •
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

MORGAN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN CITY PLANNING COMMISSION THE _____ DAY OF _____, 20____

_____
CHAIRMAN, MORGAN CITY PLANNING COMMISSION

MORGAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE ON THIS _____ DAY OF _____, 20____

_____
MORGAN CITY ENGINEER

MORGAN CITY ATTORNEY

APPROVED AS TO FORM.

ON THE _____ DAY OF _____, 20____

_____
CITY ATTORNEY

MORGAN CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO THE MORGAN CITY COUNCIL, AT WHICH TIME IT WAS APPROVED AND ACCEPTED.

SIGNED THIS _____ DAY OF _____, 20____

_____
MAYOR, MORGAN CITY

ATTEST: _____
CITY RECORDER

COUNTY RECORD NO. _____

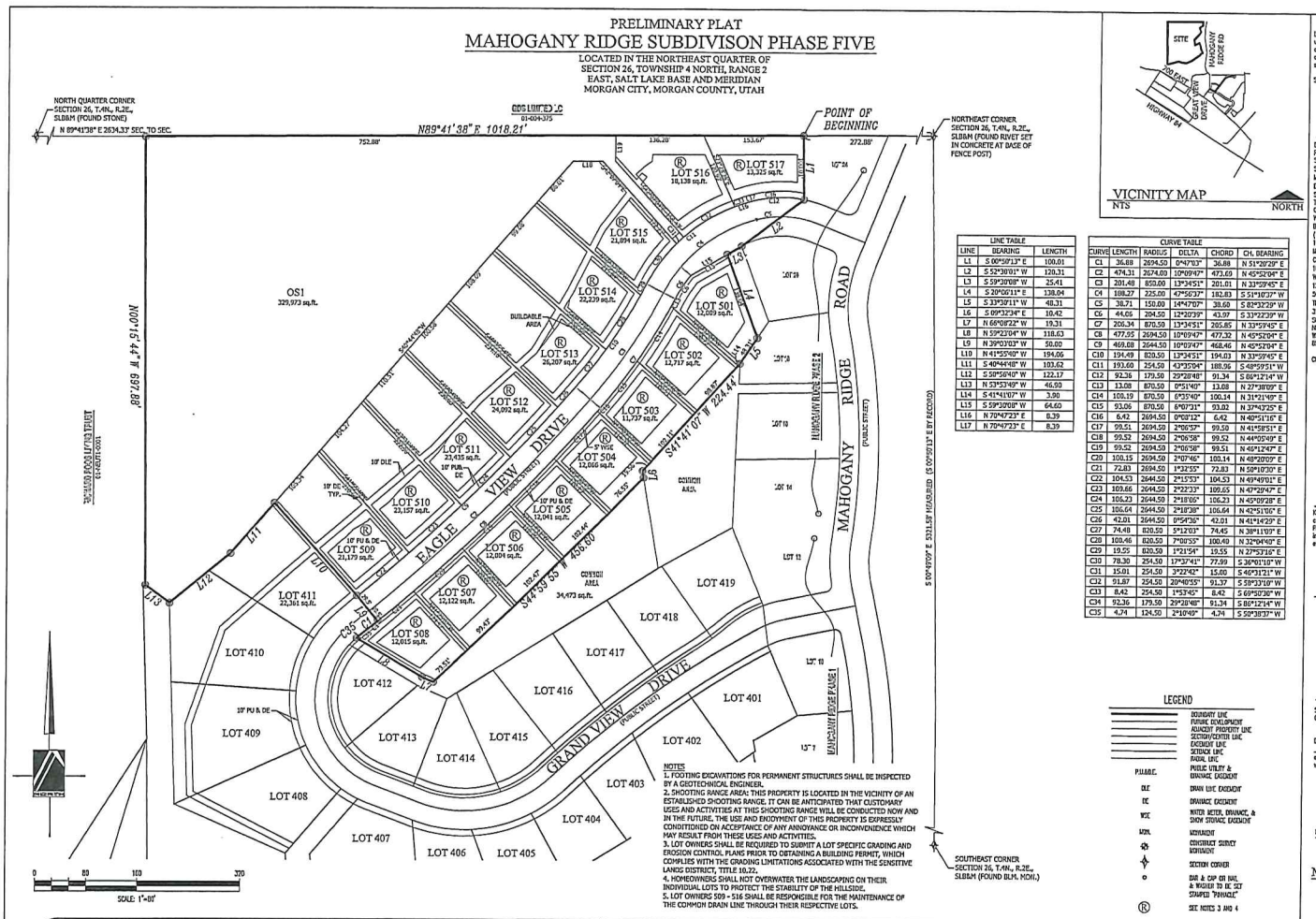
STATE OF UTAH, COUNTY OF _____
RECORDED AT &FILED AT THE REQUEST OF _____
DATE _____ TIME _____
FEE _____ ABSTRACTED _____
BOOK _____
PAGE _____
INDEX _____
FILED _____
_____ COUNTY RECORDER

13-057f

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APROVAL IS DONE AT THE INDIVUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

PRELIMINARY PLAT
MAHOGANY RIDGE SUBDIVISON PHASE FIVE

LOCATED IN THE NORTHEAST QUARTER OF
SECTION 26, TOWNSHIP 4 NORTH, RANGE 2
EAST, SALT LAKE BASE AND MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH



VICINITY MAP

NTS NORTH

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°09'13" E	100.01
L2	S 52°30'01" W	120.31
L3	S 59°30'08" W	25.41
L4	S 20°00'11" E	138.04
L5	S 33°59'11" W	40.31
L6	S 09°32'34" E	10.42
L7	N 66°08'22" W	19.31
L8	N 59°23'04" W	118.63
L9	N 39°03'03" W	50.00
L10	N 41°55'40" W	194.06
L11	S 40°44'48" W	103.62
L12	S 59°56'40" W	122.17
L13	N 53°53'49" W	46.90
L14	S 41°41'07" W	3.90
L15	S 59°30'08" W	64.60
L16	N 70°47'23" E	8.39
L17	N 70°47'23" E	8.39

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	36.88	2694.50	0°47'03"	36.88	N 51°39'29" E
C2	474.31	2674.00	10°09'47"	473.69	N 45°52'04" E
C3	201.48	850.00	13°34'51"	201.01	N 33°59'45" E
C4	188.27	225.00	47°56'37"	182.83	S 51°10'37" W
C5	38.71	150.00	14°47'07"	38.60	S 82°32'29" W
C6	44.06	294.50	12°48'39"	43.97	S 33°02'39" W
C7	206.34	870.50	13°34'51"	205.85	N 33°59'45" E
C8	477.95	2694.50	10°09'47"	477.32	N 45°52'04" E
C9	469.08	2644.50	10°09'47"	468.46	N 45°52'04" E
C10	194.49	820.50	13°34'51"	194.03	N 33°59'45" E
C11	193.60	254.50	43°35'04"	188.96	S 48°59'51" W
C12	92.36	179.50	29°28'48"	91.34	S 86°12'14" W
C13	13.08	870.50	0°51'40"	13.08	N 27°38'09" E
C14	108.19	870.50	6°57'40"	108.14	N 31°21'49" E
C15	93.06	870.50	6°07'31"	93.02	N 37°47'25" E
C16	6.42	2694.50	0°08'12"	6.42	N 40°51'16" E
C17	99.51	2694.50	2°06'57"	99.50	N 41°58'51" E
C18	99.52	2694.50	2°06'58"	99.52	N 44°05'49" E
C19	99.52	2694.50	2°06'58"	99.51	N 46°12'47" E
C20	100.15	2694.50	2°07'46"	100.14	N 48°20'07" E
C21	72.83	2694.50	1°32'55"	72.83	N 50°10'30" E
C22	104.53	2644.50	2°15'53"	104.53	N 49°49'01" E
C23	103.66	2644.50	2°22'23"	103.65	N 47°29'47" E
C24	106.23	2644.50	2°18'05"	106.23	N 45°09'28" E
C25	106.64	2644.50	2°18'38"	106.64	N 42°51'05" E
C26	42.01	2644.50	0°54'36"	42.01	N 41°14'29" E
C27	74.48	820.50	5°12'03"	74.45	N 38°11'09" E
C28	100.46	820.50	7°00'55"	100.40	N 32°04'40" E
C29	19.55	820.50	1°21'54"	19.55	N 27°35'16" E
C30	78.30	254.50	17°37'41"	77.99	S 36°01'10" W
C31	15.01	254.50	3°22'42"	15.00	S 46°31'21" W
C32	91.87	254.50	20°40'55"	91.37	S 59°33'10" W
C33	8.42	254.50	1°53'45"	8.42	S 69°50'30" W
C34	92.36	179.50	29°28'48"	91.34	S 86°12'14" W
C35	4.74	124.50	2°10'49"	4.74	S 59°38'37" W

LEGEND

- BOUNDARY LINE
- FUTURE DEVELOPMENT
- ADJACENT PROPERTY LINE
- SECTION/CENTER LINE
- EASEMENT LINE
- SETBACK LINE
- RADIAL LINE
- P.U.&D.E. — PUBLIC UTILITY & DRAINAGE EASEMENT
- D.E. — DRAIN LINE EASEMENT
- D.E. — DRAINAGE EASEMENT
- W.S.E. — WATER METER, ENTRANCE, & SNOW STORAGE EASEMENT
- MON. — MONUMENT
- CONSTRUCT SURVEY MONUMENT
- SECTION CORNER
- BAR & CAP OR NAIL & WASHER TO BE SET STAMPED "PINNACLE"
- SEE NOTES 3 AND 4

NOTES
1. FOOTING EXCAVATIONS FOR PERMANENT STRUCTURES SHALL BE INSPECTED BY A GEOTECHNICAL ENGINEER.
2. SHOOTING RANGE AREA: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED SHOOTING RANGE. IT CAN BE ANTICIPATED THAT CUSTOMARY USES AND ACTIVITIES AT THIS SHOOTING RANGE WILL BE CONDUCTED NOW AND IN THE FUTURE. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM THESE USES AND ACTIVITIES.
3. LOT OWNERS SHALL BE REQUIRED TO SUBMIT A LOT SPECIFIC GRADING AND EROSION CONTROL PLANS PRIOR TO OBTAINING A BUILDING PERMIT, WHICH COMPLIES WITH THE GRADING LIMITATIONS ASSOCIATED WITH THE SENSITIVE LANDS DISTRICT, TITLE 10.22.
4. HOMEOWNERS SHALL NOT OVERWATER THE LANDSCAPING ON THEIR INDIVIDUAL LOTS TO PROTECT THE STABILITY OF THE HILLSIDE.
5. LOT OWNERS 509 - 516 SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON DRAIN LINE THROUGH THEIR RESPECTIVE LOTS.

SURVEYOR'S CERTIFICATE

I, STEPHEN J. FACKRELL a registered professional land surveyor holding Certificate No. 191317, as prescribed under laws of the State of Utah, and do hereby certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets to be hereafter known as MAHOGANY RIDGE SUBDIVISION PHASE FIVE and that the same has been surveyed and staked on the ground as shown on this plat.

Signed on this _____ day of _____, 20____

_____
Registered Land Surveyor

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE WEST LINE OF LOT 24 MAHOGANY RIDGE PHASE 2 SUBDIVISION, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED SOUTH 89°41'38"WEST ALONG SECTION LINE 272.88 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 41°53'11" WEST 1089.46 FEET MEASURED BETWEEN CENTERLINE MONUMENTS ALONG MAHOGANY RIDGE ROAD LOCATED AT MOUNTAIN VIEW DRIVE (800 EAST) AND EAGLE VIEW DRIVE (1100 EAST)), AND RUNNING THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (5) COURSES: SOUTH 00°09'13" EAST 100.01 FEET (100.14 FEET BY RECORD) TO THE NORTH LINE OF EAGLE VIEW DRIVE, AND SOUTH 52°30'01"WEST 120.31 FEET TO A POINT ON THE SOUTH LINE OF SAID STREET; THENCE SOUTH 59°30'08"WEST 25.41 FEET; THENCE SOUTH 20°00'11" EAST 138.04 FEET PARALLEL WITH AND OFFSET 25 FEET WESTERLY FROM THE WEST LINE OF LOT 20 OF SAID SUBDIVISION RETURNING TO THE BOUNDARY THEREOF; THENCE CONTINUING AGAIN SOUTHERLY ALONG SAID BOUNDARY THE FOLLOWING (3) COURSES: (1) SOUTH 33°59'11" WEST 40.31 FEET, (2) SOUTH 41°41'07"WEST 224.44 FEET, AND (3) SOUTH 09°32'34"EAST 10.42 FEET TO THE BOUNDARY OF MAHOGANY RIDGE SUBDIVISION PHASE 4, A PLAT TO BE RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE; THENCE SOUTHWESTERLY ALONG SAID BOUNDARY THE FOLLOWING (14) COURSES: (1) SOUTH 47°25'29"WEST 78.53 FEET, (2) SOUTH 43°05'52 WEST 105.44 FEET, (3) SOUTH 41°13'15"WEST 102.47 FEET, (4) SOUTH 41°19'17" WEST 86.43 FEET, (5) SOUTH 41°19'17" WEST 72.51 FEET, (6) NORTH 66°08'22" WEST 19.31 FEET, (7) NORTH 59°23'04"WEST 118.63 FEET, (8) NORTHERLY ALONG THE ARC OF A 124.50 FOOT RADIUS CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 82°19'49" (CHORD BEARS NORTH 50°38'33"EAST 4.74 FEET), (9) NORTHEASTERLY 38.88 FEET ALONG THE ARC OF A 2694.50 FOOT RADIUS CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00°49'35" (CHORD BEARS NORTH 51°20'22" EAST 38.88 FEET), (10) NORTH 39°03'03"WEST 51.47 FEET, (11) NORTH 41°53'40" WEST 192.33 FEET, (12) SOUTH 48°44'48"WEST 103.62 FEET, (13) SOUTH 59°56'40"WEST 122.17 FEET, AND (14) NORTH 53°53'49"WEST 48.90 FEET TO THE EASTERLY LINE OF MORRISSON SUBDIVISION, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE; THENCE NORTH 00°15'44" WEST 697.88 FEET ALONG SAID SUBDIVISION AND AN EXISTING FENCE LINE TO SECTION LINE; THENCE NORTH 89°41'38"EAST ALONG SECTION LINE 1018.21 FEET TO THE POINT OF BEGINNING.

