

AGENDA

MORGAN CITY PLANNING COMMISSION MEETINGS
February 20th, 2024– 6:00 pm
Morgan, Utah

Planning Commission meeting will be held in-person on Tuesday, February 20th, 2024, with an open house for review of the General Plan Update at 6 p.m. and General Session at 7:00 p.m. in the City Council room located at 90 W. Young Street.

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

6:00 p.m. GENERAL PLAN UPDATE OPEN HOUSE

Open house at 6 p.m. with a presentation to follow at 6:30 p.m.

7:00 p.m. PLANNING COMMISSION MEETING

MINUTES APPROVAL, January 16th, 2024

AGENDA ITEMS

- ITEM #1 Public Hearing-General Plan Update
- ITEM #2 Public Hearing-Annexation Declaration Map and Ordinance Amendment
- ITEM #3 Public Hearing-Mixed Residential Overlay Ordinance Title 10, Chapter 15 text amendment.
- ITEM #4 Public Hearing-Rezone from Commercial Central (CC) to Commercial General (CG) parcel #00-0056-1256 located approximately 300 North 300 East, Morgan, UT 84050
- ITEM #5 Public Hearing-Mixed Residential Overlay Zone on parcel #00-0056-1256 and parcel #00-0004-9278 located approximately 300 North 300 East, Morgan, UT 84050

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

Posted this 6th day of January 2024

Teresa Shope, Planning & Zoning Secretary

Planning Commission Meeting

Minutes of Morgan City Planning Commission WORK meeting held at 6 p.m. and GENERAL meeting held in open public session on January 16th, 2024, at 7 p.m.

MINUTES JANUARY 16TH, 2024 6:00 PM MORGAN CITY COUNCIL ROOM

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

WORK SESSION 6:00pm

Chair, Nathan McClellan initiated the recording for the Morgan City Planning Commission meeting on Tuesday, January 16th. The working session began at 6:00 PM, with three agenda items to be discussed in the General Session. The work session primarily focused on pre-discussion for the upcoming agenda items and Jake Young took over at this point.

Jake indicated there are three items on the agenda. The Commission will be discussing the annexation declaration map, a presentation by Ryan Nye regarding a project using the Mixed Residential Overlay (MRO) and an update by Ty Bailey giving the progress on projects of the Rural Opportunities Grant. During the work session Jake stated that Gary Crane will talk about the annexation process and Jake will be discussing the MRO requirements and role the commission plays in the approval process.

Thanks to Denise's efforts, the MRO is now incorporated into the Morgan City Ordinance and is accessible online. Jake stated the MRO application process involves a public hearing at the Planning Commission, followed by a rezone recommendation to the City Council for approval. The overlay is flexible and applicable to various residential zones. The discussion covered the required concept plan, zoning considerations, and architectural aspects. Jake stated that Ryan had presented the concept for feedback in which staff reviewed several options, made recommendations and the official submission for approval is expected in February. The Planning Commission will review the completed application for compliance with the requirements of an MRO project and send a recommendation to the City Council for a rezone. Staff will thoroughly review the project when it is officially submitted, ensuring it aligns with the ordinance. The item is on the General session for the applicant to have the opportunity to present the vision of the project as this will be the first application for Mixed Residential Overlay Ordinance.

Gary Crane expressed appreciation for the progress made on the master plan over the past year. The focus was on amending the annexation policy declaration, not updated in 20 years. The process involves sending notices to affected governmental entities, including Morgan City, the county, school district, and others. The annexation policy declaration

aims to declare areas suitable for annexation into Morgan City, considering services, transportation, and development. A map identifying areas for potential annexation is crucial. The Planning Commission reviews and approves the declaration, which is then subject to public comment. The City Council holds a hearing on both the general plan and annexation policy declaration, with advertising requirements and a 10-day waiting period for comments. The overall goal is to guide development into the city and ensure appropriate urban services. The annexation policy declaration will be presented for approval in February.

Gary Crane discussed at the city council level, there will be two components: one focused on the general plan and the other on the annexation policy declaration. The order would be determined by the planning expert, Jake. The annexation policy declaration involves sending notices and looking at areas suitable for annexation. The process includes Planning Commission review, public hearings, and council approval. A proposed map for annexation may also be incorporated into the general plan. The city's stance on annexation is generally positive, considering factors like serviceability and development potential. Unilateral annexation is possible if the city provides services to an area, but voluntary property owner consent is crucial. The city aims for a balanced approach, avoiding excessive debt for annexation. Discussions often involve developers and are not a formal duty for a specific staff member. The decision to annex considers factors such as serviceable areas and relieving development pressure.

GENERAL SESSION 7:00pm

MINUTES DECEMBER 19TH, 2023, PLANNING COMMISSION MEETING

DISCUSSION	No discussion on the minutes.
MOTION	Justin Rees moved to approve the Planning Commission minutes for December 19 th , 2023, as presented. Second: Ray Little Unanimous

AGENDA	Chair Nathan McClellan changed the order of the agenda items and moved the Rurals Opportunity Grant update presented by Ty Bailey first and then the commission will move on with concept plan discussion of a proposed Mixed Residential Overlay Zone project by Ryan Nye finishing with the draft discussion amendment to the Annexation Declaration Map.
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ITEM #1 RURAL OPPORTUNITIES GRANT UPDATE-TY BAILEY

UPDATE	<p>Ty Bailey, the presenter, stated that the last time the commission was updated was in September regarding the Rural Opportunities Grant.</p> <p>Ty Bailey discussed Project one, stating that it was coming along. A visitor center was being created, and a lot of work had been done. The County's Historic Society was almost ready to move into the building, and \$205,000 had been spent on that project so far.</p>
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	<p>The next project, the Caboose Train Park attraction, and mentioned that they were holding off. There was a need to take some money from a couple of other projects, and put into the project would become the Train viewing Park, depending on how the budgets played out.</p> <p>Ty Bailey discussed reallocating funds from other projects depending on the budgets. The significant part would be the event space. If there were no developments with the event space, they planned to reprogram it into the Caboose train viewing park and the entrance to the city in Project three.</p> <p>Ty Bailey talked about the promotion they had done, including a draft video for their website, featuring a welcome video. Shirts were also made, and an interesting collaboration with the Hustler Club to build a model railroad track with a replica of the train depot. Ty shared information about the model railroad track being built by the Hustler Club, providing details about its size and attraction.</p> <p>Staff presented a video showcasing Morgan City, mentioning that winter shots would be added later. The video highlighted the vibrant experiences Morgan City had to offer.</p> <p>Ty Bailey discussed the new flagpole and the plans for a new entrance to the city, including a digital sign for community event notifications.</p> <p>Ty Bailey presented a concept for an alleyway behind Commercial Street, funded by a new Grant of \$458,000. The Planning Commission was named as the Advisory board for this project. Ty continued providing details about the two-year Grant for the alleyway project, mentioning that 90% of the funds would be provided upfront, and the project had a two-year timeline.</p> <p>Mr. Bailey concluded the update and opened the floor for any questions. The commission discussed minor details and expressed their appreciation on the update and look forward to the finishing of additional projects.</p>
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ITEM #2

CONCEPT PLAN DISCUSSION OF A PROPOSED MIXED RESIDENTIAL OVERLAY ZONE PROJECT APPROXDIMATELY 278 NORTH 300 EAST PRESENTED BY RYAN NYE

