

MORGAN CITY

Council Meeting **(In Person / Electronic)**

07-13-21

6:00 p.m.



**CITY COUNCIL MEETING AGENDA
JULY 13, 2021 – 6:00 P.M.
MORGAN, UTAH**

PUBLIC INVITED TO ATTEND BY:

NOTICE OF PUBLIC PARTICIPATION – This public meeting will be held in a ‘hybrid’ in person / electronic format in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. In-person attendance will be allowed in the Morgan City Council Room, 90 West Young Street, Morgan, Utah. In consideration of the COVID-19 pandemic and to accommodate social distancing, attendance will be monitored and limited to 12 individuals, including the Governing Body and staff. Masks are encouraged. Public participation will be allowed via ZOOM at the link below, and the meeting will be streamed live on the Morgan City YouTube Channel and available for viewing on the City’s website – morgancityut.org. Please contact Denise Woods, City Recorder, Morgan City at (801) 829-3461 Ext. 3 to register to attend the public meeting in person.

Click the link to join the electronic meeting:

<https://us02web.zoom.us/j/85102559428?pwd=V0liVFNrZkZKNk2xUcFAyeFB1RjFLUT09>

Or by YouTube recording on morgancityut.org

Members of the public may participate in the Citizen Comment portion of the agenda by:

Email: dwoods@morgancityut.org

Subject Line: Must include the date of the meeting and designate “Citizen Comment.”

Email Body: Must include First and Last Name and Address and a brief statement (reference agenda item # if applicable).

Comments must be received before 5:00 p.m. on the day of the City Council Meeting

WELCOME – CALL MEETING TO ORDER: Mayor Ray W. Little

PLEDGE OF ALLEGIANCE AND OPENING CEREMONY

CONSENT AGENDA:

1. Discussion and/or Action to Consider Approval of the Following:
 - a. City Council Hybrid Meeting Minutes – June 8, 2021;
 - b. Warrants.

ACTIVE AGENDA:

2. Public Comments (Time has been set aside for the public to express their ideas, concerns, and comments. Comments are limited to 3 minutes per person with a total of 30 minutes for this item. Open Comment Cards are available on the City's website, morgancityut.org, and are to be filled out and submitted to the City Recorder prior to the meeting.)

NEW BUSINESS

3. Final Approval – Riverstone Townhomes Phases 3, 4 and 5; Property Located at Approximately 275 North 100 West
4. Petition to City Council for Water Service; Properties Located at Approximately 510 and 610 Highway 66 – Jon Cannon
5. City Reports and Business:
 - a. Mayor and Council
6. Adjournment

The Council at its discretion may rearrange the order of any item(s) on the agenda. In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Denise Woods, City Recorder, at (801) 829-3461 at least 48 hours prior to the meeting. This meeting may be held electronically to allow a member to participate.

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.

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.

The undersigned, duly appointed City Recorder does hereby certify that the above notice and agenda was posted within the Morgan City limits on this 9th day of July, 2021 at Morgan City Hall, on the Utah State Public Notice Website, at morgancityut.org, and three public places within the City. The 2021 meeting schedule was also published in the Morgan County News on December 18, 2020.

/s/ Denise Woods, City Recorder

**MINUTES OF MORGAN CITY
COUNCIL HYBRID MEETING**

JUNE 8, 2021; 6:02 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT IN-PERSON:**

**Mayor Ray W. Little, Tony London, Jeff Wardell, and
Eric Turner**

**COUNCILMEMBERS PRESENT
ELECTRONICALLY:**

Dave Alexander

STAFF PRESENT IN-PERSON:

**Ty Bailey, City Manager; Gary Crane, City Attorney;
Denise Woods and Wanda Adams**

EXCUSED:

Jeffery Richins

OTHERS PRESENT IN-PERSON:

**Scott McMillan, Business Administrator, Morgan
County School District**

This public meeting was held in a ‘hybrid’ in person / electronic format in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. In-person attendance was allowed in the Morgan City Council Room at 90 West Young Street, Morgan, Utah. In consideration of the COVID-19 pandemic and to accommodate social distancing, attendance was monitored and limited to 12 individuals. Public participation was allowed via ZOOM and the meeting was streamed live on YouTube and available for viewing on the City’s website – morgancityut.org.

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

The pledge of allegiance was led by Ty Bailey, City Manager.