CONTAINS: 917,064 SQFT. (14.17 ACRES) (17 LOTS)

OWNER'S DEDICATION

Know all men by these presents that we, the undersigned owners of the described tract of land below, hereby caused the same to be subdivided into lots and streets to hereafter be known as MAHOGANY RIDGE SUBDIVISON PHASE FIVE, do hereby dedicate for perpetual use of the public all parcels of lands shown on this plat as intended for public use, and grant, dedicate, and convey to Morgan City a public utility and drainage easement as depicted hereon between Lots 203 and 216.

In witness thereof, we have hereunto set our hands this ____ day of _____, 20____

_____

ACKNOWLEDGMENT

STATE OF UTAH }
County of } ss.

On this the ____ day of _____ AD, 20____, _____ Tyrel Hall, the manager of Evergreen Holding LLC personally appeared before me, the undersigned Notary Public, in and for said County of _____ in the State of Utah, the signer(s) of the above Owner's Dedication and Owner's Acknowledgment of Responsibility, _____ in number, who duly acknowledge to me that _____ signed it freely and voluntarily and for the uses and purposes therein mentioned.

_____
NOTARY PUBLIC

_____
Residing at

My Commision expires _____

MAHOGANY RIDGE SUBDIVISON PHASE FIVE

LOCATED IN THE NORTHEAST QUARTER OF SECTION
26, TOWNSHIP 4 NORTH, RANGE 2 EAST
SALT LAKE BASE & MERIDIAN
MORGAN CITY, MORGAN COUNTY, UTAH

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mt. Pleasant •
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

MORGAN CITY PLANNING COMMISSION

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY APPROVED BY THE MORGAN CITY PLANNING COMMISSION THE _____ DAY OF _____, 20____

_____
CHAIRMAN, MORGAN CITY PLANNING COMMISSION

MORGAN CITY ENGINEER

I HEREBY CERTIFY THAT THIS OFFICE HAS EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE IN THIS OFFICE ON THIS _____ DAY OF _____, 20____

_____
MORGAN CITY ENGINEER

MORGAN CITY ATTORNEY

APPROVED AS TO FORM.

ON THE _____ DAY OF _____, 20____

_____
CITY ATTORNEY

MORGAN CITY COUNCIL

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS PRESENTED TO THE MORGAN CITY COUNCIL, AT WHICH TIME IT WAS APPROVED AND ACCEPTED.

SIGNED THIS _____ DAY OF _____, 20____.

_____
MAYOR, MORGAN CITY

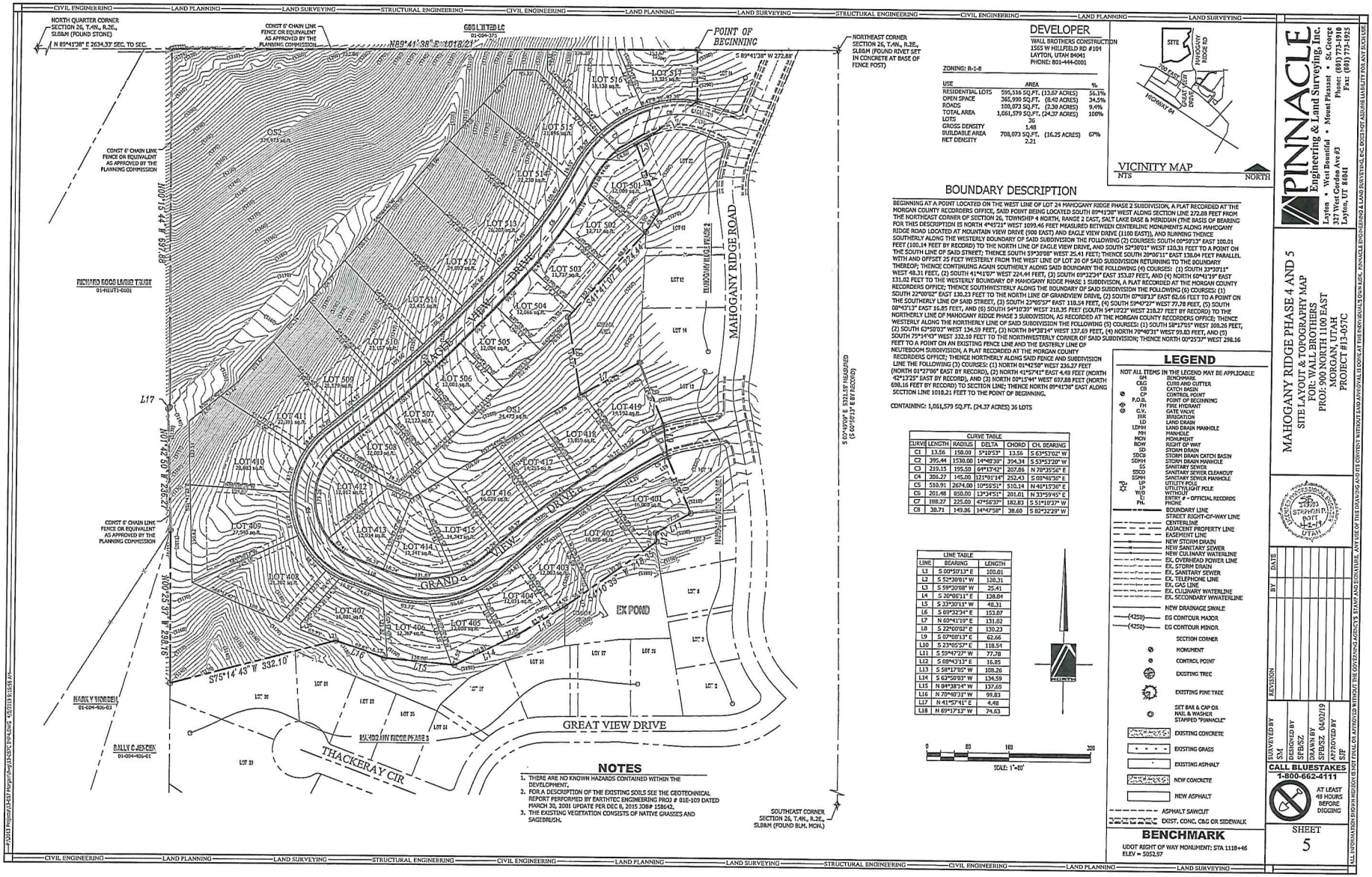
ATTEST: _____
CITY RECORDER

COUNTY RECORD NO. _____

STATE OF UTAH, COUNTY OF _____
RECORDED AND FILED AT THE REQUEST OF _____
DATE _____
TIME _____ ABSTRACTED _____
FEE _____
INDEX _____
FILED _____
COUNTY RECORDER

ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE GOVERNING AGENCY(S)'S STAMP AND SIGNATURE. ANY USE OF THIS DRAWING AND ITS CONTENT WITHOUT SAID APROVAL IS DONE AT THE INDIVUAL'S OWN RISK. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.

13-007f



DEVELOPER

WALL BROTHERS CONSTRUCTION
1565 W HILLFIELD RD #104
LAYTON, UTAH 84041
PHONE: 801-444-2001

ZONING: R-1-8

USE	AREA	%
RESIDENTIAL LOTS	595,516 SQ.FT. (13.67 ACRES)	56.1%
OPEN SPACE	365,900 SQ.FT. (8.40 ACRES)	34.5%
ROADS	100,073 SQ.FT. (2.30 ACRES)	9.4%
TOTAL AREA	1,061,579 SQ.FT. (24.37 ACRES)	100%
LOTS	36	
GROSS DENSITY	1.48	
BUILDABLE AREA	708,073 SQ.FT. (16.25 ACRES)	67%
NET DENSITY	2.21	

VICINITY MAP
NTS NORTH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED ON THE WEST LINE OF LOT 24 MAHOGANY RIDGE PHASE 2 SUBDIVISION, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE, SAID POINT BEING LOCATED SOUTH 89°41'38" WEST ALONG SECTION LINE 272.88 FEET FROM THE NORTHEAST CORNER OF SECTION 26, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE & MERIDIAN (THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH 4°45'21" WEST 1099.46 FEET MEASURED BETWEEN CENTERLINE MONUMENTS ALONG MAHOGANY RIDGE ROAD LOCATED AT MOUNTAIN VIEW DRIVE (900 EAST) AND EAGLE VIEW DRIVE (1100 EAST)), AND RUNNING THENCE SOUTHERLY ALONG THE WESTERLY BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (2) COURSES: SOUTH 00°50'13" EAST 100.01 FEET (100.14 FEET BY RECORD) TO THE NORTH LINE OF EAGLE VIEW DRIVE, AND SOUTH 52°30'01" WEST 120.31 FEET TO A POINT ON THE SOUTH LINE OF SAID STREET; THENCE SOUTH 59°20'08" WEST 25.41 FEET; THENCE SOUTH 20°06'11" EAST 138.04 FEET PARALLEL WITH AND OFFSET 25 FEET WESTERLY FROM THE WEST LINE OF LOT 20 OF SAID SUBDIVISION RETURNING TO THE BOUNDARY THEREOF; THENCE CONTINUING AGAIN SOUTHERLY ALONG SAID BOUNDARY THE FOLLOWING (4) COURSES: (1) SOUTH 33°30'13" WEST 48.31 FEET, (2) SOUTH 41°41'00" WEST 224.44 FEET, (3) SOUTH 09°32'24" EAST 153.07 FEET, AND (4) NORTH 60°41'19" EAST 131.02 FEET TO THE WESTERLY BOUNDARY OF MAHOGANY RIDGE PHASE 1 SUBDIVISON, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE; THENCE SOUTHWESTERLY ALONG THE BOUNDARY OF SAID SUBDIVISION THE FOLLOWING (6) COURSES: (1) SOUTH 22°00'02" EAST 130.23 FEET TO THE NORTH LINE OF GRANDVIEW DRIVE, (2) SOUTH 07°08'13" EAST 62.66 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID STREET, (3) SOUTH 23°05'57" EAST 118.54 FEET, (4) SOUTH 59°47'27" WEST 77.78 FEET, (5) SOUTH 08°43'13" EAST 16.85 FEET, AND (6) SOUTH 54°10'39" WEST 218.35 FEET (SOUTH 54°10'23" WEST 218.27 FEET BY RECORD) TO THE NORTHERLY LINE OF MAHOGANY RIDGE PHASE 3 SUBDIVISION, AS RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE; THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID SUBDIVISION THE FOLLOWING (5) COURSES: (1) SOUTH 58°17'05" WEST 108.26 FEET, (2) SOUTH 63°50'03" WEST 134.59 FEET, (3) NORTH 84°38'14" WEST 137.69 FEET, (4) NORTH 70°40'31" WEST 99.83 FEET, AND (5) SOUTH 75°14'43" WEST 332.10 FEET TO THE NORTHWESTERLY CORNER OF SAID SUBDIVISION; THENCE NORTH 00°25'37" WEST 298.16 FEET TO A POINT ON AN EXISTING FENCE LINE AND THE EASTERLY LINE OF NEUTEBOOM SUBDIVISION, A PLAT RECORDED AT THE MORGAN COUNTY RECORDERS OFFICE; THENCE NORTHERLY ALONG SAID FENCE AND SUBDIVISION LINE THE FOLLOWING (3) COURSES: (1) NORTH 01°42'50" WEST 216.27 FEET (NORTH 01°27'05" EAST BY RECORD), (2) NORTH 41°57'41" EAST 4.48 FEET (NORTH 42°13'25" EAST BY RECORD), AND (3) NORTH 00°15'44" WEST 697.88 FEET (NORTH 698.16 FEET BY RECORD) TO SECTION LINE; THENCE NORTH 89°41'38" EAST ALONG SECTION LINE 1018.21 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,061,579 SQ.FT. (24.37 ACRES) 36 LOTS

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH. BEARING
C1	13.56	150.00	5°10'53"	13.56	S 63°57'02" W
C2	395.44	1530.00	14°48'39"	394.34	S 53°53'20" W
C3	219.15	195.50	64°13'42"	207.86	N 78°35'56" E
C4	306.27	145.00	121°01'14"	252.43	S 08°40'36" E
C5	510.91	2674.00	10°56'51"	510.14	N 46°15'36" E
C6	201.48	850.00	13°34'51"	201.01	N 33°59'45" E
C7	188.27	225.00	47°56'37"	182.83	S 51°10'37" W
C8	30.71	149.86	14°47'58"	30.66	S 82°32'29" W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°50'13" E	100.01
L2	S 52°30'01" W	120.31
L3	S 59°20'08" W	25.41
L4	S 20°06'11" E	138.04
L5	S 33°30'13" W	48.31
L6	S 09°32'24" E	153.07
L7	N 60°41'19" E	131.02
L8	S 22°00'02" E	130.23
L9	S 07°08'13" E	62.66
L10	S 23°05'57" E	118.54
L11	S 59°47'27" W	77.78
L12	S 08°43'13" E	16.85
L13	S 58°17'05" W	108.26
L14	S 63°50'03" W	134.59
L15	N 84°38'14" W	137.69
L16	N 70°40'31" W	99.83
L17	N 41°57'41" E	4.48
L18	N 69°17'13" W	74.63

NOTES

1. THERE ARE NO KNOWN HAZARDS CONTAINED WITHIN THE DEVELOPMENT.
2. FOR A DESCRIPTION OF THE EXISTING SOILS SEE THE GEOTECHNICAL REPORT PERFORMED BY EARTHTEC ENGINEERING PRO # 016-109 DATED MARCH 30, 2001 UPDATE PER DEC 6, 2015 JOB# 158642.
3. THE EXISTING VEGETATION CONSISTS OF NATIVE GRASSES AND SAGEBRUSH.