PRESENTATION	<p>Nathan McClellan introduced the project, that the applicant had come before the commission with a concept which sparked the conversation of mixed residential developments. Since Mr. Nye’s first concept review, the city has been through the process of creating and adopting a mixed residential overlay zone ordinance and Mr. Nye has been asked to present his vision for a mixed residential overlay (MRO) project at 278 North 300 West. Nathan stated that this is the first project of its kind and appreciate staff asking Mr. Nye to present his vision prior to the rezone application.</p> <p>Ryan Nye expressed his appreciation for the commission’s participation in this process. As the Chair mentioned, it has been a considerable amount of time coming, and we have learned a great deal along the way. We needed additional information, and that was the primary objective of this initiative – to gather feedback. We listened to your preferences and what the city residents desired. That’s why we decided to put the first project on hold, believing that the addition of a mixed residential overlay would enhance the overall flow of the property. It made more sense than maintaining two different zoning areas.</p>
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	<p>During this period, we explored various options in collaboration with our engineers. We have been down the road multiple times, back and forth, and arrived at a comprehensive plan. Mr. Nye started with a closer look at the top part of the project.</p> <p>The entrance, located by Napa, is familiar to everyone entering from 275 West. The corner piece of this property, abutting up to the number 20 townhouse, lies outside the well-protection zone. We thoroughly considered different ways to manage stormwater runoff, ultimately deciding on underground stormwater chambers. This approach avoids an open retention pond on this corner piece, which could lead to overgrowth and potential issues.</p> <p>Concerning the aesthetics, we envision a lower fence around the corner with grass on top, accompanied by playground equipment. A landscape architect is currently working on landscape design, and we welcome feedback to refine our ideas.</p> <p>Moving on to the Kimbal property, we plan for a high fence along the property line. Access would be facilitated through an area that leads to a park. The townhouses with garages at the back would be the focal point on the left, while the right side would feature small single-family lots. We intend to develop phases, starting with townhouses numbered 11 through 20, followed by the surrounding single-family lots.</p> <p>Regarding the houses, we have considered designs that hide the garages behind them, offering a clean and appealing look. These houses are approximately 800 to 900 square feet each, without basements due to the flood zone.</p> <p>Ryan presented renderings of the townhomes facing common areas with two garages entering from an alleyway in the back and example pictures of the sign family homes with garages in the back. The proposal aims to create a harmonious and functional living space. We appreciate your input and are open to further suggestions to enhance this plan. Thank you.</p>
DISCUSSION	<p>Chair, Nathan McClellan discussed the first concept submitted prior to the adoption of the MRO as he had missed the subsequent meetings after that initial review which talked about mixed residential as a potential new development tool.</p> <p>The commission discussed the concept and the presentation with the conclusion of appreciation for presenting the project prior to a formal submittal and public hearing.</p>

ITEM #3

DRAFT DISCUSSION-AMENDMENT TO THE ANNEXATION
DECLARATION MAP

DISCUSSION	<p>The meeting proceeded to the final agenda item. This involved a discussion regarding an amendment to the annexation declaration map. The floor was initially given to Gary to introduce the proposed amendments. He outlined that the proposal involved expanding the annexation policy declaration in conjunction with the master plan or general plan change process. The timeframes for advertising and public hearings were to align with those of the Planning Commission. Two separate hearings were to be held at the city council level, one for the annexation policy declaration and another for the general plan, unless decided otherwise. Notices were to be sent to affected governmental entities ten days before, and a ten-day period was allocated post-Planning Commission decision for further input. The plan would then be submitted to the county within 30 days. It was noted that aligning the general plan overlay with the annexation policy declaration could be beneficial. Gary concluded by mentioning the forthcoming submission of a written portion for review. The floor was opened for questions from the chair or other members present.</p>
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	The Commission members discussed the map and the determination for certain areas. The discussion continued with staff presenting the process that occurred creating the additional annexation areas. Mr. Crane indicated this is only amending the map and policy. A petition for annexation is submitted, and the City Council determines the annexation. In other words, a petition within the annexation declaration map is not a guarantee. Planner Jake Young asked the commission if they felt the document was ready to proceed. The commission did not have any significant concerns about changing the mapping or policy content and was authorized to proceed.
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ADJOURNMENT:

This meeting was adjourned at 9:15 pm.

Teresa Shope, Secretary

These minutes were approved at the _____ Meeting.

Morgan City Annexation Policy Plan: Draft Overview

1. Introduction:
- Utah Code Annotated (UCA) 10-2-4 requires that all municipalities in the State of Utah adopt an Annexation Policy Plan. Within that Annexation Policy Plan, cities are required to provide a map of the areas the city will consider for annexation into its municipal boundaries. Additionally, cities are required to outline the conditions under which they will consider annexation and the process for handling such requests. The Annexation Policy Plan enables cities to guide the growth and development of the City for the next 20 years.
- The Morgan City City Annexation Policy Plan (the “Plan”) is intended to serve as a guide for elected officials, appointed officials, and staff when evaluating, recommending, and making decisions regarding annexations. Over time, as Morgan City (the “City”) continues to grow, the Plan will allow the City to coordinate annexation requests with other affected entities. Such entities may include, but are not limited to, special service districts, Morgan County School District, the Morgan County Sheriff, Morgan Fire Department, and surrounding Unincorporated Morgan County.

Morgan City Background:

2. The Morgan area was settled in 1861, and the City was incorporated in 1868. Like many communities, Morgan City has grown over the years and is expected to continue to grow. See Morgan City population growth table:
- | Year | Morgan City Population |
|------|------------------------|
| 2000 | 2,833 |
| 2010 | 3,768 |
| 2020 | 4,085 |
| 2023 | 4,485 |

Sources: Census Data 2000, 2010, 2020. 2023 ESRI
- i) The following factors are among many that will most likely lead to growth:
- (1) Current residents of Morgan City enjoy living there, and children want to stay

(2) Reasonable commuting distance to Weber and Davis County jobs and economic development.

(3) Proximity to Interstate 84

(4) Solid and growing local economy in both the City and County.

(5) Surrounding farmland, which is also suitable for development.
3. Purpose:
- a. The Morgan City Annexation Policy Plan is designed to guide our community's orderly growth and development. This plan outlines the framework for annexing territories into

Morgan City, ensuring that growth aligns with our long-term vision and community values while adhering to Utah's statutory requirements for municipal expansion.