The opening ceremony was presented by Councilmember Turner.

MINUTES AND WARRANTS

MOTION: Councilmember Alexander moved to approve the following:
Minutes of the City Council Hybrid Work Meeting – April 27, 2021;
Minutes of the City Council Hybrid Meeting Minutes – May 11, 2021; and
Warrants.

SECOND: Councilmember London

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

CITIZEN COMMENTS

No requests were received for citizen comments.

NEW BUSINESS

Mayor pulled item 4 from the agenda – Discussion/Decision – Round Valley Subdivision Development Sanitary Sewer and Culinary Water Service Availability – Weber Morgan Health Department. He asked Gary Crane, City Attorney to explain the situation regarding this issue.

Gary Crane, City Attorney, stated item 4 specifically addressed a letter from the Weber Morgan Health Department. He said the letter requested a decision on the part of the City Council regarding the provision of sewer and culinary water for a new development by Round Valley. He explained the property for the new development was not within the City's annexation declaration area and there wasn't an application before the City on behalf of the developer. He stated Weber Morgan Health Department had made the request and the City could easily respond that they would not provide services because it was outside the annexation declaration area.

Councilmember Alexander asked if the City could expect a request from the developer for services.

Gary stated he had talked with the developer and they were doing a small 33-unit project, but if they did a larger project, they would need to build their own sewer system. He stated the Health Department didn't favor septic tanks so the developer would need to build fewer units in order to put septic tanks in the area for the project.

The Council authorized Gary to respond by letter to the Weber Morgan Health Department indicating the following:

- No application had been received by the City;
- Property was not located in the City's Annexation Policy Declaration, nor would it be in the future; and
- Liability of installing a sewer line from Morgan City to Round Valley would be extensive.

PUBLIC HEARINGS

MOTION: Councilmember Alexander moved to open the public hearing for the purpose of hearing public comment regarding the following items:

- Adoption of the certified tax rate and property tax revenue budget amounts;
- Adoption of compensation schedule for elected, statutory, and elected officers;
- Adoption of the 2021 – 2022 fiscal year budget; and
- Rezone request from single family residential (R-1-8) to general commercial (C-G) for property located at approximately 115 East Young Street, Morgan, Utah.

SECOND: Councilmember Turner

Discussion on the Motion: None

Vote was 4 ayes; Motion passed unanimously to open the public hearing to discuss the items listed above; Councilmember Richins was absent.

Mayor verified with Denise Woods, City Recorder, if anyone was participating via ZOOM for the public hearing. Scott McMillan, Business Administrator, Morgan County School District was the only person in attendance for the public hearing.

MOTION: Councilmember Turner moved to close the public hearing regarding the items listed above.

SECOND: Councilmember London

Discussion on the Motion: None

Vote was 4 ayes; Motion passed unanimously to close the public hearing regarding the items listed above; Councilmember Richins was absent.

A. RESOLUTION 21-17 – ADOPTION OF CERTIFIED TAX RATES – PROPERTY TAX REVENUE BUDGET AMOUNTS

Mayor referenced the document in the packet prepared by Ty outlining several options to be considered by the City Council regarding the certified tax rate. Outlined in the document was the amount of taxes collected each year between 2015 and 2020. The amount of property tax collected in 2020 was \$385,748.00. The state liked to keep the taxes revenue neutral. He explained each of the different options listed.

Ty Bailey, City Manager, explained the budget had been created prior to the new certified tax rate being received by the City. This year the City collected \$385,748.00 in property tax and the new revenue budget amount we received with the certified tax rate was estimated to be \$386,170.00. The estimated amount of property tax revenue in the 2021 – 2022 fiscal year budget was \$394,000.00. Even if the Council adopted the new certified tax rate, the budget didn't need to be amended at this time.

Councilmember Alexander expressed his thoughts regarding the certified tax rate and how revenue was calculated. He stated if the City did truth in taxation it should be for a specific project so the community would understand why their tax rate was increased.

MOTION: Councilmember London moved to adopt Resolution 21-17 – A resolution adopting the 2021 tax rates and property tax revenue budget amounts for Morgan City; Certified tax rate of 0.001471 with a projected revenue amount of \$386,170.00.