LEGEND

NOT ALL ITEMS IN THE LEGEND MAY BE APPLICABLE

- BM BENCHMARK
- C&G CURB AND GUTTER
- CB CATCH BASIN
- CP CONTROL POINT
- P.O.B. POINT OF BEGINNING
- FH FIRE HYDRANT
- GV GATE VALVE
- IRR IRRIGATION
- LD LAND DRAIN
- LDMH LAND DRAIN MANHOLE
- MH MANHOLE
- MON MONUMENT
- ROW RIGHT OF WAY
- SD STORM DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEANOUT
- SSMH SANITARY SEWER MANHOLE
- UP UTILITY POLE
- UPLT UTILITY/LIGHT POLE
- WO WITHOUT
- ENT # - OFFICIAL RECORDS ENTRY #
- PH. PHONE
- BOUNDARY LINE
- STREET RIGHT-OF-WAY LINE
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- NEW STORM DRAIN
- NEW SANITARY SEWER
- NEW CULINARY WATERLINE
- EX. OVERHEAD POWER LINE
- EX. STORM DRAIN
- EX. SANITARY SEWER
- EX. TELEPHONE LINE
- EX. CAD LINE
- EX. CULINARY WATERLINE
- EX. SECONDARY WWATERLINE
- NEW DRAINAGE SWALE
- (4250) EG CONTOUR MAJOR
- (4250) EG CONTOUR MINOR
- SECTION CORNER
- MONUMENT
- CONTROL POINT
- EXISTING TREE
- EXISTING PINE TREE
- SET BAR & CAP OR NAIL & WASHER STAMPED "PINNACLE"
- EXISTING CONCRETE
- EXISTING GRASS
- EXISTING ASPHALT
- NEW CONCRETE
- NEW ASPHALT
- ASPHALT SAWCUT
- EXIST. CONC. C&G OR SIDEWALK

BENCHMARK

UDOT RIGHT OF WAY MONUMENT: STA 111B+46
ELEV = 5052.97

PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
327 West Gordon Ave #3
Layton, UT 84041
Phone: (801) 773-1910
Fax: (801) 773-1925

MAHOGANY RIDGE PHASE 4 AND 5
SITE LAYOUT & TOPOGRAPHY MAP
FOR: WALL BROTHERS
PROJ: 900 NORTH 1100 EAST
MORGAN, UTAH
PROJECT #13-057C

STEPHEN P. BOTT 12-19 UTAH

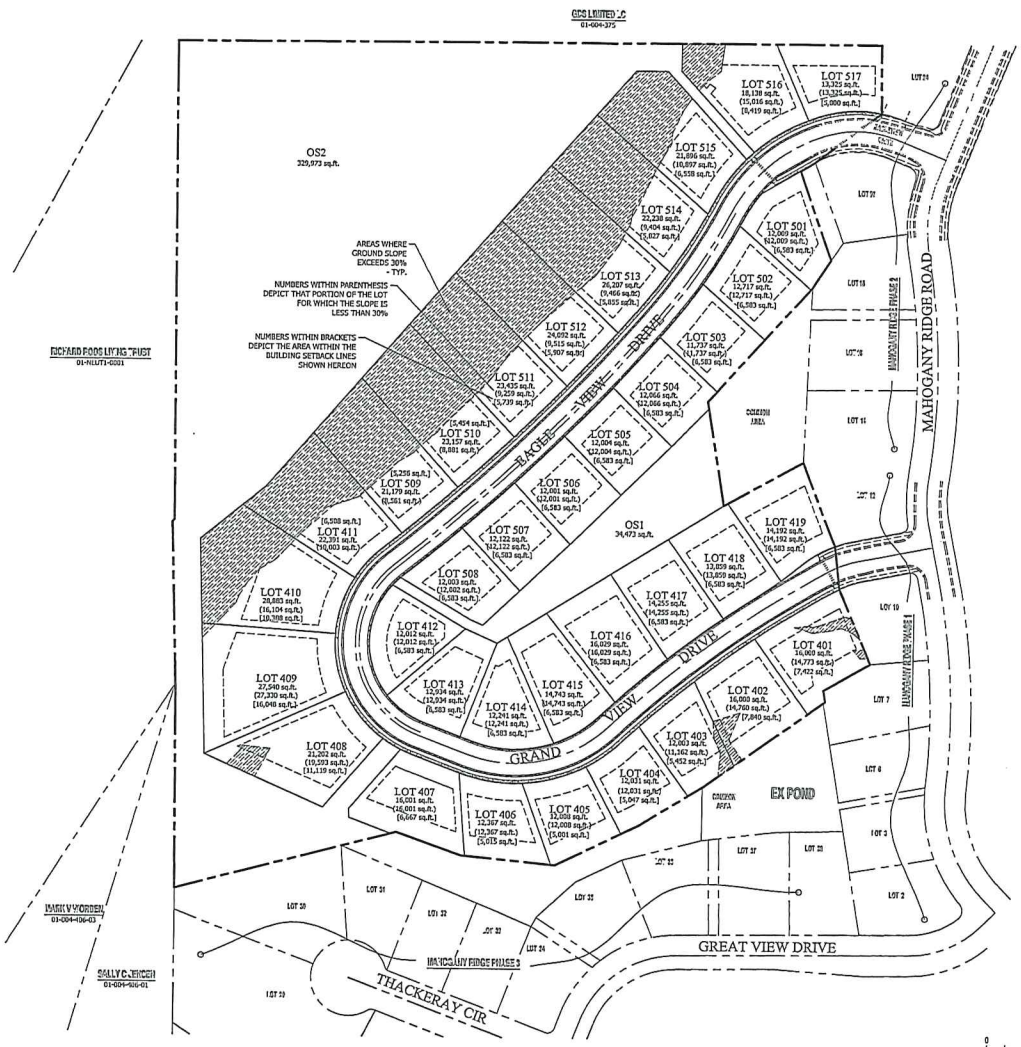
REVISION	BY	DATE

SURVEYED BY: SM
DESIGNED BY: SPB/SZ
DRAWN BY: SPB/SZ 04/02/19
APPROVED BY: SJF

CALL BLUESTAKES
1-800-662-4111
AT LEAST 48 HOURS BEFORE DIGGING

SHEET
5

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LEGEND

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- (4250) EG CONTOUR MAJOR
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MAHOGANY RIDGE PHASE 4 AND 5

BUILDABLE AREA MAP
FOR: WALL BROTHERS
PROJ: 900 NORTH 1100 EAST
MORGAN, UTAH
PROJECT #13-057C

STEPHEN P. BOTT — 12-5-19 — UTAH

REVISION	BY	DATE

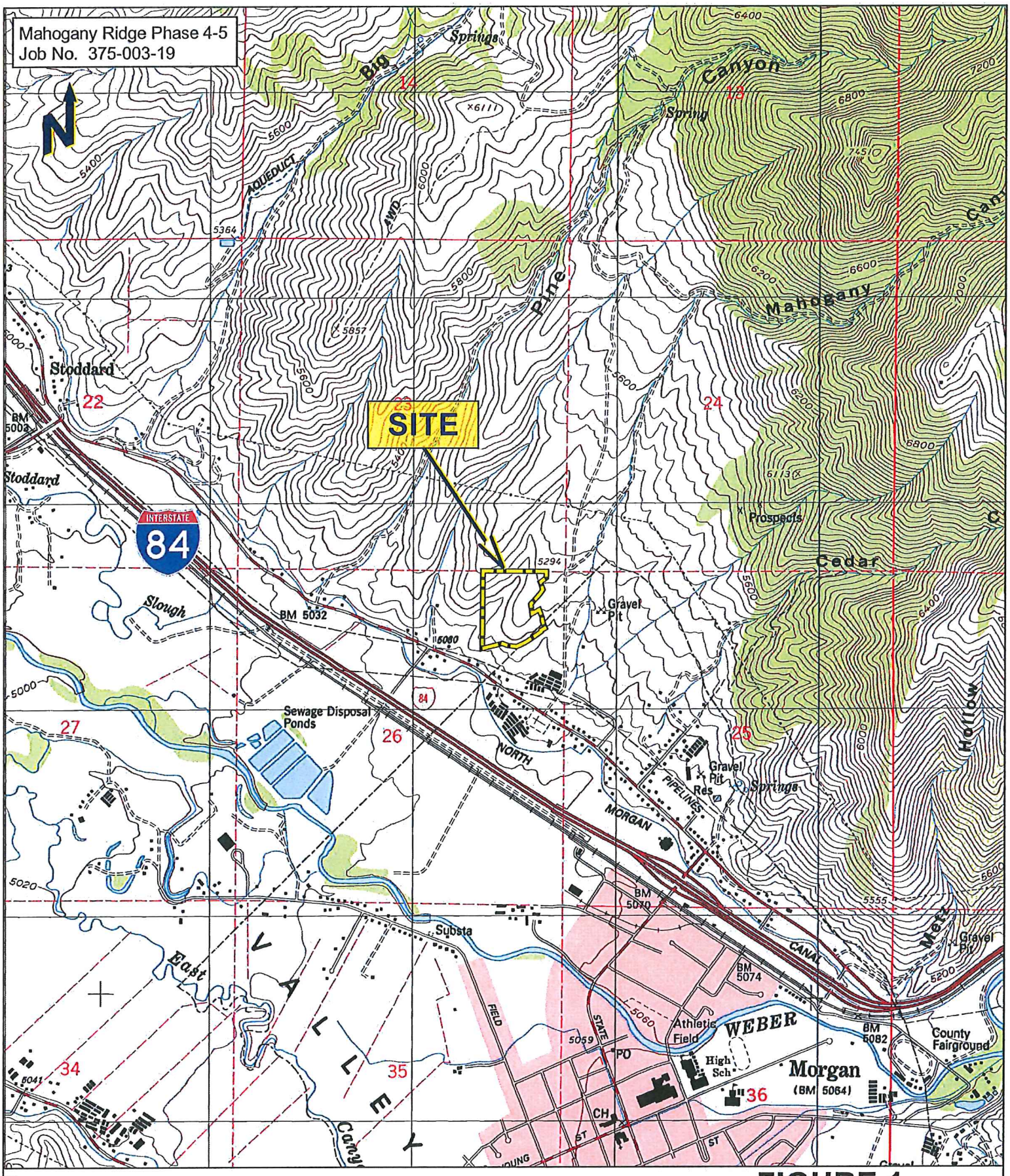
SURVEYED BY: SM
DESIGNED BY: SPB/SZ
DRAWN BY: SPB/SZ 04/02/19
APPROVED BY: SJF

CALL BLUESTAKES
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SHEET
16

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CIVIL ENGINEERING — LAND PLANNING — LAND SURVEYING — STRUCTURAL ENGINEERING