4. Annexation Criteria:

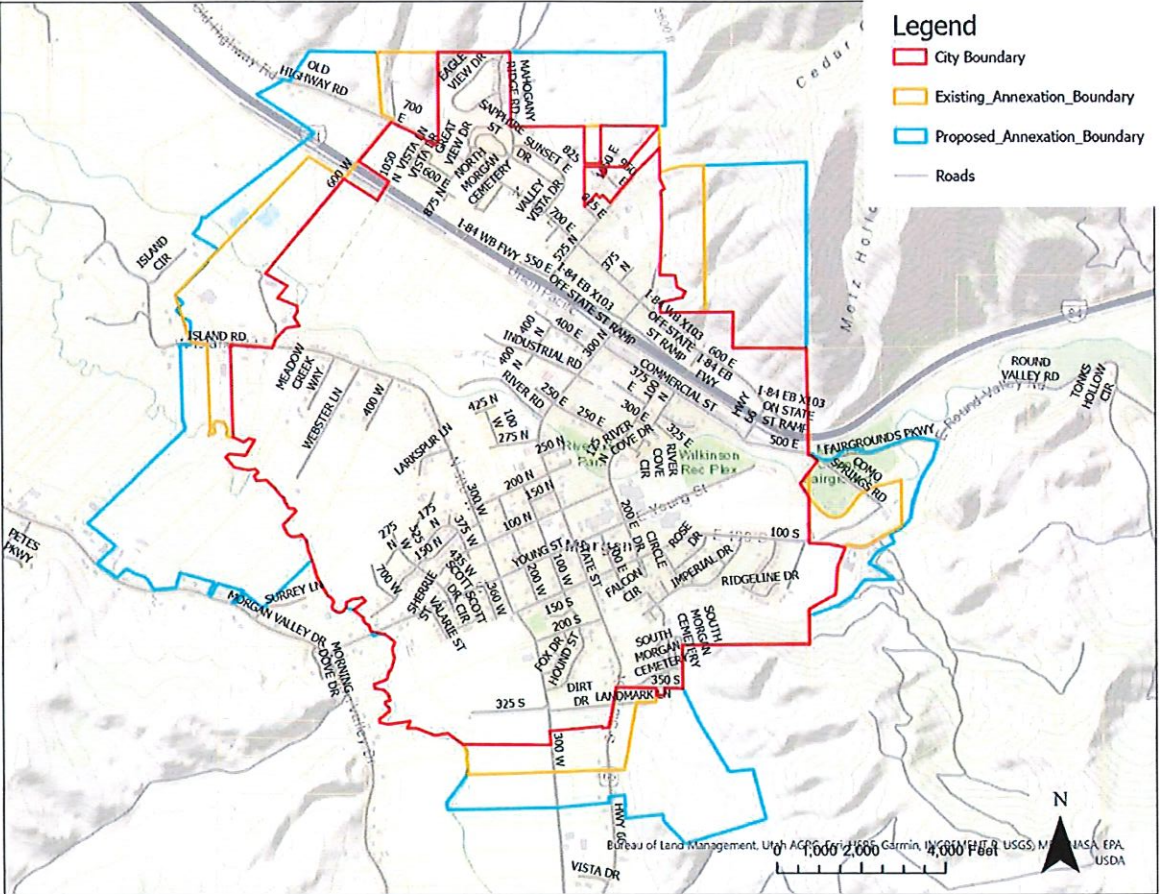
- a. The annexation criteria for considering annexation include the need for balanced development, municipal services and infrastructure capacity, geographical contiguity, and the impact on affected entities. These criteria ensure that annexation benefits both the City and its potential new residents, fostering a cohesive community.
- b. Morgan City considers requests for annexation using criteria outlined in UCA 10-2 Part 4:
 - 1- The area is within the boundaries of the City's approved expansion area (i.e. the Annexation Declaration Boundary found on the Annexation Map)
 - 2- The following are the standards of review by which annexation into the City's municipal boundaries shall be evaluated:
 - a. Compliance with the City's General Plan and overall character of the community.
 - i. The General Plan shall serve as a guide for defining and outlining the character of Morgan City.
 - b. The need for municipal services in developed and undeveloped incorporated areas:
 - i. The City's plan for the extension of municipal services
 - ii. How such services will be financed
 - c. An estimate of the tax consequences to residents both currently within the municipal boundaries and in the area proposed for annexation.
 - d. The interests of all affected entities.
 - 3- Morgan City is required to justify excluding from the expansion area any area containing urban development within ½ mile of the municipality's boundaries.
 - a. There are areas containing land that are difficult to service with roads and utilities or build upon within the half-mile of Morgan City's boundaries. The City will consider those areas for annexation if petitioned as required by the Utah State Code, public safety, utilities, and City ordinances.
 - 4- In developing, considering, and adopting the annexation area map, the City will:
 - a. Consider population growth projections for the City and for the next 20 years.
 - b. Consider current and projected infrastructure costs, utility services, and public facilities necessary:
 - i. To facilitate the full development of the area within Morgan City;
 - ii. and ii. To expand the infrastructure, services, and facilities into the area being considered for inclusion in the expansion area;
 - c. Consider, in conjunction with Morgan City's general plan, the need for additional land suitable for residential, commercial, and industrial development over the next 20 years.

- 5- Consider the reasons for including agricultural lands, flood plains/wetlands, recreational areas, and wildlife management areas in the municipality.

5. Annexation Petition Process:

- a. State law governs Cities in Utah must process petitions for annexation. Morgan City intends to comply fully with state requirements. Applicants considering application should consult with City staff, review current State Law, which may include UCA 10-2-Part 4, and follow City ordinances and applications.
- b. It is expected that the Annexation Process will include the following:
 - 1. File a notice of intent and application with the City.
 - 2. Preparation of legal maps of areas for the proposed annexation.
 - 3. Prepare an official petition for annexation.
 - 4. Publishing and noticing the petition.
 - 5. Recommendations for zoning by the Planning Commission and final Zoning designation by the City Council.
 - 6. Hold a public hearing.
 - 7. Review and approval by City Councils.
 - 8. Opportunities for protest by entities.
 - 9. Final review by City Council.

6. Annexation Map



ORDINANCE 24-02

AN ORDINANCE ADOPTING THE MORGAN CITY ANNEXATION POLICY DECLARATION, INCLUDING PROPOSED EXPANSION AREA MAP; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Morgan City Planning Commission has reviewed the Annexation Policy Declaration and Proposed Expansion Area Map, and have recommended adoption thereof; and

WHEREAS, the Planning Commission’s action of recommending approval of the Annexation Policy Declaration and Proposed Expansion Area Map are reasonable and rationally based; and

WHEREAS, due to the growth of Morgan City and the requirements of State law, the City Council deems it to be in the best interest of the health, safety, and welfare of the citizenry to adopt an Annexation Policy Declaration and Proposed Expansion Area Map; and

WHEREAS, the City Council, after reviewing the Planning Commission’s recommendation and reviewing the Annexation Policy Declaration and Proposed Expansion Area Map, and making certain modifications thereto, determines that the recommendations of the Annexation Policy Declaration and Proposed Expansion Area Map are reasonable and rationally based.

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

SECTION 1: Repealer. If any provisions of the City’s General Plan or Annexation Policies heretofore adopted are inconsistent herewith, they are hereby repealed.

SECTION 2: Enactment. That the Annexation Policy Declaration and Proposed Expansion Area Map, which are attached hereto and incorporated herein by this reference, are adopted.

SECTION 3: Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the ordinance.

SECTION 4: Effective Date. This Ordinance, being necessary for the peace, health and safety of the City shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Morgan, Utah, this _____ day of _____, 2024.

