

APPENDICES

MORGAN COUNTY GENERAL PLAN

April 2022

DRAFT

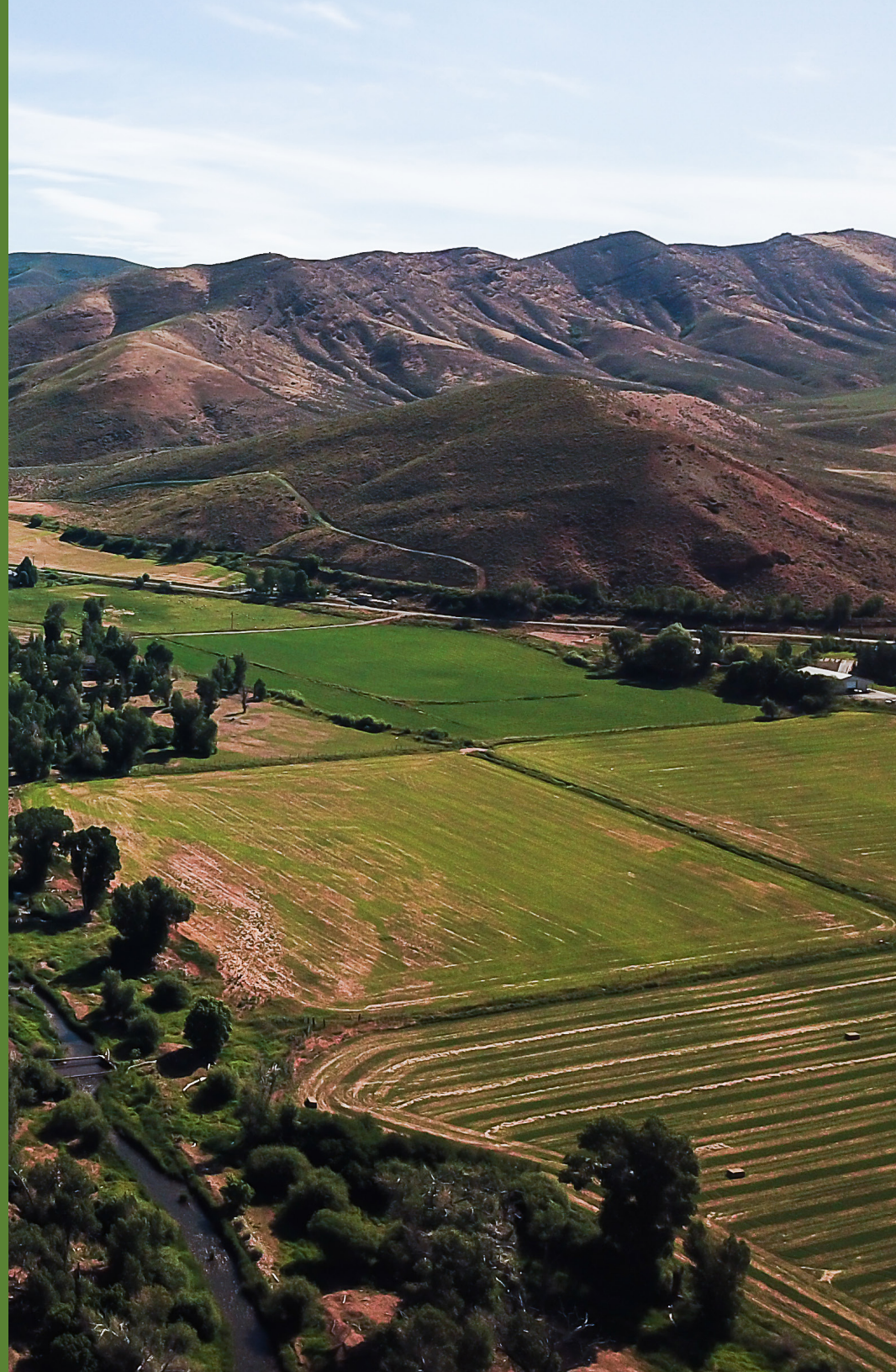


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Appendix A

PUBLIC ENGAGEMENT SUMMARY REPORT

Analysis of the various public engagement efforts and comments collected throughout the planning process.



OVERVIEW

KEY IDEAS

As of November 2021, the public engagement effort for the Morgan 2050 plan has included:

- Two public scoping meetings
- A public workshop
- A project website that includes a comments form, interactive mapping tool, idea board and more
- Eleven focus group meetings

The website has received over 1,800 visitors thus far, with 161 of those visitors engaging with the interactive tools or submitting a comment. 139 comments were submitted via the project website, email or phone.

KEY TOPICS

The following summarizes the key topics and takeaways thus far, including comments from the two public scoping meetings and the public workshop, written comments received through the project website and email, verbal comments received by phone, and other engagement modes on the project website, including an idea board and interactive mapping tool. Input from eleven focus groups is also included in this document, though not included in the followings analysis as they contain special interests and do not necessarily represent the views of Morgan County residents.

Top 5 Topics

Village Centers

Over 50 people voiced opposition to village centers or high-density housing, making it the most common subject in the public involvement

effort. Seventy percent of these comments addressed Porterville and Richville specifically, citing that the area is too rural for higher density to belong. Commenters overwhelmingly wanted to see the area remain as is. The remaining 30 percent of comments voiced opposition to village centers in Morgan County in general without specifying a specific location.

Rural Atmosphere

Forty-one comments expressed the desire to maintain Morgan County's rural atmosphere and agricultural heritage, particularly though low density development and the preservation of the County's farmland and natural open spaces. Many would like to see little growth moving forward, while other wish to see development focused in the County's population centers (Morgan City and Mountain Green).

Preservation of Open Space

Preservation of open space and agricultural land was the second most common concern with 38 comments. Many residents worry the County is losing its identity due to the over-development of agricultural fields, open space, and sensitive lands, including mountainous slopes. Several mentioned the Wasatch Front, saying that Morgan will lose its rural identity and turn into just another suburban community if open space development continues. Some specifically wanted more public open space that all could enjoy, while others wished to see the agricultural community better supported to preserve the remaining farmland.

Utility/Resource Capacity

Many development concerns conveyed the idea that Morgan County does not have the utility infrastructure and resources to support more growth, particularly when it comes to water availability. Residents were asked to cut back their water use this past summer, and some residents have to haul water in because it is unavailable, causing many to question where the water is going to come from if the County is already in short

supply. Sewer capacity was the second most mentioned utility concern. Approximately thirty-three comments addressed utility/resources capacity in the County.

Keep Milton Agricultural

Twenty-nine Milton residents voiced their concern over a potential rezone and annexation by Morgan City. Milton residents overwhelmingly expressed their desire to keep Milton rural and agricultural, not wanting it to be subdivided. They like Milton as is and are worried that more housing and a new school will take away from their rural identity. There was also concern that Morgan Valley Drive is too narrow to support a new school or more housing developments.

Other Key Topics

- **Parks Recreation, & Tourism:** twenty-two comments addressed parks, recreation, and tourism. Seven of those were concerned about plans to develop Round Valley Golf Course. Commenters see the golf course as a great open space amenity to the community that would be devastating to lose. They want the County to preserve the Golf Course if at all possible. Other comments addressed other recreation facilities (including an event center), emphasizing the need to accommodate both local and tourist needs.
- **Traffic/Road Concerns:** Traffic and road infrastructure concerns also received nineteen comments—most of these referenced traffic patterns in Mountain Green and worries for future traffic on Morgan Valley Drive.
- **Waterway Preservation/Restoration/Recreation:** seventeen comments expressed the need to preserve, restore, or provide better recreational access to the County's waterways, particularly the Weber River.
- **Need Commercial:** Sixteen comments voiced support for more economic development in the County. Some cite the need for more goods, services, and entertainment options, while most want more commercial to help support the tax base. Many comments mentioned the County's high tax rate, attributing it to the lack of

economic development.

- **Trail & Bike/Pedestrian Infrastructure:** Twelve residents wrote in hopes for more public trails and improved pedestrian and cyclist facilities. A handful of these comments expressed a desire for more unimproved hiking and biking trails in the County's open space, while others requested multiuse trails that provide connections throughout the County. Street improvements for bicycle and pedestrian safety and comfort was also an ask.
- **Dark Skies:** Ten people expressed their desire to preserve the County's dark skies even as the County grows and develops.

TABLE 1: KEY IDEAS FROM PUBLIC ENGAGEMENT

KEY TOPICS	# OF COMMENTS
No Village Centers (particularly in Richville/Porterville)	57
Preserve Morgan County's Rural Atmosphere	41
Preserve Open Space/Agricultural Land	38
Concerns for Utility/Resource Capacity (esp. Water)	33
Keep Milton Agricultural; Concerns about Morgan City annexing Milton	29
Parks, Recreation & Tourism (particularly preservation of Round Valley Golf Course)	22
Traffic/Road Concerns (particularly along Morgan Valley Dr/Mnt. Green)	19
Waterway Preservation/Restoration/Recreation	17
Need More Commercial (particularly for tax base)	16
Need More Trails & Better Pedestrian/Bike Access/Safety	12
Maintain Dark Skies	10
Against all Higher Density Housing	8
Need Well-Planned Mountain Green Town Center	7
Desire for No Growth	7
Concerns for Housing Affordability	6
Need Better Communication to get input from Property Owners	6
Rural Areas Stay Rural, Growth Focused in Centers (Mnt. Green/Morgan City)	4
Desire to Develop Resort/Event/Commercial (particularly near Big Mountain)	4
The Last General Plan was not Followed	3
General "No's" to this Planning Effort with no Other Detail	3
Concerns with Private Land Proposed as Public Parks	2
Concerns with Land Use Designations Splitting Parcels	2
Desire to Restore Taggart Campground	2

HOT SPOTS

Two areas of the County were addressed in an overwhelming amount of comments. These “hot-spots” are as follows:

1. Porterville/Richville

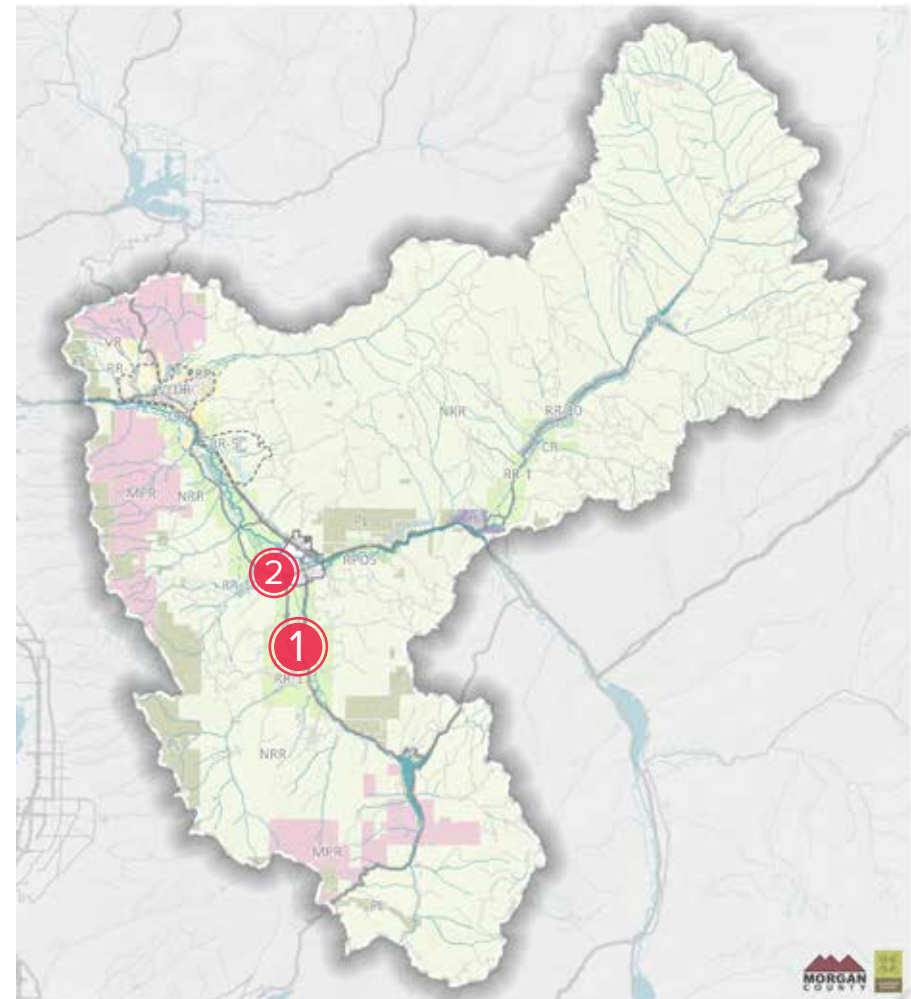
Porterville/Richville was the most referenced community, coming in with 39 comments. All comments for Porterville and Richville opposed the idea of having a village center in the area. As mentioned above, residents are concerned that village centers will detract from the rural identity of the community and will bring too many people and too much traffic to the area. The community’s rural setting was why many residents have decided to live there. They feel the potential development would jeopardize the community’s unique identity.

2. Milton Near Morgan City

The second most addressed community was Milton, with 31 comments. Similar to Porterville and Richville, residents wrote in expressing their opposition to the proposed changes in Milton. The proposed plan shows a portion of Milton within the annexation area of Morgan City with a proposed school surrounded by low-density residential. All comments voiced concern over the rezoning of agricultural land into residential subdivisions. Overwhelmingly, Milton residents want the community to remain agricultural and rural and do not want Milton annexed into Morgan City. Several comments mentioned the community’s existing master plan, saying the proposed plan disregards it and Milton residents’ interests.

Several commenters worry about the potential for increased traffic on Morgan Valley Drive as it is too narrow to accommodate more traffic. And increased traffic would detract from the rural atmosphere of Milton.

FIGURE 1: COMMENT HOT-SPOT MAP



WEBSITE/EMAIL/PHONE COMMENTS

The following comments were received via the project website's comment form, email, or phone call.

MORGAN COUNTY

General

1. These are suggestions we came with after the meeting.
 - No city centers or parks etc should be on the plan if it is currently privately owned without consent of current property owners.
 - Morgan should buy up property for open space especially in areas that would be used for recreation (river etc) and have right of first refusal to use for parks and city centers open space Public use etc
 - All Developers contribute give back to the community county with partials of open space parks etc accessible to the County residence/public etc.
 - Mountain Green and Wasatch peaks cannot annex out to form their own city. Control promises for current future invested tax bases.
 - Ensure dark sky and building codes, natural tones. Minimal lighting with motion sensors etc. No flood lights above certain elevation, no Jelly lights above a certain elevation year round.(maybe allowed Christmas only)
 - strict on zoning no changing after purchasing.
 - Any and all Water rights paper and physical need to be within county lines for approval of usage. Water rights outside the county cannot be exchanged or used within the county.
2. Why is private land being discussed for future public land use and development? I don't agree with the county planning including public areas and public access to private land. Private land is not up for discussion on public use. Let's rethink this. If the county wants to change the zoning to include these plans, this recommendation should be coming from the land owner. What we love about living here is the rural-farm feel. If we wanted a city-scape we would move to the Wasatch front. Please help us protect our beautiful rural community by recognizing the resident here want to keep it rural, country living.
3. I would like to see a side by side of the current zoning maps and the recommended changes. Could you please post this?
4. I've lived here all my life and it makes me sick to think that you guys get to decide the outcome of morgan. All you care about is money and tearing morgan county apart farm land by farm land. You no longer know what it means small town, good people. You should be ashamed of yourselves. Us the people that live here are tired of it but you won't listen
5. To move forward with good intentions, Morgan County and its representatives need to be honest with Morgan2050.org, Outfitters invested in floating The "Hen-Tag", the PUBLIC and disrespected Taggart property owners by PUBLICLY retracting misrepresentations that they own the road and property, including the Taggart "Take-Out" and, by example, have illegally licensed and permitted Utah Outfitters (sometimes making \$10,000+ a day) to conduct Commercial Business without the property owners written permission or compensation against State Laws and Zoning Ordinances.
6. I was involved in the development of the Morgan County Master Plan that was created a few years ago. Unfortunately the plan that was approved and supposedly adopted at that time has not been followed as was the intent of creating the original plan. Zoning guidelines were created and discussed and the Master Plan was in place. The county has had total disregard for the plan and the countless hours that went into creating said plan. As soon as big money comes into town and starts making all kinds of promises, they have no intention to keep, we sell out to the pressure. WP being a prime example. We have allowed Morgan County/City to

become a place where anything goes when it comes to building and development. When this new plan is created there must be a commitment from both County and City that the plan is what will govern the future of Morgan when approving development.

7. I live in Morgan City limits, but am a trustee on property located in the Milton area. I have some real concerns with the growth concept for Morgan County as a whole. I am going to comment on several of the Guiding principles as outlined in the pdf file.
Guiding Principles -
 1. What is being suggested for growth will eventually completely wipe out the rural, small western atmosphere of Morgan. Increasing population will take a toll on the small town. It won't be a small town anymore. People want to move to a small town, and then want to change that exact thing they moved here for. It is ongoing right now.
 2. Protect agriculture! As the farmers continue to sell off their agricultural properties for big money to be developed into any kind of housing or commercial uses, the agricultural value in Morgan county will decrease. If you are so concerned with protecting the agricultural values and way of lives in Morgan, QUIT BUILDING ON THOSE PROPERTIES!!!!
 3. As the building increases, residential and commercial, the natural resources will be depleted and compromised. I don't know where on earth everyone thinks the WATER is going to come from to support more building.
 4. Smart Growth. At this time in October of 2021, I think Smart Growth has been thrown right out the window. All of the building going on in the north end of the county and the southeast side of Morgan City is absolutely RIDICULOUS!! High end homes aren't for the middle class working people. People that have lived here for years couldn't afford to buy here now. Building lots are priced higher than existing homes. And rental units are priced absolutely outrageous!!! Trying to see who can make the most money???

It is driving up property taxes and having an affect on those residents who are on fixed incomes. Is anyone looking at that? Just like every where else in the world, the ALL MIGHTY DOLLAR drives what is going on, not common sense or the good for the community. I am against any villages or high concentration building in Morgan city / county. Morgan needs to put a moratorium on building for a couple

of years just like in Summit County!!!!

8. Stop the plan now. Keep Morgan like it is. That's why we live here.
9. I am against the new plan! Why can't you people just leave things alone? Everything is working fine as is!!! We the people decided not to change, years ago! Leave us alone!
10. DON'T WANT IT
11. No absolutely not.
12. No to the plan

Population Growth/Development

13. I believe a few years ago, a developer came in and tried to make this project happen and our community came out in force and fought it! I was quite shocked that there really hasn't been any public announcements letting us know what our community may be changing into, how would you feel if your neighborhood started changing and you had no input, I'm glad that at least someone in our area found out what sneakily was going on and let us all know! Granted you may live in a community that is looking for growth, at this time WE ARE NOT! There have already been enough problems with utilities in other areas of Morgan County and I would rather not have to fight for what they are fighting for now (if that makes any sense), our little town mostly wants to stay "our little town", if this project passes, it will definitely change and we're not ready for that. Please help us out by not allowing for these changes to happen.
Thank you for listening.
14. Some years ago a major study was done about how to grow Morgan County. The emphasis was to balance growth with the rural nature of the county. High growth areas were to be directed toward Mt. Green, rural in Croyden, Porterville and Milton as I recall. I still hardly recommend this approach.
15. We are sick of the over development that the city council is allowing. Your not listening to the residents of morgan. Your destroying why we live here. All your trying to do is make money. Building too many homes in to small of an area. Destroying why we live in morgan.
16. Please start to listen to the people of morgan. Your taking away why we live here for greedy development. If you cared about morgan or

the resident you would stop.

17. I am 100 percent against this plan. We live in Morgan county for a reason. To raise our children in a rural environment where they learn hard work and to spend quality time with family and friends. Not stuck in a house or playing a Nintendo game. Morgan's unique for this reason. Most everyone else is doing the same. We live off the land and the things provided because of that land. This would take away from everything. This place is very special and unique because of that. Please please keep Morgan unique and rural.
18. Absolutely no. This is farmland, there has got to be a limit, enough already, the wasatch front is a mess, not here. No
19. I do not agree with the premise that the whole plan is based upon concerning population growth. I do not accept the premise that Morgan should accommodate population growth to 20k by 2040. Much preferred would be to accommodate very little population growth and build a plan around that premise. I'm not opposed to some commercial business in the city but beyond that I believe the premise of the whole plan should be restructured to accommodate very little population growth and retain existing zoning as much as possible and agricultural zoning to the maximum extent! The village centers with high density zoning are the most egregious in my opinion. Growth and development are enticing for many in today's world view; however based on the status of the world today perhaps we should consider maintaining the rural life we have in Morgan today; what a blessing it is! It has already been encroached upon too much with development. Happy to discuss further if desired.
20. I'm BEGGING U NOT TO DO THIS!!! The morgan county everyone loves will be nonexistent with this CONSTANT building!! The people who already live here do NOT want this, and live here to GET AWAY from the city and ppl etc!! We have always had to ration water as it is in the summer, this will only make it worse! PLEASE DON'T DO THIS!!

Village Centers / High Density

21. Please do not add high density housing. It is currently ruining Salt Lake City. Protect Morgan for what it was meant to be. Rural areas wide open
22. I'm opposed to village centers

23. No village centers!

24. I do not agree with adding Village Centers in Morgan County. I do not want our beautiful town turned into the next Park City. These are the things that have ruined Huntsville and I do not want to see it happen here! Even though I understand that Morgan will continue to grow, it should be slow growth that will still keep our county peaceful and quiet.
25. No to village high density.
26. We do not want village centers in Morgan or high density housing
27. I do not want any high density "Village Centers" in the master plans!
28. This is an agriculture area for cattle and farming not for density population.
29. I do not want Village Centers or Village Center zoning
30. Please no, as to village centers. This would ruin the last little bit of the rural portions of our valley. Please no.
31. Against village centers No go.
32. We do NOT want Village centers in morgan county. Morgan county is rural farm country especially the places you want to add village centers. This planning makes zero logical sense.
33. We do NOT want village centers allowed here. We live here because it's a rural area. Don't make our area like everywhere else. You want village centers then stay in the city. Bringing village centers limits our green belt areas and open farm space as well.
34. I do not support village centers. This has been tried before and was not supported by the majority of Morgan county residents. Pushing this approach again basically by arguing "you can't stop growth" is narrow minded and not an effective way to gain support of Morgan residents. Alternative views and ideas deserve equal time and open discussion. Please do not move forward until such can take place.
35. Don't want village centers.
36. The water is of great concern in this valley. Developments that have been passed earlier only have water on paper. When water is tight they are left to their own means. Where are you going to get the water to supply all of the demands? There has not been a reservoir built in the area for a long time. Our infrastructure is not built to

handle loads of people. Increasing the roads will demand that people give up some of their property to increase the flow of traffic. The increase of building that you are recommending will come at great cost to the residents. Please consider keeping Morgan rural.

37. I do not think this is good for our community and I don't support it. We already struggle with water and this would be a major drain on our resources.
38. We are very much opposed to the proposed Village Centers!! Why don't you people wake up and quit trying to destroy our country way of life here! Where do you think all of this water is magically going to appear from?
39. I completely disagree with having every sub-town in Morgan County having a town center. I completely agree to having one in Morgan City and in Mountain Green, but in Richville, Stoddard, Porterville and Enterprise etc.? Building their own sewer, water, and electrical systems, and other critical infrastructure, will be very costly and frankly out of touch. These town centers will raise the cost of living through the roof for this county. Not to mention the high density housing that will purportedly be surrounding them to crowd out any view and small town feel we had. We do not have to become another Park City, or another Sun Valley, or even like Hideout. Just please let us be Morgan. The world needs more town like Morgan.
40. We DO NOT want village centers!

Economic Development

41. Economic development in Morgan County is abysmal at best. You read in the Morgan County News that residents are good with taking their sales tax revenue to the Wasatch Front while the republican controlled Morgan County Commission talks about raising sales tax rates to be more in line with the Wasatch Front while telling businesses they need to be "more creative" in drawing people to Morgan to purchase goods. New flash: you cannot have it both ways. Morgan County residents already pay higher property taxes than our neighbors in surrounding counties. I have trouble at times determining whether I live in conservative Utah or my mother in-laws liberal and highly taxed State of Connecticut.

An economic development plan for the county was completed in 1993. It's a good read looking back over the past 30 years and realizing that nothing has really changed for the county. The value of commercial taxable property continues to decline in comparison to residential property which ends up bearing the brunt of the taxes. Many people will point fingers at the school board, but the commission is the executive and legislative body that leads the county. Morgan City does deserve credit for trying to put Commercial Street back together and actually working to increase commercial taxable values.

Your study talks about preserving agriculture in Morgan County as well. While I support that I see kids I grew up with that are still farming look for property in Wyoming and Idaho since property values in Morgan are no longer agricultural based but rather development based. Someone paying \$70,000 per acre of farmland may keep the property in green belt for a few years, but getting \$700 of hay off an acre shows the purchase was not to maintain rural feel of the land. Eventually, the property will be subdivided into home sites. For those kids I mentioned above, a Section 1031 exchange now gets them more farm-able land in outside of Utah.

People also profess that they do not want Morgan to become another Park City. Each time I drive through Enterprise I realize that horse has already left the barn. The downside of the Wasatch Peak Resort development is that those of us who have been here a while are on our way to becoming "townies." In the end, the County should not rely upon that resort to solve the current revenue problems.

Finally, I wonder if my kids will ever be able to afford to come back to Morgan and live. Unless things start to change, Morgan County will eventually become a bedroom community serving the Wasatch Front and we will be driving up and down the Lower Weber Canyon on increasingly congested roads.

42. I'm far from a proper authority but I believe we need more businesses (successful ones) to generate enough tax for our schools, especially with how the county is growing. I've heard that there is not a tax for when a new house is built in Morgan. This is clearly needed to support the growth of our schools.

Everyone I know leaves the county to spend their money, work, etc.. We need a way to build up tax revenue without directly increasing everyone's yearly property taxes. A freeway exit/entrance would be super nice on Stoddard Lane. Deep Creek Road (the road itself) needs some SERIOUS TLC.

Morgan is one of the most expensive places to live in the state, yet our educators don't get paid accordingly. This deficit should be worked on as well.

43. We moved here from Davis County to once again experience the life style of country living. We have no desire to see this country splendor and peace changed by civic centers that offer purchasing convenience.
44. We are considering an event center project on property near Big Mountain. The current zoning would allow for an event center as a conditional use however we would like to request that the county consider changing the zoning to allow for commercial development of a resort/event center as well as maintain open space.
45. My husband and I own property near the summit of Hwy. 65 between Big Mountain and the highway and I'd like to see our property made viable for commercial use whereby we would not disturb the beauty of the area and integrity of the wilderness. At the same time we'd like to add commercial amenities that would benefit the revenues of Morgan County, community residents, while bringing more tourism to the area.
46. I'd really like us keep to the current zoning and not allow for any more expansion or rezoning for more growth. I think the focus needs to be less on putting more houses in our community with more of a focus on bringing in some businesses to help bring in more tax money. I think we ought to avoid high density housing in our county.
47. If people want to live in a city for convenience, they ought to move to a city with conveniences. I want to leave Morgan like Morgan, a nice county community with farms and lots of property. Milton should have at least 200 feet of frontage with an acre and a half behind it. And if you're off that then you probably should have 5 to 20 acres and nothing less. Density housing in Milton is not what we want here. That's not what we've ever wanted. And if people don't like that, I suggest you move somewhere where you like it. Thank you, bye.

Utilities/Resources

48. I understand that there has to be growth and I am sure you have thought about the various issues but I would like to know how the county is going to resolve the issue of water and sewer. Without resolving the water problems I see no way of expanding the existing zoning. By adding additional homes you jeopardize the existing well water by adding septic tanks. You also will reduce the available water by adding additional wells.

If the thought is to add a municipal water supply how do you plan on paying for this type of massive project. Again once you get to a certain density it will be necessary to add a sewer system again at a massive cost.

If your plans are to raise money by increasing property tax they are already high. Or do you plan on having a large utility bills.

I do hope you have a long range plan that covers both the water and sewer problem or are you just hoping that it will be resolved over the 30 year time frame.

49. Morgan County does not have vital resources (water, etc.) for all of this additional housing!!
50. Do not go forward with this project. Keep Morgan small. There is not enough water or other resources to support the growth that you are striving for.

Parks, Open Space and Trails

51. Please more trails and access to National Forest land. More trails - bikes, hiking, etc.
52. There really needs to be a walking trail that extends across our valley. We live in such a beautiful area, it would be incredible to bike or walk on a trail that allows you to enjoy it safely, without dodging cars.
53. Continued agricultural privatization and support is imperative to preserve what Morgan residents and visitors love. Morgan County residents live in Morgan because they like the views, way of life and feel of our valley. Local farmers and ranchers need actual support to

stay. Farms and ranches in the valley are facing increasing difficulty moving farm equipment and stock trailers on roads without complaints and mountainside grazing is being lost as it is developed. If we truly value this way of life then our words and actions need give support. Possible signage at Morgan's entry points could state, "'Morgan values farmers and ranchers-we yield to livestock and farming equipment'". City and county officials and representatives need to verbally support and even celebrate small inconveniences related to agricultural work. Our agricultural identity is essential to our way of life.