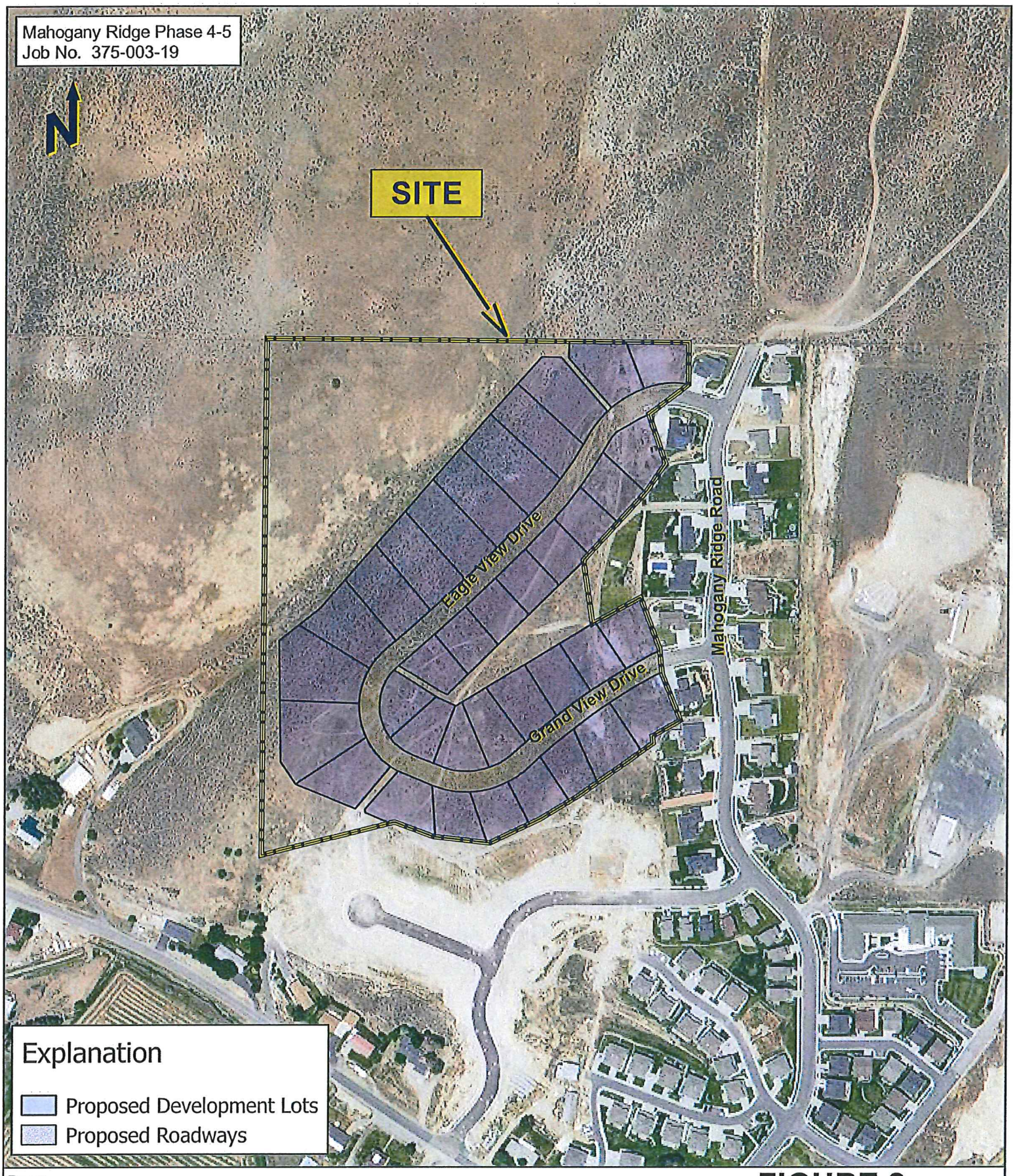
Base:
7.5 Minute USGS Toporgraphic Map DRG
Titled: Morgan, Utah, 1997; from Utah AGRC; http://gis.utah.gov/

0 2000 4000 ft

1:24,000

FIGURE 1
VICINITY MAP

GORDON GEOTECHNICAL ENGINEERING, INC.



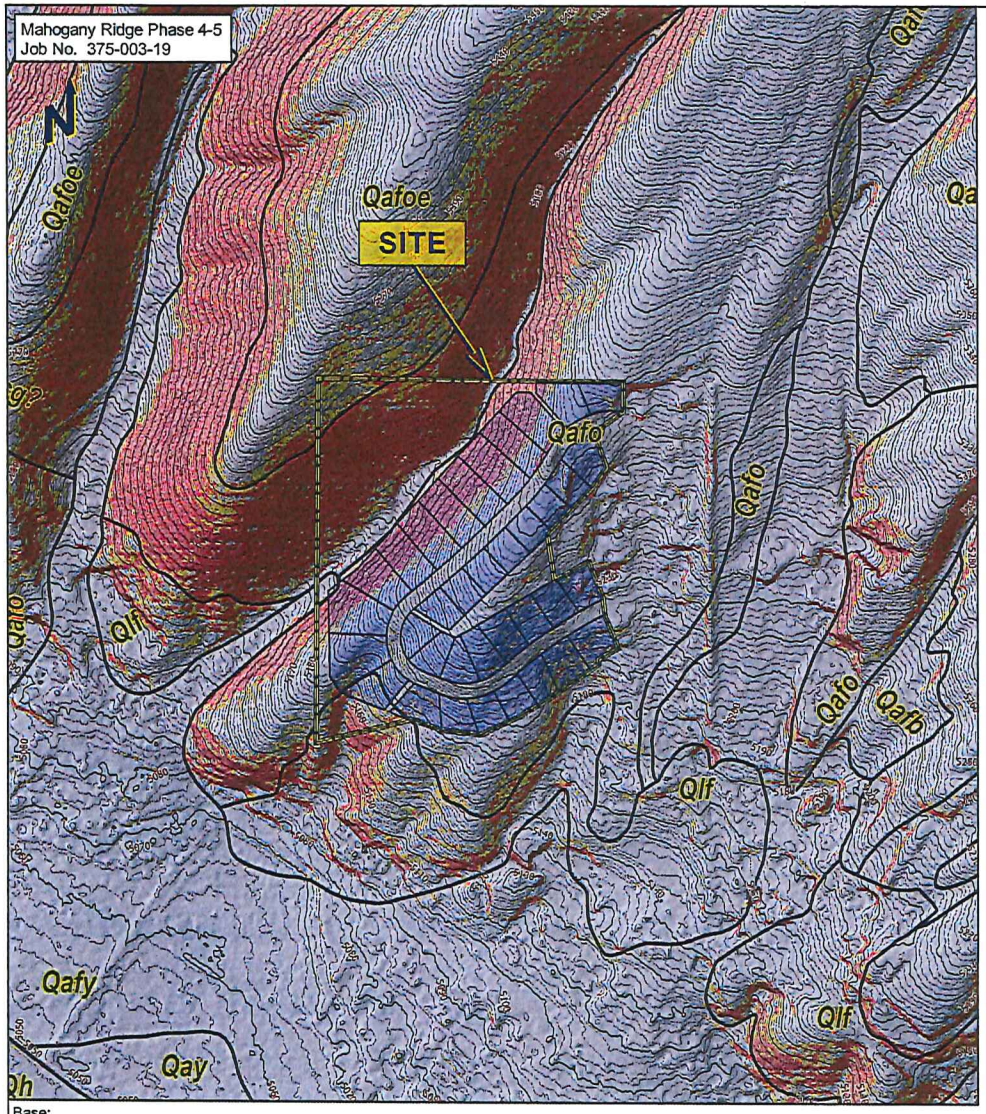
Base:
2014 1.0m NAIP Color Orthoimagery,
from Utah AGRC; http://gis.utah.gov/

0 300 600 ft

1:3,600

FIGURE 2
SITE PLAN

GORDON GEOTECHNICAL ENGINEERING, INC.



Base:
2006 2m Auto-Correlated DEM from 25cm GSD Orthophotography, from Utah AGRC; http://gis.utah.gov/

0 400 800 ft

1:4,800

Expalnation

Slope Gradients

- 25 to 30 Percent Slopes
- Greater Than 30 Percent Slopes
- Index Contour 10ft

Geology (after Coogan and King, 2016)

Qafy - Younger alluvial-fan deposits (Holocene and uppermost Pleistocene) – Mostly sand, silt, and gravel that is poorly bedded and poorly sorted...

Qay - Younger alluvium (mostly Holocene) – Like undivided alluvium, with **Qay** at to slightly above present drainages, unconsolidated, and not incised by active drainages; likely mostly Holocene in age and postdates late Pleistocene Provo shoreline of Lake Bonneville...

Qafb - Lake Bonneville-age alluvial-fan deposits (upper Pleistocene) – ...Qafb fans typically contain well-rounded, recycled Lake Bonneville gravel and sand and are moderately well sorted...

Qlf - Lake Bonneville fine-grained deposits (upper Pleistocene) – Mostly silt, clay and sand (slightly reworked) on both sides of Morgan Valley; deposited near and offshore in Lake Bonneville...

Qafo - Qafoe - Alluvial deposits (older- middle and lower Pleistocene). Mostly poorly bedded and poorly sorted sand, silt, and gravel; fan remnants higher than Lake Bonneville deposits...

Tcg - Tcg? - Older Unnamed Tertiary conglomeratic rocks (Oligocene?) – Characterized by rounded, cobble- to boulder sized, quartzite-clast conglomerate with pebbles and less than 10 percent to more than 50 percent gray, tan, or reddish-gray to reddish-tan matrix; conglomerate clasts locally angular to subangular Tintic Quartzite and angular to rounded lower Paleozoic carbonate

FIGURE 3
GEOLOGIC/DEM MAPPING

GORDON GEOTECHNICAL ENGINEERING, INC.

Denise Woods

From: Teresa Shope
Sent: Thursday, April 18, 2019 2:43 PM
To: Denise Woods
Subject: FW: Staff comments for final
Attachments: CCR Updated 04 2013 (2).pdf; Annexation ph 4-5.pdf; noreply@nscproperties.com_20190416_141244.pdf

From: mark@wallcompanies.net <mark@wallcompanies.net>
Sent: Thursday, April 18, 2019 2:33 PM
To: sgarside@laytoncity.org; Teresa Shope <tshope@morgancityut.org>
Cc: 'Stephen Bott' <sbott@pinnacle-eng-svy.com>; matth@jonescivil.com
Subject: Staff comments for final

Teresa and Steve Garside,
Per your Staff comments for Preliminary approval of the Mahogany Ridge Subdivision Ph 4,5, there is a note in the "recommendation" section regarding items that need to be done before final review. These items were addressed in the planning commission meeting last Tuesday eve and are followed up in writing below. Please see my notes below on these matters:

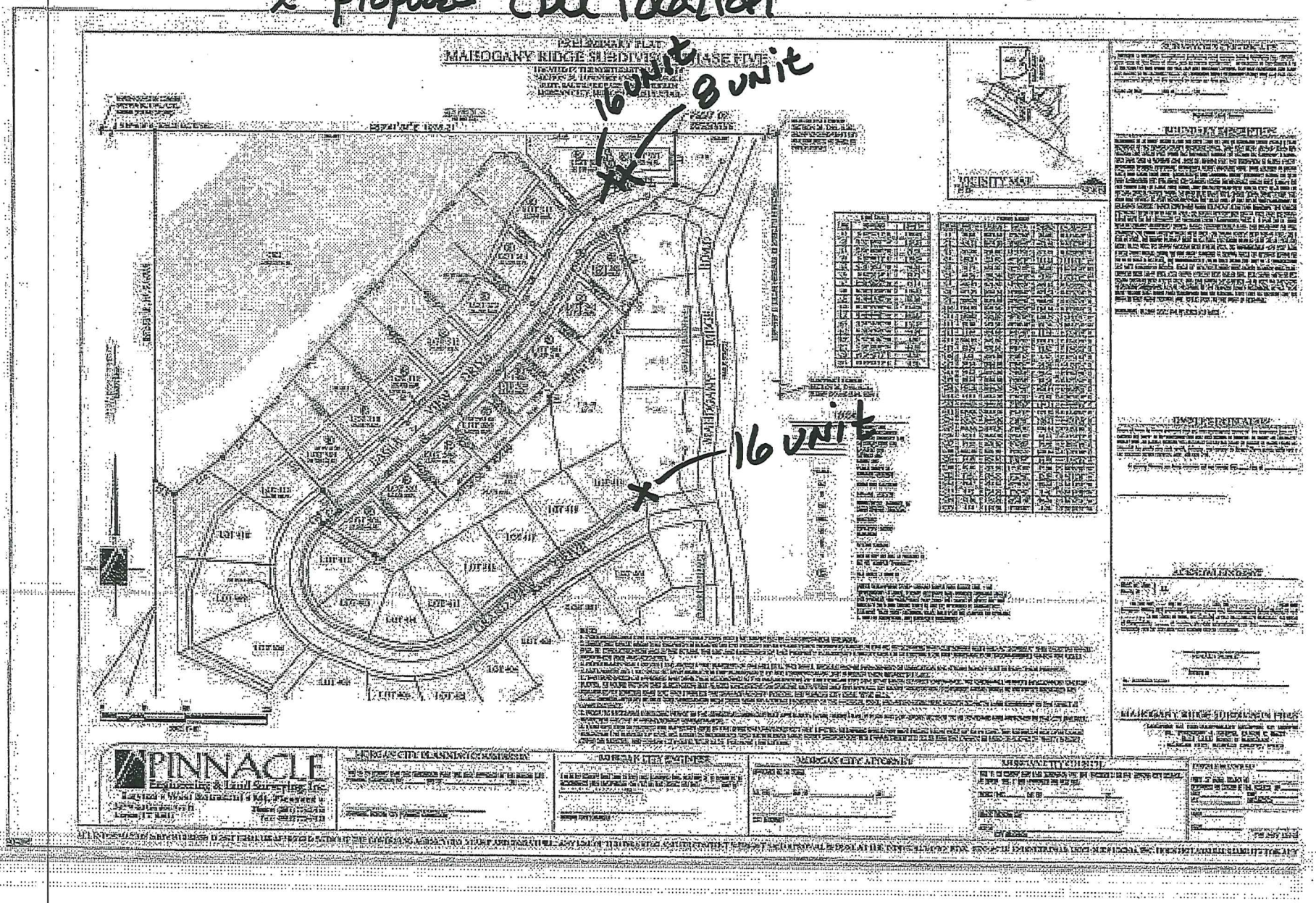
1. HOA: These two phases are anticipated in the CCR's for Mahogany Ridge as seen in the recorded CCR's (attached) in Article II, section 2.01, through 2.03 and shown on Exhibit "A". I have also included the document that will be signed and recorded with the plat then securing each lot as a part of and subject to the CCR's. I have also met personally with the HOA board and many lot owners at their last HOA meeting where we elected a new board and discussed these plans. All are in sync on these matters.
2. Amenities: In accordance with the sensitive lands ordinance, and our desire to keep the hill side natural and prevent future erosive areas, we will be leaving the open space as native grasses as noted in our vegetation report submitted with Preliminary. People can meander around the hillside, sit and watch the hillside/sunset etc. but we can't have trails causing erosion and are not allowed to place any structures on these open spaces.
3. I have provided "will serve" letters from Centurylink, Dominion Engergy (Gas), and spoken with Utopia representatives and as instructed by the City of Morgan, placed Utopia information on the submitted drawings for Preliminary. All other utilities are Morgan City, including Power.
4. Mailbox locations: I have attached a drawing showing where the CBU's will be located based on discussions with Vicky Barajas at the Morgan City Post Office.