STEVE GALE, Mayor

ATTEST:

DENISE WOODS, City Recorder

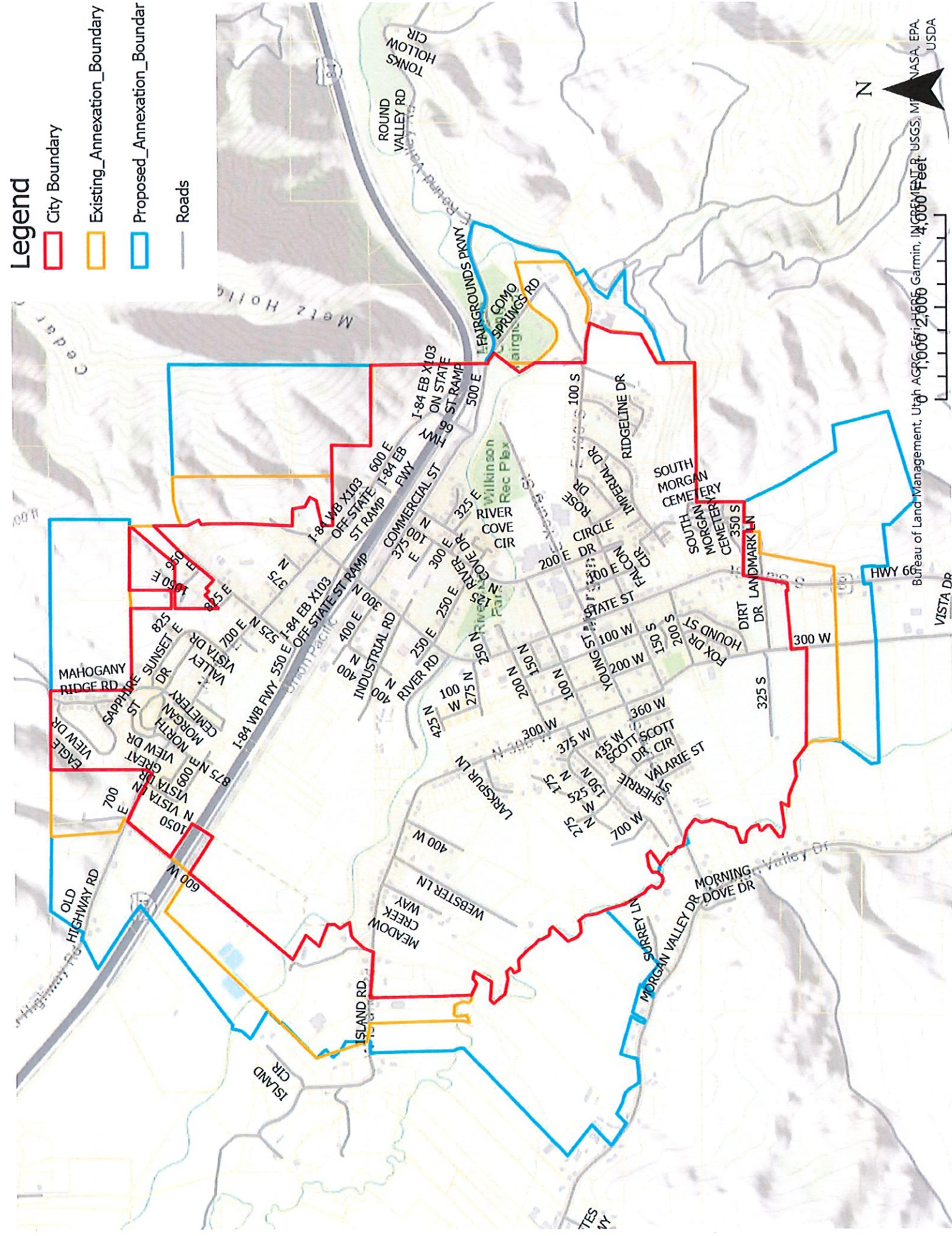
CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay	Excused
Councilmember London	___	___	___
Councilmember Wardell	___	___	___

Councilmember Turner	_____	_____	_____
Councilmember Richins	_____	_____	_____
Councilmember Alexander	_____	_____	_____

(In the event of a tie vote of the Council):

Mayor Gale	_____	_____
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Morgan City

Printed: 01/30/2024

Nye project rezone 275 E 300 N (cc-cg)

9713232

01/30/2024 - 01/29/2025

96a31500-bfb5-11ee-98c5-139c366cd224

Rezone Request

Rezone Application Fee

Active

New

Application Review Status

Final-Review	Reviewing	01/30/2024
		01/30/2024

Fees		Payments		
Rezone Application Fee	\$160.00	01/30/2024	Online	\$160.00
Subtotal	\$160.00	Total Paid		\$160.00
Amount Paid	\$160.00			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Application First Name
Ryan

Applicant Last Name
Nye

Applicant Email
fairwayglass@msn.com

Applicant Address
Nye project rezone 275 E 300 N (cc-cg)

City
Morgan

State
UT

Zip
84050

Is Applicant also the Property Owner?
Yes

Property Owner First Name
Ryan

Property Owner Last Name
Nye

Property Owner Email
fairwayglass@msn.com


Property Owner Phone
(801) 941-9855

Property Owner Address
253 W 1550 S

City
Morgan

State
UT

Zip
84050

Please upload signed authorization from the Property Owner
 Property is owned by 2B Property Development.docx