SECOND: Councilmember Wardell

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Resolution 21-17 – A resolution adopting the 2021 tax rates and property tax revenue budget amounts for Morgan City; Certified tax rate of 0.001471 with a projected revenue amount of \$386,170.00; Councilmember Richins was absent.

B. ORDINANCE 21-05 – COMPENSATION SCHEDULE FOR ELECTED, STATUTORY, AND APPOINTED OFFICERS

Mayor explained state statute required the adoption of the compensation schedule for elected, statutory and appointed officers.

Ty stated during the process of adopting the tentative budget a two percent (2%) cost of living adjustment was applied to the Mayor, Council, appointed officials, and City employees. Also, there was a 5.4% increase in the amount of the City's health benefits.

MOTION: Councilmember Alexander moved to adopt Ordinance 21-05 – An ordinance adopting a compensation schedule for all elected, statutory, and appointed officers of Morgan City Corporation; Providing for repealer; Providing for severability; and Providing for an effective date.

SECOND: Councilmember Turner

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Ordinance 21-05 – An ordinance adopting a compensation schedule for all elected, statutory, and appointed officers of Morgan City Corporation; providing for repealer; providing for severability; and providing for an effective date; Councilmember Richins was absent.

C. RESOLUTION 21-16 – ADOPTION OF 2021 – 2022 FISCAL YEAR BUDGETS

Mayor clarified the budget included the tax rate previously discussed. He mentioned several items which had changed/increased from the tentative budget, i.e. salaries, building permits, road impact fees, engineering fees.

Ty stated the salary adjustment was due to the hiring of Wanda Adams as his Administrative Assistant. The position had not been created in April. He stated there were no other substantial changes to the budget.

Councilmember London asked regarding the increase in the Sales Tax – Transportation revenue line item.

Ty explained the increase was from the local option sales tax the City adopted. The collection of the tax began in January and it was totally contingent on sales tax activity. He explained there was a significant increase in sales tax due to people shopping locally during the pandemic. Morgan City had one of the highest percentage increases of any city within the state in sales tax. He stated the City should receive approximately \$200,000.00 from the tax for roads.

Discussion regarding clarification of several line items in the budget, i.e. amount for improvement to train depot if City receives grant, new plow for the road department, SCADA system for the park sprinkler system, sales tax revenue from automobile dealerships, and revenue from building permits.

MOTION: Councilmember Wardell moved to adopt Resolution 21-16 – A resolution adopting the 2021 – 2022 fiscal year budgets beginning July 1, 2021 and ending June 30, 2022 for Morgan City.

SECOND: Councilmember Turner

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Resolution 21-16 – A resolution adopting the 2021 – 2022 fiscal year budgets beginning July 1, 2021 and ending June 30, 2022 for Morgan City; Councilmember Richins was absent.

D. ORDINANCE 21-04 – ZONE CHANGE FROM SINGLE-FAMILY RESIDENTIAL (R-1-8) TO GENERAL COMMERCIAL (C-G); PROPERTY LOCATED AT APPROXIMATELY 115 EAST YOUNG STREET, MORGAN, UTAH

Mayor stated the Morgan Middle School property was located in a single-family residential zone and in an effort to support the commercial property adjacent to the School District property, the School District had applied for a rezone of the property from single-family residential (R-1-8) to General Commercial (C-G). The rezone would remove the restrictions placed on commercial property when it abutted residential property, i.e. 30-foot landscape buffer. The removal of the landscape buffer restriction would provide more room for expansion of the commercial property.

Scott McMillan, Business Administrator, Morgan County School District, mentioned during the Planning Commission meeting they talked about the zone change being consistent with the General Plan and the use of the area. He stated the School Board had been supportive with a long-term lease on the strip of land along the car wash and because the School District wasn't restricted by zoning it caused the situation with the bus garage being a non-conforming use. He stated the School Board was supportive of the rezone and appreciated the partnership with the City and the adjoining business owner.

MOTION: Councilmember London moved to adopt Ordinance 21-04 – An ordinance amending the zoning designation of property located at approximately 115 East Young Street, by changing the zoning designation thereof from Residential (R-1-8) to General Commercial (C-G); Providing for the amendment to the zoning map; Providing for repealer; Providing for severability; and Providing for an effective date.