-Livestock and wildlife on the hillsides, rows of crops with grazing fields in the valley are vital to the western town atmosphere of Morgan. The environment and natural resources are continually in danger of becoming houses and resorts on the ridgelines due to over-planning, exceptions, and financial aspirations. If we sacrifice the environment and natural resources, we sacrifice our own quality of life. Mountain vistas, protected in the last plan with new building hidden or low on the mountains has been jeopardized with continued exceptions. Recreational/resort areas appear to be haphazardly aligned along private property ownership. Natural land sections must be preserved for future generations with tools such as TDRs. Our environment and natural resources need be protected to preserve Morgan's prized uniqueness.

Round Valley Golf Course

54. Please reconsider developing the golf course. Perhaps it could be taken on as part of Morgan county parks and recreation. If the vision is to keep Morgan as a destination location. Golf will contribute to that!
55. Please don't let our only golf course in the county be turned into another housing development. Round Valley is too important to too many people including the youth of this community! It brings Tax revenue not just to the golf course but to other business in the area. Most every person that comes here to golf, buys gas, food, lodging, camping, among other things. Round valley contributes to all the local school, we have taken state years running!

If we keep this up by adding housing development on top of housing development without the consideration of our current business that

Morgan already has in place, this city will soon turn into something non of us recognize. We need to keep public green spaces not just that are designed for the super rich.

56. Please save Round Valley Golf course. We need to protect our open space for recreating! With UT in a severe drought how can anyone justify more building??!!
57. Please don't close the Round Valley Golf Course. People need space to play golf and enjoy the outdoors. I love Utah. I was born here. Too many places have been taken up by yet another subdivision. Morgan doesn't need more houses. This is sick. Shame on everyone who thinks this a good idea!
58. I am against the high density village concept. This is a rural area. There is not enough water to sustain new homes. Consider the wishes of the people that live here. Not the developers and those from outside of our area.
59. I am writing concerning the development of Round Valley Golf Course. I understand this is private property, but I believe the impact of the development of the land for residential use will be detrimental to the community for many reasons. The plan to develop the back 9 holes of the golf course will eliminate 9 of the 18 holes. As a golfer and employee of Round Valley and being in the golf industry for many years, I feel like it will deter customers from coming to Morgan. Majority of serious golfers want to play 18 holes, and about 80% of our customers are from out of town. If we don't have 18 holes, we will loose business from all of these customers who bring revenue to our community by stopping at restaurants stores and gas stations. It will eliminate activity for our community as we already have nothing to do for fun in this small town. There is not a community swimming pool, or theatre or activity center. There is very little for our residents to do causing us to leave and go elsewhere to spend money for activities. I have heard from many many residents that they feel the same way as I do about allowing the development of this land. It may be too late, but if not, we need to stop all of the development of homes and appreciate and support the business and activities that we do have.

MILTON

60. The consensus of comments from Milton community members is that we want to keep Milton rural. This plan proposes building a school and making all of Milton residential. The community is overwhelmingly opposed to this. If the plan moves forward you will be putting the interest of future residence ahead of current residents that live in Milton specifically because they want to be in a rural area.
61. When I first heard of this annexing, I was outraged. Then after reading the Morgan County News report on the state of the sheriff and fire departments, I became even more disgusted with this plan. What happened to the General Plan and Invision Morgan? What about what the residents want? What about taking care of the current residents? What about the water and sewer or septic issues that we have now? What are you even thinking? Doesn't the members of the Councils represent the needs of the residents?
62. After reviewing the proposed map of the desired annexation of part of Milton into Morgan City, I am more than disgusted. It seems every few years the residents of Milton participate in reviewing what we want for our community in the general plan. Also it seems we are continually fighting what we see as high density residential in our rural agriculture community. As a resident of Milton I did not move here to be in just another subdivision, yet here we are with a company hired by the county and city and they propose just that. I do not understand how they can propose a plan that completely contradicts the desires of the people of Milton that I believe we have made very clear for years.
63. Hi, I just recently was informed about the Morgan 2050 plan. I have some concerns about the plan to annex a portion of Milton to the city as well as possible plans to build a school and rezone the land as LDR. Our family moved to this rural area with the hopes that it would stay rural. We are not interested in having Morgan Valley Dr become even more busy with traffic or having the agricultural land around us turned into neighborhoods. Thanks
64. Annexation of Milton into the city limits and doing Low-Density Residential will make the rural feel along MVD go away. I think the Low Density should be changed to Rural 1 acre or 1/2 acre lots. Making Milton still feel Rural if it has to be annexed. I would prefer if it wasn't annexed and keeping Milton in the County but I understand Growth is enviable and the city needs more room. But I still prefer

to Keep MVD rural. It is a beautiful drive and this will create traffic, it will take away the beauty and ruralness of this area. Traffic will be horrible considering there is only one way out and one way in. Adding the extra road I think would help a little but the people that live down MVD would then be driving thru neighborhoods to get into town. Traffic would build up because neighborhood roads are slower. I would like MVD to stay small enough density to keep the 40 mph speed limit to get into town this plan would make that impossible with low-density on both sides of the road. .5 acre lots would be tens times better to keep it spaced out.

Also, why is the Future School Areal Larger than the 3 schools we currently have. How many schools are you planning for in Milton?

Also what about sewage? I do not see anywhere on this map for extra sewage from these developed areas. Milton just like the rest of the county are on individual septs. You would need sewage on this side of the river and where would that go? Taking more rural fields into Milton?

Also, why are you only extending into Milton along MVD and not Porterville? Wouldn't that area also be prime for growth?

I'm just super concerned your taking half of Milton into the City. Being a resident in Milton I just don't want my Rural area to die to lots and lots of housing. I would prefer if the lots are larger that keep homes spaced so we can still have the rural feeling. The homes currently at the end of Young street are perfect spacing I think that is needed for this zone. RR1 Zone, not Low Density.

Thank You

65. Several months ago, a survey was sent out to Milton residents requesting feedback on what we would like for the future of our community. The response was overwhelming, that we wanted to keep our rural, farming community as is.

Many of us who responded are in the area that the county now wants to annex into Morgan City. We are not Morgan City. We are Milton residents. We chose this area because it was Milton, because it has a specific history unique to itself.

Landmark Design doesn't know that. They don't care about that. You hired people who are not from this area and who do not understand there is a difference. You hired people who ignored our survey responses, then created a document with a lot of pretty pictures to ask us if we like their suggestions, based on having ignored our survey responses.

From the Y on Young Street down to the Stoddard Bridge, we consider ourselves one community. What you propose to do would separate and divide us. It would permanently and irrevocably change the character and personality of Milton by placing in its center an entire subdivision, and a school.

How many times do we have to debate and discuss potential development along Morgan Valley Drive? It is agricultural land, it has been zoned that way. We are asking the county council to keep it as it is.

And we are asking you to keep us where we are. Please do not bring us into Morgan City. Do not change the zoning for low residential housing. Do not designate that area for future school use.

Please do not let this group from Salt Lake City try to tell us they know what is best for Milton. They do not.

66. I am not in support of annexing property from the Milton/Littleton area into the city. It is not the job of the county to make property owners or investors who don't even live here, wealthy. The residents of the Milton area have been very clear about their choice to remain a rural community. The firm who is drawing up this proposal has not considered previously designed area plans, public comments about large developments or residents' desires. Small city living is a great idea for those who want to live there but we have no desire to live in a suburban setting. We live in a rural area by choice and we would like it to stay that way. A development of this scope would change the personality, visually aesthetic nature and rural feel of our area. It would also bring more traffic than Morgan Valley Dr. can handle, leading to distress and burden for current residents. Please reconsider planning

for annexation of the Milton area.

67. I am a resident of Milton (Morgan County) and we own and operate a small farm. We live here because of the rural nature and open space. I am deeply concerned as I viewed your plans to annex part of Milton into Morgan City. Morgan Valley Drive is not wide enough, does not have sidewalks and curb and gutter. The road cannot handle increased traffic and we as residents do not want the road widened to support your plan. We continually have to defend our small town of Milton and our desire to keep the rural atmosphere. I wish you would listen and talk to the people of Milton because the overwhelming majority is against your development. Please consider the residents of Milton because this will negatively affect us and our way of life!
68. After reviewing the proposed annexation of a large portion of the Milton area on Morgan Valley Drive, I am very much opposed as well as concerned. The Milton area will lose its charm and pleasing back country road feeling that all that live here love and is the reason for living here. The annexation and proposed development would not fit what those living around want or need. Many other concerns are the amount of traffic in an area where slower moving vehicles (tractors, utvs, ect), horses, bicycles, and foot traffic frequent the area. The added traffic would also take its toll on a piece of roadway that has had its trouble with regular maintenance as it is now. This type of development should be placed in an area that is better suited to handle such things.

Another concern is the higher density of housing and handling of sewer, storm sewer and water. Those utilities would be a concern with all surrounding residents and the adjacent East Canyon Creek.

Please consider the opinions and concerns of the residents and tax payers of Milton before trying to make a decision that you feel is best. We do not want or need something like this to be forced upon us.

69. The plan shows the city annexing additional land with most of it being on Morgan Valley Drive. The city raised water rates this summer to reduce water consumption. If it is necessary to increase rates to reduce consumption then the city shouldn't be growing in size and adding more housing. The city should not be annexing more land for growth.

70. We are a recent resident to Milton. We moved to Milton from Pleasant View. Both of us grew up in Draper and West Jordan back when they resembled the Morgan valley. Growing up in farming communities we developed great reverence for the land and animals and the closeness to the land that we experienced while growing up using the land to help sustain our lives and sharing with others, has continued on as we moved from area to area in the past 37 years we have been married. We watched our home towns change with time. It would be a little here and a little there, a small subdivision replacing a farming field and now there is no farming fields in either of these communities.

The attraction to return to the lifestyle we enjoyed as children was what turned us toward Morgan and specifically Milton. The lack of curb and gutter, the distances between houses. And, most of all, the sense of community and helpful dependable and honest neighbors. We feel very privileged to be part of such a wonderful community.

Pleasant View is a wonderful community and have fantastic people who live there. We enjoyed raising our children there, however as the density of the area increased the sense of community decreased. Our children still live in the Ogden area; 1 in North Ogden, 2 in South Ogden, and 1 in Ogden. However, when they (our children) and our grandchildren come to visit, they mention how wonderful it feels to be in the influence of the country life here. I have a grandson who comes and works in the field and while sweating will mention how much he loves to work the ground and be in the open area. He has mentioned that he wishes he could live here.

I understand that I cannot stop “progress” but we have witnessed the changing of communities as the density of the homes increase. It is these experiences and observations that help form our opinions and express that we would NOT like the zoning to change and the density of the homes to increase as is being proposed. I feel that it is just the beginning and in the next few years the entire valley will be residential homes close to each other and little to no farming. What we witnessed in both West Jordan and Draper was that many of those who would move in, would move in because of the attraction to such a wonderful area but then the inconvenience of a slow moving tractor, the smell of animals, the less manicured yards, an animal escaping and wandering in a yard, would upset them and complaints would make it more and

more difficult to live the country life and then the farmers would either die of old age or move to another area, up rooting and trying to start over somewhere else, selling the next farm to become a subdivision. And progress would continue. Please consider our request to keep Milton a farming community.

71. Look Milton is a rural agricultural area where people have farms and animals that won't fit into “city” like rules and regulations. So stop trying to make Milton a city or an addition to Morgan City. We live in the country out here in Milton, so just leave us be. Stop trying to change our way of life or trying to add more people to our section of this valley. What's here is here. Now leave it ALONE.
72. Over the last 20 years, Morgan County has reached out a few times to the residents of the valley for our opinion of how our communities should look. The Milton area has always come back with the answer that we want Milton/Littleton to remain a rural atmosphere. The area that the city is talking about annexing into the city has always been slated to be low density housing with 2-5 acre lots.

The existing border between the city and the county is East Canyon Creek, which is a natural barrier between the two. I can see no reason to annex this area into the city. I'm sure that there is a developer behind this move.

It appears to me that it is getting pushed through basically without the input of the residents. I know that I will be told that there was a public meeting held to explain the future development plan, however, we weren't told that there would be such a huge change. This is typical of crossing the “I's” and dotting the “T's” but not doing the real job that our elected officials were hired to do. I found out that at least one of our County Commissioners wasn't at the meeting and didn't even know about these huge changes until after the meeting when the residents of Milton made him aware of it.

As I look a little deeper into it all, it appears that the School District has purchased the Peterson Dairy. Why is the school district in the business of developing property unless a school is necessary? This entire purchase appears to have been done without public input.

We elect officials to represent us in making decisions for our city,

county and school district. It appears to me that we are allowing an outside planning agency to come in and tell us what our community should look like. I feel that it is completely wrong at several levels. I realize that planners must try to develop areas to justify their jobs. Sometimes, the way something is, is the way it should remain.

Please reconsider this action and leave the Milton area the way we have planned it to be.

73. I'm Glad to see we are planning for the future however in the Milton community we have always been conservative in growth Planning, I'm sure 95% of this community would object to annexing the west side of East canyon creek into the city. Especially with the density that is proposed. I think 5 acre lots between East canyon creek and Morgan valley drive would be acceptable but not higher density than that. I think it is more acceptable to build out the city area as it before expanding further west.
74. My opinion is that we live in the country for a reason if I wanted to live in city I would move there .we as residents of Milton need to have the right of deciding what our community looks like
PLEASE DON'T MAKE OUR DECISIONS FOR US"
75. I have many concerns about the proposal and recommendations presented by Landmark. This seems like a broken record that keeps repeating and I'm not sure how many more times the citizens of our community will need to keep pushing back as developer after developer attempts to change our community in a way that the community is against. As a resident of the Milton area of Morgan, I am surprised by Landmark's proposal and new zoning suggestions in the presentation. Looking at the results of the survey that was sent out, it seems the proposed changes ignored the overwhelming feedback from the residents that want to keep the agricultural and rural "spirit" of the Morgan area intact as a top priority. While growth is inevitable, if keeping our rural and agricultural identity is one of the major goals for the future, why would this proposal make changes and annex / add higher density housing to what is considered the heart of the agricultural area of Morgan in Milton? Why not leave the higher density housing expansion in other areas that already contain such housing and preserve the Milton area? Why does this keep being brought up when the community has spoken over and over. Please reconsider the changes to the Milton area. The residents of the area

and surrounding areas don't want this. Thank you.

76. I live in Milton and am opposed to part of Milton being annexed into the city. I like the rural part of life and would like it to remain that way. We do not need to cater to developers. When someone buys the ground they have the right to do with it what ever they would like as long as they comply with the zoning. We don't need to be changing zoning so we can increase the density. The area plan for Milton is opposed to this so please leave us alone.
77. As part of Milton we would like to keep it as a rural area. The city should not be allowed to come in and control us and force us to annex into the city. Morgan should be left the way it is as a rural place and if people want to make it a city then need to go somewhere that already is a city and stop forcing Morgan to grow more that it already has
78. The Master Plan for Milton with the school and low density housing is not what the people want in Milton. If anything, maybe 1 house per 5 acres like our master plan is now and not annexing this portion of Milton into Morgan City. Morgan City has plenty of areas still available for low to medium density housing.
79. First off no one on either side of Morgan Valley Drive were properly notified of the meeting that took place. Something of this importance and magnitude should have been handled differently. Either an email or letter should have been sent at all residents as well as a sign posted at the end of Young St., Which was promised and never done. How many people do you think would go into the county offices in only the one week that the signs were taped to the glass door would see them. Which were curling up so you really couldn't read what was on them. There is a substantial number of residents who do not take the Morgan Newspaper. This whole thing was handled so poorly and leads one believe it was done this way to keep the majority of us who live there uninformed and without a voice . It was just down right sneaky.

Morgan Valley Drive should remain at 1-5-10-20 acre parcel. No dense housing, apartments or condos. No High School or Elementary school should ever be placed on Morgan Valley Drive and to do so would cause numerous problems and issues. We do not want the noise, traffic, and many other issues that go with it. Our roads

even if enlarged could not accommodate that kind of traffic. Nothing was mentioned about Porterville. Why are they being left untouched? Could it be because there is easier access for water hookup on our side? Leave Morgan Valley Drive rural the way it was intended and discussed in 2008.

I feel to commentate for the mishandling of this situation another meeting should be called and everyone properly notified .

80. I would like to express my concern for the plan to annex a portion of Milton to the city and to rezone parts of the area. I built my home here to raise my children in Milton to give them the rural experience. I paid a higher amount knowing my costs to live this way would be higher but knowing it was well worth the price. I have always loved this area just the way it is. I live here in it and would fight to keep it what it is. When will we stop taking rural areas and making them high density home areas. I don't live in city limits or next to schools because I made that choice, please do not take that away from those of us who live here and love what we have. Thank you for your time and for being willing to listen to those of us who actually live here and to respect our thoughts and concerns.
81. Please do not annex any part of Milton into Morgan City. Leave the frontage 200' with an acre and a half lot. If someone builds in the fields they should have a minimum of 20 acres.

Why do we continually have to fight outsiders on this issue when the residence of Milton have never wanted it? If someone wants to live in a subdivision or a city then this is not the spot for them. Stop trying to do this to Milton. We don't want it!

82. The master plan for Milton has been determined already. Those who want to change it do not reside in Milton. The county does not have the responsibility to develop our community for special interest groups and those who seek to get rich off our land. This is a farming community or at least it was until the county continues to permit growth that exceeds our infrastructure. Milton does not want low density housing nor do the people want the land in the town of Milton to be annexed into the city of Morgan. Only outsiders want this. Because you represent us please protect us and our way of living.

Two hundred feet of frontage for a building lot in Milton, Littleton,

Richville, and Porterville should be the requirement. This is our desire. Please serve us!

83. Envision Morgan was done a little over 10 years ago at great expense for Morgan County. It has been brushed under the rug and more plans are laid. You have not used the area plans that have been adopted so why waste our time commenting on what we want Morgan to look like. Milton does not want to become part of the city but you are forcing in on the people. If you are in office to help the people why not keep the rural atmosphere most of us want to live in. Even the people that have moved into the valley enjoy the rural feelings.
84. I would like the Milton area to remain rural. Please do not annex any of the area into the city.
85. Milton doesn't want to be in the city. Leave the city on the west side of East Canyon Creek. Morgan Valley Drive isn't large enough to handle the extra traffic and we don't want to lose our property to widen the road.
86. There is no reason for Morgan City to annex the proposed acreage when Morgan City is not even close to being built out!
87. It is extremely disappointing that NO input was sought from the Milton community. It is wrong that the existing plan put together from the citizens from the community is being completely disregarded. It is interesting that the person who stands to gain the most from your plan is the one who bought a farm in hopes of making huge profits by developing it. He (Steve Petersen) tried to push almost the same plan to annex into the city. The people of Milton want it left rural and I along with the overwhelming majority are opposed to your plan!
88. I would like to see the focus of the growth and development of Morgan City/County change from the flat open agricultural space in the Milton area to the gentle slopes and hillsides of the area South and East of the Round Valley Golf Course.

Low density housing could be developed in that area and I believe at least 1 significant landowner in that area has publicly expressed a willingness to develop.

Because of the existing amenities in close proximity to this area; existing infrastructure could be more easily upgraded. Closer proximity to the Historical re-development area of Morgan City could

possibly be enhanced as future homeowners and visionaries see ways to create and grow businesses that will support growth and still maintain as much of our flat agricultural lands as well as the feel and enjoyment of a rural atmosphere.

89. Hi, I just recently was informed about the Morgan 2050 plan. I have some concerns about the plan to annex a portion of Milton to the city as well as possible plans to build a school and rezone the land as LDR. Our family moved to this rural area with the hopes it would stay rural. We are not interested in having Morgan Valley Dr become more busy with traffic or having the agricultural land around us turned into neighborhoods.
90. We spoke earlier today about the future land use map for Morgan. Our property is part of the Milton area. The current land use map has a split down the middle of our property where a larger portion is planned for residential and then a smaller piece is listed as agricultural. I think about 3 ¼ of our parcel is planned for residential and the other 2 ¼ is showing as agricultural. Can the boundaries for future land use follow the property lines instead of cutting across a piece of property?

I attached a picture of the area we looked at earlier today for reference. If there is something more you need from me just let me know. I also tried to put a pin on the 2050 land use map with some comments at Morgan2050.org. I think it worked.

MORGAN CITY

91. I am not opposed to growth in Morgan, County or City, but I reject the frequent statement that “growth is inevitable.” To a certain degree perhaps, but if we don’t build it, they can’t come. With that in mind, I appreciate the efforts of the local government to create a plan to help guide growth in the community. I believe the primary priority in that plan should be maintaining the character of the community. There will never be enough housing to meet the demand, so we shouldn’t even try. We should focus on quality, not just quantity. We should build and develop as much as is possible without sacrificing the small-town, rural feeling that we love. To that end, I am adamantly opposed to the construction of multiple apartment buildings and townhomes, etc. I realize that multi-family housing is a water-safe alternative, but

it will turn Morgan City into Herriman (not a good thing). If there isn’t enough water to build single-family homes, then we shouldn’t build. I also recognize the demand for starter-homes in the community. As the parent of college-age children, I understand the desire for our children to be able to live here. But I am not willing to turn the City over to apartment buildings to make that happen. I completely support the plans to make Morgan City more walkable and to create walking and cycling trails.

92. It seems that citizens are not wanting Morgan to grow into another Park City. They want to keep the rural and small town atmosphere, but the planning/zoning and council want to turn the county over to developers to do what they want. If a plan is not followed what good is it. The last councils completely disregarded the general plan, Peterson area plan and Envision Morgan for WPR. Now they want to annex part of Milton into the city for more development and high density housing. This goes completely against the rural and small town atmosphere that citizens are wanting and was part of your presentation. What about the citizens who already live here, how does it effect them, when is the elected officials going to start listening to the citizens? It doesn’t even make sense for another school in this area. If there is no room for expansion then it it simple STOP. Does anyone care about the history or heritage of Morgan and the people who settled this valley and have made Morgan what is today, or is it just turning into money and greed for developers? It seems that some on the commissions should not be involved because of their ties with developers and their own agendas but yet try to push for more development. Property rights are property rights but follow the plan and do what is right and be honest about it. Don’t destroy the beautiful Morgan county that everyone talks about and loves. STOP the growth before we loose Morgan county for good.
93. Morgan would be stronger by having more businesses, stores and restaurants in the Morgan city area. Breaking it up by having separate “village centers” makes no sense. It would work against creating unity and community closeness. Before you design Morgan county’s future please understand Morgan’s present and past.

MOUNTAIN GREEN

94. The residents of Mountain Green need a town center and more commercial businesses to help offset our taxes. Taxes have almost tripled in the last 11 years. We need a place to gather as a community and a nice town center could be just the place if done correctly. Morgan County should consider purchasing this land and building commercial buildings, parks, etc to be leased out to businesses. It could be a great county income source.

95. Thanks for taking feedback from everyone and for all you do for our community.

Please make a plan for a profitable, long term, beautiful Mountain Green and Morgan County. Allowing SO MANY homes and zero worthwhile businesses with any tax base will do no good.

We all keep saying it, but where will the water come from if we continue the home building? We are stealing from the Salt Lake as it is- we must be more water wise. If we annihilate the Salt Lake we will potentially ruin our “perfect Utah snow,” and certainly make our environment worse. Please review the literature and effects we’re all having on the Great Salt Lake as further encouragement as to why we must change our water use quickly!

Fizz is the perfect example of the kind of business I DON’T think we should be welcoming to Mountain Green (full of sugar/bad for everyone, tiny tax base, small group of interested clients). Bring in a quality grocery store. Bring in a few family friendly restaurants. If you’re going to allow places like Fizz, then bring in a brewery or two that people could walk to/from. Bring in an environmentally conscious store like REI or LL Bean on Trappers Loop (on the way to Basin) so that we can all shop locally for the outdoor gear we currently buy in SLC. We’re literally GIVING AWAY our tax money to other counties when we shop outside Morgan County, as we’re forced to do now.

I’m not calling for a ton of businesses, but a few very well thought out ones that bring in great tax revenue.

Let’s make a long term plan and stop the short-sighted home building. PLEASE STOP approving any more high density housing or

neighborhoods with tiny lots. “The Cottages” in The Cottonwoods are WAY TOO CLOSE together and don’t fit with the rest of the Mountain Green open space. High density housing has no place in Morgan.

From the looks of your original random survey, we ALL agree we want to keep Morgan County relatively rural... NOT filled with homes and the necessary education budget and required schools that come with homes.

Please maintain our beautiful open spaces! Thanks again for all you do and for reading everyone’s thoughts. “

96. It seems I heard at one time that Mountain Green I-84 is designated “scenic byway.” Whether that is true or not, I strongly request that billboards be banned from ever appearing along Mountain Green roadsides. Please lock that into the plan! Thank you.

97. We live on Robinson Lane in Mountain Green. After reviewing the growth plan presentation we would like to submit the following comments.

1. Some type of grocery store should be in the “town center” (e.g., Walmart Neighborhood Market, Smiths). The only options at this time are for the current and growing population to: shop at a gas station; shop at the Ridley’s store in Morgan; or, travel I-84 into South Ogden or Layton.

2. The growing population strongly needs the new interchange to replace the present exit to Mountain Green and the ski areas. The existing Mountain Green exit (State 167) is very dangerous (i.e traffic backs up onto I-84; cars speed to enter and leave; many school buses pickup and let off children on State 167 that has NO sidewalks or pull-out areas for buses or parental drop-off/pick-up). This exit and State 167 will not be able to safely handle the expected population growth and the expansion of resort areas.

Thank you to Morgan County for asking the residents for comments/ input.

PORTERVILLE/RICHVILLE

98. WHO AM I?

My husband and I have lived on Richville Lane since 1999. Before that, beginning in 1984, we lived in and raised two small children in Morgan City. We now live on a 5-acre farm where we raise alpacas and sheep for their fiber and wool. We also grow and bale enough hay to support them and sometimes with extra to sell.

It seems we are continually having to fight the planning process to protect our agricultural community. Both Richville and Porterville fought against small village centers in the last plan amendment and won. They are not in our current area plans. Now... the small village centers have reappeared!

WE DO NOT WANT SMALL VILLAGE CENTERS IN RICHVILLE AND PORTERVILLE!

We cannot support them:

- There is not enough water. There are houses in Hardscrabble that have to haul potable water in order to live there. On Highway 66 there are families that have had wells go dry... they've had to drill more than one well. The reason we have water in our surface wells to water our yards is because the farmers irrigate their fields and the water table rises. We have a balance of things going on up here that you need to leave alone.
- We spent \$10,000 to buy shares in the Richville Pipeline Company for potable water. It comes from a spring (I think). They are no longer selling shares because there is not enough water to support growth! Nor is there enough water to support new wells for homes.
- Your plan proposal has sewage treatment plants in each village center. This will enable many houses per acre. We, the current taxpayers, will be required to pay higher taxes to pay for it. WE DO NOT WANT THE TREATMENT PLANT -- RICHVILLE/PORTERVILLE CANNOT SUPPORT THE GROWTH.

RICHVILLE AND PORTERVILLE ARE NOT LIKE THE REST OF THE COUNTY! We have steep slopes on both sides of a narrow valley. Most of our agricultural land is in the narrow valley. Most of our growth is along paved county roads... this leaves the agricultural land to be farmed or grazed.

MY QUESTION TO YOU IS: DO YOU WANT NEW CONDENSED

HOUSING OR AGRICULTURAL LAND. You can't have both in Richville/Porterville.

WE WANT AND SUPPORT AGRICULTURAL LAND.

WE WANT NEW HOUSES ALONG PAVED COUNTY ROADS WITH 200 FT OF FRONTAGE ALONG THAT ROAD.... AS IT HAS BEEN FOR MANY, MANY YEARS.

STOP TELLING US WE HAVE TO ACCEPT GROWTH! WE DO NOT. We will accept growth as it is currently planned.

WE WANT TO PLAN FOR A FUTURE WHERE AGRICULTURAL LAND COMES FIRST, WHERE OUR RESOURCES ARE PROTECTED, OUR MOUNTAINS AND SLOPES ARE NOT CARVED UP FOR THE WEALTHIEST 1%, WHERE WILDLIFE HAS A PLACE TO THRIVE, WHERE WE CAN ENJOY CLEAN AIR WITHOUT STREET LIGHTS AND HOUSING DEVELOPMENTS. WE WANT TO CONTINUE TO SEE THE STARS AT NIGHT!

WHAT WE HAVE IS WORTH FIGHTING FOR!