Property Address
275 N 300 E

City
Morgan

State
UT

Zip
84050

Current Zoning on Property
C-C - Central Commercial

Desired Zoning on Property
C-G - General Commercial

Please upload Plat Map from the County Recorder

 Section plat.pdf

Please upload Vicinity Plan showing the total project

 Section plat.pdf

Upload a legal description of the property

 Tax description.pdf

Signature

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

Ryan Clint Nye - 01/30/2024 2:21 pm

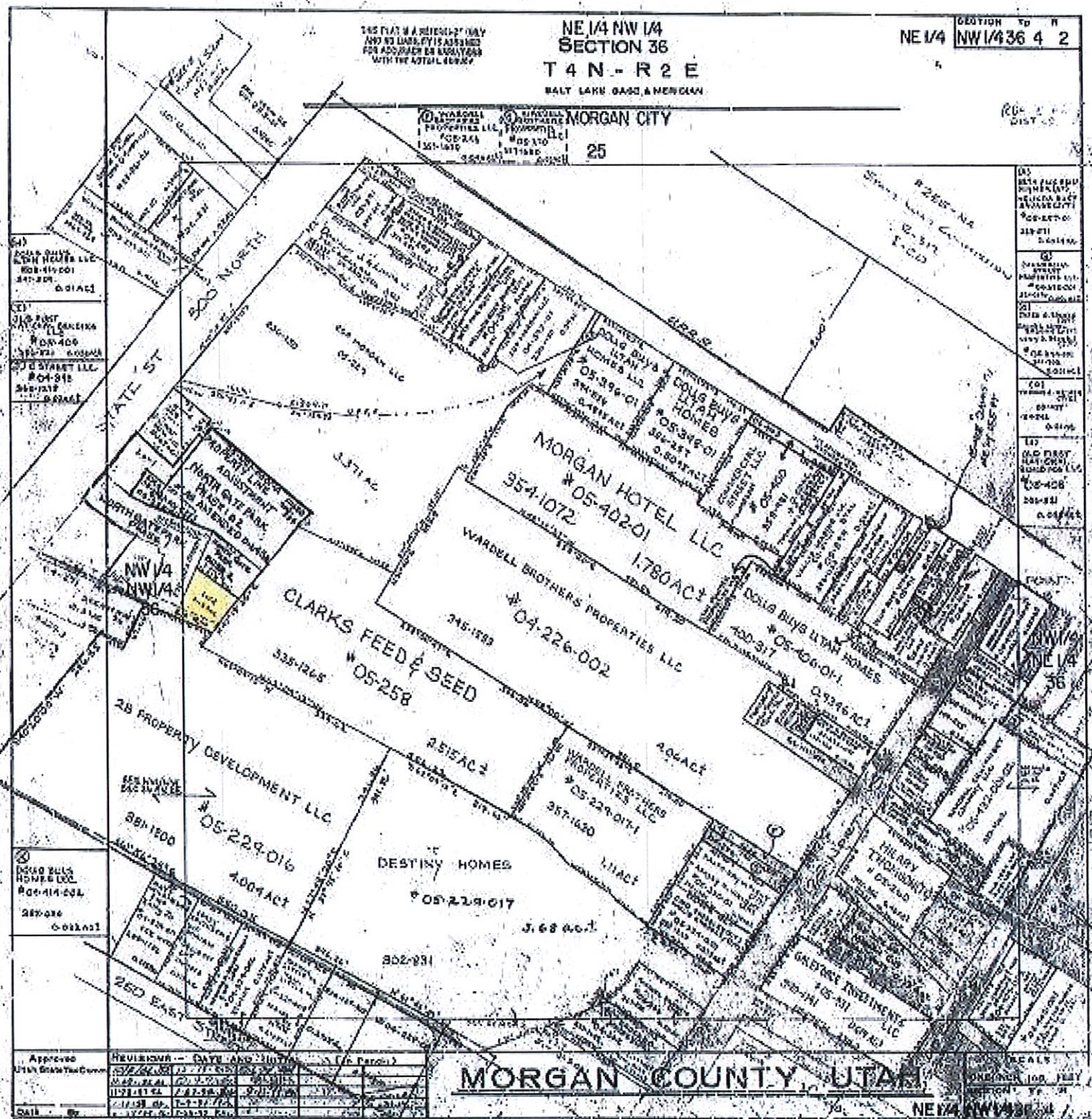
Messages

Thank you for the application. We will review the application and if the submittal is complete, the application will come before the Planning Commission for a public hearing and recommendation to the City Council for consideration. If you have any questions, please do not hesitate to contact us.

MORGAN CITY

25

REC'D & FILED
DIST. CT.



Tax Roll Master Record

Parcel: 00-0056-1256	Serial #:05-NG1-0002	Entry: 160851
Name: 2B PROPERTY DEVELOPMENT LLC		
c/o Name:		
Address 1: 40 W VISTA DR		
Address 2:		
City State Zip: MORGAN	UT 84050-0000	Property Address: MORGAN 84050-0000
Mortgage Co		Acres: 0.12
Status: Active	Year: 2024	District: 005 REDEVELOPMENT DISTRICT 0.010977

Owners	Interest	Entry	Date of Filing	Comment
2B PROPERTY DEVELOPMENT LLC		160851	05/03/2022	(0391/0381)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BC07 ASPHALT IMP	0.00	4,510	4,510	49.51	4,510	4,510	49.51
LC02 COMM LND UNIMP	0.12	77,059	77,059	845.88	77,059	77,059	845.88
Totals:	0.12	81,569	81,569	895.39	81,569	81,569	895.39

**** ATTENTION !! ****		2024 Taxes:	895.39	2023 Taxes:	895.39
Tax Rates for 2024 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2024 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)		Special Fees:	0.00	Review Date	
		Penalty:	0.00	04/07/2022	
		Abate ments: (0.00)		
		Payments: (0.00)		
		Amount Due:	895.39	NO BACK TAXES!	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2006	0.00	0.00	0.00	0.00	11.25%	153.31	0.00
2001	0.00	0.00	0.00	0.00	7.25%	258.97	0.00
Totals:	0.00	0.00	0.00	0.00		410.28	0.00

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

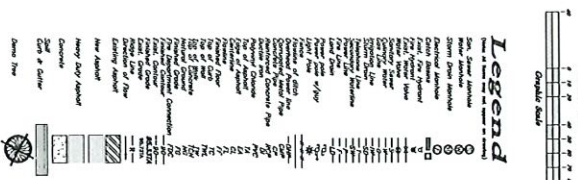
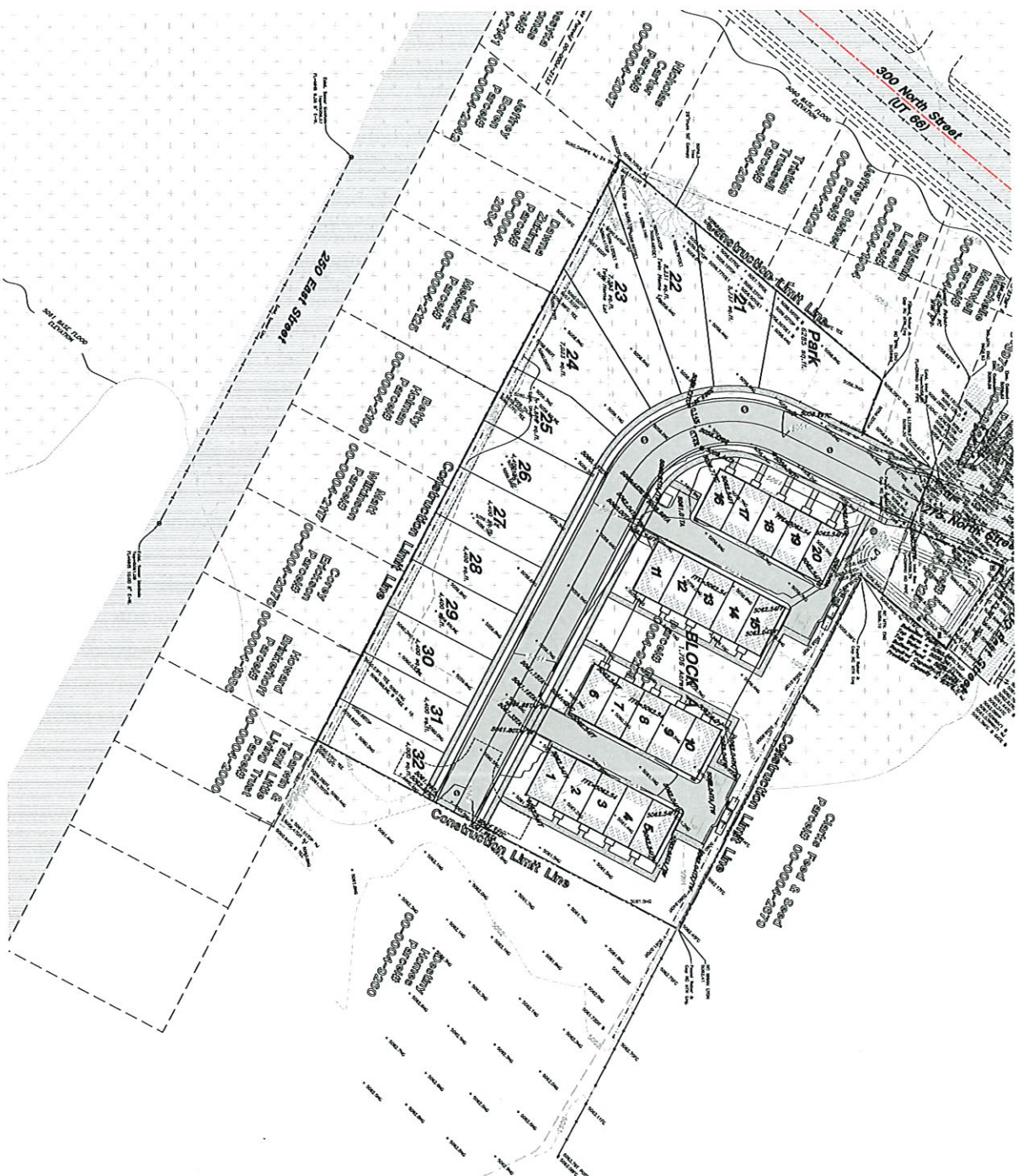
ALL OF LOT 2, NORTH GATE PHASE 1, A COMMERCIAL SUBDIVISION, MORGAN CITY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.12 AC, M. OR L.