SECOND: Councilmember Wardell

Discussion on the Motion: None

ROLL CALL VOTE: Dave Alexander – aye
Jeffery Richins – absent
Jeff Wardell – aye
Tony London – aye
Eric Turner – aye

Vote was 4 ayes; Motion passed unanimously to adopt Ordinance 21-04 – An ordinance amending the zoning designation of property located at approximately 115 East Young Street, by changing the zoning designation thereof from Residential (R-1-8) to General Commercial (C-G); Providing for the amendment to the zoning map; Providing for repealer; Providing for severability; and Providing for an effective date; Councilmember Richins was absent.

SPECIAL REPORTS

City Manager

New Employee – Ty introduced Wanda Adams as his Administrative Assistant and Wanda expressed her appreciation for the opportunity to work for the City and assist in the progression of the City into the future.

Food Pantry – Ty updated the Council regarding the Food Pantry, which was housed in the City office basement. He stated the Food Pantry would relocate by the end of August. He had been working on a plan to have the basement finished and possibly provide a space for the Weber Morgan Health Department. He had applied for a \$200,000.00 CDBG (Community Development Block Grant) Grant. It was difficult for people to travel from Morgan to the Health Department for the services they provided. He had also met with Health and Human Services. He stated it would be a good use of the space and it would be during the same operating hours as the City. He explained it would be flexed space and by appointment. Currently, the Health Department was using the City's small conference room to administer vaccinations, which wasn't convenient, and they also had a cubicle space in the North Front Business Center, which is not private for discussions regarding personal health issues. Once the basement was finished there would be an exam room, office space, and waiting room. He stated different programs through the Health Department would use the space. Some programs would only come up once a month, while others would come twice a week. He stated the Food Pantry was supported heavily by donation and they were moving to the Grace Fellowship Church in Morgan.

Fraud Risk Assessment – The Fraud Risk Assessment had been completed and the score was higher than anticipated due to the Council's efforts to complete the required training. The Assessment would be submitted after tonight's meeting.

Water Restrictions – Ty displayed a 'Drought Alert' from the state's webpage. He stated he was evaluating the City's water situation and the springs were producing approximately half of what they produced last year at this time. He said it was difficult to monitor because the City's sources were wells and springs and not visible and easily measured. He stated measurements had been taken on the springs and the Robinson Spring was producing about 24 million less gallons per month than a year ago in April. The North Morgan, which was a smaller flow, was about half and so it was producing about 200,000 less gallons. He said they had been operating the wells to keep the tank levels up because they had dropped to six and eight feet a couple of times. The City didn't have the ability to measure the well depth or the groundwater and that was a concern. He suggested the City follow the state's restrictions and recommendations listed on their website drought.utah.gov. He stated the splash pad used approximately 50 gallons per minute when it was operational and currently it was using approximately 100,000 gallons per week. He suggested the Council decide whether to keep it open. The main objective was to preserve culinary drinking water.

Discussion regarding Ty's authority to make and implement restrictions as needed, i.e. water restrictions, talking to people who were over watering or watering during the day, etc. There were two separate issues – culinary water and secondary water. It would be beneficial for the community to be aware about the springs producing significantly less water than last year. The concern was raised regarding the possibility of cross contamination should the secondary water system be shut down, and residents start watering with culinary water. Ty had spoken with the Morgan Secondary Water Association and they were on board with any water restrictions implemented by the City. The City would be responsible to enforce the restrictions. It was the City's burden to educate and meet with the residents to curb the usage of water.

Councilmember Alexander asked if the City had the authority to regulate secondary water since it was a separate entity.

Gary Crane, City Attorney, stated the City's Code stated:

8.02.080 – Scarcity of Water. The City Council shall by resolution regulate, restrict or limit the use of water during water shortage periods and shall have the power to take all necessary means and make any necessary regulations as circumstances may require to protect the users of the City water.

Gary explained City water would include the supplemental secondary as well.

Mayor asked if the Council needed to make a declaration officially authorizing Ty to make decisions on behalf of the Council regarding water restrictions, especially in an emergency situation.

Gary suggested a resolution be adopted by the Council giving Ty the power to make decisions, such as shutting down a tank or well. He stated the Council could meet in a special meeting to get it done as soon as possible.