I SAY NO TO YOUR PROPOSED PLAN CHANGES FOR RICHVILLE/PORTERVILLE.

WE THE PEOPLE WHO LIVE HERE KNOW WHAT IS BEST FOR RICHVILLE/PORTERVILLE: WE LIVE HERE, CARE FOR THE LAND. AND OUR NEIGHBORS.

I support every person in this county as they fight to preserve Morgan County as the healthy, beautiful place it is.

99. I DO NOT WANT A VILLAGE CENTER IN RICHVILLE OR PORTERVILLE !!!

100. Richville and porterville do not want village centers. We do not have the resources.

101. Please No village centers in Richville or Porterville.

102. My husband and I both voted against high density development the last time this planning came around for the Richville and Porterville areas. My vote is still the same. These are rural areas that support

agriculture and the rural way of life. The highways in these areas are so crowded in the summer I can hardly pull onto the road. Water is scarce and if a greater demand is put on this resource it will cause problems for all of us who live in these areas. I vote NO to these high density developments in the Richville Porterville areas.

103. We specifically chose Morgan/Porterville for the lifestyle we enjoy- rural living surrounded by farms. We don't need to be another Park City or Heber. How will Morgan County have enough resources to provide for these homes? We have several houses up Hardscrabble that are already hauling water. Please keep Morgan County Quaint Little Town that it IS. Please STOP this project from Moving forward

104. "NO TO THE PROPOSED DEVELOPMENTS IN MORGAN

About 7 1/2 years ago my family moved to Morgan to get away from the city and suburbs. Morgan and more specifically, Porterville is the perfect small-town and rural farming community. Adding large developments like the ones proposed defeats the whole purpose of living in Morgan, Utah. I am proud to call Morgan home... a home where there are open fields, farms, large pieces of property, peace and quiet, and a place to escape the busy life down below in the Davis County and Salt Lake Valleys.

Please DO NOT add this development. Adding it will ruin Morgan, UT.

105. No way on the Village Centers in Porterville and Richville. STOP trying to develop everything. Why do you think everyone loves our area?? Not cuz there are wall to wall houses! We are also in a drought and it will take years to come back. Some wells are already dry. No way is there now or will be water for these plans. Your ruining Morgan so please stop!

106. I have just been made aware of the Village projects in Morgan County, specifically Richville and Porterville. Interesting that we were not made aware of any public meeting addressing the Village Centers developments in our area.

We moved to Porterville / Morgan 7 years ago, from a suburban neighborhood in the Salt Lake Valley, to enjoy the life associated with country/farm living. Since moving here, we have enjoyed the beauty of open farm land and closer relationships with our neighbors that are

acres and miles apart, unlike the limited relationships of neighbors living right next door. We also noticed the problems associated with suburban neighborhoods such as an increase in crime in the area and drug use in the schools. Since moving away from our past neighborhood, our close friends there have let us know of the increase in those problems since. There are different perspectives in suburban neighborhoods as compared to that of more pleasant perspectives of those in the Porterville / Richville area.

I grew up in Holliday, Utah. At one point, I thought I wanted to live in Draper, Utah, because of the country atmosphere there. Now I am glad I did not pursue that goal. I have learned that the dairies and other farmers have been pushed out of Draper because the new neighbors didn't like the smells of all the farms and farm animals. I'm sorry but I don't see how we can have both types of "neighborhoods" here in Porterville / Richville.

Either we keep Morgan a quaint town and county or we turn it into another Draper, Park City, or Heber. We work to keep our values or we allow the suburban mentality come in for the "country living" and change everything to suburban living. I know that it is all about the money...increase in tax revenue. I am sorry but that is not worth it. Filling Morgan county with these kinds of developments will only turn and bite us in the back side.

We moved away from suburban living to leave the problems associated with it. Please do not invite it into our community. I promise, we will not like it. Please, let's keep this a zero stop light county.

I am adamantly opposed to any of these proposed developments, especially to those proposed for Porterville / Richville. Once it starts, it will only grow out of control.

Is it really worth the known and inevitable consequences?

107. I am very much against VILLAGE CENTERS IN RICHVILLE AND PORTERVILLE. Keep the Country/Rural feel of our precious property. The growth in all Morgan County needs to drastically slow down. Morgan does not have enough industry and commercial to keep up with the proposed impact of more residential!

108. I do not want village centers in porterville or richville
109. I wasn't excited about (Village Centers) when Envision Utah pushed its way through here. Porterville, doesn't have the water, just like the rest of the county.
110. NO VILLAGE CENTERS IN RICHVILLE OR PORTERVILLE! Let's keep these areas as they are.
111. I am AGAINST the Village Center that has been proposed for Richville and Porterville. We are seeing a lot of growth in these areas which is great, but I feel like we need plans that will allow growth without filling our community with high density housing.
112. I oppose this type of housing in the Richville area, it doesn't fit our farming community at all.
113. No to Village Center, Richfield and porterville again no do not pass it we've had enough
114. I love the small town feel of Morgan. I am against the high density housing proposed for 8-16 won't work for Richville/Porterville. With the limited resources our county has, this doesn't make sense.
115. Morgan is at risk of losing its agricultural heritage as more and more farm land is developed, spreading southward from Mountain Green. Our family operates one of three remaining dairy farms in the county. The Richville/Porterville area is, and should be, left as open as possible to maintain the scenic views of the county as well as promote the agricultural heritage. Additionally, Morgan County is small enough that there shouldn't be a need for town centers in either Richville or Porterville. Higher density homes can and should be located near Morgan City.
116. No village centers in Porterville and richville... keep it rural!
117. Please consider the size of density for future develop in Richville and Porterville. We moved to Morgan for the rural community, not 8 to 16 dwelling per acre. Don't destroy the rural community. Less people with more space. Also, please get the word out better about what is going on. I just heard about this, the last day of comments.
118. My husband and I do not want to see village centers go up in MORGAN and surrounding towns including Porterville, Richville, Milton or any other area. We also feel like mailings should go out to residents to inform them of planning changes or ideas. Too many residents don't get informed and don't know how to use internet and other methods to obtain information.
Thanks
119. I wanted to share my opinion on the proposed plan for "village centers" in our area of Richville and Porterville. Families choose to live in this farming community because of its lower population and slower lifestyle. This is how we like it and this is how we want it to stay!!
120. No to the Village Center, Richfield porterville again no no no to the Richville a Porterville Village Center enough is enough stop doing things that people do not want
121. High density village centers cannot be sustained in the Richville/Porterville area. We don't have the infrastructure to handle high density.
122. No to the city Village Center for Richville and Porterville the water will not support more housing people are already hauling water to their homes can't afford more drilling the underground water being taken we run out of water Wells are low already please no to Village Center I know this is my second one but I forgot to mention the water issue we have going on already"
123. I do not want village centers. I live in porterville and several years ago I was nominated to be take part in a porterville richville advisory committee so spent a good amount of time talking to neighbors and people that live in the south end of the valley and we have an issue with lack of water up here so hence we have low density housing but I have talked to several families that have told me that even the few additional houses that have been built around here has effect their water supply. I think it will have a severe effect a large percentage of residents if that village center goes though. Thank you letting us voice our opinion.
124. I want to see the Richville/Porterville area remain rural residential omitting the village centers. Thanks
125. I'm against high density housing due to no water and sewer systems in the Richfield and Porterville area
126. I can't imagine that you would even consider a village center for the Porterville/Richville areas. Our county has bowed to developers enough, time we stood up and vote no on all the urbanization of Morgan County. The mess in the Peterson area that was to have no

impact on the residents of the county makes me furious every time I see the no impact destruction of a beautiful mountain. Lets try to maintain a rural area and vote NO to all the development and loss of our beautiful valley.

127. Leave Richville Porterville as rural agricultural. No city centers or high density at all.

128. Porterville and Richville should stay the same as the previous plan RR1 A20 zoning, without Villages and high density housing, that does not belong in our rural community. Planning and zoning needs to fix that if you build a road...which is basically a circle driveway you can bypass the zoning and build two houses, one on on A20 and one on RR1 when you only have a few acres.

129. NO Village Centers in Richville and Porterville areas.

130. I have lived in Morgan for 33 years. We live on a small 5-acre Farm on Richville Lane. I grow grass hay and Alfa mix. We sell some and keep most to support our animals. I also cut and bale hay for many small acreage owners in the Richville and Porterville communities.
MY COMMENT ON THE PLAN REVISION FOR RICHVILLE AND PORTERVILLE IS:

1. I say NO to Village Centers.

Many of the small acreages I harvest lie within these proposed Village centers. They are productive parts of our agricultural community. They are enjoyed by their owners and provide habitat to local wildlife as well.

2. We do not have water to support this condensed growth! Our water tables are lowering due to many wells being dug along with the drought.

3. We purchased potable water shares from Richville Pipeline Company for \$10,000 just in case our well runs dry. It is fed by a spring. This company is currently not selling shares because there is not enough water to support more houses.

4. Morgan County Planning tells us we have to accept growth. We do not accept the kind of growth being proposed in village centers and condensed housing outside of them.

5. We support growth along improved County roads with 200 feet of frontage. Leave the agriculture land alone... both large acreage and small.

6. We have steep slopes and narrow valleys. We can't support the

growth that you want to force on us.

7. If people desire growth, let them live in Layton.

131. Thank you for doing this. I think Porterville Richville should stay as a rural, agricultural community. Leave the city and villages in the city. Support East Canyon as a limited resort area around a partial portion of the dam, but leave the rest as ag.

132. I am surprised the proposed map makes reference to two village centers in Richville and Porterville. There should only be one (if even that much) and it should be a very rural and very distant (20-25 years if even then). As the area plan sits right now there can be an additional 5 times the current housing in the area. Allow that to become more evident before even planning on additional growth. Maybe allow the area to remain agricultural and not change any plan. Please state the "village center" has yet to be located just like Milton's center should be. Please do not put a "dot on a map" until it has been realistically thought out and show reasons why the "dot" is in the correct place.

We should also look into a cabin ordinance for the county, allowing for seasonal cabins without services to be built and taxed accordingly. Keep it open and keep the tax basis higher for seasonal buildings and not increase school requirements or other services from the "cabins". Maybe even a "development transfer" to allow for prime open space to remain open and allow for the owners to be recompensed with the change in "growth areas" in the county. Could the plan also look at dark sky requirements so we can still see stars in the valley in the future?

I also did not see any real plans to allow for wider streets or where water is going to come from to support any additional growth. Unless I am mistaken using a Colorado study and a Montana water study, one household of four takes more water than an acre of alfalfa. That is a lot of water that did not exist this year.

133. We are told there is a possible project called village centers trying to come here in Richville? If this is true we absolutely do want it here at all! Thanks

134. I have zero interest in making Porterville and Richville city centers. I am opposed to the measure. If a vote is needed... I vote NO. Thx

135. I have great concern when people outside of communities are lead to believe they either do have or should have a say about someone else's private property. Community centers should stay in the already designated spots and not extend to Porterville and Richville area. Keep these areas more rural allow for slow natural growth.

136. Richfield and Porterville has low water tables there are a number of homes that have to haul water now the building of more homes with out additional water makes no sense

PETERSON

137. I would love to see more commercial zoning in Peterson area.

TAGGART

138. Thank you for taking my call today. I have attached the two renderings that are of concern.

The concerns I would like to have you address are:

1. The legend on page 1 states a boundary as being 'City Annexation Boundary'. Can you please define this?
2. The legend on page 1 states a boundary as being 'Rural Urban Transition Area'. Can you please define this?
3. The legend on page 2 states a boundary as being 'Low Density Residential'. Can you please define this?
4. Can you define the difference between the City Master Plan and County Master Plan?
5. Can you describe your understanding of why there is a property labeled PF for Future School?
6. Can you describe why there is a parcel near the PF parcel labeled Future Neighborhood Park?

Please address each of these items with as much definition as you can. I will be forwarding your response to a group of concerned citizens.

139. Thank you for our conversation this morning to discuss if today is the last day to make recommendations concerning Taggart in your morgan2050.org plan?

You said to follow up with an email to you about our recommendation about restoring the once popular Historic Taggart Campground (historic society pictures attached) back into the remaining 6 acres of property taken by eminent domain to construct I-84 in the early 1960's. Restoring the Taggart Campground would help manage present day parking, boating, rafting, kayaking, floating and fishing COMMERCIAL OPERATIONS ISSUES in Taggart and continue \$millions of dollars (developed over the past two decades) enjoyed by numerous Outfitters without interruption.

Restoring Taggart Campground would benefit the public as well: Courts reverse course on stream access: There is no public easement to beds crossing private land (sltrib.com)



You said that you would have Lisa Benson call me this morning, but she has not yet, so I am including her in email distribution as well as Garrett Smith, Morgan County Attorney and the Ombudsman at PropertyRights@utah.gov who agree that the Weber River “Take-Out” is on our property that we are offering to your morgan2050.org plan.



WEBSITE

IDEA BOARD

More access to hiking

As a relative newcomer to Morgan City, I am surprised by the lack of available hiking trails. Other than the “M” trail, there seems to be nothing (unless you drive to Snowbasin). There is plenty of public land, just no way to access it.

Likes: 1

The property owner wants to Restore Historic Taggart Campground back into the remaining 6 acres from when I-84 was built early 1960's

The Campground restoration will provide orderly management and parking for hundreds of vehicles for Weber River Floaters, Boaters, Rafters, Fishermen, Hunters, etc. and paying Morgan County more Money, because they claim they don't make enough money off the Weber River. WIN-WIN-WIN making the Weber River floaters HAPPY.

Likes: 2

Public Pool

It would be great if Morgan Co had any kind of public pool. The splash pad is okay, but was shut off due to drought this summer. Would a pool be compatible with our available water resources?

Likes: 0

55+ Neighborhood

Many retired couples in Morgan have sold their homes and want to live in something smaller where they don't have stairs or a yard to take care of. It would be nice if we could include this in the plan. The empty property behind 7-Eleven and the trailer court would be perfect for this!

Likes: 0

Roundabout

I think it would be nice to add a roundabout at the intersection of Young Street and State Street. Traffic often gets confusing there with whose turn it is to go after long waits for cross traffic. My kids almost got hit there once where a car went between the two of them after having stopped previously. I think a roundabout would add to such a busy intersection especially during peak times when school is just getting in or getting out.

Likes: 1

Response: I think this idea is worth serious consideration. I prefer the roundabout to a traffic light (which isn't needed for most of the day). I LIKE that Morgan County doesn't yet have any traffic lights.

Response: Roundabout may actually add to confusion. I believe that a better solution would be traffic lights.

Dark Sky County

With the increasing growth in Morgan County one way to allow the growth, yet preserve the rural peaceful hometown atmosphere would be to have Morgan County adopt the Dark Sky components. This would put restrictions simply on type of lighting and signage allowed for all new growth and current individuals or businesses. Allowing light pollution to be minimized, quality to be maintained, yet still allowing the inevitable growth to occur. This in partial will help preserve the reason people move from light polluted cities to more rural settings, and preserve the beautiful areas views and scenery we currently enjoy in this county with minimal lighting and signage. We have enjoyed beautiful starlit skies here for generations, and already see plenty of light pollution shining from the valleys on the west of our mountains. Another component to this would be not allowing

certain elevations to be developed with buildings or houses etc. Use above certain elevations would be limited to agricultural or recreation, or county owned open space. The growth of the county needs to directly correlate and balance the ratio of open lands. Those benefiting financially from development need to be responsible for preserving way of life for current residence, and for future residence they are bringing to the county.

Likes: 6

Open Space - Community Space owned by the City/County

As a relative newcomer to Morgan City it is glaring how few open spaces there are. It appears that only landowners have property and the County/City has not yet invested in this area of community property. Other than the City Park, the Fairgrounds, and the few River access points there is nowhere for hiking, cycling, walking, open space, or general community space for use by all. I think a long range plan should be to procure land from landowners to be used for community open space. Many communities solicit and accept land donations from long-time residents who want to see the rural and open area remain and not get developed into homes. Many want their name-sake to remain in their community and not become a new tract of homes. The City/County should allocate funds for this and start buying/procuring land so it can be developed into usable open space for the growing community. Someone may be more knowledgeable in this area, but it seems like a win-win for everyone..... you reduce development and retain the rural feel....and you enhance the enjoyment for residents that are homeowners and not landowners. Thanks for the consideration.

Likes: 0

A VISION OF THE WEBER RIVER RESTORATION & ENHANCEMENTS PROJECT IN MORGAN

This information was put together in 2014 with the help of representatives from Morgan City, Morgan County, Trout Unlimited, Utah Division of Wildlife Resources, local residents, local agriculture producers, local businesses, and more.

Objectives

- Provide fish passage. Restore and enhance aquatic and riparian corridor habitat.
- Reduce maintenance to diversion structures and maintain water rights.
- Re-connect flood plain, reduce flood hazards and restore bank stability.
- Expand Mickelson Mile trail.
- Enhance river recreation opportunities and reduce navigation hazards.
- Engage interests of all stakeholders, including river adjacent property owners, irrigation companies and other water users, and the community at large.
- Promote economic growth for Morgan City and County with social and environmental benefits.

What Are The Challenges?

- Fish habitat has been greatly degraded and fragmented due to urban encroachment and irrigation diversion structures. This has destabilized and contributed to the loss of native fish populations, such as Bonneville cutthroat trout and bluehead sucker. Nevertheless with partner support, we have the opportunity to restore the habitat for these charismatic species and protect other important uses of the river.
- The natural flood plain connectivity has been negatively impacted by bank berming done in the past on the Weber River in Morgan which has created additional flooding hazards in Morgan City and County.
- From a recreational water use perspective, the irrigation diversion structures as they are currently designed, are a safety hazard and essentially limit the opportunity for people to float in the river into Morgan City.

The Concept Of Improved Irrigation Diversions:

Maintaining water rights and water flow to irrigation diversions are of

the utmost importance. Currently, the diversion structures are stacked boulders and debris which create large vertical drops. High water conditions each year often push out rocks or require dismantling to break up the “dams”. Then in low-flow conditions these diversions must be re-built.

Our hope is that collaborative solutions can be found that will secure water users’ points of diversion, while greatly reducing the maintenance burden, and restore fish passage. An improved diversion structure can be achieved by building out a sort of staircase in the river bed. For example, rather than one 8-foot drop, there could be four 2-foot drops.

This type of design will allow for fish passage, safe boat navigation with whitewater features and reduced maintenance to the diversion structures. And it would still provide the water back-up needed for irrigation and secondary water supply. Specific engineering design options and permitting detail questions can only be answered after the preliminary design study has been completed.

Economic Development Opportunities

Many Morgan City and County residents commute outside the county to work and shop. This leaves Morgan with limited business opportunities and sales tax revenue.

The Weber River is the ideal catalyst to promote economic growth in Morgan. In Utah, the Weber River is the second most sought after destination for anglers, and one of the most popular destinations for whitewater enthusiasts. Estimated boater use at the Henefer to Taggart reach is over 2,000 people per weekend day in addition to commercial outfitter and guide companies. But, very few of these boaters come into Morgan City.

Investing in our river front will attract visitors and bring long-term economic benefits to our community. This project proposes to enhance recreation with trails, improved angler access, whitewater features, and fish habitat. Improving the river corridor to allow boating use and enhancing river access points with venue areas will create an attraction to host national sports events, and support local art festivals, farmers markets, and other outdoor activities.

By restoring and enhancing the Weber River we can create a nationally renowned outdoor recreation destination and tap into the \$646 billion dollar outdoor recreation market.

River Facts

The Weber River supports extensive recreational and ecological values and is the second-most popular river fishery in Utah, behind only the Green River.

In Morgan, the Weber River serves as a recreational destination for thousands of people, including anglers, boaters, birdwatchers, and people wanting to connect with the outdoors by way of river trails and bike paths. The Weber River also provides critical drinking and irrigation water for about 21% of Utah’s population. As such, this river is a critical local and regional resource. But it currently faces daunting challenges and fulfills only a small portion of its potential.

Although the Weber River and its resources are socially and economically important, the numbers of fish and the condition of the stream corridor have dramatically declined in recent years due to widespread habitat degradation and fragmentation.

Degradation of the river corridor by urban encroachment and channel-spanning diversion structures, which completely block fish movement, have resulted in a long segment of river (~5 miles) with degraded habitat, floodplain connectivity and recreational opportunities.

Partnerships for this Project are already forming with Morgan County and City, local residents, the Utah Division of Wildlife Resources, Trout Unlimited, the Utah Conservation Corps, the Department of Watershed Science and the Center for Civic Engagement and Service-Learning at Utah State University, www.RiverNetwork.org and www.RiverRestoration.org. There is still much work to do and many more partnerships to build. Morgan City, Morgan County and the Morgan School Board cooperatively ranked the design study for the Weber River Restoration & Enhancements Project with the highest priority of A, second in line after

the Young Street Bridge Project.

The Weber River has been prioritized at a state level for habitat and water quality improvements. This project will help meet watershed restoration and rehabilitation goals of improving fishing, water quality, aesthetics and catalyzing outdoor-based economic vitality.

Likes: 2

Procure land to preserve the rural atmosphere

As we continue to see increased development in the County, now is the time to create a plan to procure land in the county that all can enjoy. If it has not yet been proposed, there should be a fund created that sets aside a certain amount of funds that are dedicated to purchasing community property. Land prices within the county are on the rise due supply and demand, and unfortunately will probably only continue to rise in the future. The county should plan now to be able to purchase desired properties that will benefit all that live here. This will allow Morgan to retain open spaces that can be enjoyed for all to have access to and enjoy the rural feel that draws many residents to the county.

Likes: 6

Response: Very well stated Brock B. You can accomplish two goals with this plan. First you (County) can buy land from landowners who want to sell (and profit) and currently only developers are buying. If the County/ City purchases the land, it can become dedicated Open Space for use by all in the community. **Adds open space and reduces development.

Response: Yes. Morgan remain as natural as we can, no matter how much developers want to pay to see it otherwise

Response: Excellent comment Brock.

Response: Water, clean drinking water.

Response: I totally agree. Protected open space can keep our community a nice place to live as we move into the future.

Mountain Green Center -- see DAT link below

We love our neighbors, the relative isolation, peace, night-time darkness, small-town feel and surroundings of Morgan Valley. We want to keep it that way with thoughtful development that meets needs of residents and travelers alike. In 2008, we had the awesome opportunity to participate in the American Institute of Architects Design Assistance Team visit to Morgan County regarding a Mountain Green Town Center. We were thrilled to contribute to a final recommendation that reflected a desire for thoughtful development of a European-style town center and access to it; and avoidance of the typical freeway linear sprawl. We spent several years overseas while on active duty in the US Air Force - Germany stands out as the best-planned and managed. Communities offer trail systems, in addition to roads, accessing everything you need - groceries, pharmacy, medical, gas station, etc. Small villages like Mountain Green are alongside/adjacent to major roads and highways, rather than having the main roads pass through their centers. Development is inevitable in our amazing location, so why not take advantage of this plan that reflected local values, and was *free* - perhaps time to ask for an update? We need better infrastructure and services in Mountain Green to support current and approved future housing developments in addition to the increased/ing traffic to Snowbasin, Huntsville and other points northeast. Please be thoughtful, develop a town center that meets the diverse needs of the community, and can adapt to travelers, whether passing through or staying for a bit. Here's the link to the DAT for sharing: http://www.morgan-county.net/Portals/0/Documents/Planning/Final_DAT_03.24.08_Low_Res.pdf?ver=2016-02-01-124940-427.

We still hope for a well-planned Mountain Green town center prioritized above all other development. We recently reviewed the development plans for Snowbasin lodging and resort areas, and have questions about "cooperation with Morgan County." Snowbasin lacks sufficient water rights to support an ambitious development plan during historic and projected extreme drought. Resort development will increase traffic through Mountain Green an along the I-84 corridor, also impacting air quality. According to the Utah Division of Air Quality, the Morgan County population is not large enough to qualify for state attention to the matter - thru-traffic does not count. Prioritizing thoughtful development of a Mountain Green town center and roads over resort development would support current residents and future commercial/resort development in advance of the increase in construction and user traffic. A town center should be adjacent to major access roads with ample parking to support

pedestrian and bicycle access and use, rather than having the main roads running through and dividing the town center. A town center should be connected to neighborhoods by trails to encourage less dependency on motor vehicle access, and reduce pollution impact. How has the County prioritized Mountain Green residents and businesses in the “cooperation” with Snowbasin?

Likes: 1

Response: The residents of Mountain Green need a town center and more commercial businesses to help offset our taxes. Taxes have almost tripled in the last 11 years. We need a place to gather as a community and a nice town center could be just the place if done correctly. Morgan County should consider purchasing this land and building commercial buildings, parks, etc to be leased out to businesses. It could be a great county income source.

STORIES

What I like about Morgan.

I really enjoy that Morgan is not a big and packed city. I remember growing up in big city, the congestion, traffic, crowded places. Morgan does not have that, and I really enjoy the freedom. What I don't want to see, is another ski resort build nearby. Nature should be enjoyed, not build upon, and Morgan has beautiful mountains that should not be ruined by big corporations.

The Rural Lifestyle of Morgan

When we drive up Weber Canyon, we seem to unwind as we make our way into the Morgan valley. It truly offers a feeling of "coming home". We love the rural feel of Morgan and hope it continues into the future. We appreciate the opportunity to have large gardens, orchards, animals and open space. This supports a rural lifestyle and lets us work toward being self-sufficient.

The Morgan City General Plan says: "One of Morgan City's most desirable and relished features is its rural lifestyle. Open fields and animal agriculture are integrated into the city, which give Morgan its unusual and unique atmosphere. Its residents cherish this unique lifestyle." This statement is spot on!

Recently, however, we have seen an increase in the amount of "low density area" which can be up to 5 lots per acre. Unfortunately, when land is sold off, developers want to cram as many homes as they can into their new sub-divisions. If we wanted this, we would have chosen to live along the Wasatch Front. We need to restrict the smaller and opt for the larger lot sizes to maintain our rural lifestyle. In some areas of our city we need another designation that would prohibit more than 2 lots per acre.

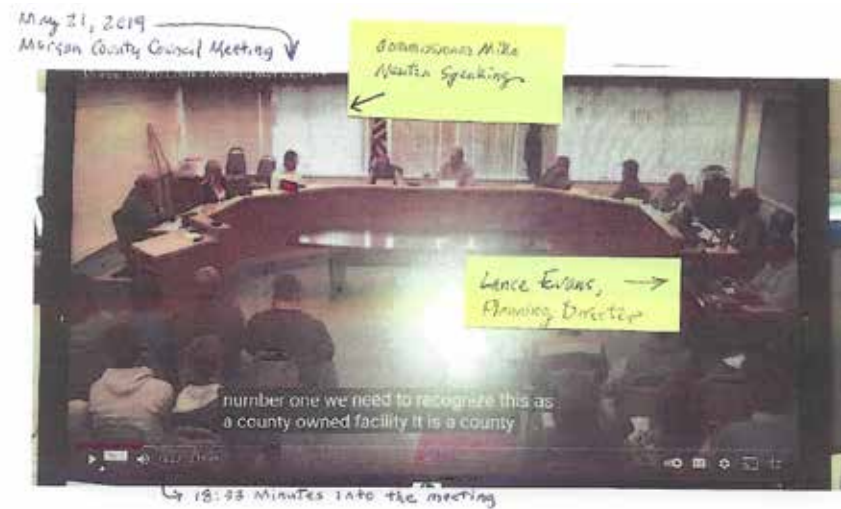
WEBSITE

MAPPED COMMENTS

"I have a Concern"

1. Safe recreational passage is important at this bridge. The current bridge deck is very low forcing people who recreate on the river to wade beneath the bridge or cross the road, which is heavily-traveled by large semi trucks. This is a huge constraint to ensuring safer use of the river.
2. As development continues to occur in these small watersheds in Mt. Green, stream flows are increasingly reduced due to increasing consumption. This is particularly evident in Gordon and Strawberry Creeks. Gordon Creek went dry for the first time in 2003, and now dewatered almost annually. Water to support these developments is becoming increasingly scarce, and these small creeks play an outsized role in supporting the popular Bonneville cutthroat trout fishery in the Weber River. Careful consideration to water sustainability should be considered in this area.
3. Currently, this dead end road creates a bottle neck for traffic. All traffic has to come from the west and all traffic has to go back out the same way. When softball games, soccer games, football games, track and field, etc.. are all in motion, those needing to travel here have to wait single file to exit to the west. There has been talk of getting a bridge in place here. Hopefully that is happening soon.
4. The areas of growth within unincorporated Morgan County are not being given the benefits of the impact fees collected for parks and recreation. These fees should be divided by Planning commission representative districts for use within those areas
5. We need to focus development within town centers first, and then move outward. Consolidating development within a town center before increasing development in outlying areas saves money for taxpayers by reducing municipal service costs
6. In 2015, I (and other Milton community members) presented a petition to the county board against the rezoning of this area from agriculture to residential. We are still concerned about this area being rezoned.
7. The residents of Mountain Green need a town center and more commercial businesses to help offset our taxes. Taxes have almost tripled in the last 11 years. We need a place to gather as a community and a nice town center could be just the place if done correctly. Morgan County should consider purchasing this land and building commercial buildings, parks, etc to be leased out to businesses. It could be a great county income source.
8. The rumored housing development at Round Valley Golf Course appalls me to no end. This is the only golf course in Morgan County and has been such a great part of our community for many years. I have been golfing and camping here since the mid-1990's. So many families have been able to enjoy this wonderful space outdoors while golfing and camping - it breaks my heart at the thought of yet another housing development. This is Morgan High School Golf Team's home course where we have won multiple state championships. Please find another site for a housing development - so many places like this in northern UT have been taken over by housing developments over the past decade. If the owner intends to sell the property, I would hope that Morgan County can purchase it so it will remain for years to come. Thank you
9. For Morgan County to move forward with good intentions, Morgan County and its representatives need to be honest with Morgan2050. org, Outfitters, the PUBLIC and the disrespected Morgan property

owners by publicly retracting misrepresentations (see attached photos) that they own our property, including the Taggart "Take-Out" and, by example, have illegally licensed and permitted Outfitters (sometimes making \$10,000+ a day on our property) to conduct Commercial Business without the property owners written permission or compensation against State Laws and Zoning Ordinances.