This should address all of your "issues" identified in Preliminary comments.
This should complete your request to have these resolved before Final Approval.
Thanks

Mark Thayne
Wall Brothers Construction
PO Box 2000
Layton, Utah 84041
(801)726-6141

Vicky

X proposed CBU location



DECLARATION OF PROTECTIVE COVENANTS FOR
MAHOGANY RIDGE SUBDIVISION PHASE IV and V

Whereas NA Morgan Development, LLC is the owner of the following described property:

All of Lots 401 through 419 Mahogany Ridge Subdivision Phase IV, and Lots 501 through 517 Mahogany Ridge Subdivision Phase V. according to the official plat thereof, recorded in the office of the County Recorder of Morgan County, Utah.

It is the desire of NA Morgan Development, LLC to place certain restrictions on the above lots to insure uniform development therein and to enhance the future value thereof.

Therefore, this document shall serve as notice that the above lots are subject to the same protective covenants that are recorded against the lots contained in MAHOGANY RIDGE SUBDIVISION PHASES 1 and 2. Said covenants are found of record as Entry No. 092835, in Book 195, at page 1073 of official records recorded July 9, 2003 in the Morgan County Recorder's Office.

NA Morgan Development, LLC

_____
Neil Wall
ITS: Managing Member

STATE OF UTAH

SS.

COUNTY OF Morgan

On the ____ day of _____, 2019, personally appeared before me Neil Wall, who being by me duly sworn did say that (s)he, the said Neil Wall is the Managing Member of NA Morgan Development, LLC, and that the foregoing instrument was signed in behalf of said Limited Liability Company.

_____

Notary Public

My Commission
Expires:

_____

Residing at
Davis County

OPEN COMMENT FORM

Welcome to tonight's Council meeting. We welcome your comments. Public comment during the open comment period provides an opportunity to address the Mayor and City Council regarding concerns or ideas on any topic. To be considerate of everyone at this meeting, public comment is limited to **three (3) minutes**.

1. **Instructions:**
   a. Please fill out the form below for oral or written comment. Turn in your completed form to the City Recorder.
   b. Do you wish to make oral comment? YES NO (circle one)

2. **Guidelines for Speaking:**
   a. Please wait to be recognized before going to the microphone.
   b. Please begin by stating your name and keep comments brief.
   c. Try not to restate points made by others.
   d. Please direct questions through the Mayor and allow all in attendance to experience civil discourse.

(Please Print)

NAME Nancy Crandall

ADDRESS 376 E. Rose Drive

SUBJECT Emotional support animal

DATE 23 April 2019

TELEPHONE NUMBER 210-789-1010

COMMENTS We are requesting the approval to maintain an emotional support animal (dog) for our daughter Alyssa based on recommendation from her therapist. This will be a temporary situation for approximately 8 weeks while Alyssa is arranging for Section 8 housing accommodations in Weber county.

On March 5, 2019 I received a call from Nancy Crandall's neighbor. Nancy lives at 376 rose drive. The neighbor was complaining about the Crandall's dogs barking all the time both day and night. I responded to the Crandall residence and spoke with Nancy. I informed her of the complaint and gave her a written notice with an attached copy of the Morgan City nuisance ordinance. The notice was signed by me and stated that the Crandall's would have 5 days to abate the nuisance. I also inquired as to whether there dogs had been licensed through Morgan City which they had not been. I told her that she needed to get them licensed as soon as possible.

Why inquiring about dog licensing I asked Nancy how many dogs were at the residence. She said there were 3 dogs. I then informed her that she would need to downsize to two dogs because the Morgan City ordinance forbade anyone living in the city limits to have more than 2 dogs without a kennel license. I informed her that the zoning where she lived prevented her from obtaining a kennel license. Nancy then expressed her concern and stated that all three dogs were essential because both her daughter and son relied on them as emotional support dogs. I told Nancy that she had the option to appeal to the city council and that I would allow her to keep three dogs until the council meeting if she decided to go that route.

On March 8, 2019 I received a call from a man who was walking his German shepherd in the neighborhood when three dogs came running up to him and began tormenting his dog and causing it to act aggressively. He stated that the dogs were running at large through the neighborhood. When I responded I found the three dogs running up and down rose drive. After a short while the dogs ran into the Crandall's back yard and I shut the gate behind them. I knocked on the Crandall's door and was able to speak to Alyssa Crandall. Alyssa confirmed that the dogs belonged to them and that they had gotten out and that she was not aware of it. I stressed to Alyssa the importance that the dogs be confined to their property and that they could not be outside the property without being properly contained.

On April 2, 2019 I received another call from a different neighbor regarding the Crandall's dogs barking. When responding to this call I found that nobody was home. I responded back on April 8, 2019 and once again spoke to Nancy. I informed her that I had received another barking dog complaint. Why there I also asked if she had gotten on the agenda of the next city council meeting. She stated that she had not. I then told her that she needed to get it taken care of this month or she would need to rehome one of the dogs. I also informed her that she still needed to get another one of the dogs licensed because she had only licensed one after I had spoken to her in March.

Klayton S. Pentz

Klayton S. Pentz

Morgan County Animal Control

5.02.020 DEFINITIONS

Words, phrases and terms found in this chapter shall be defined as follows:

ANIMAL: As defined in MCC 5.02.080.

ATTACK: Violent or aggressive physical contact with a person or animal, or violent or aggressive behavior that confines the movement of a person, including, but not limited to, chasing, cornering or encircling a person by an animal trained for attack.

MACO: Morgan animal control officer.

OWNER: Any person who owns, possesses, keeps, exercises control over, maintains, shelters, transports or sells an animal.

PERMIT: To allow or let happen and shall not include a state of mind requirement.

RUNNING AT LARGE: As defined in MCC 5.02.060B.

SERVICE ANIMAL:

A. Any animal that is trained and used in a law enforcement agency or security agency.

B. A guide dog.

C. A signal dog.

D. Any other animal individually trained to do work or perform tasks for the benefit of a person with a disability, including:

1. Guiding a person with impaired vision;
2. Alerting a person with impaired hearing to intruders or sounds;
3. Providing minimal protection or rescue work;
4. Pulling a wheelchair;
5. Fetching dropped items; or
6. An emotional support animal.

VACCINATION OR VACCINATION FOR RABIES: The inoculation of a dog with a vaccine approved by the state of Utah for use in the prevention of rabies. (Ord. 08-03, 3-11-2008)

5.02.040 DOG LICENSING

A. Required; Exemptions: It shall be unlawful for the owner, possessor or keeper of any domestic dog (Canis familiaris) over the age of six (6) months to keep, maintain, house or have in possession within the city a dog without first having obtained a license for such dog. Such license shall be valid until the end of the current calendar year. Dogs over the age of six (6) months purchased, obtained or otherwise acquired shall be licensed within thirty (30) days after such acquisition; and dogs under six (6) months of age shall be licensed within thirty (30) days after reaching six (6) months of age. Individual licenses shall not be required for dogs being held for redemption or sale by the MACO, by a tax exempt humane shelter or by a licensed pet shop. In addition, the following categories of animals shall be exempt from the licensing fee:

1. Guide dogs for the blind and deaf.
2. Service dogs used by the handicapped.
3. Police service dogs.
4. Rescue dogs. (Ord. 05-16, 8-9-2005)

B. Application: Application for licenses under this section shall be made on forms provided by the city.

C. Rabies Vaccination Requirement: Licenses shall not be issued for any dog unless satisfactory proof of rabies vaccination is provided to the city at time of issue. (Ord. 021897, 2-18-1997)

D. Fees; Exemptions:

1. The annual license fee for dogs shall be determined by the governing body of the city. (Ord. 021897, 2-18-1997; amd. 2003 Code)
2. A certificate of surgery signed by a veterinarian certifying the neutering of the dog will be required to qualify the dog for the lower license fee.
3. Licenses not renewed within thirty (30) days of expiration shall be subject to a late fee as established by ordinance of the city council. (Ord. 021897, 2-18-1997)
4. A person sixty (60) years of age or older may, upon proof of age, obtain a dog license for an unsterilized dog at a reduced rate as set by the city council. A person sixty (60) years of age may obtain a dog license for a spayed or neutered dog for a one time fee as established by the city council. Proof of rabies vaccination must be provided each year. (Ord. 021897, 2-18-1997; amd. Ord. 05-16, 8-9-2005)

E. Issuance; Tag: Upon filing of the application, either in person or by mail, payment of the necessary fees and providing proof of rabies vaccination, a license for the calendar year shall be issued to the applicant. The license tag shall be attached to the dog by means of a collar or harness and it shall be unlawful to place this tag on any dog other than the dog for which the license was purchased. (Ord. 05-16, 8-9-2005)

F. Duplicate Tags And Certificates: If the license tag issued is lost or destroyed, a duplicate tag and/or certificate may be issued for a fee as established by ordinance of the city council. Duplicate tags for animals exempted from licensing fees in subsection A of this section shall be issued without the payment of a duplicate tag fee. (Ord. 021897, 2-18-1997; amd. 2003 Code)

G. Transferability: Licenses and tags or other symbols of license identification are not transferable.

H. Records Maintained: All records of issuance of licenses shall be kept in the city. (Ord. 021897, 2-18-1997)

5.02.070 NUISANCES

A. Noise:

1. Disturbance Unlawful: It shall be unlawful for any owner, possessor or keeper of any animal as defined in MCC 5.02.080B to permit such animal, by loud and persistent habitual noise, to disturb any people or neighborhood.

2. Conditions: In any prosecution for a violation of subsection A1 of this section, the fact that any loud animal which disturbed any people or neighborhood occurred either:

    a. Between the hours of ten thirty o'clock (10:30) P.M. and seven thirty o'clock (7:30) A.M.; or

    b. When none of the residents who reside at the place where the noisy animal is being kept are at home; shall create a rebuttable presumption that the noisy animal was unlawful.

3. Public Nuisance: Any animal which has been allowed or permitted to persistently and chronically violate this subsection, as demonstrated by the issuance of two (2) or more citations and the receipt of multiple complaints from more than one household, is declared to be a public nuisance and may be impounded upon compliance with the procedures outlined in subsections A4 and A5 of this section.

4. Notice: Whenever any chronic animal "nuisance", as defined in subsection A3 of this section, is found on any premises within the jurisdiction of the city, a written notice shall be given to the owner, possessor or keeper of the animal, or to the owner, occupant, person in possession, person in charge or person in control of the premises where the animal is located, or a written notice shall be posted at such premises when none of the above people can be found at the premises. Such notice shall be signed by the MACO or an authorized representative and shall give the person to whom it is directed no less than seventy two (72) hours nor more than one hundred twenty (120) hours to remove and abate the nuisance.

5. Abatement: If, after the time given to comply with the notice has passed, the nuisance has not been abated, the MACO may summarily abate the nuisance by impoundment and assess the costs of such abatement against the property or owner thereof, to be collected by suit or otherwise, in addition to the penalties for violation hereof.

6. Failure To Abate: It shall be unlawful to fail to comply with a notice to abate a nuisance issued as provided in subsection A4 of this section.

B. Disposition Of Excrement: It shall be unlawful for any person who possesses, shelters or is in charge of any dog not to immediately remove excrement deposited by the dog upon a common thoroughfare, street, sidewalk, play area, park or upon any private property when permission of the owner or tenant of the property has not been obtained, and such is hereby deemed to be a public nuisance and prohibited. Any dog excrement shall not be placed in storm sewers or upon any public thoroughfare.