History

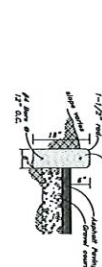
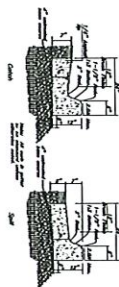
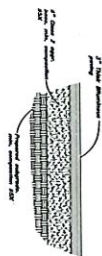
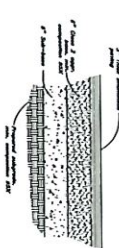
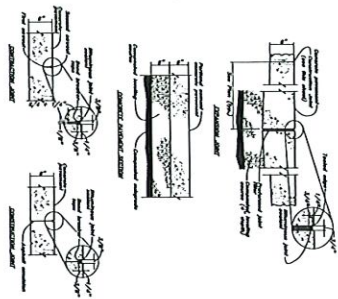
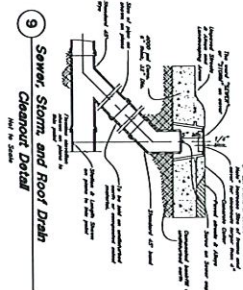
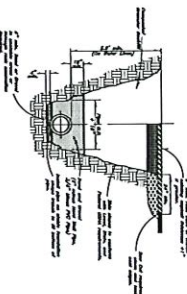
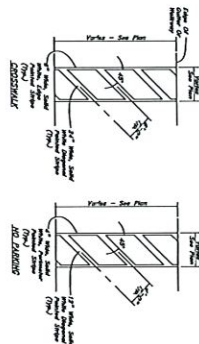
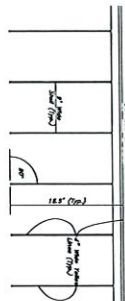
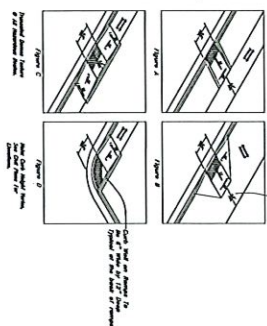
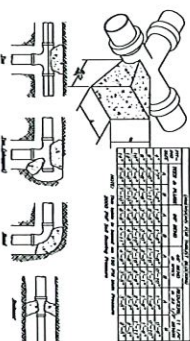
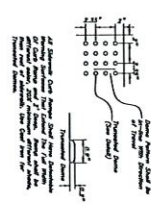
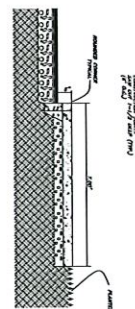
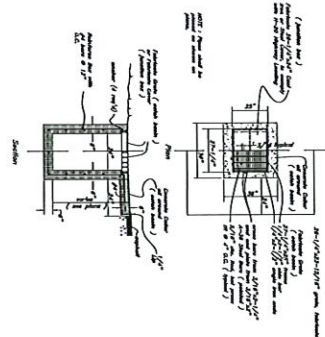
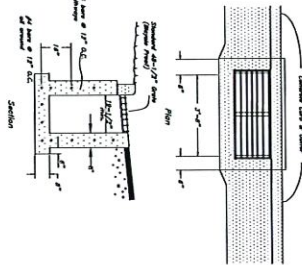
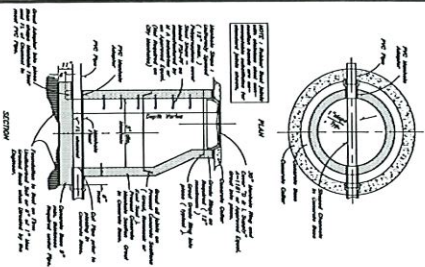
NOTE: 2008 TAX CHANGE (CHANGED ALL S.N. TO 4 DIGITS IN LOT PORT. CHANGED 1/25/2008) VESTING REF: #83989 (164/866); #108670 (244/226); #160851 (391/381);

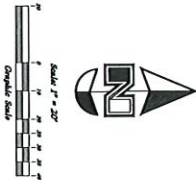
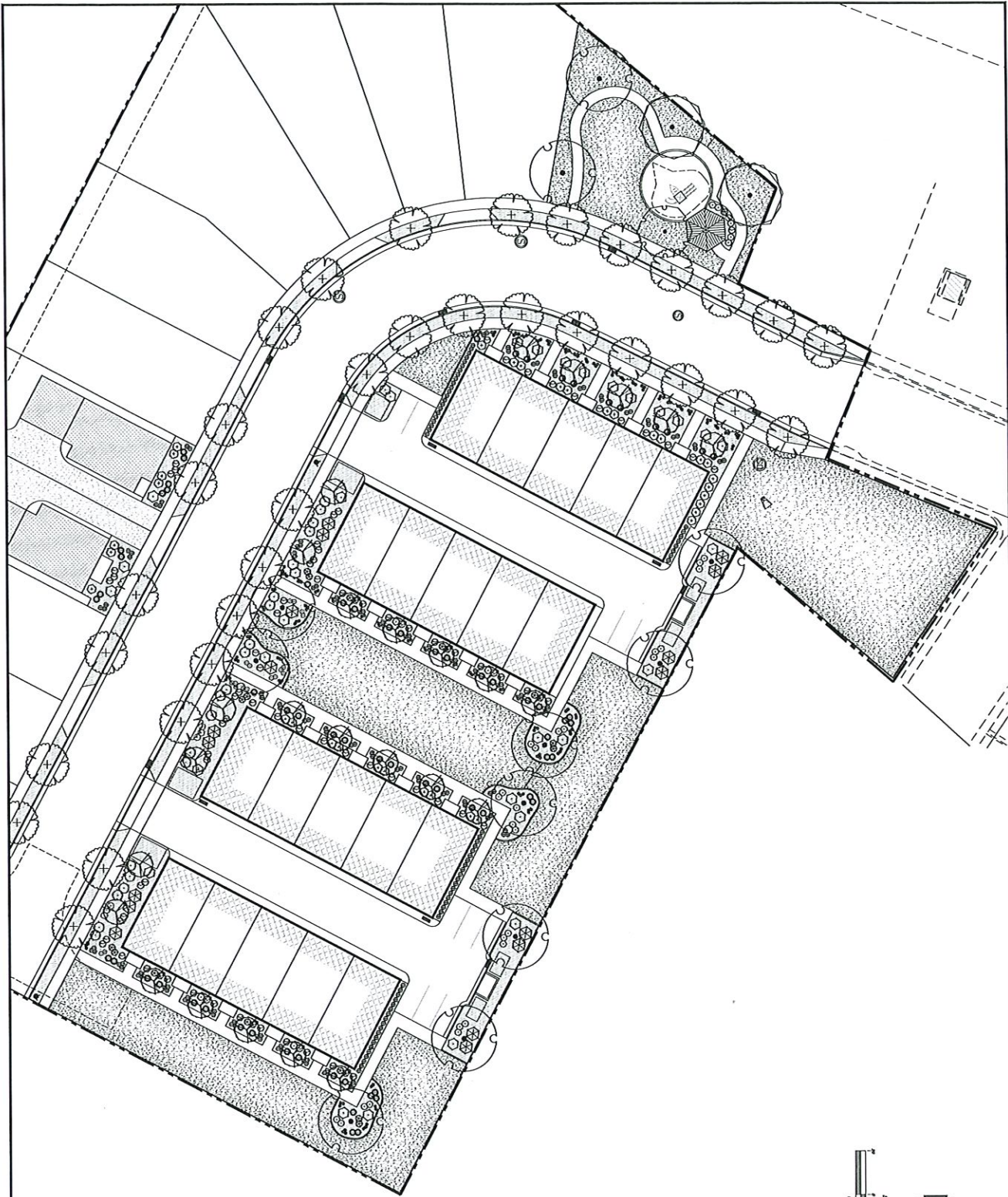
APPLICATION
MIXED RESIDENTIAL OVERLAY