10. The Milton Community has always spoken out against low density to high density housing. We as a community have had a master plan that once you leave the village center you need 200' frontage and 1.5 acre lot and if you did not have frontage you needed 20 acres. i would be okay with 5 acre lots and not having this area between Morgan Valley Drive and East Canyon Creek should not be annexed into the city. Leave this as a more rural setting without low or high density housing.
11. Please STOP the housing developments from even starting here in Morgan
12. I have concerns about the changes being proposed for this area and do not desire to lose the rural feel of this area of our community. I feel that the concept for low density housing is too much and would detract from the rural, less congested feel of our beautiful community in Littleton and Milton. I'm not real fond of the idea of having a school so close to the foothills. The echos that come off of the hills would significantly enhance the noise level in this area, as well. We have thoroughly enjoyed the quiet and peaceful feel of this little area that we call home. I'm also not sure that I desire having our home/land annexed into the city.
13. Would be against high density development of any kind. I honestly agree with CE that we need to keep rural look and feel to Morgan, and especially in the Richville/Porterville areas. The 200 feet of frontage, and higher acreage requirements to build, I believe are what help our community to stop from looking like a high density disaster. Mahogany Ridge is a prime example of an improper planning outcome. Morgan does not need another mess like that. If we allow this type of building to begin, we will never see the end of it and it will destroy what is Morgan.
14. I am the managing and majority partner of My Own Fit Life, LLC, holding ownership of the land at the summit of hwy 65, adjacent to Big Mountain (between mile marker 9 and 10). My partners and I would like to express our thoughts on how the following changes would help to facilitate the furthering of a project that not only benefits our partnership, but indeed would provide what we feel is a welcomed and needed addition to Morgan County, as well as the Salt Lake

Valley.

Our goal is to develop an environmentally friendly design for a destination type venue that is commercially viable, bring revenue to the area, yet maintain open space; all without changing the look of the mountainside or disturbing wildlife. Our intent would be to develop a local asset that will benefit both Morgan and Salt Lake Counties. The nature of the project will inherently further the goal of bringing nationwide tourism to Morgan County.

Prior discussions with county planning suggested a conditional zoning permit that would potentially permit the project to move forward. However, the restrictions of such “conditional zoning” could limit the future potential of such a project and we would like to see the property rezoned for commercial viability, while maintaining open space.

“I have an Idea/Suggestion”

1. Although I am not a resident of Morgan County, I work with many landowners, and other stakeholders throughout the Weber River to manage waterways. I would highly recommend that Morgan County work to protect floodprone areas and channel migration zones along the Weber River, East Canyon Creek and other natural waterways. Naturally functioning rivers provide flood protection, recreational and economic values to the county. It is important to recognize that flooding is going to happen along streams and rivers. The key step is to protect those floodprone areas from development to prevent putting life and property at risk, and sustain or improve the river in the process. The NRCS has a great program called the PL-566 program. It can be used to purchase flood easements along waterways.
2. This road crossing with double concrete culverts completely blocks the movement of cutthroat trout moving out of the Weber River to spawn. These fish are an important recreational and economic resource for Morgan County but require access to spawning grounds in the headwaters. Replacing this culvert with a fish-passable design should be a priority. But putting in place design requirements for fish passage on new culverts is also important.

3. I would like to renew and improve the collaboration with county --fairgrounds, parks, recreation, facilities -- to form a work group and concept for the area shown in the image attached. Having experience in the approval, building of initial phases of a bike park, we learned a great deal about the limitations of the area from the pin I have dropped, and continuing on both sides of the river going North-East, to the end of Morgan County Property. The hope is to share and work together to maximize the spaces available for recreational fields, to maintain the Western edge, near the pinned location, to maintain the field space as vegetated for overflow parking at the Fairgrounds, and also to allow development to continue of multi-use trail for walkers, joggers and cyclists. Located on the edges of the field, there is space to meet both needs.

The Pickleball/restrooms are a great asset to further development of the areas NE, along both sides of the river. The large grassy field next to newly developed parking area should also be bordered by the multi-use walking path. And outside of that multi-use path, allow the development of mountain bike specific trails closer to the river and near the ditch/canal on the side of the railroad. Because these trails are located on the outer edges, it leaves the middle areas for more development of fields or open green space as needed.

This would optimally work on the SE side, between the river and Round Valley Rd, allowing separate loops to be accessed near the courts or the river bridge, depending on what side of the river chosen. Essentially there would be 3 separate loops available to bikers, walkers and runners.

It could be negotiated to reconstruct pump track or other designated features.

Between traditional sports, pickleball, biking, walking and running, the river still remains the greatest asset of this space, with both sides owned by the county. The Regatta has shown that the river has huge potential for low impact recreation development, similar to other river parks like the one found in downtown Reno, Nevada. There can be wave features, pools and they are enjoyed by kayakers, tubers and those on small rafts. The economic impact can be significant.

And additional, very easy extension of this comprehensive development would be to connect the paths discussed to the West, where the Young Street Bridge is expected to connect to Commercial Street. At that point Morgan City will have an incredible connection for families to come to and from the city and this multi use recreation area, with most of these activities to be enjoyed free of charge, or with minimal investment in the desired sport. Families take pathways from the center of town, to enjoy miles of walking or rolling activities, or to access pickleball or multi-use fields that are known to be needed in the Count. But better than most other traditional sport fields, the whole family will be excited to go to this area because of the many activities available.

As this proceeds, and as community involvement is volunteered, there absolutely needs to be improved consistent plans and control over the property, so that efforts by one group are not so easily cast aside by another group or party of interest with the property. My hope would be that giving voice to all involved parties would be heard and considered, and the property could be used in such a way to benefit the most county residents, while possibly benefiting the area economically.

These plans involve Parks, Trails & Open Space, as well as Travel/ Tourism.



4. “When the Young Street Bridge is built, it would be such a great opportunity to extend the Mickelson Mile across the river and up stream through the fairgrounds, and all the way up stream as far as county-owned property extends along or near the river.

While were at it though, make no mistake that building a riverside trail on a berm in a tight river channel is not the best way. The high water berms need to be widened, offering greater flood flow capacity, more riparian habitat, and a better view of the river from the pathways.

It seems like a pipe dream, but how wonderful would it be if a riverside public trail extended through the entire valley allowing walking, jogging, biking and horseback riding.

5. Taggart’s River Access Site was recently designated by the County. I would love to see this area turned into an actual park with a small use fee required by all boaters/floaters. Required boat tags could be sold in Morgan City and County businesses, encouraging river recreationists to stop in and patronize our local businesses, while funds from the required fees can be used for conservation efforts, maintenance, and improvements of the park.

River access sites and facilities use fees charged by many river access sites around the country have consistently shown to improve individual users pride and stewardship of the natural resources, and reduced drain on law enforcement and emergency services resources. When people pay a fee to use the resource, they naturally feel a vested interest in helping to preserve the resource.

6. Consolidating this water diversion structure with the one at the fairgrounds and the one at the Morgan High School would improve the reliability of water for these companies, improve navigation safety within the river, and improve the value of the river for the community. Fish passage at these diversions is also really important to improving and sustaining the fishery in the Weber River.
7. This area could be greatly improved provide public access to the Weber River, and improve floodplain and aquatic habitat on the Weber River. Much of the historical floodplain has been filled in, greatly impacting fishery habitat and water quality in the Weber River. This

area could be a secondary takeout for water recreationists.

8. Existing future land use map has the majority of this parcel zoned residential and the smaller portion zoned agricultural but it splits down the middle of the property and not on any property lines. Can the 2050 land use plan be expanded to follow the property lines rather than splitting across a parcel?
9. We hope for a well-planned Mountain Green town center above all other development.

We recently reviewed the development plans for Snowbasin lodging and resort areas and have questions about “cooperation with Morgan County.”

- Snowbasin lacks sufficient water rights to support an ambitious development plan during historic and projected extreme drought.
- Resort development will increase traffic through Mountain Green an along the I-84 corridor.
 - Morning and evening traffic in summer and winter at the Old Highway/Trapper’s Loop intersection is already challenging.
- Traffic changes related to development and use will impact air quality locally.
 - According to the Utah Division of Air Quality, the Morgan County population is not large enough to qualify for state attention to the matter - thru-traffic does not count.
- Prioritizing thoughtful development of a Mountain Green town center and roads over resort development would support current residents and future commercial/resort development in advance of the increase in construction and user traffic.
 - A town center should be adjacent to major access roads with ample parking to support pedestrian and bicycle access and use, rather than having the main roads running through and dividing the town center.
 - A town center should be connected to neighborhoods by trails to encourage less dependency on motor vehicle access, and reduce pollution impact. Residents are already impacted by Snowbasin/ Huntsville traffic.

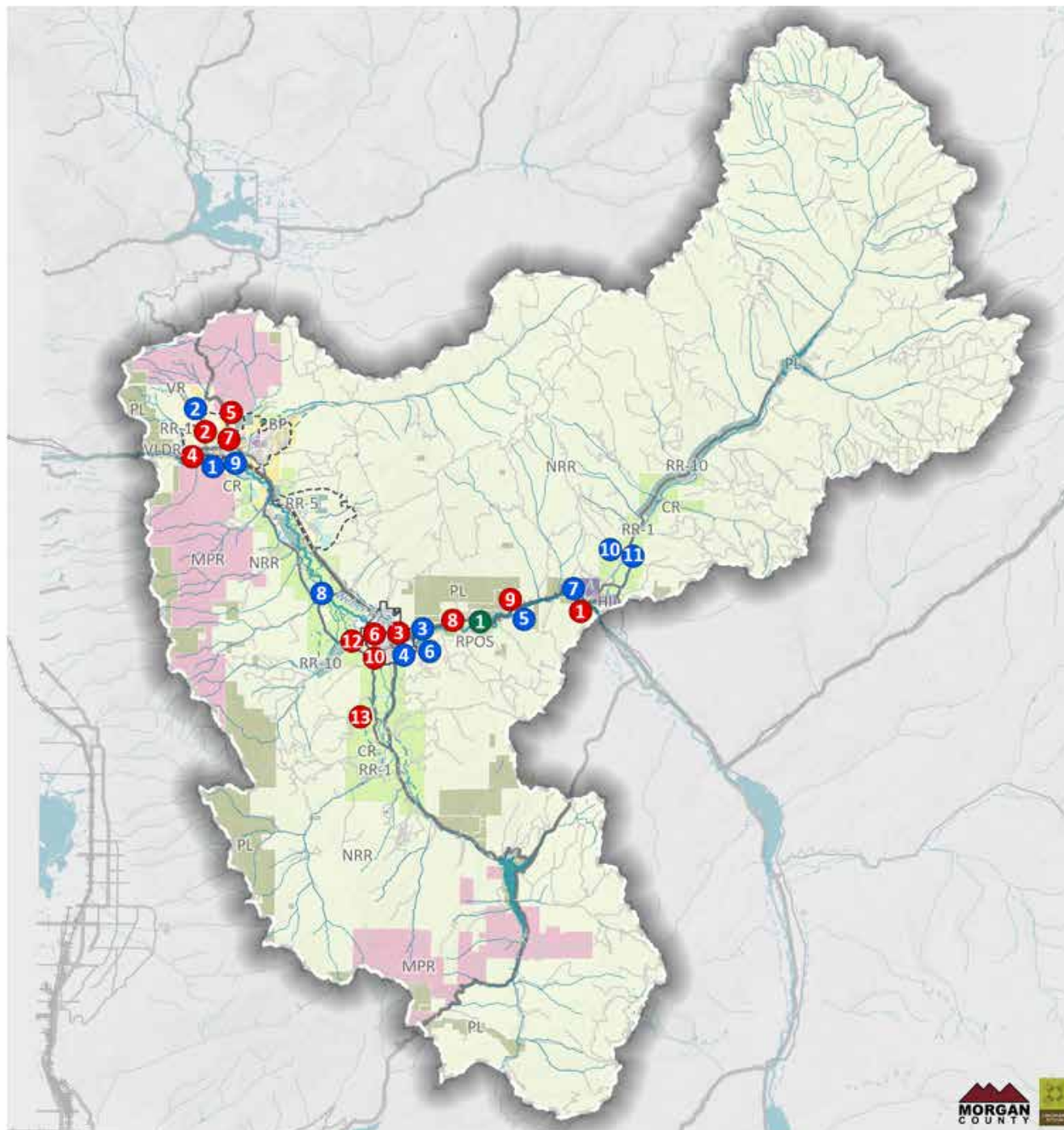
How has the County prioritized Mountain Green residents and businesses in the “cooperation” with Snowbasin?

Thank you for the opportunity to comment!”

10. Zoning on this road should be RR-1 to match zoning on other County roads
11. Commercial zoning is along part of this road, consider continuing commercial zoning?
12. I am currently working with the land owner of this property to develop a project for a high-end event venue. We are concerned that the current zoning of the land will make it difficult for us to run a successful project. We have met with the county planner to talk about the ability to develop this land and while it seems that under current conditional usage this would be allowed it still presents some challenges. I understand the county is currently reviewing zoning throughout the county and having this area rezone for something that would be more suitable for hospitality type business would be incredibly helpful to help us push this project forward.

“I Like This”

1. There have been rumors of the golf course downsizing to make room for new homes and I think this is a terrible idea. The golf course and campsites bring a lot of visitors to Morgan and losing existing recreational land would be terrible for more than just golfers.



Community Visioning Map Results

- I have a concern
- I have an idea/suggestion
- I like this
- Agriculture/Conservation Residential (CR)- 20 acre lots
- Ranch Residential (RaR)- 10 acre lots
- Rural Residential 5 (RR-5)- 5 acre lots
- Rural Residential 1 (RR-1)- 1 acre lots
- Village Low Density Residential (VLDR)- 1/2 acre lots
- Village Residential (VR)- 1/3 acre lots
- Village High Density Residential (VHDR)- 8-16 units per acre
- Town Center Residential (TCR)- 10-20 units per acre
- Mixed Use/Commercial (MUC)
- Master Planned Resort (MPR)
- Flex 1- Residential/Commercial/Light Industrial (F1)
- Flex 2- Commercial/Light Industrial/Business Park (F2)
- Heavy Industrial (HI)
- Vehicle Oriented Commercial (VOC)
- General Commercial (GC)
- Business Park (BP)
- Airport (A)
- Public Facilities (PF)
- Recreation, Parks and Open Space (RPOS)
- Natural Resources & Rec (NRR)
- Public Lands (PL)
- Census Designated Place
- Morgan City Boundary
- County Boundary

MEETINGS

PUBLIC SCOPING MEETING

NOTES

Morgan City & Morgan County General Plan Updates Online Public Input Meeting #1

March 18, 2021, 6:00 pm, Online

Approximately a dozen members of the public joined members of the planning team, City and County staff and Advisory Committee members.

The meeting began with introductions and a short presentation of the project scope of work. A summary of the scoping discussion follows.

- Would like to see a whitewater kayak park
 - Has been discussed
 - Will take City and County cooperation
 - City wants to finish this General Plan first and then follow up with some more detailed facilities planning following that
 - No specific plans, no funding for a kayak park specifically
 - Look at Morgan whitewater facebook group – private group that you can join, 128 members
- Lives in Morgan City, came here for the small town feel
 - Likes the agricultural environment
 - Concerned with growth, infrastructure, traffic, water, fire and police protection
 - Increasing population without increasing these services
 - Don't want it to become a City
 - Lots of change in the last few years
 - Growth is happening, but infrastructure isn't changing
 - What is the plan for resources?
 - There are big cities close by – we're losing it rapidly
- Longtime residents
 - Same concerns as above
 - Drive up Weber Canyon and feels like coming home
 - Large gardens, orchards, animals, open space, being self-sufficient
 - Like all of the ag integrated into the City
 - Last General Plan got it
 - Density is changing the character of the community – 5 lots per acre is packing it in – would have been on other side of mountain
 - Want larger lot sizes
 - Would be nice to maintain animals and ag within the community
 - Like to spread out a little
 - Prevent growth and development around them
 - Need to have some areas for children and grandchildren



- Don't want this to become Park City
- People can comment on website
- Also make sure people know meetings go until 8 and people can join at any time
- Need more playgrounds with fields
 - Teams have to travel to Layton to play
 - More formal play fields
- Families need opportunities but we don't have facilities
 - Have to alternate seasons to accommodate all of the activities
 - Look for more opportunities for kids so people don't have to drive so far and so
- Plan will be looking at what you have and what you need
- City only has one park
 - Have to drive to it
 - Don't want to get rid of rural feel
 - Be organized in how we develop to keep rural feel but offer these other opportunities
- Raised in ag area in California
 - Orchards are reduced to 5 acres of fenced orchard
 - Don't want to be left with these little remnants
- Probably a given there will be growth
 - Is it possible to keep ag and have growth
 - Once the growth really starts – it will take off quickly
- Traffic is an issue
 - Many of the roads are inadequate
 - Will be challenging to keep that rural feel
- No discussions yet in the City/County about preserving agricultural land
 - Try to honor private property rights
 - Transfer of Development Rights and other ag conservation tools are more proactive and haven't taken any action on anything yet
 - Plan will look at tools to direct growth and help preserve that sense of place
 - Community is very sensitive about tax, particularly leadership
 - Not in the habit of raising taxes
 - This plan needs to find the balance – how to pay for what you need but not destroy the community at the same time
 - Park City has spent millions buying land
 - 2nd homes are taxed higher, and bonds are voted on by locals
 - Very much a second home community
 - New ski resort and other state park may continue to put more pressure
 - Maybe form of growth is more important here
- BLM Parcel east of Taggart
 - Work with the federal government to get access, trails, etc.
- Impact fees
 - Do they include parks and recreation?
 - City does charge impact fees for park

- Bought parcel next to Tractor Supply
- Fee – takes a while for it to add up
- City has to pay market value for land – money doesn't go as far
- Also picked up land by Young Street bridge
- Buying the land is the highest priority for impact fees – can get grants to help fund the rest, but can rarely use fees to buy the land itself
- County does have impact fees for parks and recreation as well
 - For developing new parks and upgrading existing parks
 - 2015/2015 last County parks impact fees
 - Important to keep up on those or the community can lose out quickly
- Great source – doesn't always do everything, but helps when combined with grants
 - County used impact fees for new tennis courts and pickleball courts
 - Plans for playing fields – need to get those funded
 - Maybe get help from volunteers
- Also consider negotiating with developers for park facilities/amenities
- Fees in Lieu are another option
- Partnering/cooperative agreements are key too
 - Park City/Snyderville Basin partner frequently on recreation facilities to maximize use of funds and avoid duplication of facilities
 - Layton is another good example
- Plan needs to contain creative tools
- Riverside park being chained off
 - Parks should be open for seniors and those with mobility issues
 - Park is closed in winter – staffing issue
 - Usually have seasonal staff
 - Working on it so they have more seasonal staff
 - Restrooms will still be closed
- With all new building and revenue coming in, is there a schedule for improvements? Have we figured out what funds will be available?
 - Do rate studies for utilities – more density is better for infrastructure, more people to pay for the improvements that are done, paying into the whole system
 - Need to cover operational costs and future improvements - it's a delicate balance though making sure develop is covering the costs of infrastructure
 - As values go up, property tax rate goes down so that the City is revenue neutral
 - This is the first year is didn't go down – City has the lowest rate of surrounding taxing entities
 - Tax goes to general fund, rates go into the infrastructure needs
 - If it's in balance, new people pay for those new demands
 - If more money is available, what do you want it to be spent on?
- Concerns about water in the County
 - Other infrastructure and services are as important as parks and other needs
- We know growth is coming

- Want to do it in an orderly fashion
- Amenities like parks and trails are great, but most people are concerned more about growth
 - Will we annex
 - Are we going to grow properly
 - How we grow is this number one priority
- City and County are growing slower than originally projected – growing at about half of the rate projected which is slower than other communities in the region
 - Potential issues causing a bottleneck are existing zoning and infrastructure like water and sewer
 - Make adjustments so growth occurs how and where its desirable
 - Slower growth isn't necessarily a bad thing, is it?
- Pressure will increase so much at some point that growth will happen, and it's essential to have a plan in place so that you make sure the future is what you really want it to be
- People are looking for places for their family to move – it's not all outsiders – plenty in the community want to stay here, but it's too expensive
 - Need to address this here
 - Chasing zip codes is becoming more common – having to move further away to find more affordability
 - Plan will try to look at needs for different stages of life
- Trails – Park City has extensive trail system, done mainly with public private partnerships
 - Lack of public lands in Morgan County
 - Park City – most of the trails are on public lands and then linked to neighborhoods
 - Great to have trails groups – like Park City and Ogden – all through local trails advocacy groups – volunteerism could be key
- Is it possible to require xeriscaping in development agreements to help preserve water?
 - Xeriscape can become part of your zoning ordinances – best way to do it
 - Will help preserve look and resources
- Water
 - Signs all over the neighborhood in the Cottonwoods about water issues
 - Utah uses the most water in the nation on our landscapes
- Fund to purchase private land when it becomes available – is there a fund in place?
 - Park impact fees
 - County can partner with state, particularly around Lost Creek Reservoir
 - State Park is moving forward, dedicated money for park improvements and road improvements in Croydon
 - City and County needs to unite
 - Be strategic – use different tools like purchasing land, severing trails/land needed, then sell it – put money into rotating fund – need seed money to start with
 - General Plan will show how we can move forward – will present the vision and then community has to keep picking away at it

- 3,000 – 5,000 people recreate on the Weber River during the summer
 - Kayaking, rafting and tubing
 - Should find a way to capitalize on it
 - Look at opportunities for tourism – what’s unique to this area?
 - Friends of Weber River Facebook group
- Focus groups will include
 - Parks and Recreation
 - Historical Society
 - Roads/Infrastructure
 - Agriculture
 - Outdoor Recreation
 - Chamber/Business Community
 - Wasatch Peaks Ranch
 - Development Community
 - Mining/Extraction Industry
- Other sports – young kids recreation programs, outdoor sports, most people use UTVs on their own land or friends’ land, cycling, ice fishing
- Traffic/transportation: Is transit viable in the future? Bus or BRT to the valley?
 - Most people are used to commuting and driving for amenities, stores, etc.
 - Left turns are challenging – traffic lights and roundabouts would be helpful
 - Base of Trappers Loop
 - Are there issues around schools?
 - Have transportation committee to talk about these issues
 - Schools are on dead-end street
 - Students crossing busy streets
 - Buses making left-hand turns
 - All schools have SNAP plan – safe routes to school
 - Rose Hill – gap along Cottonwood Canyon Road so they have to bus students
 - State education doesn’t allow buses on 12% or steeper roads, buses can’t go into neighborhoods – buses run on arteries and students have to walk
 - Part of quality of place – but snow banks along County roads create dangerous situations because there aren’t sidewalks
 - Left hand turn from Riddleys to Family Dollar is challenging
- People in Mountain Green spend their grocery money in other counties, not here
 - Plan will be looking at sales leakage
 - Have always commuted downhill to work – new people or visitors want the big stores/services – willing to drive because the quality of life/lifestyle is more important
 - Be clear about who you are and what you want to be in the future
 - What is the vision? This group wants to keep what’s best about it
- Status of Mountain Green interchange

5

- In the long-range plan, trying to get EIS fund – environmental impact statement, at least 20 to 30 years out
- Economic development team is trying to work on things that will help move that date up.
- Access Round Valley Wildlife Management Unit – State Wildlife Management Unit – north of I-84 north of Como Springs, Golf Course, etc. – private access only right now
- Morgan behind hitching post on north side of the valley – big BLM piece that is also land-locked
- Check out the survey results as they are presented to community leaders and posted to project website www.Morgan2050.org

VERBATIM CHAT STREAM COMMENTS

- Morgan Whitewater/kayak park?
- Was initially proposed years ago.
- look at "Morgan Whitewater Park" Facebook group to see what we are talking about more info
- We need more playgrounds where children can play soccer, flag football, etc... We have some teams that have to travel to Layton to play.
- Won't help for soccer, but there's a BLM parcel of land 1 mile east of Taggart. perhaps Morgan county could push blm to develop that parcel for hiking or something. The parcel is about 350 acres.
- The fact that riverside park is chained off to vehicles is not a good statement for Morgan to make. parks should be open for old people and disabled people too.
- absolutely!
- There have been concerns expressed about having necessary water in the county to support added growth. I think this could be critical for the future of Morgan.
- park city has (supposedly) the 2nd most extensive trails system in the USA. done by public/private partnerships.
- is it possible to require xeriscaping into real estate developments to help conserve water?
- between 3,000 and 5,000 people recreate on the Weber River between Henefer and Taggart per week during rafting season.
- Morgan should come up with a way to capitalize on that. Kayaking, rafting and tubing
- Another Facebook group "friends of the Hen-Tag of the Weber River". To see what we're doing.
- Cycling on the county roads.
- traffic lights or "round a bouts" to help ease left turns?
- Sadly, too many people living north of exit 96 (in MG) spend their grocery money in other counties. turning left from riddleys to family dollar is sometimes difficult other times very difficult.
- is the MG interchange going to happen?

6

NOTES

Morgan City & Morgan County General Plan Updates Online Public Input Meeting #2

March 24, 2021, 6:00 pm, Online



Approximately a dozen members of the public joined members of the planning team, City and County staff and Advisory Committee members.

The meeting began with introductions and a short presentation of the project scope of work. A summary of the scoping discussion follows.