C. Damaging Property: It shall be unlawful for any owner, possessor or person who keeps any animal as per MCC 5.02.080B to permit such animal, whether or not running at large, to destroy, damage or injure any real or personal property, including, but not limited to, shrubbery, plants, flowers, grass, lawn, fence or anything whatsoever upon any public premises or upon any private premises owned or occupied by a person other than the owner, possessor or keeper of such animal, and the same is hereby declared to be a public nuisance and prohibited.

D. Compliant Procedure: Any law enforcement officer is hereby authorized to issue a summons and information to any person when said officer personally observes a violation of the provisions of this section or when information is received from any person who has personal knowledge that an act or acts which are made unlawful by the provisions of this section have occurred.

E. Abatement: Any court of competent jurisdiction may order the owner, possessor or keeper of any animal to abate the nuisance created under this section within five (5) days thereafter. Failure to abate the nuisance after the expiration of the five (5) day period shall be deemed a violation of this chapter. (Ord. 021897, 2-18-1997)

5.02.060 RUNNING AT LARGE

A. Unlawful: It shall be unlawful for any owner, possessor or person who keeps or has care or custody of any animal to permit the same to run at large.

B. Deemed At Large: An animal shall be deemed to be running at large when it is off the owner's property and not under immediate control by means of a durable restraint device, capable of keeping the animal restrained; or an animal on the property of the owner and not securely confined by a leash, building, fenced area or appropriate transport device.

C. Duty To Impound: It shall be the duty of the MACO and all other police officers to see that an animal found running at large is taken up and impounded in the animal shelter or other place suitable for confinement, and such animal may be so taken up without the necessity of filing a complaint and shall be impounded and disposed of in accordance with MCC 5.02.150.

D. Power And Authority: The MACO or his designee, as animal control officer, shall take the oath of office as prescribed by the governing body and shall be vested with the power and authority to enforce this chapter. MACO shall supervise the animal shelter and keep adequate records of all animals impounded and all monies collected by him. Further, in the enforcement of this chapter, the MACO or his designees are hereby authorized to enter onto the open premises of any person or entity to take possession of any animal in violation of this chapter.

E. Summons And Information: The MACO is hereby authorized to issue a summons and information to any person when a personal observation is made of a violation of the provisions of this section or when information is received from any person who has personal knowledge that an act or acts which are made unlawful by the provisions of this section have occurred.

F. Exemption: The provisions of this section shall not apply to any animal that is:

1. A service animal; or
2. Any animal that is in an agricultural area as designated in the city's land use code and limited in location to an area where the animal is not likely to cause physical harm, alarm, or bother to any person using any public rights of way or other public or private areas where the public has access. (Ord. 08-03, 3-11-2008)

10.16.080 HOUSEHOLD PETS

A. Limited Number Of Pets[1]; Service, Aid Dogs Excepted: Household pets shall be limited to the keeping of not more than two (2) dogs or cats, or combination thereof, four (4) months old or older. In addition to the two (2) permitted animals, one seeing eye, search and rescue, or other aid dog may be allowed under the following circumstances:

1. A conditional use permit is issued by the planning commission. In addition to the typical items considered by the planning commission for a conditional use, the following shall also be reviewed:
    a. The location and size of any outdoor pens, runs or enclosures;
    b. The owner's demonstrated ability to keep the additional animal in a clean and healthy environment, and in a manner that is not offensive to any neighbors; (Ord. 040202, 4-2-2002)
    c. That the animals will be kept in accordance to all county health and city and county animal control requirements; and (Ord. 040202, 4-2-2002; amd. 2003 Code)
    d. The premises shall be subject to inspection annually by the community development department.
2. The aid dog is certified to serve in the capacity intended by the independent and qualified agency. Aid dogs that are in the process of being trained shall have not more than six (6) months to become certified unless a longer period is granted by the planning commission. The certification of the aid dog is subject to inspection annually by the city. Failure to obtain the certification in the prescribed time period, and maintenance of it thereafter, shall result in the revocation of the conditional use permit; and
3. The owner of the aid dog also owns and was keeping two (2) dogs or cats, or combination thereof, prior to obtaining the aid dog.

B. Noncertified Dogs Not Replaced: If, after receiving a permit for the third animal, either of the two (2) noncertified animals becomes absent from the premises, for whatever reason, said animal shall not be replaced.

C. Show, Hunting Dogs Unqualified: Show, hunting or other animals not trained and certified to give aid to the physically or mentally impaired, or serve in search and rescue efforts, shall not qualify for the keeping of the third animal.

D. Other Household Pets: Animals and fowl customarily kept within the home, such as hamsters, guinea pigs, parakeets, canaries, etc., may be kept so long as they are not being raised for commercial purposes, or do not violate other laws, ordinances or codes.

E. Other Unqualified Animals: Animals normally associated with being kept outdoors and/or normally associated with agricultural areas such as horses, cows, goats, sheep, pigs, rabbits, chickens, ducks, geese or other farm animals, shall not be allowed as household pets. (Ord. 040202, 4-2-2002)

Footnote 1: See also MCC 10.04.010 for definitions of "kennel", and MCC 5.02.050 for kennel regulations.

April 9, 2019

RE – Special Event Additional Information- Reebok Ragnar Relay Wasatch Back 2019

Dear Morgan County,

Attached, please find information on the Ragnar Relay Wasatch Back 2019 event. This document is to serve as additional information.

Included information:

A. Event Description
B. Date and Hours of Event
C. Exchange Points
D. Safety, Emergencies and First Aid
E. Officer services
F. Traffic Impact/ Traffic Control
G. Waste Receptacles
H. Signage Plan

We believe in providing a quality event that is safe and fun for participants and all involved. I look forward to working with you on this year's event.

Please contact me regarding any questions you may have.
Best Regards,

Will Strauss | Race Director
Ragnar Events LLC
12 South 400 West | 2nd Floor
Salt Lake City, UT 84101
O 877.837.3529 ext 141 | F 801.499.5023
will@ragnarrelay.com | www.runragnar.com

A. Event Description

The Reebok Ragnar Relay Wasatch Back is a long distance running relay race that will start in Logan, UT on Friday, June 14, 2019 and finish in Kamas, UT on Saturday, June 15, 2019.

- We anticipate 350 teams to participate in the event. Each team is comprised of 6-12 individuals and 1-2 vehicles. Therefore, we anticipate about 4,000 participants and 700 vehicles to be involved in the race.
- During the relay, each team member runs three legs. Only one person from each team will be running on the course at a time. **There will only be 350 runners on the course at any given time.**
- Start times are staggered, beginning at 5:00 AM and will continue until 1:00 PM. The objective for the staggered start time is to spread the participants out so that the impact on local traffic will be minimal to avoid large groups of runners clustering together.
- The entire group of runners will typically be spread out over a span of 30-40 miles.
- Runners are instructed to obey all traffic laws and regulations. The race course will utilize sidewalks, running paths, bike lanes, and road shoulders.
- We do not foresee a need to close any lanes of traffic or close any running paths to pedestrians or bike traffic.

B. Date and hours of the event:

Jun 14, 2019
We anticipate runners in Morgan County from 3:00 PM until 7:00 AM.

C. Exchange Points

Teams pass the baton from one runner to the next at minor and major exchange points. An exchange includes portable toilets, an exchange area, and traffic cones used for crowd control. A minor exchange is where a single van from each team will briefly stop to switch runners. There are 30 minor exchanges along the course. A major exchange occurs every 6 exchanges and is where teams will pass the baton to the next van. There are 5 major exchanges along the course.
Ragnar is in the process of obtaining permission from the various locations for the use of exchanges.

D. Safety, Emergencies, and First Aid

Safety is our top priority. Runners are educated prior to the race concerning event and safety rules as follows:

- Each team must have at least six reflective vests and two flashlights. Runners starting their legs during designated night hours must be wearing a reflective vest, tail/butt light and holding a flashlight or headlamp.
- Any team-member spectator must wear a reflective vest during these hours when outside their vehicle.
- Runners are required to obey all traffic laws and we instruct them to use the sidewalk when available.
- Ragnar provides a Race Command number during the race. Runners may text Race Command for any concerns or problems out on the course.

- In case of emergency all runners and staff will call 911. Then contact our Race Command number (661-Ragnar1) to let race staff know of the emergency.
- We have 8-12 Ragnar Staff and trained volunteers on the course at all times monitoring the course.
- A Medic Station and Medical Staff will be located at each major exchange location. These Medic Stations will be equipped to handle heat exhaustion, and all minor sport injuries. We hire EMT intermediate personnel or above, either through a medical staffing agency or directly through local hospitals or emergency service personnel.
- In the event of a major medical emergency (i.e. any life threatening condition or injury that requires immediate medical attention) we instruct runners/volunteers to first call 911.
- In addition to our own first aid services on the course, we list the local emergency rooms near the course, along with their address and phone number in our race app.

E. Officer services

Police Officers are stationed throughout the course in specific locations according to the safety demand and traffic flow throughout their jurisdiction. Ragnar will work with Morgan County Sheriff's Office to determine officer needs.

F. Traffic impact/ traffic control

All traffic control measures are to be set up, maintained and removed by Utah Barricade Co. Ragnar will work with Morgan County Traffic Department to determine safety needs.

G. Waste receptacles

Dumpsters will be placed at each of our major exchange locations. All trash is taken to the majors. Volunteers and staff will sweep in exchange and make sure they are left clean.

H. Signage plan

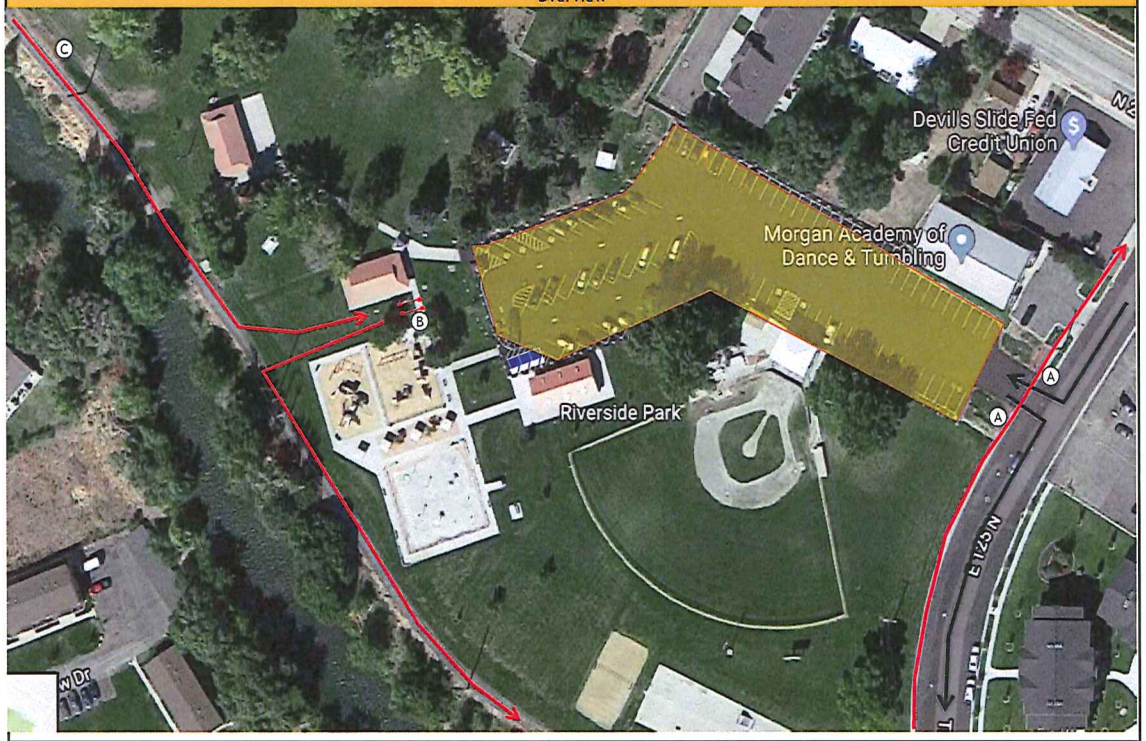
Along the course there will be course signs that communicate to the runners which direction to go, on what side of the road to run, which exchange they are at, etc. Directional signs are only placed at change of direction intersections. The signs are 42" High, 18" Wide, .25" Thick and are made of corrugated plastic. Each sign will be secured to a delineator post barricade. An example of such a sign can be seen in the picture.