MOUNTAIN HORIZON
BY
RYAN NYE

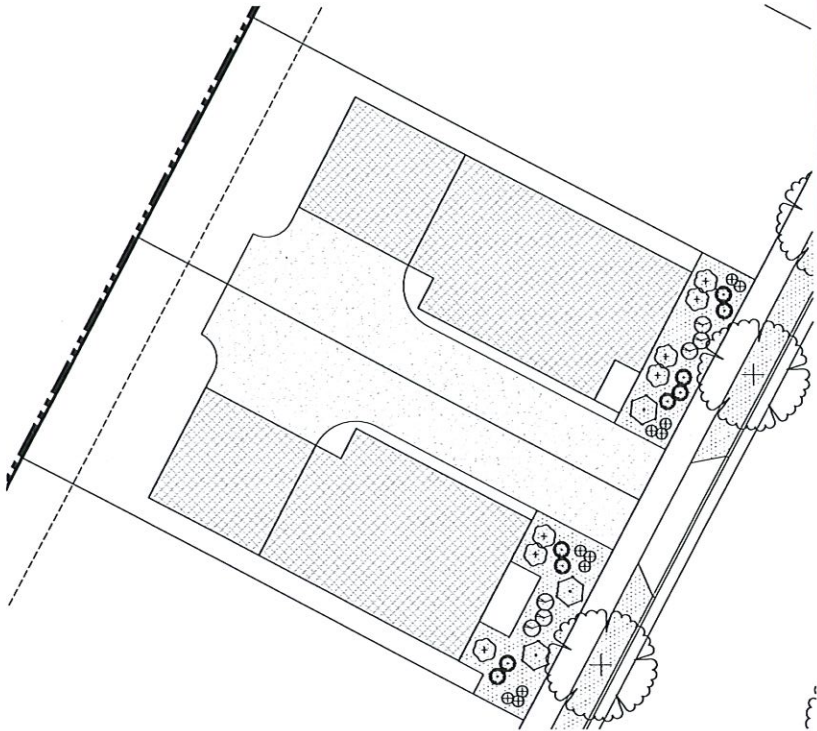


North Arrow
Northwest Corner See 16, T4N, R2E
Bears Cap City, 5051.12
T4N, R2E, S16E4, U.S. Survey
6 Feb. 2024
GREAT BASIN ENGINEERING, INC.
2746 SOUTH 1475 EAST OGDEN, UTAH 84403
PHONE (801) 394-4915 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM

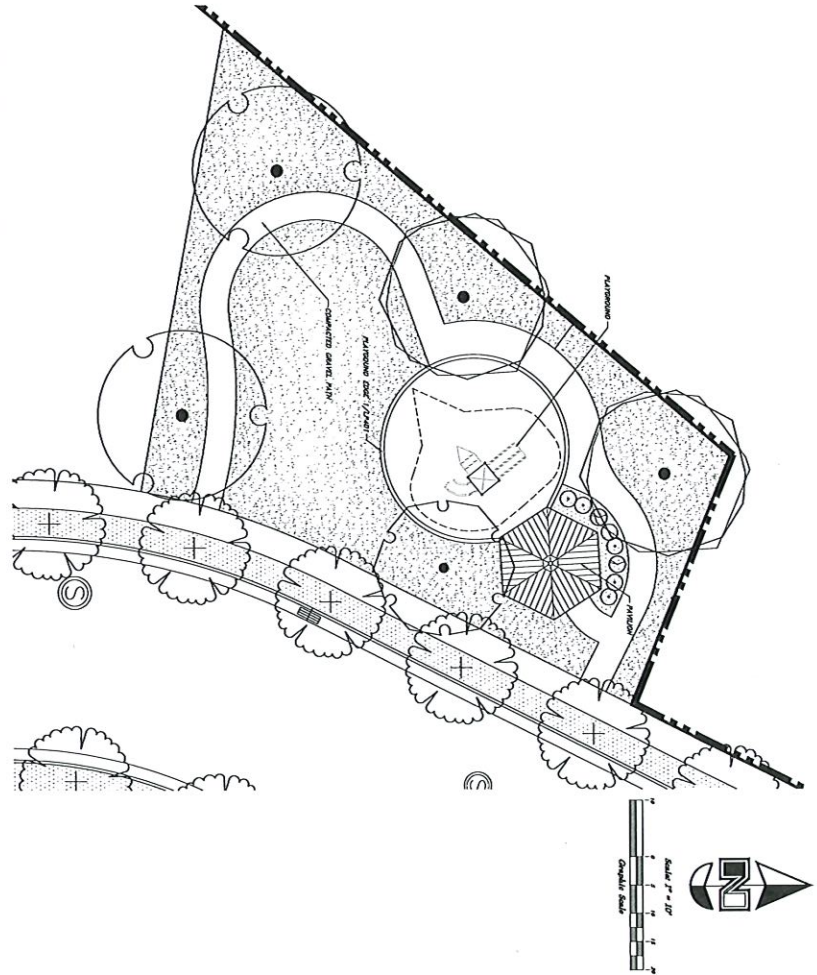




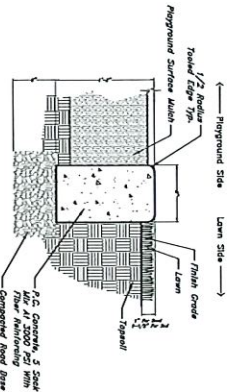
<div>6 Feb, 2024</div> <div>LP101</div>	<div>Enlarged Landscape Plan</div> <div>Mountain Horizon Subdivision</div> <div>275 North 300 East Morgan City, Morgan County, Utah A part of Section 36, T4N, R2E, S16E, U.S. Survey</div>	<div> GREAT BASIN ENGINEERING</div> <div>5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 B.L.D. (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM</div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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2 SINGLE FAMILY EXHIBIT PLAN



3 ENLARGED PARK PLAN




























1 PLAYGROUND EDGING

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 B.L.D (801)521-0222 FAX (801)398-7544
WWW.GREATBASINENGINEERING.COM