- Have survey results been broken down by areas?
 - County as a whole, broke out City. Can do more breakdowns if needed if there are specific questions for certain areas or parts of the County.
 - Want to see differences between Mountain Green, Enterprise and Peterson areas are different than the rest of the questions.
- There are a lot of people that appreciate the river that goes through the County – a great opportunity and need to start working together to make the most of it. More pride, more integrated.
- Need to update diversion dam structures between Fairground and Riverside Park for fish passage and safety of tubers and kayakers
- Kayak and whitewater park as tourist opportunity
- Wife was born and raised here and moved here to raise their kids
 - Great place to raise their kids, love no stop lights and no big chains like McDonalds, love the friendliness, love the small town feel, safe, low crime
 - Moved from Heber – loved that most of the hills and open space there were public, wish private owners would give more access, do respect private land ownership, intersections are a challenge during school hours, need commercial opportunities
 - Concerned about growth – how do we transition into open and growing in the right way, responsibly
 - Rezoning is an issue – how do we map out appropriate growth, keep the ag uses while accommodating needed infrastructure and changes
- Each town should have at least one roundabout for training for future realities
- Grew up in Morgan, purchased family farm, in family since 1889/1890
 - Juggling act – how handle growth while maintaining traditions
 - Can't go back – once ag land is gone, it's gone
 - How to handle it when farmers and ranchers need to get out of that industry
- Do you see City and County developing differently
 - City is incorporated with utilities and infrastructure, County doesn't have those
- Transfer of Development Rights

1

- Will the farming community entertain it?
- How do we preserve open space
- TDR's are one of many tools
 - Development rights are severed from land that is to be preserved and transferred to other areas where greater density is more appropriate
- Cluster development is another idea – open space is incorporated into the development pattern – smaller lots with more open space
 - Most communities has some form of this
- Purchase land and sever some of the development rights or property for open space and trails and sell off remaining land
- TDR's values are determined on the open market – usually tied to market value of property
 - Keeps development where it's most appropriate
 - Mapleton is a good local example
- Conservation Easements don't transfer the development rights – it's an outright purchase or donation
 - Usually significant size properties
 - Park City and Snyderville Basin has done significant preservation using conservation easements
 - Owner receives either the value or tax deductions/credits
 - Southern Utah – have been lots of ranches in thousands of acres
 - Bonding works well in communities with a lot of second home owners
- Input can be challenging when there's nothing specific to respond to, but workshops will be coming up in the future
- Places to recreate
 - Like to go to the Uintas – Little Sahara
 - Most of us leave – like to get away
 - Walking and biking are popular in this community, but it's dangerous on these narrow roads
 - Develop the sides of Morgan Valley Drive, Old Highway and 66
 - Love to ride horses to tops of mountains
 - Access to the few public lands here would be really great
 - Hunting
 - Not a hunter, but Browning is here and most people here hunt
 - It's very important – they travel to hunt
 - Some do sell permits to hunt on their land
 - Many partner with DNR to do a CWMU – it's a draw process
 - Owner can hunt so much on their own property, and in exchange the state will manage their land – enforcement, policing, etc.
 - It's a win-win
 - More fences and gates going up – more heavily managed because of this intrusion
 - There are 3 million people on the Wasatch Front side that think there are places to recreate up here, and just a handful can cause problems

2

- Golf Course allows camping on the weekend – can get 150 trailers on the weekend, but for people from the City they enjoy something like that
- Strategically plan places to give those people places to recreate up here – tourist areas – can it relieve the pressure and offer opportunity to monetize it
- Lost Creek State Park will attract more users – look at other communities that see pressure
 - Will have camping and development there
 - Used to be day use only
- Get ahead of it – recreation refuges
- Reservoirs inside county and just outside of County are where locals go to recreate as well
- Do we have responsibility to manage for the hoards of people from the Wasatch Front
 - It should be more of an educational initiative or programs
 - How to manage these issues before it gets out of control
 - But if there are opportunities to provide access to public land in an appropriate way that also respects potential impacts on private land
- This plan assumes the respects of private property rights as a principle
- Some people move up here without understanding that most of the land is private – it's a frustration point for some
- Weber River is a split law - anything upstream from Echo Dam Reservoir is public access high water right of way, anything downstream, including Morgan County is public property/public access and private property/private access including the river bed, with no public access, people coming from Wasatch Front assume the whole river is public access to high water mark, but that's not the case
- Reach out to DNR
- At some point a business owner put an ad in the paper for tubing trips and now the Weber River has changed – married to a guide
 - Start in Summit County and end in Weber County
 - Sherriff and Swiftwater Team and City Council have seen many impacts
 - Tubing has gotten so popular in the last five years
 - Bringing some drugs, alcohol, etc.
- Mountain Green – much of it feels very different than the rest of the community, wealthier, huge homes, they don't see why Morgan has all of the services
 - There's an interesting dynamic at play between this newer part of Mountain Green and the rest of the County
 - How will this tension evolve and change? Demand for schools and other services
 - Will Morgan remain as the super center, or will services be better distributed in other areas of the County? Plan will explore these ideas
- Is there a financial elements? Tax increases? Morgan has 3rd highest taxes assessed in the state, but we're dead last in how much we spend per student.

3

- School District has bonded to its debt limit to build schools
- Some of the desired amenities like open space, trails etc. will come likely come with additional taxes, and that may perpetuate the issue of a lack of funding for schools
- Growth comes with a bigger price tag then it's generating
- LYRB staff are the financial/economic planner on the team and will be talking about these implications with the school district
- School District hears regularly from people who want taxes to stop increasing as quickly as they have been
- There's nowhere to safely walk or bike, or ride their motorbikes close by
 - Covid has really exacerbated it
 - Lack of public access is an issue
 - We all appreciate private property rights, but it would be great if the plan could suggest some ideas for building more of a coalition to get access – find that middle ground
- WPR will be great new revenue generator from second home owners – set aside funds from that tax revenue to create fund to buy open space
 - Buy as soon as possible
- Transportation
 - Dangerous intersections – Young and State Street
 - Plan ahead for safety
 - 15 years away from a light at Young and State
 - Some of these problems are challenging to fix or can't be fixed
 - School traffic 15-20 minutes in the morning and afternoon
 - UDOT tries to spend money where traffic issues are always a problem
 - Bridge at end of Young Street will help with school issues, but hopefully it won't
 - Narrow bridges, blind corners, hard to get off the freeway at times
 - Railroad bridges will be expensive to replace
 - Snowbasin and Trappers Loop area – can't get on and go east there
 - Anything on State within 5 blocks of the interstate
 - Commercial Street to State Street
 - 90 units behind Tractor Supply – only one way in and out of that subdivision – already hard to get of existing stores
 - There needs to be a change in policy to require more than one access with a certain number of houses, like Mt. Vista on 700 East
 - Developments require transportation studies
 - Need better connectivity
 - Developments – fire code is usually limiting factor – health and safety
 - Like St. George Boulevard – they limit left hand turns, use medians to minimize conflicts
 - Most drivers turning left on State Street are crossing the double yellow lines
- Amount of growth is an issue
 - The amount of garbage is awful

4

- Bikes and runners come up here and take up parking at businesses but don't spend any money – also cause traffic issues – get stuck behind cyclists
- Developers are making money but it doesn't seem like the proper infrastructure connections aren't being made – need some extra to get people where they need to be safely
- Island Road is a big issue – dead end, narrow
- Growth isn't offsetting expense
- Cyclists could be spending money in the community, donate to trail maintenance
- Walking north of Morgan Cemetery is one of few safe places to walk
- Need more half-acre lots in the community
- Morgan North Cemetery is popular for walking – similar to dense urban areas
- Landmark Design will be doing a parks and trails analysis
- What happened to the dirt bike track by the rodeo grounds?
 - There wasn't really anyone to maintain it
 - City is already having issues maintaining facilities it already has
 - Was built as a BMX track, no one to keep maintaining it, pickleball courts impacted it, didn't have a champion, could be looked at again
- Volunteerism can be a great resource
 - Ogden has a great trail system, almost all volunteers
 - Lot of willing people who are willing to help but don't know how to reach out
 - Plan could help figure out how to get the word out and organize efforts
- Non-profit trails association in Mountain Green
 - Put up a bond with the HOA to maintain the trails
 - Well-funded and well-structured
 - Scott will email info to Lisa
- Adopt-A-Trail would be a great idea
 - Great opportunities for local businesses or private residents
- There's a committee in the County that working on trails with Blaine Fackerell to help with the General Plan effort
- Path in City used to be maintained by the Boy Scouts – Mickelsen Mile
- Mahogany Ridge used road base from the Morgan Pit – waiting to see how that holds up
- There will still be a lot of opportunities for public engagement
- Is Stoddard Bridge an option for an on/off exit from 84? Hard enough to get one in Mountain Green – Stoddard would be unlikely, but could be on the radar for the long-term

VERBATIM CHAT STREAM COMMENTS

- Morgan needs to update existing diversion dam structures on the Weber River between the fairground and riverside park to improve safety for boaters/tubers and improve fish passage. A whitewater/kayak park would be the best way to bring visitor dollars into Morgan city.
- Each town in Northern Utah should have at least one "round a bout" to provide training for future traffic realities.

5

- The Uintas
- Little Sahara St Anthony
- A lot of people in Morgan walk a lot
- Morgan County is very popular for cyclists
- Improved pathways would be huge.
- One of the best things to do if you have land or access to it, is to get on a horse and go to the tops of mountains and look out over the whole county.
- Connected pathways throughout the county would be amazing!
- Is Brock sewing?
- What about recreation
- And cyclists have \$. Help them spend that \$ here on their rides. They want to preserve their paths. How can they give to make us help them?
- Bike stations with water and tire repair stations and donation stations. Aka QR codes to donate to improve their paths.
- I agree. I am one of those ones that walks the north Morgan cemetery because it's the safest place
- What about 1/2 acre options for Morgan
- Lance does a great job!!!
- Everything around the schools
- Anything on state within 5 blocks of I84
- Commercial street from state street
- will become a big deal!
- Morgan north cemetery is packed!
- You can't go to the cemetery on a sidewalk
- I'd donate to the Mickelson Mile if there were a specific way to do it.
- Trials.. we put one in in Mahogany ridge and we used the road base from the Morgan pit. Asphalt is so expensive. Time will tell how well it works but so far so good.
- Can you give me contact on those trails ?
- It used to be that the maintenance of the walking path in the city was done by the different Boy Scout groups in Morgan.
- I think you have a lot of willing people. We just don't know who to ask or how to help.
- DWR Weber river access info: <https://wildlife.utah.gov/index.php/special-weber-river-rules.html>
- Utah state law regarding floating/recreating over private property: https://le.utah.gov/xcode/Title73/Chapter29/73-29-S202.html?v=C73-29-S202_1800010118000101
- Thanks everyone
- Sorry to talk so much. Just means I care and am engaged!
- <https://www.morgan2050.org/>
- is there a link to survey results that were presented last night?
- Thanks!
- Is Stoddard Bridge an option for a on off access to Morgan?
- The bridge is falling apart

6

MEETINGS

PUBLIC WORKSHOP

NOTES

Morgan City & Morgan County General Plan Updates Public Workshop

September 19, 2021, 5:30 pm, Zoom/Morgan City Council Chambers

Approximately 35 members of the public joined the meeting in person, with approximately ten joining on Zoom.

In the meeting the planning team presented and sought feedback on the draft concepts for the General Plan, including the guiding principles and the land use, transportation, housing, and economic development concepts. The first half of the meeting address Morgan County and the second half addressed Morgan City. A summary of the feedback received follows.

Morgan County

• Guiding Principles

- Community character is important.
 - Worried the County is will get too big and lose its rural atmosphere.
 - Want to reinforce and protect that atmosphere.
- Need to include affordable housing
 - Want kids to be able to live here, but they are currently being “zoned out”
 - We need some growth to provide for our children
 - However, there needs to be a balance in order to maintain rural atmosphere at the same time. Perhaps everyone who wants to live here won’t be able to?
- Protect the mountain, wildlife, natural resources, the environment.
 - Focused areas of tourism
- Running out the space for recreation (particularly parking)
- Worried more housing will increase tax base
 - Schools are already at capacity.
- Protect private property rights

• Land Use

- Balance the value of land and community ties to water
 - Water needs to be addressed
- Would like to see the differences between old and new plan
- Factor in natural surroundings into the plan
- Current land owners need to be aware of proposed changes and have the opportunity to provide feedback

1



- Balance public input with property owner needs
- Need more education on public/private land – What is available for recreation.
 - Prevent trespassing.
- Need to consider the consequences of water.
 - Particularly for high density housing and how it affects water availability for agriculture
- Need to address short term rentals codes
- Does the community want public access resorts? If so, where?
- The county should acquire access to public lands (i.e. national forest land)
- Don’t want to be Park City
- Incorporate Mountain Green to have autonomy to plan for themselves.
- Housing
 - 923 units seems low. Where did that number come from?
 - Answer: Governor’s office projections and U.S. Census
 - Where will the housing go?
 - A lot of higher density in the city? What form will density take?
 - Are the Wasatch Peaks units factored in?
 - Answer: yes
 - Will we have to lose some agriculture?
 - Answer: most of housing would be in Morgan City & Mountain Green and preserve open space and agriculture.
 - Desire for growth in western Morgan County – not everyone agrees
 - Water is an issue – need more water if we are going to grow
 - Tax rate should vary by land use to encourage certain types of growth.
 - High density housing is necessary to conserve resources.
 - Protect commercial space from residential development
 - WP Ranch is primarily part time residents.

Morgan City

• General

- To preserve small town feel, property owners need to stop selling their land to developers
- Disconnect between the landowners and the plan.
 - Need to bridge the communication gap.
 - Landowners need a bigger say in the plan
- Wildlife management area – public land but access it limited because purpose is to protect wildlife.

2

- Housing

- Challenge: How do we provide a variety of housing types while protecting rural character?
 - Focus growth in certain areas so open space can be preserved

- Economic development/Tourism

- Business owner: 95% of clients are not from Morgan County
 - Expensive to run business here
- Tourism brings in a lot of money. Great way to increase tax base
 - Can be used to preserve rural open spaces
- Each household saves \$1300 annually in taxes due to tourism
- Many apartments are going up in Morgan City, but there is not enough businesses to support them – we need a better tax base to support growth
 - Response: housing brings the businesses (not the other way around). As we grow, more businesses will come.
 - Perhaps we need incentives to bring businesses to support housing.
 - Event center; driver for local retailers. Bring out of town to spend dollars – good tourism generator.
 - Morgan can stay rural without high property taxes

- Land Use

- Event Center - like that idea
 - Would like an amphitheater to support the arts
 - We need event center, but we have other event facilities. Do not want to be redundant. Event space should be appropriately focused.
 - Need event center. The Tr___ Center can go back to being used for athletics
- Is there enough rooftops to support commercial growth?
 - Answers: Yes. Based on population projections.
- Property east of gun range. Would like their property to be included in the annexation boundary. City can provide services to it.
 - Desiring to develop it as residential
- Potential housing and mixed use should be a big shift from existing community. Some images seem out of proportion.
- Feels that focused growth in certain areas is an encouragement of growth. Would like a focus on how to mitigate the impacts of growth to maintain rural atmosphere
- Young street is a high-trafficked area. Would like more discussion on what this are should look like, especially on the frontage. Would like a rural look – do not

want to look at high density housing along young street. Perhaps consider mixed use along frontage then garden court housing behind it.

- Growth can occur without destroying importation open spaces.
 - Growth can add to the community. Growth does not have to negative.
- Flex District will accommodate a lot of future growth. Better use of space than current manufacturing zone.

- Transportation

- Street improvements near Commercial/Main Street should be a priority before commercial growth or building along the frontage road
- Priority should be given to the bridge project and proposed road connection for Morgan Valley Drive/Island Road/Frontage Road by water treatment facility.
 - Concerned how increased traffic would impact Island Road.
- Congestion near the Freeway interchange
- Make frontage road between two nodes, South of Freeway two lane to ease industrial traffic from Rock Query as it was in the past.
 - Might be challenging because area is already a bottleneck.

VERBATIM CHAT STREAM COMMENTS

- Morgan County
 - Do the guiding principles capture your vision? Should there be any changes? Have other ideas?
 - yes
 - Our group identified the need to protect natural assets and resources and character while having focused areas that allow tourism and recreation development.
- Does the land use concept meet your vision for the future of Morgan? What should be changed? Have other ideas?
 - We are faced with increased growth no matter what we want.
 - We need to plan accordingly. Wasatch front is almost growing out of control.
 - We need to face what is coming and dealing with what is inevitable.
- Does the housing concept meet your vision for the future of Morgan? What should be changed? Have other ideas?
 - Summarized from our group: Higher density housing is necessary to help conserve water and resources. Fewer lawns to water, etc. In addition, it is important to protect commercial space and development by building residential in residential-appropriate-areas.
 - WP Ranch is primarily part time seasonal residence.
- Does the transportation concept meet your vision for the future of Morgan? What should be changed? Have other ideas?

- Summarized from our group: There are residents in Porterville and Richville who don't have water rights for the land they have now. Thus, water is a major concern for incoming and future development.
- Morgan City
 - Small town feel = property owners have to STOP selling land to developers.
 - support your OWN county!
 - Gas, goods, groceries should be purchased by Morgan residents in Morgan. Morgan has a loyalty problem!
 - Every household saves \$1310 annually in taxes due to tourism.
 - river sports is Morgan county's best tourism option. m
 - event center = yes!!
 - Agreed - event center is a must. Would also like to see an amphitheater for future events as well as support of the music/arts/theater demand and lack of supply.
 - do we have a population count or roof tops needed study to support additional commercial and retail growth. This would provide a more clear picture of the need or necessity for housing to support downtown expansion.
 - It was a bit of a shock to see the pictures that were displayed about potential housing and mixed use in the future. This would be a major shift for our small community. From the prior meeting, the comments shared were wanting to avoid a Park City or Wasatch Front feel.
 - I am happy to address the value of adding an event center to a community and the revenue it can generate to a city/county as well as the amount of tax savings to county residents due to the diversification of tax collection through increased sales and tourism tax.
 - Event Center becomes a driver to local retailers, hotel, and restaurants as a business generator through local/state/regional/national events that bring out of town attendees to spend their dollars in our community and then go back home - allowing us to stay rural without needing and depending on high property taxes to sustain public service costs.

MEETINGS

FOCUS GROUPS

NOTES

Morgan City & Morgan County General Plan Updates
Focus Group: Roads/Infrastructure

March 27, 2021, 11:00 am, Online

IN ATTENDANCE:

Mayor Ray Little	Morgan City Mayor
Jared Andersen	Morgan County Commission
Julie Bjornstad	Wasatch Front Regional Council, Morgan County – Ogden Valley Rural Planning Organization
Lance Prescott	Morgan City Planning Commission, Street Department
Lisa Benson	Landmark Design
Kathrine Skollingsberg	Fehr & Peers

SUMMARY:

The meeting began with introductions and then a discussion of roads and infrastructure, which is summarized below.

- There's never enough money for roads in the City and County and likely never will be since we are so small
 - Barely keeping up on maintenance needs
- Rural roads in the County get lots of road bikers, runners, etc., but the roads are narrow with no shoulder/paths
 - Causes conflicts between drivers and these user groups, particularly during commute times
 - Some people want them off the roads – a separated path would be great
- Lance has been with the City 4 years and has been trying to get ahead
 - Crack-sealing every 4 years, chip repair every 6 years
 - Ends up just trying to keep up with what has to be done in the coming summer
 - Would like to start looking ahead more so that when road projects are done, any possible additional amenities are included like additional road shoulder or bike lanes
- Need to connect Island Road (currently a dead-end road) to another road in the community such as Stoddard Lane, Morgan Valley Drive or 700 East
- Also need to tie in water and sewer when making new road/land connections in the community
- We are running out of room to recreate and we are an active community



- Cemeteries are used frequently for recreation
 - Dogs are prohibited
 - People walk the paths in the cemeteries since there are so few places to walk
- Keep things walkable
 - State and Young intersection is a nightmare, particularly when school is getting out
 - As the school district grows, maybe State Street should be used as the boundary between schools so kids and parents don't need to cross this busy road as often
 - Mickelson Mile is used all of the time in summer
 - Usually use is half City/half County residents
 - Would like to extend that trail
 - Young Street Bridge will be helpful
 - The County owns a lot of land, so this could help connect along the river to additional public open space/public lands
 - City owns land along north side of Weber River
 - It's always easier when we own the land vs. having to secure trail easements on private property
- Young Street bridge
 - Engineer has been hired
 - Will create a tie to Commercial Street, but wonder whether this will create new issues while trying to solve old ones
 - Commercial Street may become a cut through for traffic from Young Street bridge to the 84 ramps on 300 North
- Traffic/Connectivity
 - Connectivity in the City itself is decent
 - Mountain Green has connectivity issues
 - Future developments should connect to other roads besides Old Highway and Trappers Loop, which are already overburdened
 - Old Highway during commute times can be backed up 10-15 cars at the stop sign
 - Even worse at the school intersection
 - Focus has been on the Trappers Loop Exit for Highway 84 – need to consider connectivity throughout the entire community though
 - Connect to golf course and other destinations, tie to Como Springs, to top of 100 South
 - Have plenty of width on 700 East, Young Street – others like Island Road, Old Highway, Highway 66 and 1300 North are quite narrow
 - End of 100 South between State and 300 W is tight
 - Have a grant for a sidewalk along 100 N from 100 W to 300 W to help fill the gap in front of a few houses
 - Old street standards may be part of the issue
 - Require a minimum of 60' ROW with some exceptions
 - County has standards for new roads, but that doesn't do anything about established roads

- Need to purchase land along main corridors to make expansion possible in the future – will be costly
 - Gaps are challenging – developers don't have to fill gaps between their projects and nearby sidewalks or trails (i.e. Mahogany Ridge gaps with sidewalks on 700 E)
- Do we need curb and gutter everywhere like newer developments are including?
 - Would like to look at alternatives
- Would like to see other community centers created to spread out the impact
- How do you get Mountain Green residents to spend their money in the County instead of Davis and Weber Counties?
 - People have been shopping locally a little more with the pandemic
 - Take advantage of local option sales tax
 - Some residents of Mountain Green don't even know Morgan City exists
 - People aren't exploring their own community
 - Mountain Green could support their own grocery store – shouldn't wait for the interchange – this could provide a huge amount of sales tax revenue for the County
- Maybe add more businesses to the north side of Morgan to reduce demand in the main part of the City
- Most people like to shop local, but businesses have a hard time on Commercial Street
 - Browning did better online than in their store on Commercial Street
 - Any Saturday Taggarts is packed
- Other major influx of people aside from residents is from tubing the river
 - They mostly only go to the 7 Eleven and don't go further into town
 - Winters are a little slower, but generally the community stays busy year round
 - How do you draw more people from the river into other parts of the City and County in a way that doesn't create other problems?
- Parking is already a nightmare on Commercial Street
 - Need to help route traffic – maybe capitalize on the old frontage road
 - Even right and left hand turns onto State Street from Commercial St. are challenging
 - Need a traffic analysis/study
 - Will one-way streets help?
- Need to be buying land in key areas
 - House on corner, duplex and machine shop have all been up for sale
 - Would have been good for City or County to buy them to help with infrastructure needs - work with UDOT (they are buying land for the 84 interchange)
- Railroad bridges will always be an issue
 - Replacing them in the long-term will be very expensive
- State law that a parcel has to have sewer and water to plat
 - City and Mountain Green have sewer
 - Wells supply much of the water in the County – just drill another well when it's needed

3

- Water/Sewer companies tend to focus on what they have but they need to be master planning for what they're going to need (Need 5-year plans)
 - Can some pipes be upgraded when roads are redone?
 - Have extended power, water and sewer for a few residents outside of the City
 - Sewer is in good shape, though areas need to be upgraded with additional development or annexation
- City charges road cut fees when someone cuts into the road for any reason for up to 3 years after road is redone or built
 - County should be charging these fees too – they can add up
 - Need to have better coordination on projects that will impact roads
 - So many times when a road project is just completed and someone will come in and cut into it
 - Consider raising fees to discourage people from cutting into it so soon
- Many in County are on septic systems
- Thinks that Snow Basin has a small sewer system of its own
- Water
 - Multiple water companies
 - Coordination will always be an issue – some rights are so old and not well documented
 - Some serve really small area
 - Morgan Valley Drive and Old Highway have wells
 - South end of Morgan Valley Drive some water and secondary water systems
 - Some small private water systems
 - Secondary/irrigation water – more controversial with competing interests for water rights
 - Companies do work together – the water rights are just complicated and people get defensive about their water rights
 - Spring by East Canyon feeds some houses, but may not want others to tie into it
 - Flood irrigation
 - How to change use from flood irrigating hay fields to home as development occurs down the road
 - Some sources are not always guaranteed
- WPR – pushback about impact on infrastructure

4

NOTES

Morgan City & Morgan County General Plan Updates

Focus Group: Agriculture

March 30, 2021, 4:00 pm, Online



IN ATTENDANCE:

Mayor Ray Little	Morgan City Mayor
Logan Wilde	Croydon
Jason Morgan	Morgan Ranching Company
Randy Sessions	Stoddard/Peterson Area
Jody Mecham	Morgan Ranching Company
Todd Wardell	Mink Farmer
Lisa Benson	Landmark Design

SUMMARY:

The meeting began with introductions and then a discussion of agriculture, which is summarized below.

- Logan Wilde – Croydon – lived here many years, been in politics
 - Jody Mecham – Morgan Ranching Company in Stoddard, live in Peterson, cow/calf operation
 - Jason Morgan - cousin with Jody, park of MRC as well
 - Randy Sessions – live in Peterson, lived here for 40 years, moved from Wyoming, 1.5 miles boundary with Wasatch Peaks Resort – impacts – moved ditches, water comes out of there, road for substation 25' from fence, dust from construction, subsidizing WPR
 - Todd Wardell – been farming mink since 1933, doing it in Morgan since 1953
-
- Down to 6 fur farms – used to be 38
 - Used to be a poultry co-op – grew peas and cabbage, was a cannery, was 25 dairies, down to 2
 - Ag is going to continue to struggle
 - No ability to expand
 - Land prices make it impossible to expand operation
 - WPR will impact Morgan Ranching Co
 - Want to keep farming here
 - Understand people want the money off their ground

1

- Everyone wants ag to stay
 - Wants atmosphere, want open space behind their lots, but don't want to participate
 - Hard to sell product to locals but won't pay the money
 - Have weber basin water - \$20 ac ft, use 3 AF per field
 - Costs keep going up
- Water is as big as an issue as any this year
 - Challenge to keep it here and not have water sent down to the valley
- Greenbelt law is KEY and must stay in effect
 - Only reason we can afford to continue what we're doing is because of this law
- Want to still keep ranching – 4- 5 generations of ranching
 - Want ag preserved too
 - How to compensate people for their development rights
 - Don't want to subdivide but still need to have some value out of their land
 - Takes every ounce of that land to help makes ends meet – can't put it in conservation and still get your value
- Old conservation subdivisions like Cottonwood – old PRUD's – farming OS in subdivision
 - Throw scraps over the fence
 - Can't keep farming when you're surrounded by homes
 - Can't farm small open spaces – weed problems and fire hazards if not farmed and just left as open spaces
 - People don't know and respect their boundaries
- Access
 - 1/3 of insurance bill is liability insurance – people sue you when they're on your land
 - Agro-tourism – can create liability and just not worth the headache
 - Mtn Green everyone wants to get on the trails – they're in the way, they cause many issues
 - Has 1.5 miles of river frontage
 - Community wants walking paths – only that will happen is when they pay for it and he's not willing to sell yet
 - No incentive to open the ground up
 - Limit access for fishing as well
 - Have a mile of river that connects to fish and game
 - Do allow walk-in access
 - Work with fish and game
 - If people walk-in, usually have no issues – driving in is the biggest issue
- Jason – development rights are tricky
 - Farming doesn't work if you end up surrounded by houses
 - May need to sell your land eventually – need to still have that value in it
 - Easements have their place if done correctly
- Minimum acreage for open space to be functional for agriculture and grazing depends on area

2

- Needs to be connected, bigger chunks
 - Connect to adjacent public lands or other tracts of private open space
- Have put new subdivisions in migratory winter path of cows, etc.
- PRUD open space
 - Fire hazards – nothing gets grazed
 - Open space doesn't get any water
- Water can be moved around
 - Water can disappear to subdivisions
- Need to address transition of agricultural ground
 - Need access, water and sewer for residential development
 - Changes the dynamics – drives up prices as more land begins to transition to other uses
- Easements have place
 - Summit conservancy district works well
 - Are willing to come to Morgan
 - Summit Co. has impact fees when money goes out of agricultural use
 - Help us stay and we'll stay
- Hunting operations
 - Logan runs hunting operations
 - Larger land owners have pooled land together – cooperative agreements with DNR to allow lottery for hunting on their land
 - Greenbelt – some has hunting units
 - Hunters don't want to have livestock but ranching/grazing is what keeps the land open
 - Big game – comes into fields, farmers end up feeding them too
- Easements are okay as long as someone pays for it
- Right now County has standard subdivisions
 - Need to have something more flexible
 - TDR's etc.
 - Summit County has TDR's, there are good examples
 - Tied to open space – not just moving density
 - Working pretty good
 - Need to do away with 5 and 10 acre lots
 - Go to 2 acre lots
 - Even 20 acres are difficult to deal with – eats up a lot of land
 - Especially when somebody puts a house right in the middle of the huge lot – how do you farm around that
 - 4-5 acre lots – people don't really manage it – weed and fire issues
- Flexible zoning/subdivision ordinance
 - Cluster housing
- 8-10 ditch companies in Stoddard and Peterson alone
 - Line Creek is pressurized
 - Systems aren't designed for subdivisions

3

- End of summer – no water for farmers or subdivisions – new homeowners aren't used to that
- Water is a limiting factor in some ways
 - Some of the systems are old – very little to do with the water itself – plenty of water, need to update the infrastructure
 - Watering landscapes with secondary and well water – very few culinary water providers in County
 - Morgan City has only real secondary system
 - Mtn. Green is using treated water
- Biggest factor for development in rural Morgan is sewer
 - Can't have well and septic on same spot
- 10,000 irrigated acres , 30,000 AF of water used on ag land
 - How do you get it
 - How do you treat it
- Cost of farm equipment is high equipment is large
 - Custom work – people don't want to pay for what we do for them
 - Could be a source of income, but people don't want to pay what's it's worth
 - New subdivision in Peterson
 - Pipeline rows that go through there, think farmers should keep weeds down, etc.,
 - Peterson water company
 - Garbage, lawn clippings, etc. – isn't worth the headache to farm that, damage their sidewalks, rough on your equipment
- Decline of Farming
 - Economy
 - Growing development
 - Not enough support from the community
 - Such a bedroom community that it makes it worse – people buy their food products from Weber and Davis County
 - Need to make it so farmers can stay here
 - Don't want to sell – want to pass it on to my kids
 - Need impact fees to help fund agriculture – if land moves out of greenbelt, there should be an impact fee
 - Needs to be easier to exist
 - People complain too much about animals (crossing onto their land, not "trained" or managed, etc.
 - Community members need to respect gates and boundaries
 - Work with us, not against us
- Rules of fencing in or fencing out
 - Subdivisions should fence to keep animals out if they don't want damage from livestock seasonal migrations
- Large dairy in Morgan
 - Next to Morgan City

4

- Have lost leased property next door – didn't want manure on fields
- Needs flexible subdivisions!!
 - Private roads
 - Open space needs to be functional – group them – connect them
- Passing it on is not always feasible
 - Hard work
 - Hard to ask kids to work that hard
- Absentee owners are an issue

NOTES

Morgan City & Morgan County General Plan Updates

Focus Group: Wasatch Peaks Resort

April 14, 2021, 12:00 pm, Online



IN ATTENDANCE:

Ed Schultz	Managing Director, WPR Development Company
Becky Zimmerman	Design Workshop, President
Mark Vlasic	Landmark Design
Lisa Benson	Landmark Design

SUMMARY:

The meeting began with introductions followed by a discussion of Wasatch Peaks Resort which is summarized below.