Discussion regarding several restrictions to be implemented, i.e. number of times allowed to water per week, designate hours when allowed to water and also the amount of time you could water. If lawns were watered minimally, they would turn brown, but would go dormant. Grass was resilient. The Council was more concerned with having drinking water rather than green lawns. The Council suggested the City educate the public on the situation and make suggestions to conserve water, both culinary and secondary. The state had announced major reservoirs would be empty come August. The City had already cut back on watering the cemeteries and parks. The more aware people became of the situation the more they would talk to their neighbors. The City was going to put signs throughout the City regarding water restrictions and encouraging residents to conserve water. Also, a notice would be sent out in the billing statement to each user of City water. The executive orders from Governor Cox were discussed. Council discussed the possibility of raising the overage rate to incentivize the conservation of water. The safety of the water in the wells was also another concern due to bacteria if the water level in the wells got too low. The splash pad would be shut down in an effort to conserve water and people who had reservations at the park would be notified.

The consensus of the Council was to have Gary prepare a resolution and to hold a special meeting on June 10, 2021.

Fireworks Restrictions – Ty stated the City had a current Executive Order, which was in place until revoked, outlining the areas where fireworks were restricted.

Young Street Bridge – Ty updated the Council regarding the additional gap funding requested by the City through Congressman Moore's office. He said the City had been informed it had made the list and was on the federal budget for September. He stated an engineering company had been selected and would start in October.

Election Candidates – Ty announced the candidates for the City election in November. He clarified there would not be a primary election.

Chamber of Commerce – Golf Tournament – Ty updated the Council regarding the Chamber's annual golf tournament and the 4th of July festivities.

General Plan Update – Ty updated the Council regarding the update of the General Plan. There would be a joint meeting on June 15th with the Planning Commission and City Council. He said they would discuss parts of the new concept, i.e. land use, proposals regarding zoning changes, some annexation boundary ideas, transportation corridors, trails, and parks. They would also discuss population projections and housing needs.

This meeting was adjourned at 8:09 p.m.

Denise Woods, City Recorder

These minutes were approved at the July 13, 2021 meeting.

MORGAN CITY PLANNING COMMISSION STAFF REPORT



DATE: March 16, 2021 Planning Commission

SUBJECT: Final Review - Riverstone Townhomes Phase 3, 4, 5

LOCATION: Approximately 275 North Main Street

ZONING: RM-7 (Multiple-family residential)

BACKGROUND

The applicant is requesting final plat approval for Riverstone Townhomes Phases 3, 4, and 5. This property is located just west of 275 North Main Street. The proposed development is surrounded by the Weber River to the north, Tractor Supply to the east, a vacant parcel to the south that is zoned R-1-20, and a vacant parcel to the West that is zoned R-R.

In January 2020 the Planning Commission reviewed and approved the preliminary plat. Final Plats for Phases 1 and 2 were reviewed by the Commission in March 2020 and December 2020, respectively. Phases 3, 4, and 5 are the last phases to be approved.

REVIEW

The development consists of ninety-five (95) units on 11.31 acres. Phase 3 contains 12 lots, phase 4 contains 26 lots, and phase 5 contains 14 lots. Each final plat complies with the physical development standards as outlined in 11.06.050 of the Morgan City Municipal Code.

RECOMMENDATION

Staff recommends the Planning Commission forward a positive recommendation to the City Council to approve the final plats for Riverstone Townhomes Phases 3, 4 and 5.



CONSULTING ENGINEERS

MEMORANDUM

To: Teresa Shope, Morgan City Planning Commission Secretary
Weston Applonie, City Planner
Chris Cave, Reeve & Associates Engineering

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

RE: RIVERSTONE TOWNHOMES PHASE 3 REVIEW

Date: June 8, 2021

Riverstone is a five phase development on 11.17 acres located west of the Tractor Supply business at State Street and 275 North. Phases one and two received prior approval. Phase three can also be given final approval at this time as the previous comments have been resolved:

Comment

Status

Design Considerations

- | | |
|---|----------|
| 1. The city public works department has agreed to maintain the sewer mains that are outside of the right-of-way. However, final construction plans showing the sewer main through Phase 3 have not been submitted. We want to make sure that the elevations of the sewer manholes that will be located adjacent to the floodplain will be elevated to help prevent flooding. Please submit the sewer profiles for this phase. | Complete |
|---|----------|

Please contact me if you have any questions.