Exchange 17 Venue:	Park	Location:	Riverside Park	Venue Contact:		Night Time Hours	7:45 PM - 6:30 AM

Max Parking Space	100	Volunteer Shift Time			Key:	Chute	Toilets
Peak Parking Needs	60	Shift	Start	End		Cones & Tape	Volunteer
Peak Time		Shift 1				Van's Path	Parking
		Shift 2				Runner's Path	
		Shift 3					

Overview



Overview Notes

CHUTE PLACEMENT	Place Chute on grass by playground
PARKING INSTRUCTIONS	
TRAFFIC CONCERNS	None
VAN/RUNNER FLOW	make sure to help runner cross driveway safely. Watch for vans coming in and out
PORT-A-POTTIE PLACEMENT	
PRIVATE PROPERTY CONCERNS	
OTHER DETAIL NOTES	Exchange Bin, Binder, and cones on site should be cleaned up and stacked by Portable toilets for Course Set Up to pick up once the exchange has closed

Volunteer Duties

A	Manage parking flow, Help runners cross safely. when slow, manage toilets & clean up exchange	2
B	Manage Chute, cross team off team list	1
C	Radioing incoming runner to volunteer at chute	1
		3

Exchange 12 Venue:	School	Location:	Contact:	Night Time Hours
				7:45 PM- 6:30 AM

Max Parking Space	300+
Peak Parking Needs	300
Peak Time	8:00 PM

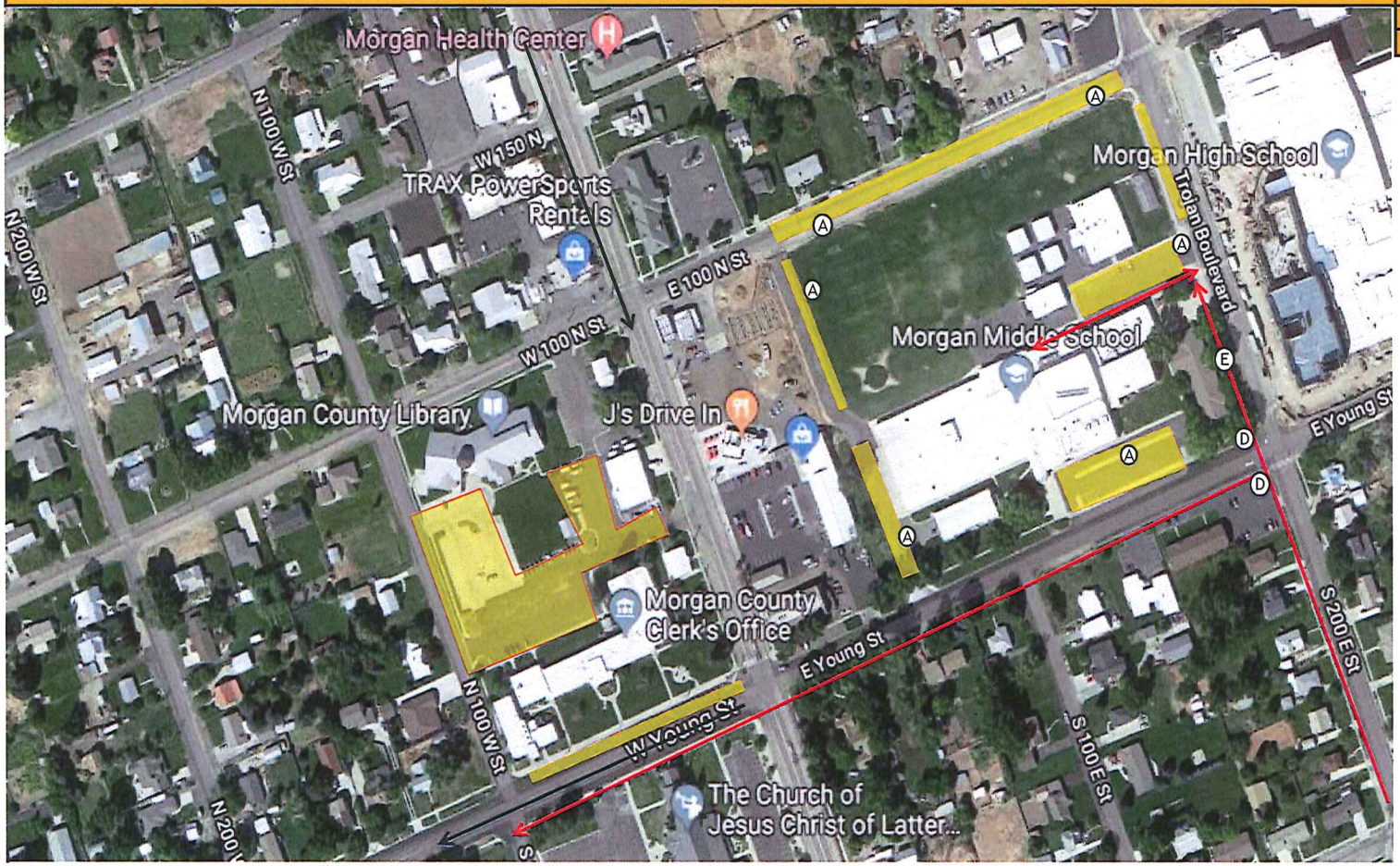
Volunteer Shift Time

Shift	Start	End
Shift 1	TBA	TBA
Shift 2	TBA	TBA
Shift 3	TBA	TBA

Key:

- Parking
- Cones & Tape
- Van's Path
- Runner 12 Path
- Ex 13 Chute
- Trash Box
- Toilets
- Dumpster
- Power Access
- Water Access
- Volunteer
- Orange Ragnar Tent
- Sleeping Directional Sign
- Medic
- Light tower
- Food
- Indoor Sleeping Area

Overview

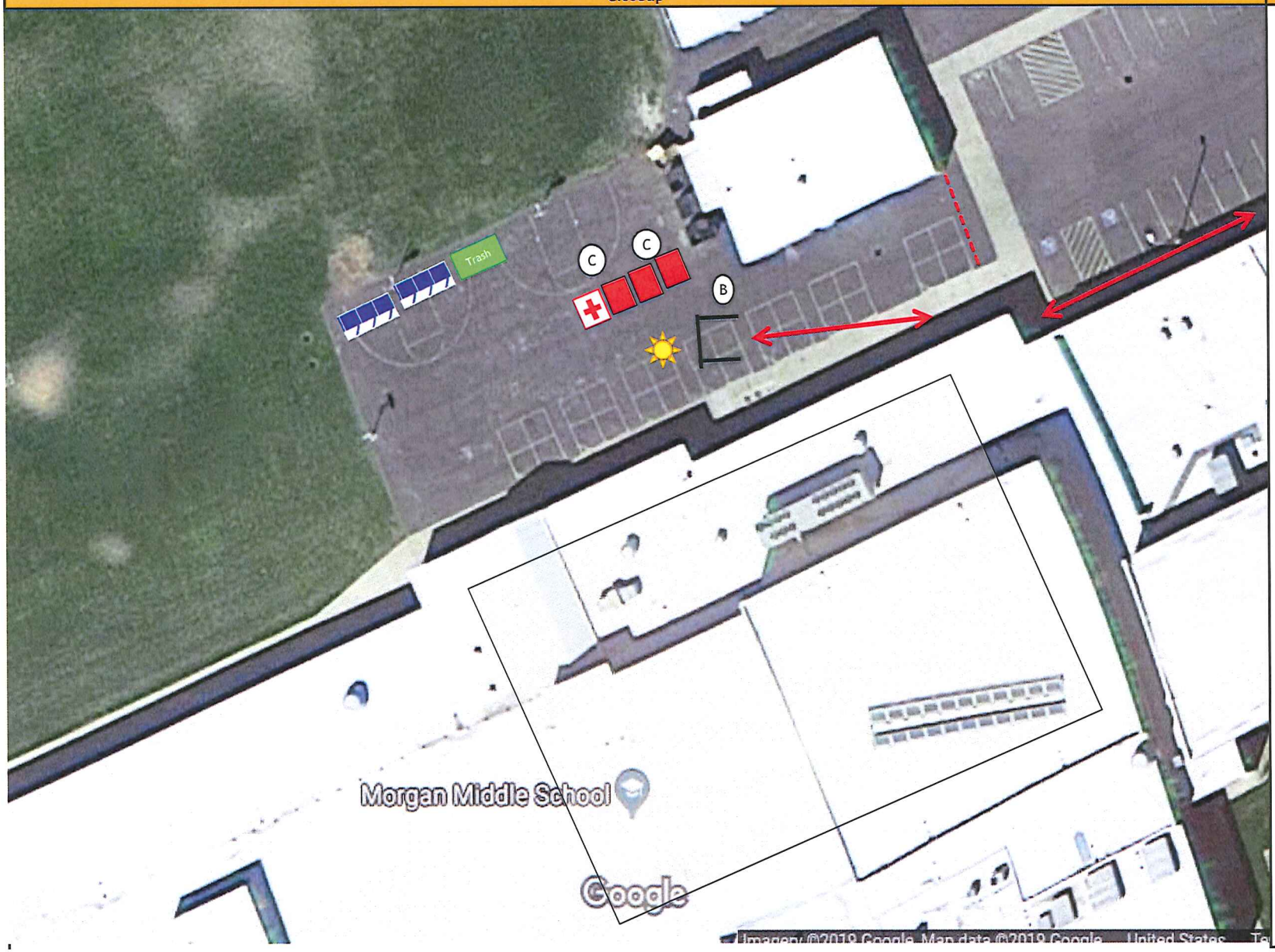


Exchange Open: 3:00 PM

Exchange Closes: 1:30 AM

Overview Notes

Closeup



Operational/Tent Notes:

Overview Notes	
CHUTE PLACEMENT	
PARKING INSTRUCTIONS	
TRAFFIC CONCERNS	
VAN/RUNNER FLOW	
DUMPSTER PLACEMENT	
PORT-A-POTTIE PLACEMENT	
PRIVATE PROPERTY CONCERNS	