General thoughts on General Plan process

- Big challenge is private land - individual property rights are fiercely defended unless it's other people's land
- Everyone wants ag but don't want to pay for it
- Financially County is in tough shape - limited bonding capacity
- Tremendous growth in Mountain Green - new homeowners don't want more growth after them
- Economic Growth - wants sales tax but oppose the residential growth that is required to support that commercial

Becky did master plan for Snow Basin and entitlements in Weber and Morgan County in early 2000's so has some familiarity with the area going back

Wasatch Peaks

- County Commission presentation from 2019 - Becky will send copy
- 11,502 acres in Morgan County, now about 12,740 total acres in Weber and Morgan Counties
 - Rezoned property to Resort Special District
 - RSD zone was created when Snow Basin was created
 - Worked with Weber and Morgan to get this rezoning
 - Pinch point will be open space

- GIS inventory was critical to having the land dictate where development areas should go
 - Conceptual land use plan shows total developable units
- Everything is totally private
 - Have to own land to be member
 - All private amenities ski, golf, etc.
 - Private roads, water, sewer, fire, etc.
- Had FAQ approach in presentation to address questions they were hearing
 - Water, taxes, etc.
 - People often misunderstand tax impact
- Average of 7 miles from nearest property
 - Most visual impact from Mountain Green areas A and C
- Trails and rec facilities will be private
 - Land has always been private
- Privacy and security is most important
 - Is fenced now, mostly by adjacent landowners
 - Will be cameras and security efforts
- Part of CWMU - rules and regs for hunting in the area
 - Someone would have to be off-trail to get to the upper areas
- Biggest benefit to County is economically
 - 3rd party company did cost-benefit analysis - conservative estimate with 475 homes
 - Analysis is required as part of RSD zone
 - Entitled for 700 units, employee and workforce housing is included
 - Estimate of \$25.7 million annual contribution to school district
 - Estimate of \$9 million/year to County general fund - equal to their existing general fund account
 - Anticipate mostly 2nd homes (or more) based on who some of owners will be
 - Small amount of retail - a small amount of sales tax
 - Jobs - local opportunities include construction, year round opportunities - ski instructors, ski patrol, ski ops, security, etc.
 - Grazing will continue on part of the property
- Current status
 - In second construction season
 - Spine road has been built through Peterson
 - Building more roads, water main, several ski runs started and will be adding more, adding chair lifts this year, utilities,
 - Platting 124 units, 3-step process, pulling it out of Greenbelt - have to pay back taxes, hoping to complete this initial phase of platting by the fourth quarter
 - Whitaker Construction is main contractor
- RSD includes this and Snow Basin
 - Snow Basin is adding more golf, retail/commercial, etc.

2

- Resort Special District is the zoning category - current GP shows Snow Basin as master planned community - going through rezoning to RSD
- LYRB did third party analysis of economics on WPR project for the County
- Opponents were smaller in number but very vocal
- County Commission approved it 6-1 in favor
 - Everyone talked about their decisions - Oct. 30, 2019 video
- Be aware that there is significant potential revenue coming their way - can help support some of those amenities
 - Yellowstone Club - community in Big Sky has benefitted, have some great parks and amenities from that revenue source
- Opportunity for more private facilities like this?
 - Think about more of that RSD rezone
 - Purposely set a high bar when zone was created
 - Requires minimum acreage of 1,200 acres, at least 60% has to remain open space
 - WPR 70%+ is remaining as open space (not public, but as function)
 - Many required studies - will cost hundreds of thousands of dollars just to get it started
 - Probably wouldn't benefit locals or Wasatch Front
- Rural communities have pride of ownership
 - Local landowners have been fighting fishermen
 - Old Morgan - this was their open space
 - Access to this land was shut down before WPR got there
 - There are a lot of property owners between the valley floor and the ridges - a lot to negotiate to get that access
- Everyone wants restaurants and grocery stores, but community won't allow the growth to support it
 - WPR may help better restaurants to survive
- When SB develops will probably start in Weber County area - Strawberry area will be when Morgan County sees the development
 - Becky did trails master plan for Snow Basin
 - 85% of area is permitted on Forest Service Land
 - 11,000 acres of private land - mountain is USFS
 - Includes some of valley side as well, not just mountainside of Trappers Loop Road

3

NOTES

Morgan City & Morgan County General Plan Updates

Focus Group: Historical Society

April 7, 2021, 1:00 pm, Online

IN ATTENDANCE:

Rachel Turk	Morgan County Historian
Cherril Grose	Morgan County Historian
Lisa Benson	Landmark Design

SUMMARY:

The discussion of the Historical Society goals and projects and resources in the community is summarized below.

- City Historic District - We are a Certified Local Government (CLG) through the National Park Service which allows us to get funding for work like the RLS
 - Reconnaissance Level Survey (RLS) of Morgan City of the core of the community
 - Looked at every building and secondary structure in the zone to see what's there, age, percentage of what's significant
 - Some contribute but aren't significant, some have changed too much, some are too new
 - Not entire City – only a limited area
 - Found that approximately 56% of structures are contributing
 - Need to write a narrative about why Morgan is unique as a City
 - Want to get national designation as a district
 - City has small historic district – look at overlay zone in their ordinance
 - Around commercial street area
 - Want to expand it to include residences
 - RLS is done now – next step is nomination with National Park Service
 - Unique characteristics of the community – even though it's a pioneer community, it's not on the typical north south grid plats – has a unique layout for the region – it's also one of few remaining communities that had Transcontinental Railroad (TCR) running through it
 - Community members helped build the railroad, not Chinese workers as in many other communities
 - Have two of only three tunnels along the Union Pacific Section of the TCR

1



- Rumor was that Morgan was the first incorporated city between Omaha and the west coast – it looks like a city in Wyoming incorporated around the same time, though they don't know the exact year, so can only confirm that Morgan was *one* of the first
- Will start looking at other communities in the County after City District is completed
 - Porterville is a good option
 - Milton also has a lot of the older homes that haven't been modified much
 - Want to designate districts in some of the smaller communities to help preserve the essence of what they were, especially as development comes to the County
 - Once a town loses its history it loses its uniqueness – just another town
- Another goal – want to get museum or visitor center
 - Depot on Commercial Street would be a great location to preserve stories and histories
 - Just got the rail car as well – want to use it as an information and interpretive site to talk about and share the history of Morgan
 - Tourism Tax Advisory Board (TTAB) – Rachel has been invited to participate
 - Slowly moving forward
 - Could take advantage of TRT funds for Depot/Train Car improvements
- Morgan is a farming community AND a railroad community
- Want to preserve historic routes and trails through Morgan
 - Mormon Trail
 - Donner Trail
 - Pony Express
 - East Canyon – refurbish signs that have been vandalized
 - Lincoln Highway
 - For 2 years it came through Morgan, was then re-routed through Parley's
 - Transcontinental Railroad
 - Creating connections to surrounding counties
 - Summit County rail trail system ends at County line – connect through Morgan to Weber County and tell the history along the way
 - Pieces of the road are still there
 - Get a trail system through here and provide interpretation along the way
 - Thousand Mile Tree
 - Driving towards Henefer – look out left - there's a big pine tree halfway up the canyon, tree was 1,000 miles from Omaha – marked this distance on the transcontinental railroad – people used to shoot at it, has been replaced at least once over time
 - There's a sign about it that you can only see if you're on the train - have a sign for Summit County Weber River input telling about the tree but it hasn't been installed yet
 - Talks about Thousand Mile Tree, Devil's Looking Glass and Devil's Eye- maybe Devil's slide too
 - Preserving the rural atmosphere is important, while still accommodating some growth

2

- We're a rural agricultural community – not just one tangible object – it's the quality of life and the roots of the community that are important – these historical/cultural elements are part of that
- Hunting and fishing is a part of what Morgan is as well
- Poultry Building – Utah Poultry Co-Op – people had laying hens, would clean eggs and put them in cartons and deliver them once a week – would be distributed from there
 - Where the farmers when on Fridays
 - Was a big part of the farming community
- Sauerkraut factory, peas, cabbage – Morgan used to have a reputation for growing the best cabbage
 - Building is still there – on State Street – big stone building – now metal manufacturing
 - Craig Worth is doing a piece this weekend on Morgan Canning Company
 - Main factory demolished in 2000 – warehouse and kraut factory are still there
- Historic Hotel on Commercial Street is key too
- Program with photos of buildings, part of walking tour
- Getting the District is the main priority right now - then historic markers and more permanent signage
- Commercial Street
 - Used be half-abandoned – pictures in windows were originally to cover windows in derelict buildings
 - Now have every building occupied except for Browning Arms
 - Committee to Preserve Commercial Street
 - Committee focuses on anything that preserves that area, makes those businesses successful
 - Need to have a draw to the area
 - Have to have a whole street that's interesting and appealing to be a draw, not just one or two small shops
 - Not enough in this end of the County to support a whole street of businesses – have to bring people in from outside
 - Want to make sure businesses get business – don't want them to become derelict again – keep them viable
 - Want something on each building to tell the history of each building
 - Also want billboard along freeway to invite people into District
 - Covid slowed down events momentum
 - When County Fair is going on they have events on Commercial Street, a little train for the kids
 - Hometown Christmas
 - Close down Commercial Street – fun event
 - Train at hometown Christmas as well
 - Interest in farmers market
 - Want events to draw people into that area

3

- Want to do a "Commercial Day" on Commercial Street
 - Make Depot a center for all of these things that could happen
 - Interest in the old hotel on Commercial Street - it could become a great asset
 - Movie Trolls 2 (which was filmed in Morgan and is a local cult classic)
 - Anniversary recently - had viewing in old hotel in the old ballroom space
 - Would like to continue with a movie festival of some sort
 - Current owner probably won't do much with it, but he does fly fishing in Montana, does a fly fishing film festival there and wants it to come to Morgan
 - County Fair/4th of July are big events but are mostly at Riverside Park or the County Fairgrounds
- Browning Outlet – they moved out – was a good draw for the street
 - Building isn't owned by a local person – want to reach out to the owner
 - Don't want to see housing going into the commercial area
 - Maintain the commercial area and do housing away from that
 - In front of the new hotel there's a vacant lot owned by the main investor in the hotel
 - In the Historic District so whatever gets built there has to meet historic guidelines
 - Want to see some infill on Commercial Street – just needs to fit with the existing character
- State Street has newer traditional commercial type spaces
- Don't lose the historical features that remain in the County
 - Plenty of areas to develop without losing anything historical
- Poultry building owner is on historic district committee
 - Wanted to do reception center but old opera house is being turned into reception center so they may rethink it
 - Building has water and power – issue has been parking – located on railroad property as a long-term lease, bought and own the structure but lease the land it's on from the railroad
 - REI in Denver is in an old warehouse like the old poultry building
 - Could see that sort of use – an outfitter or local outdoor product manufacturers – a main outlet/retail space – a destination/use that fits in with that recreation mission while preserving integrity of the building
- New people buying properties – all of them seem to want reception/events center
 - The Old Opera House – was Spring Chicken Inn and will become reception center
 - New owner wants to preserve as much as he can and return as much as he can of what it was
- Round Valley Pioneer Cemetery – on private land but owners allow access as long as people are respectful
 - Have handful of other pioneer cemeteries as well
 - Historical Society tries to help document these cemeteries

4

- Rachel has brochures on historic trails going through the County
 - Emigrant travel guide
 - Drives – points of interest
 - Mormon Trail brochure
 - Rachel will send digital copies
- Do get a lot of traffic off the freeway and only a block away
 - Amazed at how many people come off the freeway – lots of out of state plates
- We must be mindful of the idea of loving these things to death
 - Need to provide more education about taking care of these resources
 - Access needs to be respectful
- Como Springs was a draw for people from everywhere way back
 - It was a mini Lagoon – so sad that it's not really functioning
 - MGB+A did a feasibility study in 2014 on it looking at the possibility of getting something back in there
 - Pools and buildings could not work there
 - Location is challenging – in the flood plain – may be imposing limits
 - Has flooded several times, but so has a lot of Morgan Valley
 - Work on rivers and reservoir may have helped with flooding issues in general in the County
 - All last summer they were doing some work down there at Como, but not sure what is happening
 - Can't confirm that there's anything still there that's historic
 - Building that was a dance hall and roller rink, were still there last time Cherril was there, lodge is the wood building on the other side of the river, hotel is the long red-brick building which is still there
 - Look at Google Maps – hotel still says Como Springs on it
- Opportunities – need bigger chunks of trails systems to make it a meaningful system – bigger network and bigger story
 - Need to connect into those bigger elements/themes – connecting locations
 - Show that it's an important resource
 - Justify recreation and historical/cultural importance
 - Key when we have such limited physical elements to preserve
- Lost Creek was a State Park but minimal improvements were made of what was originally planned back in the 70s and 80s
 - Has good momentum with surge in State Park use

NOTES

Morgan City & Morgan County General Plan Updates

Focus Group: Outdoor Recreation

April 7, 2021, 11:00 am, Online

IN ATTENDANCE:

Dawna Zukirmi	Destination Sports
Mauricio Melendez	Fly Traverse
Davy Ratchford	Snow Basin Resort
Lisa Benson	Landmark Design

SUMMARY:

The meeting began with introductions and then a discussion of outdoor recreation, which is summarized below.

- Dawna was born and raised in Morgan – runs an outfitting company that does river rafting on the Weber River, snowshoeing, hiking and biking. Partners with other outfitters to provide dog sledding, snowmobiling, fly fishing, etc.
- Mauricio owns several businesses in the community - a marketing company that live-streams high school sports, a recording studio, the newspaper, travel agency, software development company and new fishing store on commercial street
- Davy – General Manager of Snow Basin Ski Resort, located in the Huntsville area – 3,000 acres – Olympic venue in 2002
 - 13.5% of county residents have a season pass to the resort
 - No lodging at the resort yet but have entitlements for approximately 5,000 overnight units (with 2,500 of those in Morgan County)
- Bulk of issues come from budget-minded recreationists – tubers don't have enough skills to navigate challenging stretches of river
 - Problems won't go away on their own
 - Would be a benefit City and County if there was safe place to direct people to who want to go tubing
 - Her company won't rent out gear to people who are inexperienced or are causing issues, they are focusing on guided tours instead
 - Have a new store in town to rent gear out of
 - Don't want to be at odds with neighbors, want to be good stewards, don't allow access on their property in Henefer anymore for non-guided users



- Sections of river are more conducive to tubing – need a park with rules and regulations
 - East Canyon State Park had a similar situation before it came a state park – garbage, partying, etc.
 - With rules and enforcement it's become a good place to take your family
 - Will help the community benefit from the recreation and protect property owners and liability
- Moved rentals into Morgan to help bring sales tax revenue into Morgan
 - Tax goes to location to where guided tour starts
- Stretch of River between golf course and round valley bridge
 - Would be great place for a park as-is – easy to get to the road without trespassing
- Weber River Restoration and Enhancement Project (WRREP) – extend Mickelsen Mile, paired with new bridge and City and County owned properties could be a great corridor for a river park
 - Park needs to accommodate all types of users
 - Whitewater – need drop for kayaking which exists at diversions
 - River Restoration and Trout Unlimited – working with them to look at diversion behind High School
 - Received grant money last several years, have volunteers
 - People are hesitant to lose control – private property owners are worried about trespassing, garbage and other issues and are concerned about flooding if river is modified into water park (how do they maintain/repair it)
 - Have been working for at least 9 years, even talking with Utah State Parks – may help with what's going on at Taggart
 - Taggart is out of control
 - Crosses county lines – needs someone in Henefer controlling the situation as well to help prevent injury and other issues
- Snow Basin
 - Have extensive hiking and biking trails, both lift-served and free open trails
 - Less use of lift served in more recent years
 - Work with Trails Foundation of Northern Utah to help create trails
- Need to keep working on our trails – wife is a realtor and says trails are essential to buyers moving to the community
- Lived here for 3 years – community is divided
 - Concern with growth and investment in things that people aren't used to
 - Resistance to becoming a recreation community
 - We can be all things and do it in a really good way
 - Massive shortage of outdoor rec opportunities
- New trails in Mountain Green – did it the right way

2

- No funding or support – have to do it on their own
- People think Mtn Green is just rich disconnected people, saw that with Wasatch Peak Resort
- People that want the recreation aren't speaking up
- So much opportunity for it to be done correctly – need good taxable income – capture more of those tourist dollars
- Need more trails and need more help with them
 - Don't make money off of those trails
 - Need help – groups need support
 - Trails connecting all the way to Morgan would be great
- Some of the community doesn't want trails
 - Most of them are getting older, but their kids that are taking over are selling it off to developers
 - Private property can be an asset to the community
 - Dawna pays for recreational access on private property owners – makes sure its respectful use
 - Culture is shifting – ag lifestyle but newer generations want more recreation options
 - Rec value in private land
- New County Commission understands some of these needs and opportunities
- Need organized recreation group with structure to organize/fund to help with shared lease agreements – work with land owners – would be good to have official support from City and County
 - Seems disconnected right now
 - Newly forming non-profit – Weber River Partnership
- River is the perfect place to continue trails upstream to the fairground – separated trails, equestrian as well
- Fishing store
 - Has lease agreements with landowners for river access for fishing
 - Stocks their ponds with tiger trout, rainbows and browns
 - Educating – needs a board to oversee and help with these lease agreements – show land owners how these lease agreements can make money for them while also helping to support local businesses
 - Companies/guides bring respectful use
- Commercial property is hard to come by
- Need to understand what tourism and travel means to the economy - how much money coming in
 - Only have minimal commercial properties right now
- Travel company sends clients all over the place
 - Offers great travel opportunities for other destinations nationally and internationally – want to do that as well in the local community
- TTAB for regulating Transient Room Tax – County is forming the board to oversee distribution of tourism and other taxes

3

- Who is recreating in our community
 - Community wants people to come and spend their money and leave, but there are no/minimal attractions
 - Covid – people kept coming, used to be international and national travelers coming into Park City, became local families who want to do day trips
 - Morgan is great destination for day trips
- Attracting money – building trails, restaurants, outdoor dining, breweries, etc.
 - Asked for traffic count up from resort – waiting for results
 - Lots of traffic - missed opportunity
 - Are businesses feeling welcome? Do they have help with setting up shop?
 - Tons of people coming from Park City – make sure there are things for them to do
 - First brew pub will kill it
 - Needs to be visible from road
- Heard that new hotel observed that after 2pm on Saturday the only business open on Commercial street is Deb's
 - People staying at the hotel need something to do
 - Any opportunities would help
- Need Wayfinding – make sure destinations are published on wayzz, google maps, social media, etc.
- Look at Taggart's grill
 - Good food, scenery, etc.
- Big box stores will not attract the tourists
 - Would people lease to brew pub?
- Key is to keep unique character – otherwise it's just like the Wasatch front
- A place to swim would be great
 - Como is private property – a lot of potential, but it takes money to develop something worth having
 - A water park could help
 - Have a design for a tubing lane near Como with a whitewater area
 - Would help make it more of a destination
- Need to have the recreational facilities or people won't stay here and spend their money
- Lived in Truckee, Eagle, Vail – why would people come – is it inviting? Unique ideas
 - Recreation is a huge pull – entice people with great ideas
 - Build something, message it and people show up'
 - Have a great opportunity
- Try to get some people to think differently
 - People coming is not a bad thing
 - Upside down in property tax/business tax
 - Need more commercial taxes
 - Businesses help keep things moving
- Not really a leader behind it all – County needs to be the driver

- So many little groups with no control
- Important to create a holistic vision and identify the driver behind that – is going to be the tax group set up last night
- People feel like hands are tied because there isn't the cooperation
- Need to have someone steering this
- W R Enhancements has been on the CIB list for years – state and feds have grant money to put into the projects, but don't have a local driving force – need to have enthusiastic local support
- Not organized enough to get things off the ground
- Who owns this project idea? Should be the City and County
 - Get people comfortable with all of the what-ifs. The City and County are getting closer to owning it
 - Need rec industry to help steer and guide them – need a committee to help lobby for this vision
 - Need a project owner first
 - TTAB (Tourism Tax Advisory Board) should be able to help – they'll already have access to the money – Depends who sits on that board

NOTES

Morgan City & Morgan County General Plan Updates

Focus Group: Chamber/Business Community

April 8, 2021, 1:00 pm, Online

IN ATTENDANCE:

Trace Wardell	Chamber of Commerce
James Ebert	County Economic Development Consultant
Anissa Brown	County Economic Development Consultant
Ryan Jibson	Browning
Ryan Nye	Business Owner
Scott Parkinson	Hotel Owner
Jeff Mathews	Business Owner
Kate Werrett	LYRB
Lisa Benson	Landmark Design

SUMMARY:

The meeting began with introductions followed by a discussion of business/economics in the community which is summarized below.

- Anissa and James - economic and community development consultants for the County
- Jeff - resident, realtor, property owner - wants to see smart development - what's actually needed, figure out which businesses are needed most, figure out how to get the word out/market it once we do have the commercial/infrastructure
- Scott - close to Morgan county at mouth of canyon , long time investor and developer, own buildings on Commercial Street where Browning used have their outlet, main investor in new hotel
- Ryan - VP/ general council for browning
- Trace - lifelong resident - chamber of commerce president
- Taxable sales - automotive sales is top industry, RV's, recreational vehicles, also non-store and online sales and dining, ag sales are pretty low
 - Most of ag products are sold out of the county
 - Most cattle for example are shipped to major facilities in Colorado or other places
 - Prices are also quite low right now which is impacting farmers and ranchers
- Identify the type of commercial that we need
- Signage - advertising, getting the word out - "Vacation Morgan" need a slogan
- Need part of the focus on tourism and the recreation economy



- Tremendous opportunity but we're just not capturing it yet
- Need more hotels, restaurants
- Need to become/market ourselves as a destination, though marketing is 2nd step
- Finally have a hotel - need other amenities
- Shopping by locals doesn't have as much of an impact as shopping by tourists
- Scott has been working on projects in Morgan City - they are terrific to work with, the RDA has been terrific
 - Provided some assistance with projects on Commercial Street
 - Not always easy working with cities - have to be persistent - City has been great
 - Hotel - started in 2008 - has been challenging
 - Several feasibility studies - main weakness in the in the community is the lack of restaurants
- Lack of amenities in west end of County means those residents are as likely to drive to Davis and Weber Counties as to Morgan
 - Work on changing attitudes
- Figure out what we need and where. Ideas:
 - Restaurants
 - Small Movie Theater
 - Sporting Goods Outlet
 - Mountain Green will probably need/demand some commercial
 - Brewery/Pub
 - Dentists offices/local services
 - BBQ
 - Steakhouse
- Get City and County on board
 - Balance - do it smart
- Small population is a challenge - that's why trying to capture the business of people passing through is key
- Transient population and residents - build inclusive in our thought processes
 - Residents are used to going to Davis and Weber - keep them here with local services
 - Many of those services can meet local and tourism needs
- Wants to see more in Morgan - west end of County has easier time going down to the services/businesses on the Wasatch Front
 - Keep the commercial focus in Morgan
- Skiers are staying in the hotel - they are skiing both Snow Basin and Park City - people can spend \$120 and ski both, pay much less for lodging than in Park City
- Two possible buildouts
 - Morgan City - small historical small town feel
 - Mtn Green - newer ski town feel
 - This is very generalized, but Mountain Green tends to be more liberal and progressive and the rest of the County tends to be more conservative

- The west end of the County may be open to more diverse types of developments
- Need to cluster the development - keep open space and keep them condensed - keep the Morgan feel
- Larry's Spring Chicken Inn closed - retiring more than a lack of customer base
- Owns the building where Grounds for Coffee and the new fishing shop are located and also own a vacant lot on Commercial Street
 - Will be adding specialty hot dog and taco eateries
- There's also a space on Commercial Street that Doug owns - should work with him on some ideas/opportunities
- Scott has two pads in front of the hotel
 - Holding out for restaurants but can't keep turning people down forever
- Have to build out the commercial infrastructure that lets us then pull people in
 - Want to target people from outside the County so they'll spend money and continue on their way
 - Amenities like trails, Weber River recreation, ski resorts, outfitting, etc. and now Lost Creek will help draw these people in
 - Don't want new businesses to fail and then others to be reluctant to follow
 - In the process of identifying who we are, what we want to be and figuring out how to get there
- Kate is starting a sales leakage analysis
 - Looking at total sales and what is being spent here
 - Will be recommending different areas of focus
 - Will acknowledge the resources/infrastructure like trails
- Mark is intrigued by gateway idea (people staying at Scott's hotel to ski both Snow Basin and Park City)
 - Moab is looking to Monticello and Green River for some relief -- think about relationships - make sure it doesn't overwhelm your community, but it could be an interesting opportunity to build upon
- What about manufacturing?
 - Could bring some job opportunities
 - Browning - many employees come up from out of town - they spend money on gas, food for lunch, etc.
 - Reverse effect? Workers coming up
 - Browning - 130-140 employees - 60% don't live in Morgan County, some from Salt Lake, Cache Valley, etc.
 - Ability to run to lunch somewhere doesn't exist, have a cafeteria in the building since there's nothing close by
 - Need a tire store, etc. services to benefit employees, residents and tourists
 - Light manufacturing is one of the lowest development priorities for citizens
 - Pay range can be large, but is usually not high

3

- Most employees would be traveling to Morgan County
- Huge opportunities
 - Direct access to rail and interchange
 - Would need to be close to rail and freeway
 - Citizens don't want that visual impact - development has to be done well
- Viability of amenities in west end of County has to come with interchange
 - Connection to Trapper's Loop - would be the catalyst for commercial development in that area
- There was some land for sale by Precision - back behind everything by the dairy, where it's less visible
 - This is part of the City's light industrial zone
 - Also in the City's RDA so there may be some incentives for that property as well
- Surprising that residents don't want good paying jobs for their children
 - A feeling of no-growth and NIMBYism - so many leave the County to work
- Housing is an issue
 - Kids have to leave to find affordable housing
- There will be growth - need to do it in a smart way
- James and Anissa - will do as asked to help facilitate economic development
- Hotel manager has to live in Brigham City - housing issues are huge
 - Need affordable (not low-income) housing
- New County Commission is very thoughtful and are willing to start actual development
- Housing issue isn't just in Morgan - it's not affordable anywhere in the region
- Jeff has some potential options for housing coming up
 - Scott mentioned that the State just set aside money for affordable housing
- Likes the idea of attracting people that want to ski Park City and Snow Basin - when we bring people in for short term service, very little cost to us but they can bring in a lot of money
 - Needs to be an area of focus
 - Those dollars help provide amenities to the community so residents aren't bearing those costs
 - Kate will follow-up with people in her office on the Moab studies
- Wasatch Peaks Resort - What will the impact be? Thoughts?
 - Ahead of schedule - super positive, no hiccups, have had some unofficial sales but not platted yet
 - Ed Schultz doesn't believe impact or crossover will be as heavy
 - Not looking to provide outside amenities to the community
 - James talked to Big Sky - they said there was a lot of impact/crossover and will be doing a study on the Peterson area in July/August
 - Thinks there will be an impact - big demand for properties surrounding the development
- Anissa is building out a Destination Management Organization (DMO) - would like to see any of Kate's data she can share

4

NOTES

Morgan City & Morgan County General Plan Updates

Focus Group: Parks, Recreation and Trails

April 8, 2021, 10:00 am, Online

IN ATTENDANCE:

Lydia Hebdon	Chair of Recreation Board, Programming
Jason Rose	County Public Works
Preston Neiderhauser	Mountain Green Trails
Scott McMillan	Morgan School District
Jon Cannon	Equestrian Community
Lisa Benson	Landmark Design



SUMMARY:

The meeting began with introductions followed by a discussion of parks, recreation and trails which is summarized below.