M E M O R A N D U M

To: Teresa Shope, Morgan City Planning Commission Secretary
Weston Applonie, City Planner
Nate Reeve, Reeve & Associates Engineering

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

RE: RIVERSTONE TOWNHOMES PHASE 4-5 REVIEW

Date: June 8, 2021

This is a five phase development on 11.17 acres located west of the Tractor Supply business at State Street and 275 North. Phases one and two received prior approval. Phase three is being reviewed for final approval at this time. Phases four and five are within the Special Flood Hazard Area (SFHA) and require special consideration and approval by the Federal Emergency Management Agency (FEMA) and the local floodplain manager. FEMA has reviewed and conditionally approved the portions of the development within the 100-year floodplain (1-percent chance of being equaled or exceeded in any given year). FEMA will not make a final determination until after the structures have been built and certified to be above the base flood elevations. The plats submitted on June 2, 2021 show the required floodplain information. Therefore, we recommend approval of Phase 4 and 5 at this time.

<u>Comment</u>	<u>Status</u>
<u>Approvals</u>	
1. A FEMA floodway and floodplain run through Phase 4 and 5 of the development. A Conditional Letter of Map Revision based on fill (CLOMR-F) will be needed from FEMA before the developer can proceed with construction within the Special Flood Hazard Area.	Complete
2. After construction the developer will need to submit an elevation certificate for the affected structures to show that they have been raised above the base flood elevation. At that point the city's floodplain manager will also issue a Community Acknowledgement showing all additional requirements established by the city have been met.	Pending construction of Phase 4 and 5.
<u>Plat – Phase 4 and 5</u>	
3. The floodplain must be shown and noted on the plats along with an explanatory note to help alert property buyers to the existing floodplain.	Complete
4. The base flood elevations must be shown and labeled on the plat.	Complete
5. Structures within the floodplain must be elevated above the base flood elevation. This restriction must be noted on the plat and can be done with an "R" notation and explanatory note.	Complete except the explanatory note is missing.
6. The finished floor elevations need to be shown on the plat to ensure that they meet minimum FEMA and City floodplain elevation requirements. The City requires that structures be elevated a minimum of one foot above the base flood elevation. This information could be shown on the units or in a table.	Complete
7. The unit numbers are not the same as those reviewed by FEMA. We recommend using the same unit numbers that were reviewed by FEMA so that the units can be correlated to the Conditional Letter of Map Revision – based on fill (CLOMR-F) that was issued by FEMA on June 24, 2020.	Complete. The revised unit numbers have been coordinated with FEMA

Comment

Status

Design Considerations

8. The city public works department has agreed to maintain the sewer mains that are outside of the right-of-way. However, final construction plans showing the sewer main through Phase 4 and 5 have not been submitted. We want to make sure that the elevations of the sewer manholes that will be located within the floodplain will be elevated to help prevent flooding. Please submit the sewer profiles for these phases.

Complete

Please contact me if you have any questions.

JANUARY, 2021
SHEET 1 OF 1

VICINITY MAP

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

[illegible]

THE BASIS OF BEARINGS FOR THIS PLAT IS THE SECTION LINE BETWEEN A FOUND BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, AND A 1/2-INCH IRON PIPE MARKING THE NORTH QUARTER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN SHOWN HEREON AS: N89°58'53"W

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY BOUNDARIES ON THE GROUND FOR FUTURE DEVELOPMENT. THE EAST WAS DETERMINED BY THE ADJACENT SUBDIVISION. THE NORTH, WEST, AND SOUTH LINES ARE PHASE LINES DIVIDING THE ENTIRE PARCEL INTO MULTIPLE PHASES.

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

PROJECT DATA

UNITS:	12 UNITS
-2 CAR UNITS	
-1 CAR UNITS	
CARAGES:	10
TRAILERS:	8
TRAILING STALLS:	8
TOTAL PARKING STALLS:	8
TOTAL AREA:	... 0.778 AC.

UNIT#	ADDRESS
44	250 N 100
45	250 N 100
46	250 N 100
47	250 N 100
48	250 N 100
49	250 N 100
50	250 N 100
51	250 N 100
52	250 N 100
53	250 N 100
54	250 N 100
55	250 N 100

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT, THE DEDICATION OF STREETS AND OTHER PUBLIC WAYS AND FINANCIAL GUARANTEE OF PUBLIC IMPROVEMENTS ASSOCIATED WITH THIS SUBDIVISION, THEREON ARE HEREBY APPROVED AND ACCEPTED BY THE CITY COUNCIL OF MORGAN CITY, UTAH.