Enlarged Landscape Plan
Mountain Horizon Subdivision
275 North 300 East
Morgan City, Morgan County, Utah
A part of Section 35, T4N, R1E, S16W, U.S. Survey

SHEET NO.
LP401
6 Feb, 2024

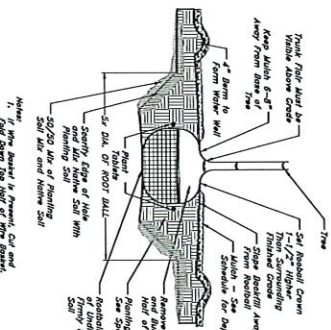
PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SOIL	CALL	
					
	1	<i>Gymnocladia dioica</i> 'Impressa' / Kentucky Coffeetree	B & B	2" Col	
	26	<i>Prunus argentea</i> 'Calumet's' / Calumet Sargent Cherry	B & B	2" Col	
	32	<i>Syringa reticulata</i> / Japanese Tree Lilac	BA8	1.5" Col	
	2	<i>Ulmus wilsoniana</i> 'Prospector' / Prospector Elm	2" Col.	BA8	
	11	<i>Zelkova serrata</i> 'Village Green' / Sawleaf Zelkova	2" Col.	BA8	
					
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE		
					
	8	<i>Aronia melanocarpa</i> 'UCHIKAWA12' / Ground Hug® Black Chokeberry	5 gal		
	85	<i>Aronia melanocarpa</i> 'UCHIKAWA15' / Low Spine Mounded Black Chokeberry	5 gal		
	105	<i>Cornus saricosa</i> 'Kelsay' / Kelsay Dogwood	5 gal		
	22	<i>Cornus alba</i> 'Vedens' / Little Moses Dwarf Burning Bush	5 gal		
	19	<i>Juniperus sibirica</i> 'Coligny Carpet' TM / Coligny Carpet Juniper	5 Gal.		
	17	<i>Physocarpus opulifolius</i> 'Nanus' / Dwarf Ninebark	5 gal		
	68	<i>Pinus mugo</i> 'Stolmumund' / Mugo Pine	1 gal		
	34	<i>Prunus laurocerasus</i> 'Chastnut Hill' / Chastnut Hill English Laurel	5 gal		
	32	<i>Rhus ornateola</i> 'Gre-Low' / Gre-Low Fragrant Sumac	5 gal		
	8	<i>Ribes alpinum</i> 'Greenmound' / Dwarf Alpine Currant	1 gal		
	31	<i>Rosa x 'Groundcover Pink'</i> / Pink Groundcover Rose	5 gal		
					
ANNUALS/PERENNIALS					
	150	<i>Hemerocallis x 'Happy Returns'</i> / Little Business Daylily	1 gal		
	74	<i>Calliopsis x 'scutellaria'</i> 'Heart Fennel' / Fennel Heart Grass	1 gal.		
	18	<i>Parnassium alpestricola</i> 'Little Bunny' / Little Bunny Fountain Grass	1 gal		
SYMBOL	QTY	BOTANICAL / COMMON NAME	SOIL	TYPE	SPACING
	17,882 sf	<i>Desmodium illinoense</i> '3,4"-1" Washed Ground	Stone Mulch	Stone	
	26,303 sf	Dwarf Rescue Mix Sod	Sod	Sod	

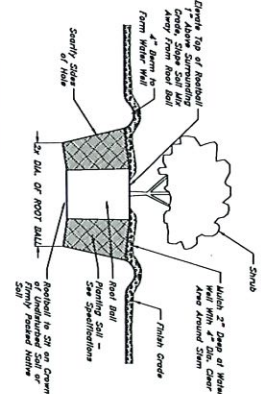
PLANTING NOTES

1. EXAMINE THE SITE CONDITIONS, THE TYPE OF SOIL, THE TYPE OF PLANTS, THE TYPE OF TOPSOIL AND MUCK, NOTIFY THE ARCHITECT IN WRITING OF ANY UNDESIRABLE OR HARMFUL UNIT, UNDESIRABLE CONDITIONS HAVE BEEN RESOLVED.
2. ALL PLANTS SHOWN GRAPHICALLY ARE REQUIRED, ANY PLANT QUANTITIES ARE FOR REFERENCE ONLY. PLANT QUANTITIES TO VERIFY PLANT QUANTITIES PRIOR TO BIDDING.
3. STRAINS BETWEEN PLANTS AND BETWEEN PLANTS AND PAVING ARE BASED ON THE MAINT. SPREAD OF THE PLANTS, PROTECT THE MAINT. PLANT WITHOUT DISMEMBERING AND ENGINEERING ON PAVING.
4. VERIFY LOCATIONS OF ALL UTILITIES PRIOR TO ANY DIGGING, ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT NO ADDITIONAL EXPENSE TO THE OWNER.
5. TOPSOIL IS TO BE IMPORTED (HARVESTED AND STOCKPILED ON SITE) TO THE SITE AND TO MEET THE FOLLOWING STANDARDS:
 - 5.1. ORGANIC MATTER: GREATER THAN 1.0%
 - 5.2. SOLUBLE SALTS: LESS THAN 0.60%
 - 5.3. BULK DENSITY: LESS THAN 1.40 g/cm³
 - 5.4. TEXTURE: SAND: 15-60%, SILT: 10-60%, CLAY: 5-30%
 - 5.5. TOPOGRAPHY: SMOOTH (SLOPE: BELOW 10% FOR SANDY CLAY, 10% FOR SILTY LOAM, AND 15% FOR LOAM)
 - 5.6. COARSE FRACTIONS: 2mm AND SMALLER: LESS THAN 5%
 - 5.7. NO ROCK OTHER 1.5"
6. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TOPSOIL FOR SHRUBS AND TREES.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE LANDSCAPE, ELEVATIONS ALLOW FOR SPECIFIED TOPSOIL, AND MUCH LAWER MINIMUMS. LANDSCAPE CONTRACTOR PROVIDING MINIMUMS.
8. ALL PLANT MATERIAL MUST MEET THE SIZES AS INDICATED ON THE PLANT SCHEDULE. PLANT MATERIAL THAT DOES NOT MEET THE SIZES SHALL BE REJECTED BY THE LANDSCAPE ARCHITECT.
9. TOPSOIL SO SHALL BE CERTIFIED NUMBER 1, QUALITY/PREMIUM SOD - SEE SPECIFICATIONS.

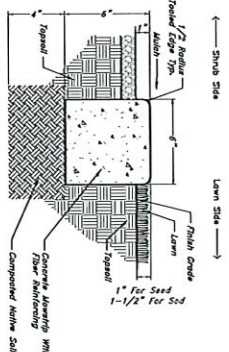
2 TREE PLANTING



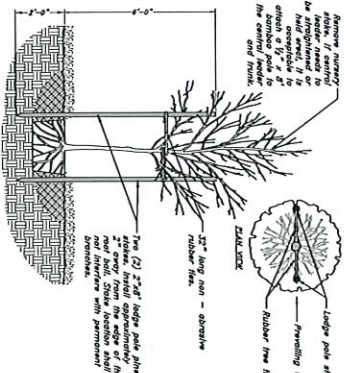
1 SHRUB PLANTINGS
M/T/S



4 6" MOWSTRIP
3" = 1'-0"



3 THE SLAKING DETAIL



12:41

5G

uraldesigns.com



1 of 14

Pin it

REVERSE

35