- Jason - has worked for the County - 4 years, is the Parks Maintenance Supervisor, takes care of all parks in the County, from irrigation systems to turfgrass and facilities
- Lydia Hebdon - Recreation Director for the County, was hired in October, takes care of all of the sports programming
- Scott - business administrator for Morgan School District, veteran Jr. Jazz coach
- Preston - Morgan High School mountain bike team coach, has lived in Mountain Green for 14 years
- Jon - County resident, has lived here for 23 years, owns Graceland Equestrian Center
- Preston - has worked for 6 years with the mountain bike team
 - Mountain biking is relatively new sport in high schools - it's been around for about 10 years
 - Morgan started with a team of 8 - now up to 70
 - Grow about 15-20% each year, anticipating they will gain another 10 students next year
 - Morgan is a 3A school in the Utah league but has one of highest numbers of racers
 - State has 5,500 racers

- Team goes to Snow Basin Resort a lot, but it would be nice to be able to ride closer to home at times - local trails would be beneficial
- We need to find a way to work with private land owners to find a way to move forward on local trails
- Lives in the Cottonwoods, which has a lot of open space
 - Reached out to HOA and developer and proposed trail network of 12 miles
 - Have an agreement for Mountain Green Trails Foundation - carries liability insurance - have a lot of support from the community
 - Added 5 miles last summer
 - Adding a bike park with flow trails this summer
 - Some is MOA property, some developer, some water company - worked with all owners to get approvals
- Do other subdivisions have similar amounts of open space? The Cottonwoods seem unique in this manner.
 - The Cottonwoods has 60% open space due to topography with all of the canyons and draws, was laid out ideally that ended up working for trails - the trails were an afterthought
- Fox Hollow only has a little bit of open space, Rollins Ranch has very minimal open space
- Lydia - biggest problem facing recreation programming is space
 - Lots of kids registering - over 400 kids registered for flag football this spring - had to cap and close registration, turning kids away
 - Can't run spring soccer and flag football at the same time for example - this happens throughout the year - just don't have the space to run both at the same time
 - Not enough space - sharing space with the high school - sharing is not organized
 - Run up against comp teams practicing on County fields as well
 - Growing fast, but not enough space
 - 600 kids doing Jr. Jazz
 - Some people are coming up from the valley to play on our fields - the comp teams
- Field northeast of pickleball - trying to get that developed as a multipurpose field
 - Council can't agree yet on what needs to be done there,
 - Has 3 pipelines running through that area - 7 acres
 - Need to expand the parking lot, especially if a field gets added
 - Used to be a bike park there
 - High School Rodeo - parking is a disaster and spills into this area
 - What about putting in grass field and allowing people to park on field?
 - Can't use Kent Smith because Ogden comp teams use it
 - Dirt field west of pickleball courts - can that be a multipurpose field?
 - Developing fields here would help clean this area up
- Hard to keep grass on the multipurpose field in Mountain Green

- Wilkinson Recreation Complex - County took it over from the High School - needs more improvements
- Have an interlocal agreement in place, but it's not specific enough - want to get it redone
 - Who is responsible for different maintenance issues? Lots of confusion right now. Scheduling isn't coordinated. County was using gyms for Jr. Jazz but High School needed the team - miscommunication, and this happens a lot.
 - Need to get specific with dates and responsibilities
 - Needs to address funding as well
 - Recreation Board exists - structure is in place
 - Meets regularly and deals with these issues
 - Have a more formal meeting/agreement to clarify
- It would County maintenance staff if they had a schedule so they know when they can water, needs to be in the loop
 - Never got a schedule from the coaches
 - Soil at Rec Plex is challenging - takes a lot of water because it drains so quickly
- Trail from Fairgrounds to mouth of canyon
 - How to do it?
 - Can GP call for it?
- Young Street - City adding bridge - will tie Mickelsen Mile can tie to County Fairgrounds
 - Discussion of development agreement at Commission meeting about the Golf Course and what their trails might look like
 - Cottonwoods was developed on such a larger scale that open space was more contiguous - if done in small parts you don't get the big chunks of well-planned connected open space that works for trails and other amenities
 - Have master plan that encourages that type of consolidation of open
- Jason asked what information he could share with Bret about trails in the County
 - Preston could work with the County on a master trails concept. Bret is always up for improvements
- Jon - There was a discussion years ago about connecting existing trail from end of trail at Graceland Equestrian Center (GEC) (on the end of Island Road) to the County Fairgrounds
 - Don't know the logistics of different user types - would people be okay with horses using segments of the existing trail where a separated equestrian/unpaved trail may not be practicable within the existing corridor
 - Would like equestrian along trail by river - could run behind the sewer plant
 - GEC - High School Rodeo kids can practice at County Fairgrounds, but there are logistical issues. They practice a lot at the GEC, which provides cattle and facilities, don't charge, have volunteers that help coach the kids
 - County is trying to do some things that don't cost a lot of money to attract bigger events at the Fairgrounds
 - Most popular events are team roping jackpots - Heber attracts national events - Bret's improvements may attract some of those

- Hotel will help too - when those events are happening in Heber the restaurants in town are packed
 - Can help generate more revenue for the County
- There's enough parking right now at Fairgrounds, but would need to be able to park clear out to the freeway for bigger events
- Scott mentioned the 7 acres east of elementary school that could be overflow parking - Jon said that would be great
- Have jackpot barrel racing is taking off, facility trains reining and cutting horses
- Morgan's limitation - Heber can attract events because they have an indoor facility - need an indoor events - love having it outdoors but if you have rain there are no options
- Trying to do a flexible, multipurpose event center, at GEC have had practices in their indoor arena for sports, but not ideal with dirt fields - look at flexible use options
- Hotel doesn't have enough capacity for large events and there aren't enough restaurants, need more commercial development, no place to go to dinner, and more stores
- Maybe just focus on smaller regional events
- Open to private public partnerships with events using the facilities, have donated the facility for some events, willing to give back to the community
- Chamber of Commerce contacted Preston - City owns land at north end of State Street - want to put in a trail system on these 80 acres, could also hold mountain bike events there if you can put in a mountain bike trail system

NOTES

Morgan City & Morgan County General Plan Updates

Focus Group: Development Community

April 15, 2021, 2:00 pm, Online



IN ATTENDANCE:

Rulon Gardner
Jordache Wardell
Korey Adams
Doug Brown
Kate Werrett
Lisa Benson

LYRB
Landmark Design

SUMMARY:

The meeting began with introductions followed by a discussion of development which is summarized below.

Rulon - developer in Mountain Green, been there 14 years working on the Cottonwoods and Rollins Ranch

Jordache - mostly build roads, but have also built a few apartment buildings, born and raised here

Doug - lived here since 1979 apartment buildings, developer and owner, was on the planning commission in mid-2000s

Korey - local builder, works with many of the other people in this group

Background from Kate - Morgan City and County have much higher income levels. Plan also has to address opportunities for diversifying housing stock. Community preference right now still seems to be for single family.

- County side - always meet with a ton of opposition in multifamily housing situations, people don't want Morgan to look like Farmington or Riverdale, always direct development towards single family
 - Recently introduced a single family project with 10' setbacks, condominiumized single family units - caused concern, but they are trying to get more affordable housing going
 - Recent project started at \$480,000 price per unit, now up to \$680,000 with recent increases in materials costs and they don't see an end in site for those increases

- Thinking about going to townhomes or "big homes" with a garage (10 plex - 2-3 stories - some in Centerville and Holladay) - County would live with either if they have garages - don't want carports
- Can't achieve affordability with a single family homes
- County PRUD - private residential unit development, eliminated ordinance 5 years ago - eliminates bonus densities, parks, etc.,
 - Need to get back to clustering to help get densities and help keep the rest open
- Townhomes pricing out right now at \$389,000 - \$400,000, Big Homes don't have a price yet because still working out parking and the garages
- Zoning is an issue
 - Wardell has done a few multifamily units in the City - not a lot of zoning that permits it, already built on or not available, already a shortage of apartments in the City and County, they go fast, no real RM 15, RM 7 or RM 8 - as we update the plan, we need to add more multifamily zones, young families need to have options
- Develops mostly in City
 - Morgan is a bedroom community, regardless of what we want and always will be. Multifamily housing has to be focused around the sewer districts and the water.
 - Rest of County will be what it is because without water or sewer, it's only feasible in Mountain Green and Morgan.
 - Will have to cluster around those two unless other systems come on line.
- In Mountain Green it's more complex
 - Mountain Green Sewer District, ran their project sewer lines 5.5 miles to connect to MGSD system
 - Believes sewer represents value in the 21st century
 - Why does County approve subdivisions with septic only?
 - Only private water companies - 4 of them, very territorial, some on wells, some on spring water, some on combination
 - Developers have to bring own water source, wells and water rights
 - No municipal water company
 - On a recent project, only found water in 7 of 17 wells
 - Cost of getting into a development is so high to start with
 - Heart of the issue in Mountain Green is water
 - Potable and secondary
 - Even secondary is costly
 - Costs in Mountain Green are triple of what it costs to develop on the Wasatch Front
 - Need deep pockets for single family or multifamily because of infrastructure costs
 - Farmington Aquifer under the Morgan Valley is one of the largest in state - feeds most of the Wasatch Front, cities in the valley are down stream, controlled by Weber Basin

- Water is THE issue for development
- Zoning - desire for smaller lots as people age - communities for aging individuals is important as well, City needs zoning for smaller lots
- Town Center Ordinance in Mountain Green that allows multifamily, have designated certain zones, but a lot of the ground in individually owned, hard if they don't want to sell
 - Approached County about setting up a water district in the Mountain Green to help relieve some of the territoriality, would also create the ability to tax
 - Sewer will need to expand up there before long, to the tune of \$12-15 million
 - Mountain Green issues are all about infrastructure
- Soils issues - studies required in the County
 - Last project of 30 lots - \$80,000 just to do geological study
 - Gets so expensive, geotech and geology studies - huge costs for developers
 - Mountain Green soils are big issues - costs to do them is prohibitive
 - Does need to be done - expansive, contractive, landslide areas
 - Hope it does prove to be preventative
 - Could only get 60 instead of 90 lots in one recent development because of soils
 - Geological studies are more feasible for larger developments, challenging for smaller projects due to the cost
 - Road to Snow Basin keeps moving
 - Wasatch Peaks Resort has run into soils issues on their project too
 - City requirements are just at the geotech level
- Durst Mountain was an ancient volcano, ash is 8-10 feet down
 - When water gets to ash, it tends to slide
- Community services don't seem to be a big issue with housing - most like the bedroom community aspect - already commercial space for lease in town, affordability is more important than extra amenities, more about just being in this area, being with family, want to give kids and grandkids the chance to live here
- Town Centers, Village Centers - are we still willing to let these places grow?
 - Can do mechanical sewer system for 100 - 120 units, but are people willing to let these areas grow?
 - Can this be a reality some day?
- Love agriculture - hopes Morgan County doesn't turn into Jackson where farmers can't get the money out of their lots because the rich adjacent homeowners don't want to lose their views - don't forget the land owners
- Developing in Heber Valley - zoning much like town centers
 - Doing conservation areas - but the issue is - figure out where town center boundaries area and protect that land that's in between
- Such a huge amount of private ownership in Morgan isn't necessarily a bad things - figure out where development can occur - get it right - good architecture - protect agricultural uses as part of that

- New County Commission realizes there needs to be a balance of development and preservation
- Have done mechanical sewers - work well
 - The more, the better
 - Can add to an existing development if adding more units nearby - looks like a barn
 - Really economical, better than running sewer 5.5 miles to tie into local sewer district's system

NOTES

Morgan City & Morgan County General Plan Updates Focus Group: Mining/Extraction Industry

April 7, 2021, 11:00 am, Online



IN ATTENDANCE:

Tony London	Holcim
Todd Wardell	Geneva Rock
Jordache Wardell	Wardell Brothers
Mark Vlastic	Landmark Design
Lisa Benson	Landmark Design
Kate Werrett	LYRB

SUMMARY:

The meeting began with introductions and then a discussion of mining/extraction in Morgan County, which is summarized below.

Tony - works at Holcim and is on the Morgan City Council

Todd - works at Geneva Rock - they have 3 locations with the hot plant

Jordache - Wardell Brothers Construction - they have 1 location

Mark Rees - retired, lives in Washington, Joe Reese runs the Round Valley Rock quarry

- Holcim
 - Will likely be around for several more years
 - Decision lies with headquarters in Europe
 - Current plant is 23 years old, could likely operate for 15-20 more years
 - 100 employees at plant
 - Holcim purchases rock from Round Valley Rock so Round Valley Rock will likely be open as long as Holcim
- Geneva Rock
 - Will likely stay there until the quarry is mined out

- Quarry provides aggregate for the asphalt plant
- Their area next to Wardell Bros will likely be expanding - will take some time to feasibly build out and use materials
- 25-30 employees in Morgan County
- What is market for these products?
 - Holcim cement plant was built in this location for limestone deposit on site
 - This is their third plant
 - Produce cement powder, not ready-mix, which is marketed through Wasatch Front and all over state
 - Also have a terminal in Bliss, Idaho that uses the cement from this plant
 - Some customers in southwest Wyoming as well
 - There are only two cement plants in Utah - this one in Croydon and the other in Leamington down by Delta
 - Lower alkali grade of limestone also needed in cement plant from Round Valley
 - Geneva - their limestone is good aggregate source for making asphalt, absorption is great
 - Round Valley - agreement with other gravel company in addition to providing material to Holcim
 - Wardell Brothers - the location of these quarries were established before our time, their quarry is focused on gravel extraction, market is Kaysville to North Ogden and Ogden to Coalville, have to keep it within limited distance due to transportation costs
- Permitting is getting harder
- Freeway access is critical
- Any other new areas for industrial/extraction?
 - Devil's Hollow possibly
- Plans for future of these sites?
 - Holcim - don't know long term plans - have heard talk about the quarries having to be reclaimed, probably have a mitigation plan in place but he's not familiar with it
 - Geneva - final use will be determined once the quarries are finally at the end of their lives, still have long lifespans, others quarries around the state have had some development once the quarries have been decommissioned
- Keep ground around quarries as-is or make it possible to expand - there's a great need for these products right now, tough to get concrete, balance impacts with need for products, avoid conflicting land uses
- Demand keeps going up - may accelerate lifespan, would be looking to expand to help meet consumer need and keep prices down
- Set a buffer area for land use - most is in deposits, foothills mainly
- Direction of expansion depends on adjacent land use

NOTES

Morgan City & Morgan County General Plan Updates Focus Discussion: Development Community

April 29, 2021, 3:00 pm, Online

IN ATTENDANCE:

Jeremy Jaggi	Developer
Kate Werrett	LYRB
Lisa Benson	Landmark Design

SUMMARY:

- Lived in MG for 3 years, moved from California
- Doing commercial and residential development
- Commercial off old highway road by Ken Smith Park - 2 twenty acres parcels, first real commercial dev in MG, has been tricky particularly because of water
- Cottonwoods Phase 6 - deal has fizzled out, submitted concept for 2 phase
- Commercial - recreation center with swimming pools and courts, Fizz, had LOI's on lots but haven't committed - Woodbury might buy it, went through rezoning to Commercial Highway, will be completely private
- Plumbers, woodworkers, armored car company, etc., oral surgeon, veterinary, maybe some residential (55+ community only), talked with Davy at Snow Basin
- Issues in Morgan County
 - Water, sewer and neighborhood sentiment
 - Think they're a vocal minority - older residents mainly
 - Mechanical sewer - Kent Wilkerson runs sewer district in MG - will tie in with existing system, district is in the process of upgrading the entire system, WPR is funding some of those upgrades
 - County sewer is big obstacle
 - Looking at properties for high-end commercial development that would appeal to WPR users
 - Dissuading factor is septic/sewer and water
 - Zoning
 - High density is needed badly, but not acceptable in County
 - Preventing further development
 - 2007 General Plan for MG was well done
 - Will end up with disjointed town center if the recommended plan isn't followed - losing the vision, is going to be disjointed
 - Need to think long-term/strategically

1



- Growth will happen - let's figure out what we want it to look like
- Wants dark skies - let's plan for it
- Grocery store goes better where the Town Center will be - did talk to some stores - Dwayne Johnson has been talking to grocery stores - want at least 6,000 rooftops - ski traffic doesn't make up gap
- Airport is so poorly planned - old, poorly planned, really disjointed uses, needs some major investment - considered approaching them about airport homes, will be very pricey
 - Rulon's Northside Creek gated community will be seeing poor development here
 - Will see pressure down the road - existing land owners not open to changes yet - Browning has a lot of land in there
- Bobby McConnel - on Planning Commission, lawyer for Rulon Gardner, still has good relationship with old timers
- Residential not feasible without high density - plan needs to provide options
 - If County allowed mechanical sewer systems it would be a huge help - the system will be connected eventually - can link eventually - main mechanical line connecting Morgan to Mountain Green, then other communities could tie in.

2

NOTES

Morgan City & Morgan County General Plan Updates Focus Group: State Park

March 30, 2021, 4:00 pm, Online



IN ATTENDANCE:

Chris Haramoto Utah State Parks
Lisa Benson Landmark Design

SUMMARY:

Has been with USP for 18 years now - started as ranger at Antelope, then Hyrum state park, then to East Canyon State Park

- Lost Creek State Park - making is a state park again
 - BOR owns the reservoirs in Utah and most in west
 - Give diff entities management rights, in cooperation with BOR to run them for rec purposes
 - Funding was never there to develop it like the original plans
 - State parks were downsizing at that time
 - Just went to Morgan County management
 - State/BOR funding to get started
 - Will provide staffing and facilities
 - Law enforcement - already hired the assistant manager who will be law enforcement - 3 law enforcement
 - Don't have a plan yet - will be working with BOR to develop a management plan
 - Initial plans showed campgrounds - 2 of 3 that were developed were primitive, at least one with water and power below the dam, will develop that first, will minimize cost
 - Plan is to put in a few campgrounds
 - Will be talking to landowners about their concerns
 - Wildlife manager - said some apprehension about what's coming, State wants to ease concerns, how do we control people with trespass issues - that's a big issue
- East Canyon State Park
 - All public campgrounds
 - Most diverse state park/camping
 - Primitive, hammock site, standard hookups for trailers, yurts, cabins, glamping wagons, RV that you can camp in/rent

- Tenter Company out of New York - set up wall canvas tents
- Challenges everywhere is how to meet the demand, particularly with the demand right now
- Morgan - coordinate with Como Springs that has public campground for short/long-term parking, some in Summit County

- State Parks did get more money this year to develop more campgrounds
 - Developing more sites all over the state
- Dual role - economic development with Morgan County too
 - Historic aspect of Morgan, importance to pioneers and western travelers
 - Placed interp. Panels along the route, and want to do more, like along Mormon flat area
 - Historical office in the old train car downtown - visitor/historical bureau
- So much great history up here for people to learn about
 - Find ways to tie recreation and history
 - Steepest terrain pioneers had to deal with
- Can still do some things up by Lost Creek for recreation
 - Seeing what they can do some interpretive panels up there
 - So much untapped potential in the County for recreation
 - With the Weber River
 - Have talked about area by the county rodeo grounds
 - One things that needs to be done is to think about how water diversions
 - Irrigation diversions cause problems with continuity of a water trail
 - How would it interface with Como Springs
 - So much of the other areas are private - maybe work out cooperative agreements
 - Taggarts
 - Want to improve area, access, traffic alone is a headache - behind on management of the area - need it to flow better, conflict between guides and private tubers, Morgan County may make road wider and provide more parking and turnaround areas - some good possibilities
 - How do we maximize the tourists that are coming to the area
 - Summit County, have the easy access but Morgan gets all of the problems - get them to be more invested in the river and the community
 - Management
 - Everyone's torn on it - permits/requires guides
 - Comes down to enforcement
 - Can we afford to hire more officers, is it the county's responsibility?

- A lot of questions, is government the solution?
 - A lot of voices over the years - community did not want to get involved with the oversight
 - Thinks it would work - having a permitting system - who will do it, how will it be paid for?
 - Need to go find some case studies like WR had problems - how did they work it out - meet with local managers
 - State parks is active on the river - do two saturation patrols each year - have officers at every take-in and take-out spot -
 - Life jacket usage has been good
 - Used to write tons of tickets, but use has gone up
 - Now focus is how do we clean up trash - prevent littering, taking appropriate items (flipflops, trash) drinking, drugs
 - Those with companies have few issues - the private users want to party and create a lot of problems - some are leaving the river drunk and high
- Ogden and Weber Rivers have some fun kayaking parks,
- Both reservoirs are Blue Ribbon fisheries
 - State owns small stretch below
 - EC - does own area in Mormon Flats
 - Creeks themselves are private
 - Weber River
 - Can float if you don't touch bottom
 - Some owners have allowed walk-in access
 - Fishing in general is untapped
- Tie into finding ways to tap into tourism dollars, both recreation and tourism
- County - connectivity - how to connect all of these recreation spots together
 - Connect with bike lanes, trails -
 - Still opportunities
 - Property across the street -
 - WMA - great hiking trails, hunting, could expand with additional property - good for WMA and State Parks
 - Right across from park entrance station - \$12,000 per acre, but had to buy a lot of acreage
 - Can we work with the East Canyon Resort - OHV trails, hiking, etc., shooting ranges - a lot of cool offerings?
 - Look at future land acquisitions
 - Would be a premiere recreation area - could expand hunting opportunities
- Morgan is such a cool place
 - Need to get recreation infrastructure in place



Appendix B

COMMUNITY SURVEY RESULTS

Results of the statistically-valid survey
conducted February 6-25, 2021.



MORGAN GENERAL PLAN SURVEY

OFFICIAL 2021 SURVEY OF MORGAN COUNTY RESIDENTS





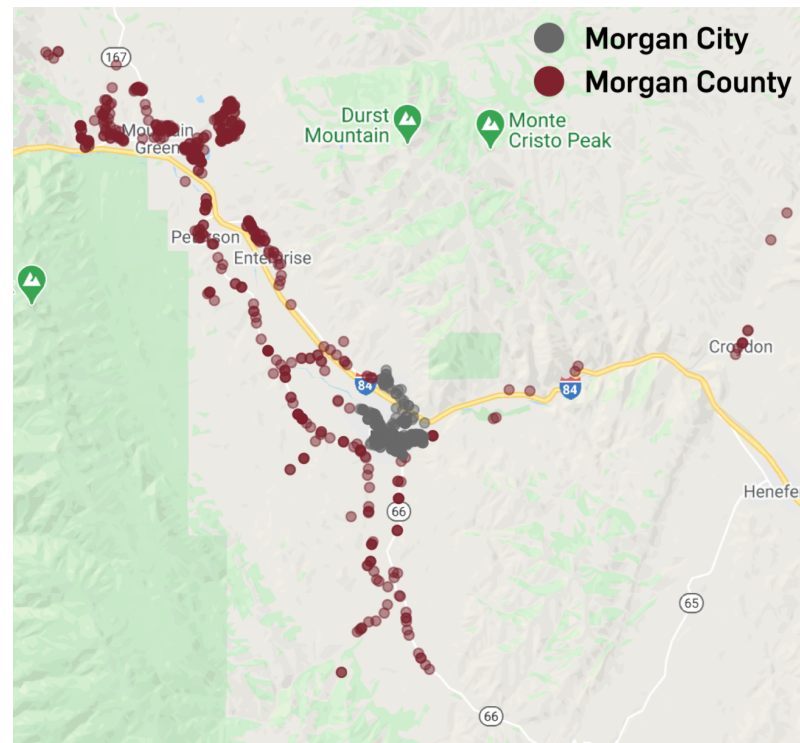
FINDINGS TO REMEMBER

- 1. Small Town Feel is a big draw.**
 - Self-reported quality of life is high (mid 80s) and people love the rural feeling and inclusion in their communities.
- 2. The appetite for growth in Morgan is generally reserved, but it's mixed.**
 - About 66% say growth is too fast; within that group some accept it with certain caveats, but others want growth to slow down or not happen at all.
- 3. Residents are shopping and recreating in different places and are accustomed to the separate spheres.**
 - Most respondents do outdoor activities in or around Morgan, but the vast majority do their shopping and dining in places outside of Morgan County.
- 4. Majority of people DO want development for restaurants and grocery stores.**
 - Over half of respondents said they would like to see more restaurants, and over a third said the same of grocery stores.
- 5. Trails and aquatic recreation centers are the most popular prospects for Parks/Recreation development.**
 - This showed up in both our analysis of open-end responses, and aided multiple select question.

SURVEY METHODOLOGY

SAMPLING, MODE, & MARGIN OF ERROR

- 735 residents within the boundaries of Morgan County (228 in Morgan City proper) participated in this survey. Residents were randomly selected from the registered voter file to participate via email and address-based sampling.
- Data have been weighted to reflect population statistics from the U.S. Census' American Community Survey and the Utah registered voter file to ensure that the sample is representative of the County as a whole, specifically in regards to age, race, sex, party registration, and precinct.
- Self-administered online interviews via emailed and mailed invitations conducted Feb. 6-25, 2021.
- Margin of error ± 3.5 percentage points overall (± 6.3 in Morgan City)
- Our survey data contains a representative sample of County residents at-large, as well as an oversample of residents within Morgan City proper to enable valid estimates at both geographic levels.



HEALTH OF THE CITY

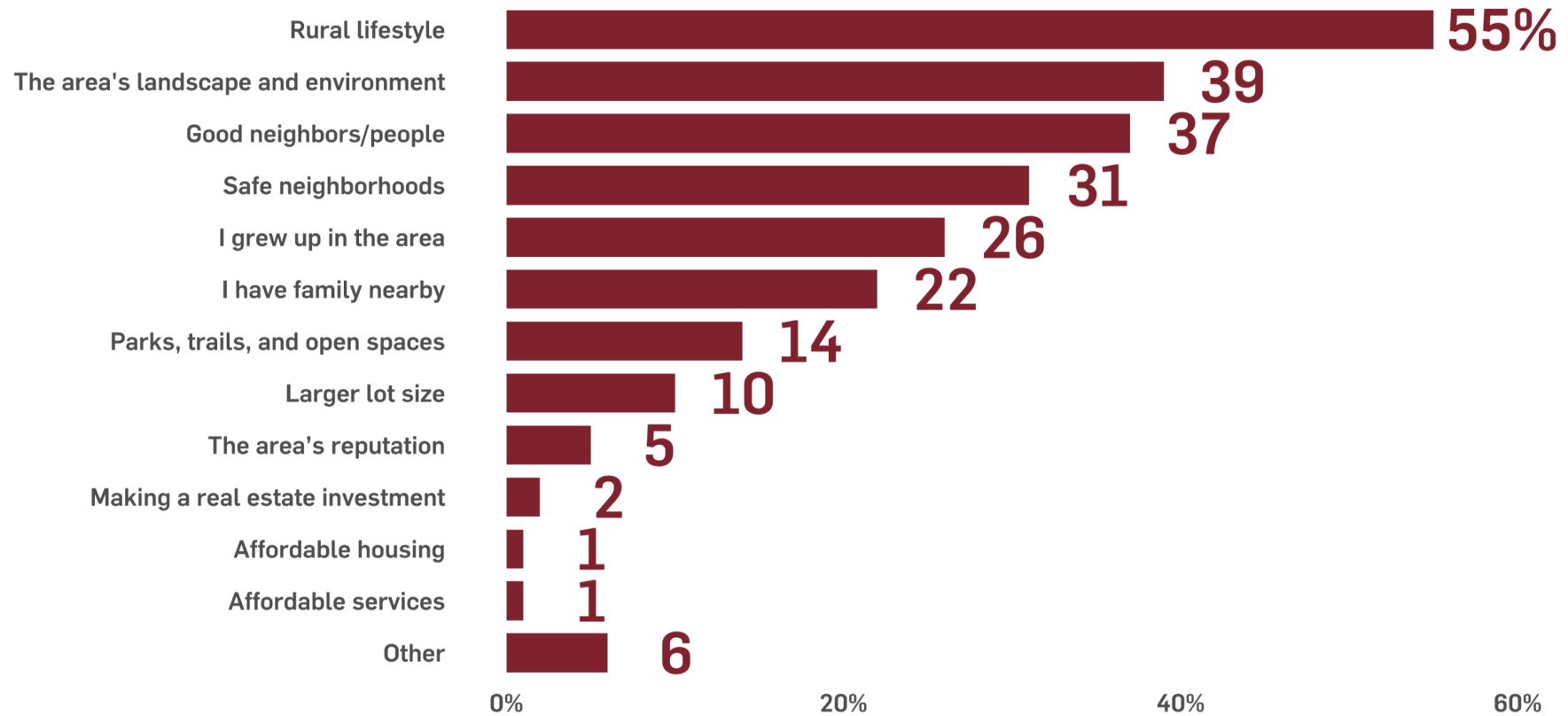
QUALITY OF LIFE, DIRECTION, & PERCEPTIONS

MAIN DRAW TO MORGAN: RURAL LIFESTYLE

Among the reasons the majority of residents plan to live in Morgan indefinitely, rural lifestyle is preeminent. The area's landscape and environment, people, and safe neighborhoods are also important factors.