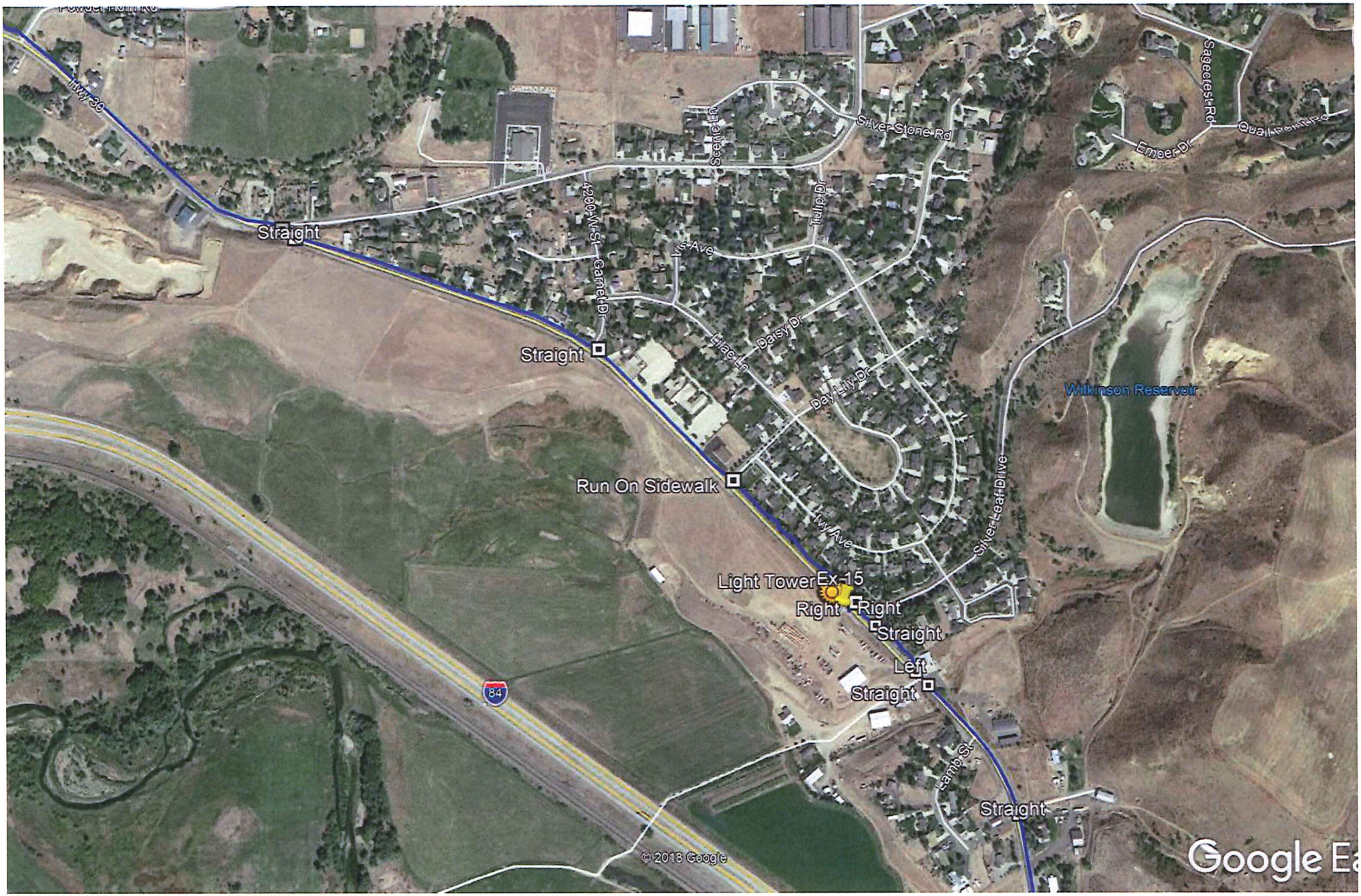
Other Notes

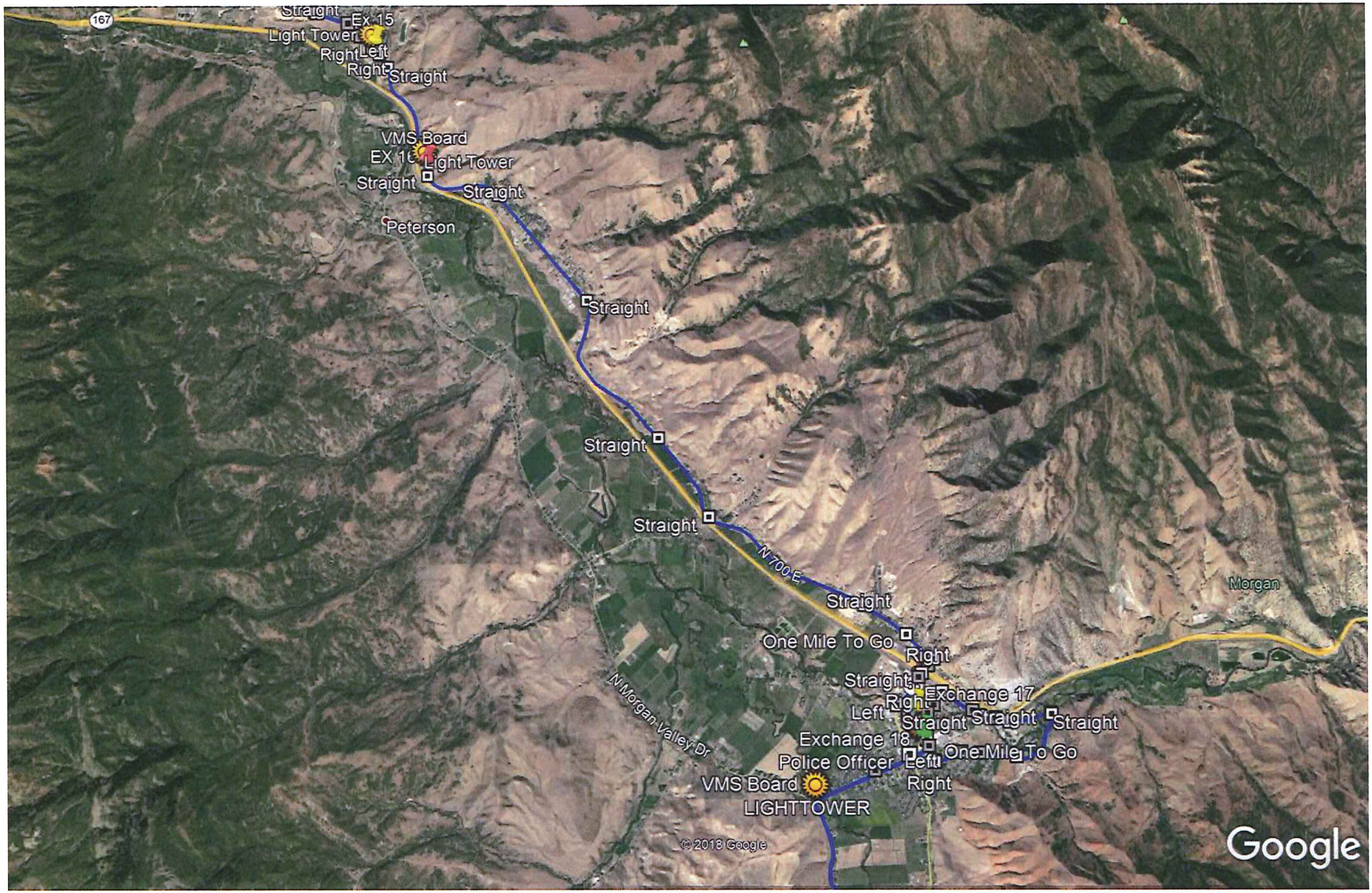
Volunteer Duties		
A	Manage parking flow, when slow, manage toilets and clean up exchange	6
B	Manage chute, cross team off team list. Make sure runners do not leave chute without nighttime gear during the appropriate hours.	1
C	Water tent volunteer. Fill cups and water coolers. Manage toilets and clean up exchange	2
D	Hold runners when vans are crossing. Help runners cross safe	2
E	Radioing incoming runner to volunteer at chute	2
		13

RAGNAR RELAY ROUTE THROUGH MORGAN COUNTY

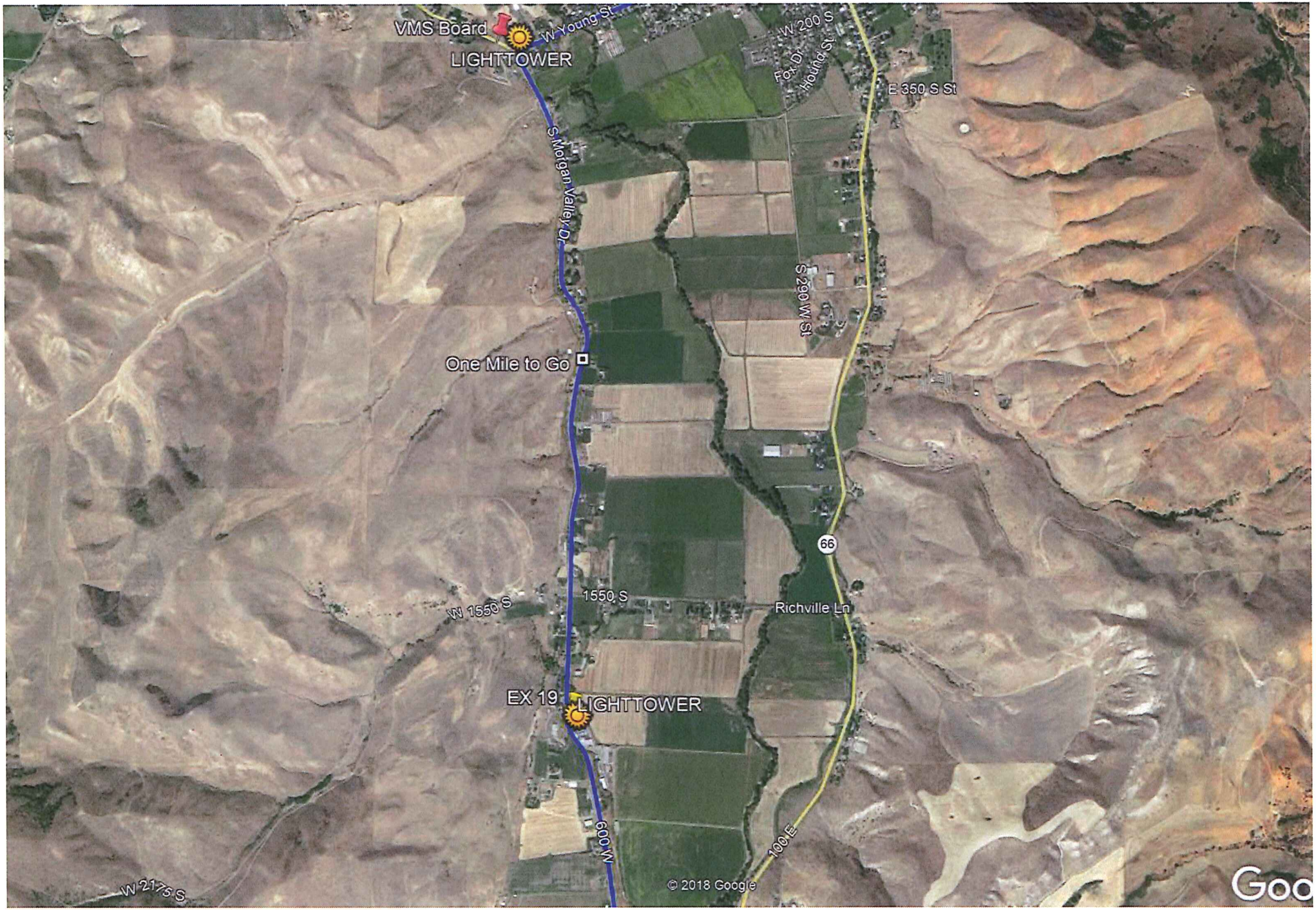
Will Strauss
will@ragnarrealy.com

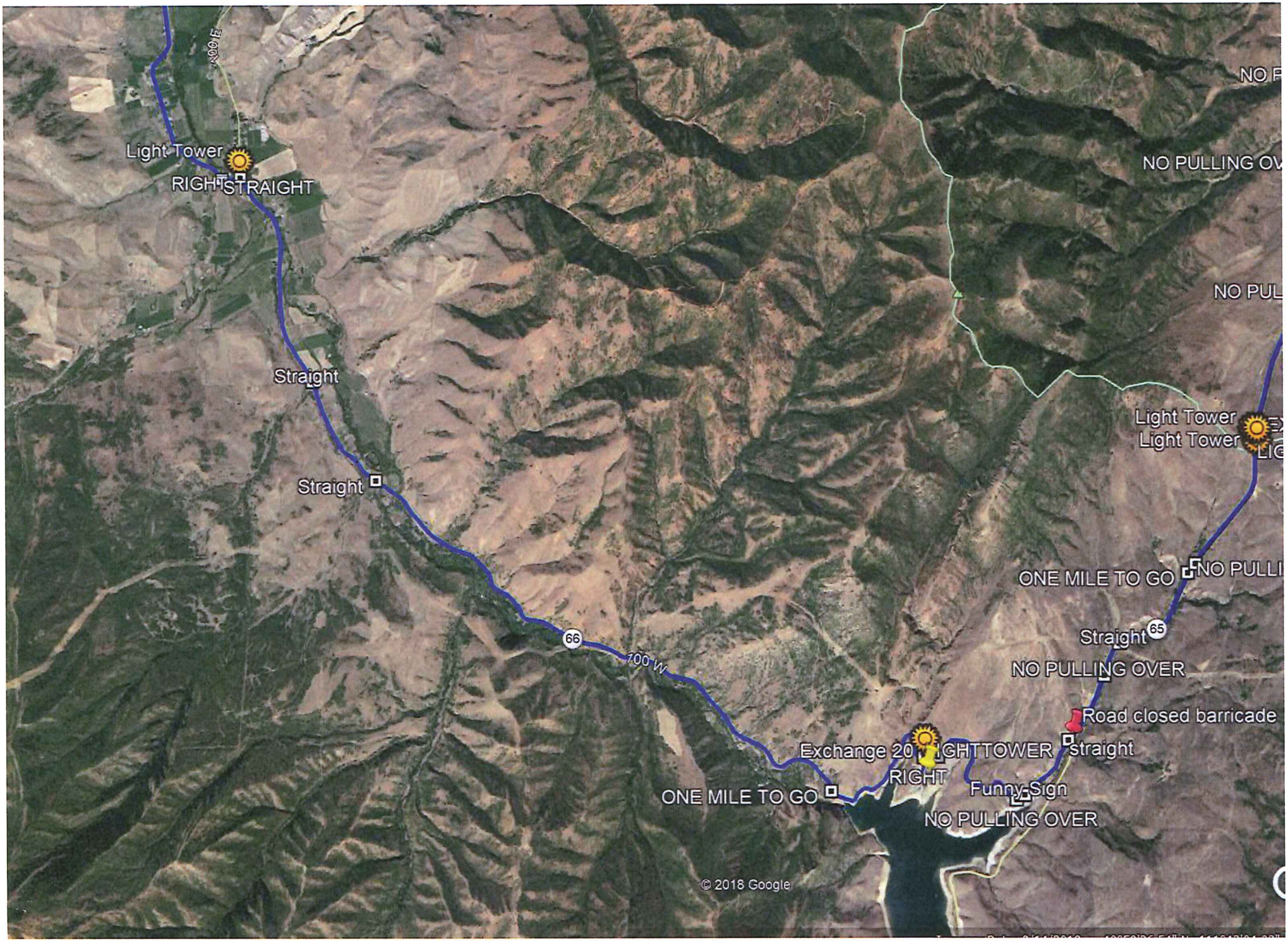

Cemetery Rd
Highland Cove
Parkview Dr
Ex 14
167
Hwy-30
Aspen Meadow Lane
Trappers Loop Rd
Light tower
Run On Sidewalk
Police Office
Cross With Caution
© 2018 Google
Google E


Hwy 30
Straight
4200 W St
Garnet Dr
Scenic Ln
Silver Stone Rd
Tulip Dr
Iris Ave
Straight
Daisy Dr
Lilac Ln
Day Lily Dr
Wilkinson Reservoir
Run On Sidewalk
Ivy Ave
Silver Leaf Drive
Light Tower
Ex 15
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Right
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Left
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Lamb St
Straight
84
© 2018 Google
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167
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Run On Sidewalk
Spring St
One Mile To Go
Esquire Ave
Rose Dr
Deer Valley Dr
Imperial Dr
QUIET ZONE
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Google Ea


VMS Board
LIGHTTOWER
W Young St
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Fox Dr
Hound St
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S Morgan Valley Dr
S 290 W St
One Mile to Go
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1550 S
W 1550 S
Richville Ln
EX 19
LIGHTTOWER
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© 2018 Google


Light Tower
RIGHT
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700 W
ONE MILE TO GO
Exchange 20
RIGHT
GHTTOWER
Funny Sign
NO PULLING OVER
ONE MILE TO GO
Light Tower
Light Tower
NO PULLING OVER
Straight
65
Road closed barricade
straight
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