SIGNED THIS _____ DAY OF _____, 20____

I HAVE EXAMINED THE FINANCIAL GUARANTEE AND DOCUMENTS ASSOCIATED WITH THIS SUBDIVISION PROJECT IN MY OPINION THEY CONFORM WITH THE CITY OF _____ APPLICABLE THERETO AND NOW IN FORCE AND AFTER SIGNED THIS _____ DAY OF _____, 20____.

—

COMMISSION APPROVAL _____ DAY OF _____ 20____

ERTIFY THAT THE REQUIRED PUBLIC
IT STANDARDS AND DRAWINGS FOR THE
CONFORM WITH THE CITY STANDARDS
THE FINANCIAL GUARANTEE IS SUFFICI-
ATION OF THESE IMPROVEMENTS.

Recorded, _____ At _____ Of _____
The Official Records, Page _____
Recorded For: _____

100

MORGAN CITY ENGINEER

MORGAN COUNTY RECORDER Deputy.

CHAIRMAN, MORGAN CITY PLANNING COMMISSION

MORGAN CITY ATTORNEY

AMERICAN CITY MAYOR

11

1

Morgan City Council

Re: Petition to Morgan City Council for Extraterritorial Water Service

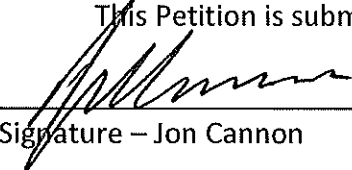
Members of the Morgan City Council,

My properties are located outside the City limits at approximately 510 Highway 66 and 610 Highway 66, Morgan, Utah, and within the City's Annexation Policy Declaration. Pursuant to Section 8.02.100 of the Morgan City Code, I am petitioning the Morgan City Council for water service to my property. According to this provision, I affirm the following:

1. A description of the proposed extension is as follows: Tie into the City's mainline and continue with an eight-inch (8") line down to the last lot (610 Highway 66) and install a one-inch (1") service line to each home.
2. A map showing the location of the proposed service to my property is enclosed with this letter of petition.
3. I am aware that I will pay the entire expense in providing such extensions and will advance such expenses as expenses are determined by the Public Works Department. The total amount of City expenses for the two homes is \$4,512.26 as outlined below:
 - **Hook-Up Fees** - \$250.00 for the inspection and \$312.00 for the water meter for each home for a total of \$562.00 in hook-up fees per home for a total of \$1,124.00;
 - **Water Inspection Fee** - \$75.00 per home for a total of \$150.00; and
 - **Impact Fees** - \$1,619.13 per home for a total of \$3,238.26;
4. I am aware the current billing rate is \$42.24 per month per 8,000 gallons and \$8.00 per 1,000 gallons overage. I am aware this rate is subject to future rate increases when culinary water rates are being proposed to the City Council and adopted.
5. I am aware that I am responsible to contract out the installation work with a licensed and bonded contractor.
6. I am aware that I am responsible to pay any County fees associated with the installation of the water line to my home.
7. I am aware that I am required to transfer ½ acre feet of water for culinary use per home. I am using the water for in-door use only and it will not be used for landscaping. I am responsible for transferring the ½ acre share per home and preparing the transfer through the water rights office and that the share needs to be put into the City's name.
8. The property meets the water service requirement that the property is connected to the City's culinary water system.
9. I hereby acknowledge that the City, in granting the petition, engages to provide only such service to petitioner which from time to time the City Council deems sufficient capacity exists beyond the requirements of users within the City limits.

10. I also acknowledge that such extension shall be subject to the control of the City and, with the exclusion of the service laterals, shall be the property of the City.
11. I agree to install dry stubs to each home for future utilities, i.e. sewer, to City standards and when the property directly across Highway 66 from my property is annexed into the City and sanitary sewer is available I agree to pay all costs associated to connect to the sewer line to City standards, i.e. hook-up fees, inspection fees, and impact fees pursuant to the current fee schedule.
12. I agree to proceed with annexation into the City boundary when all City services are available to the above listed properties.

This Petition is submitted to the City Council of Morgan City this 13th day of June, 2021.



Signature – Jon Cannon

JON CANNON

Printed Name

Signature

Printed Name