Which of the following reasons best describes why you choose to live in Morgan County? Select up to three. (n = 697)

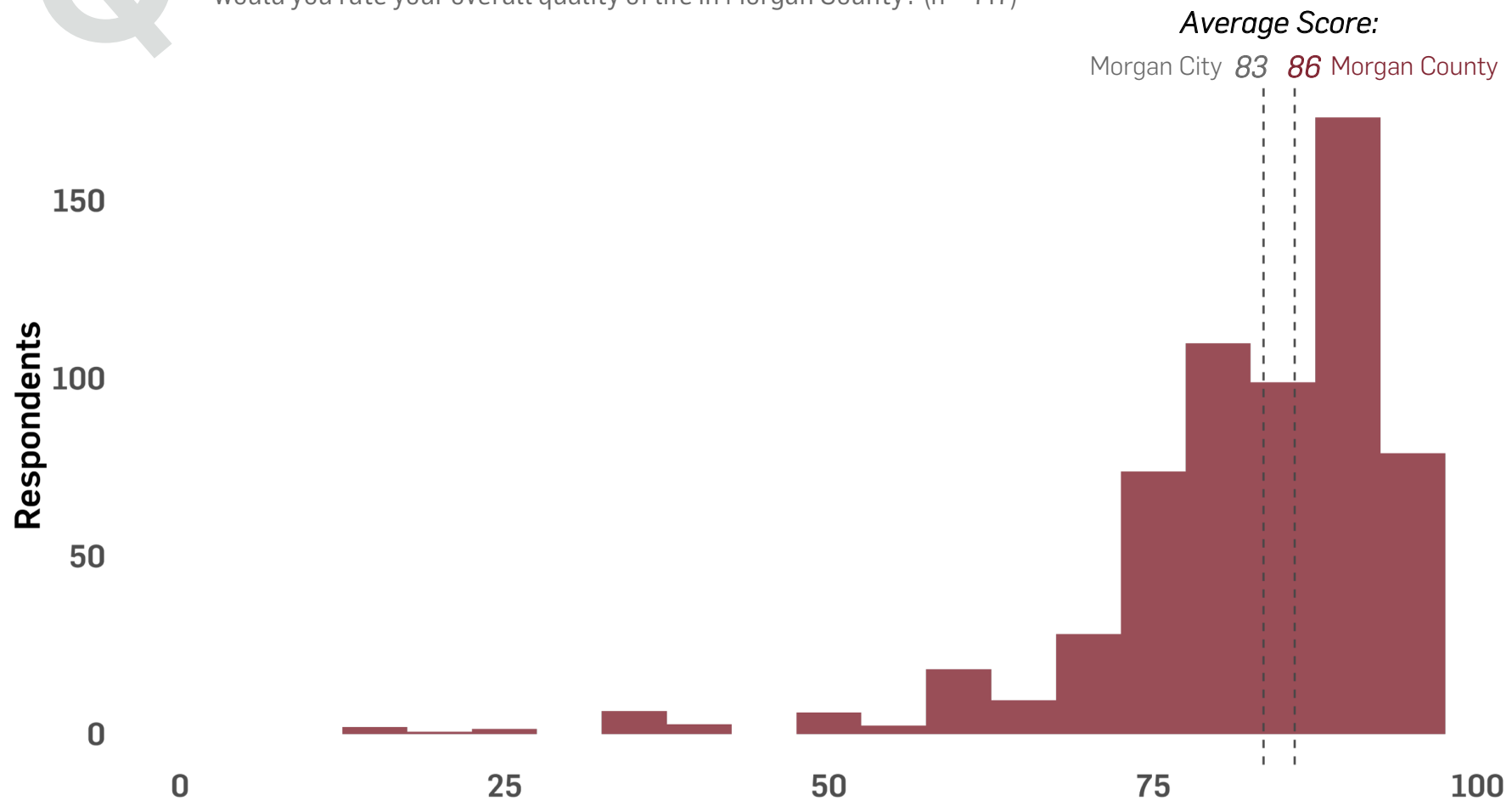


AVERAGE QUALITY OF LIFE IS HIGH

More than half of residents rate their overall quality of life in Morgan above 80 on a 0-100 scale.
The average quality of life score is slightly lower among those in Morgan City proper than in Morgan County at large.



All things considered, on a scale from 0 to 100, with 0 being very low and 100 being very high, how would you rate your overall quality of life in Morgan County? (n = 717)

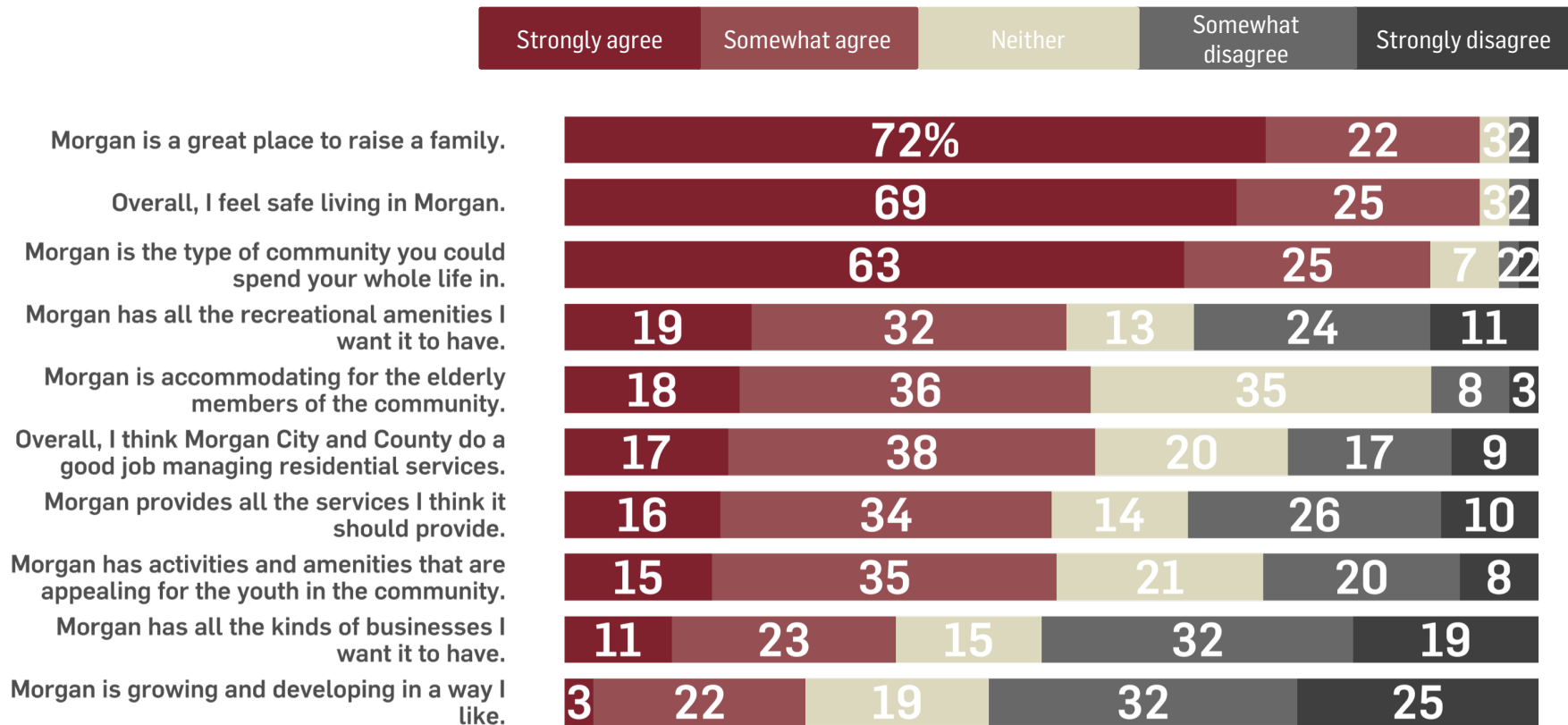


MORGAN IS A SAFE, FAMILY-ORIENTED COMMUNITY

A majority of residents say they strongly agree that Morgan is great for families, safe, and the type of community they could spend their whole life in. Respondents were ambivalent about things like recreational amenities and other services, and also think Morgan should be growing at a different rate.



To what extent do you agree or disagree with the following statements about Morgan County?
(n = 691)

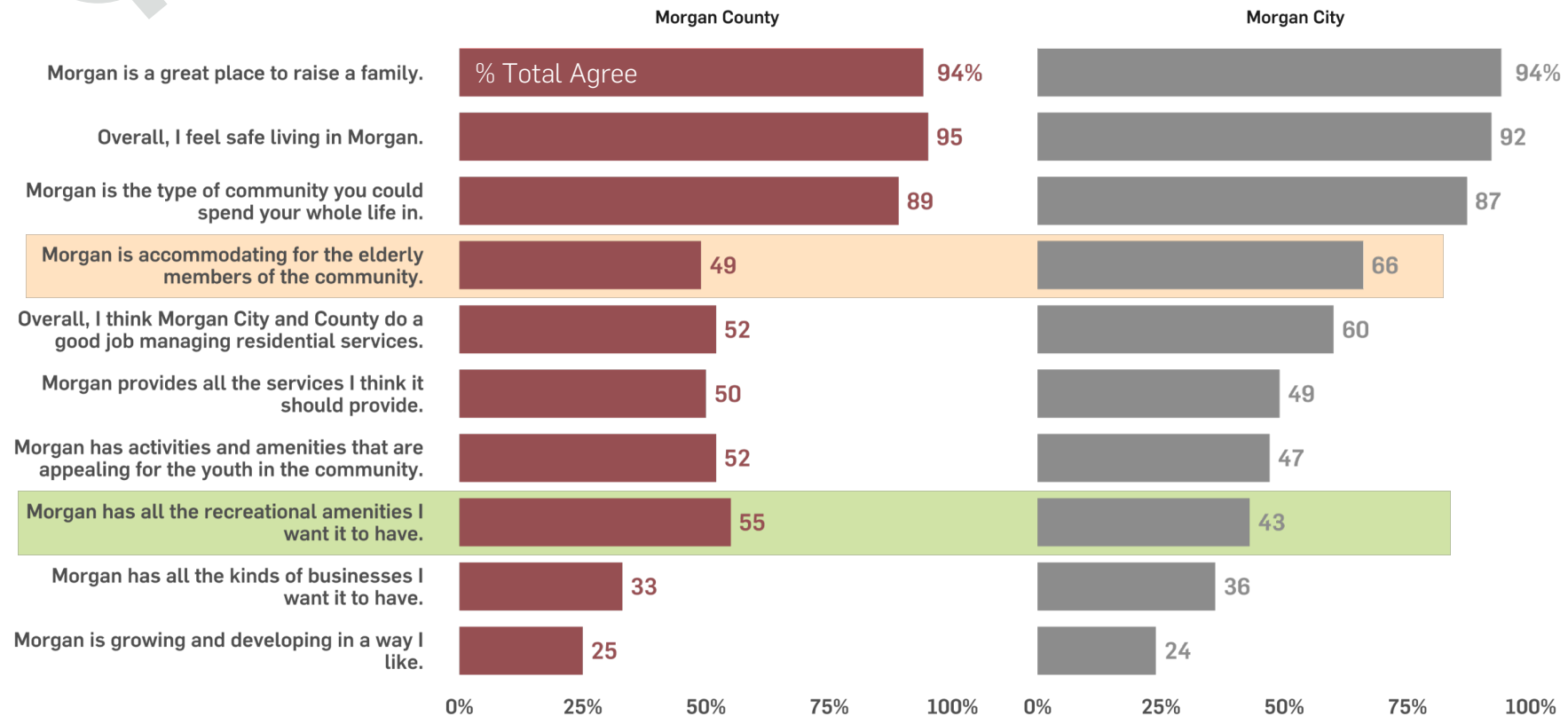


MORGAN CITY SLIGHTLY MORE ACCOMODATING TO ELDERLY

The general perceptions of Morgan persist between respondents in the county at-large and respondents within city limits. Those in Morgan City, however, were slightly more likely to say they agreed that Morgan is accommodating for the elderly than were respondents in Morgan County.



To what extent do you agree or disagree with the following statements about Morgan County?
(n = 691)



“GROWTH” IS MOST IMPORTANT ISSUE

When we asked respondents what their opinions were on the most important issue facing Morgan County, the word growth appeared the most frequently. Specifically, some are growth-averse, but respondents generally accept the prospect of growth and hope to balance its costs and benefits at a reasonable pace.



In your opinion, what is the most important issue facing Morgan County? (n = 689)

“Growth and raising taxes.”

“To much expansion in housing and not enough infrastructure to support it.”

“How to allow for growth and create a solid tax base but still maintain the small town feel.”

“Lack of commercial developments... such as retail, restaurants, gas stations, etc.”

“Better education and creating community resources like rec center programming or community events that engage citizens one with another.”

“Over development of our range ground and water. Not much commercial. Taxes escalating rapidly”

“Balancing growth with community”

“Keeping communities rural and keeping open space”

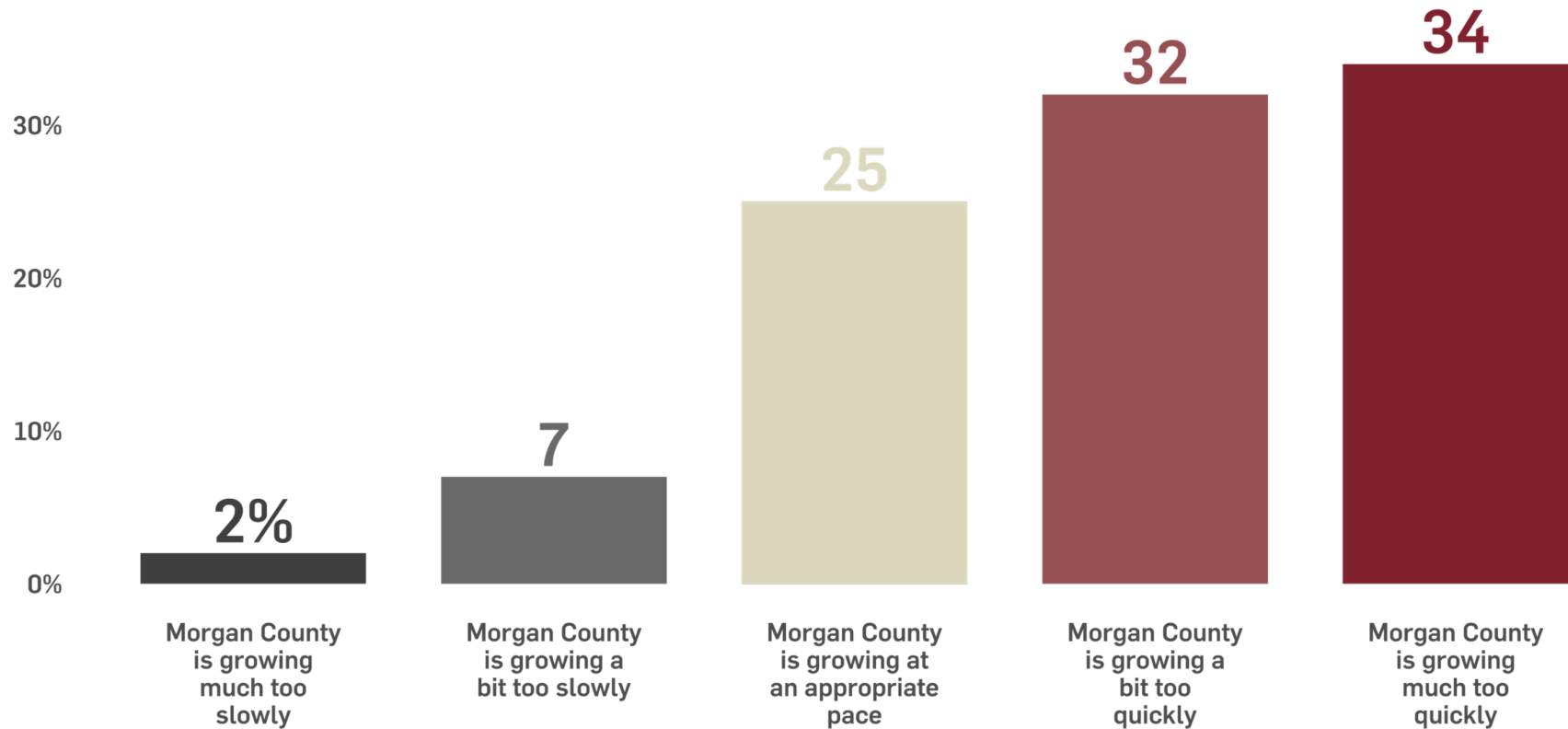


MAJORITY SAY GROWTH IS TOO FAST

Despite different views on whether growth is good or bad, about 2/3rds of respondents say growth is happening too quickly. A quarter say it's happening at the right pace, and less than 10% say it is too slow.



Which of the following statements best reflects how you feel about the pace at which Morgan County is growing? (n = 659)

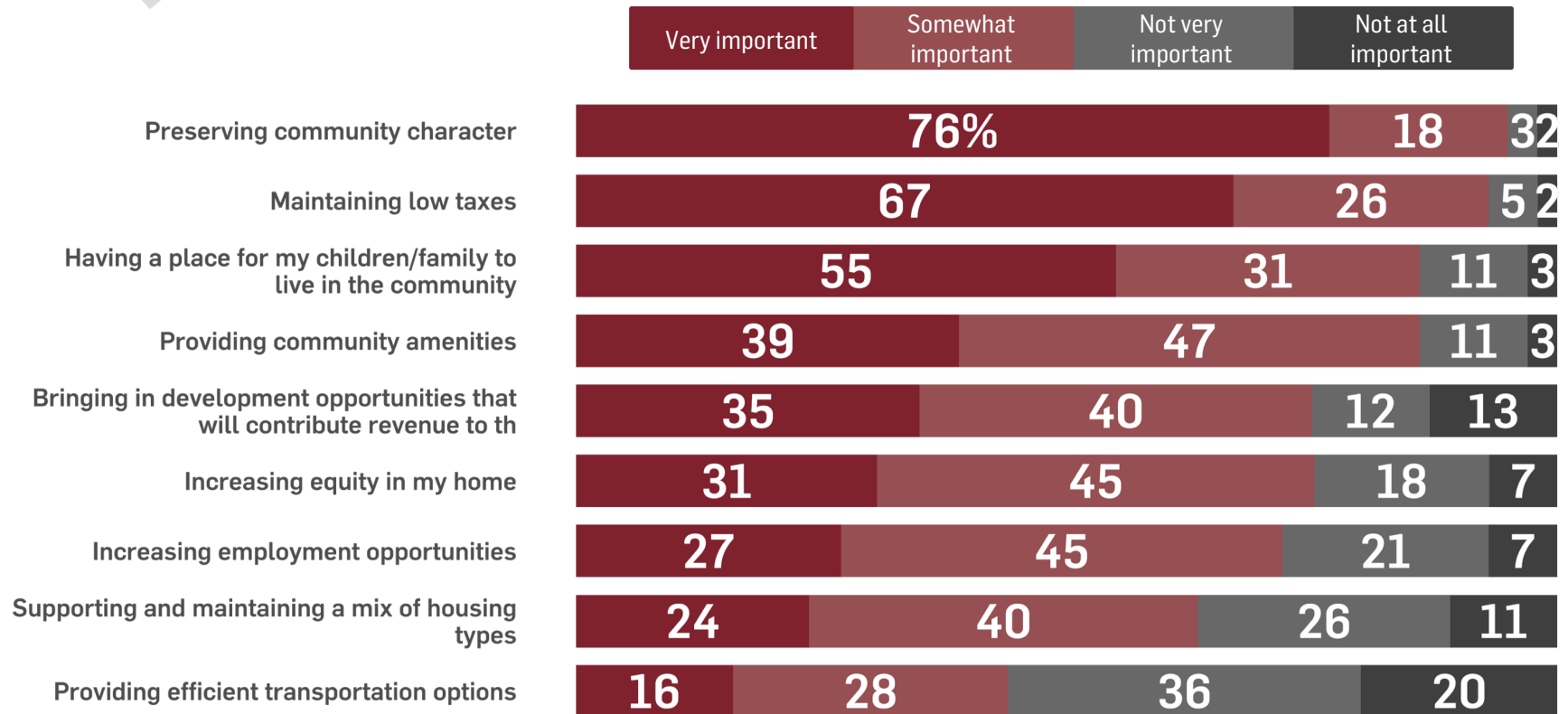


PRESERVING COMMUNITY CHARACTER AND LOW TAXES AMONG MOST IMPORTANT PRIORITIES

The vast majority of residents said "community character" and "low taxes" are very important to them. By contrast, supporting a mix of housing types and transportation options ranked low on the list of priorities.



Thinking about planning for the future of Morgan County and the aspects of the community you live in, how important are each of the following potential priorities to you personally? (n = 678)



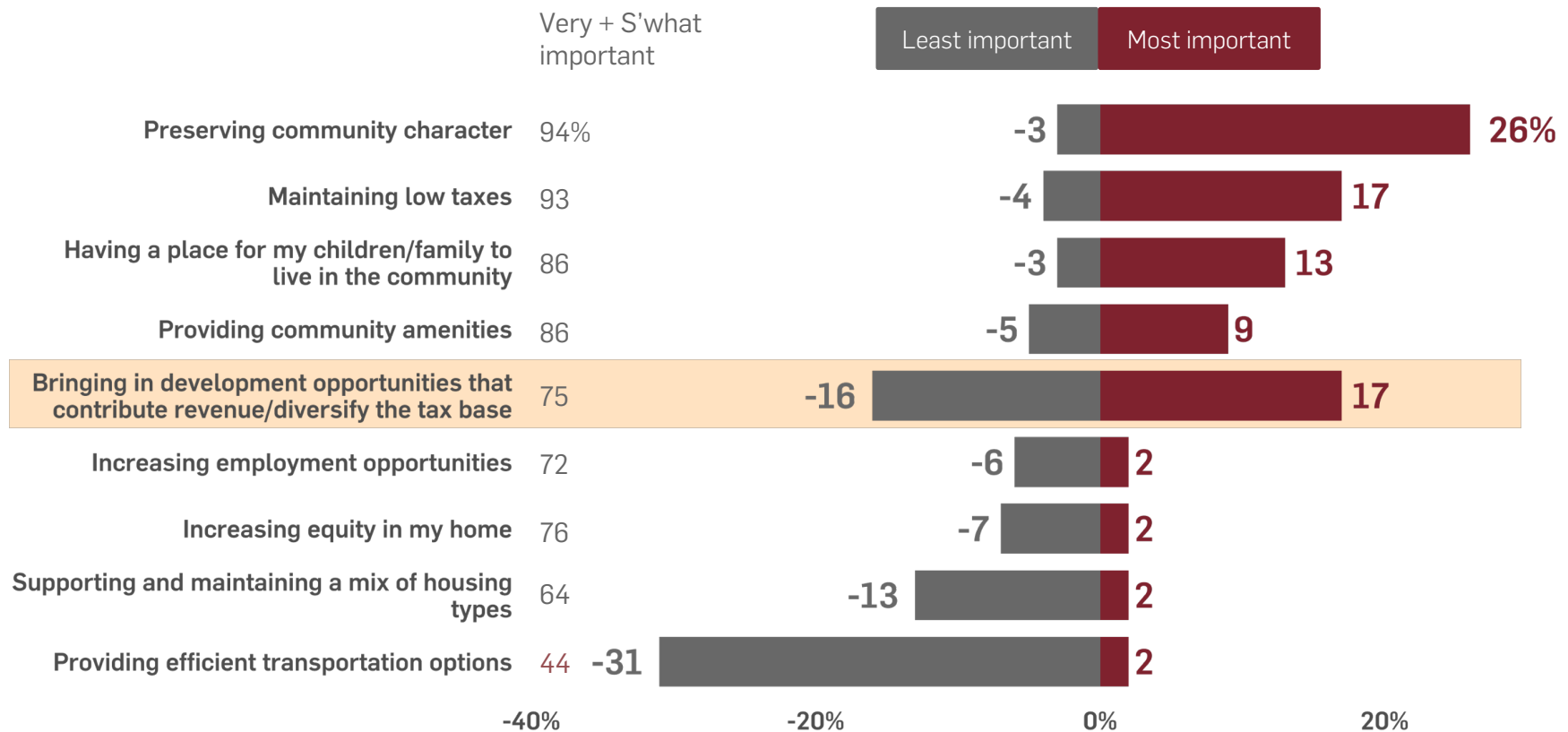
RESIDENTS DIVIDED ABOUT DEVELOPMENT

When asked to evaluate the most and least important priorities, residents are most divided about bringing in development opportunities. Community character maintains its position as the most important priority and efficient transportation options are considered the least important.



Thinking about planning for the future of Morgan County and the aspects of the community you live in, how important are each of the following potential priorities to you personally? (n = 678)

Of the priorities listed below, which is most important to you? Which is least important? (n = 670)

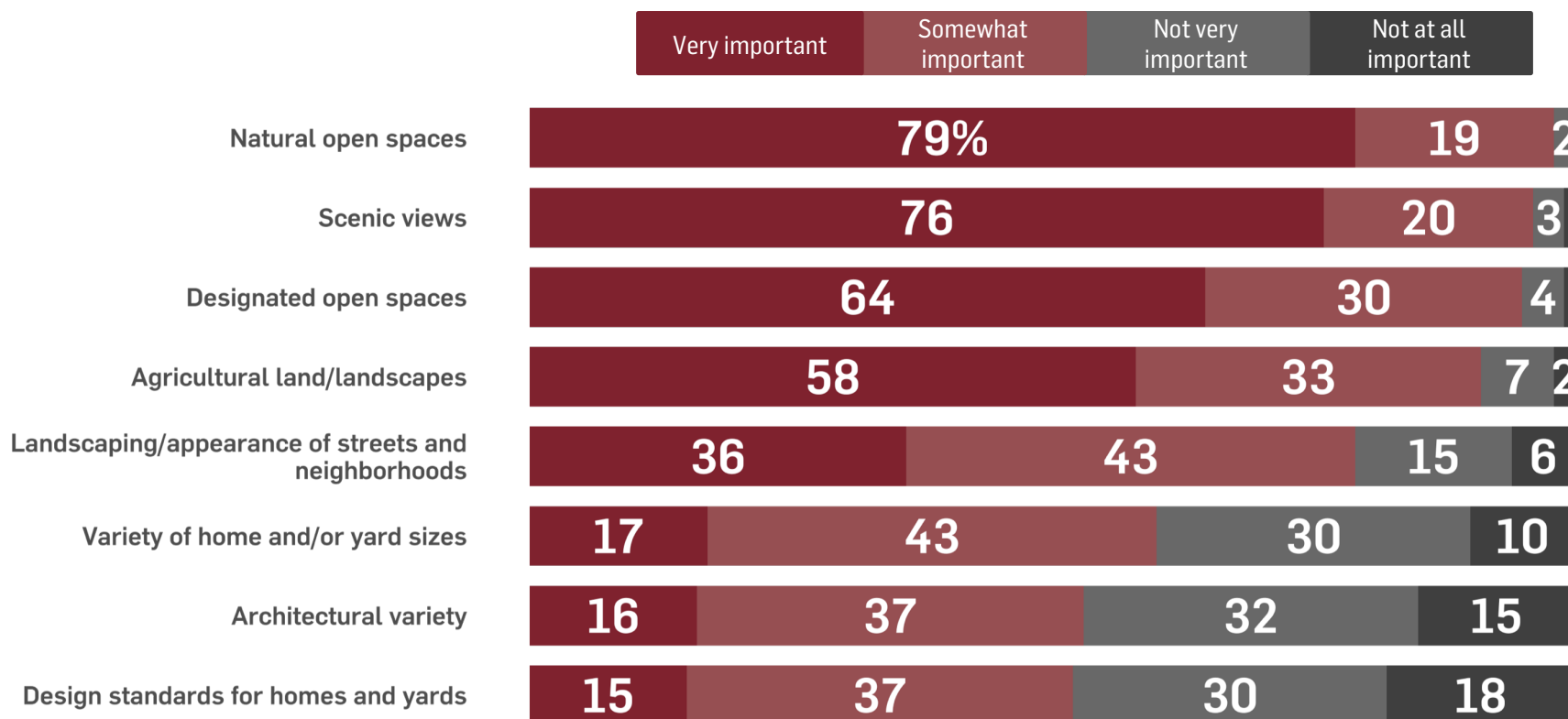


SPACE, VIEWS MOST IMPORTANT FEATURES

In the same vein as other sentiments, 98% of respondents said natural open spaces were at least somewhat important to them, while 96% said scenic views were also important. Designated open spaces, agricultural landscapes, and other landscaping is not far behind. Design standards and architecture, however, are widely viewed as less important.



Thinking about planning for the future of Morgan County and the aspects of the community you live in, how important are each of the following potential community features to you personally? (n = 667)



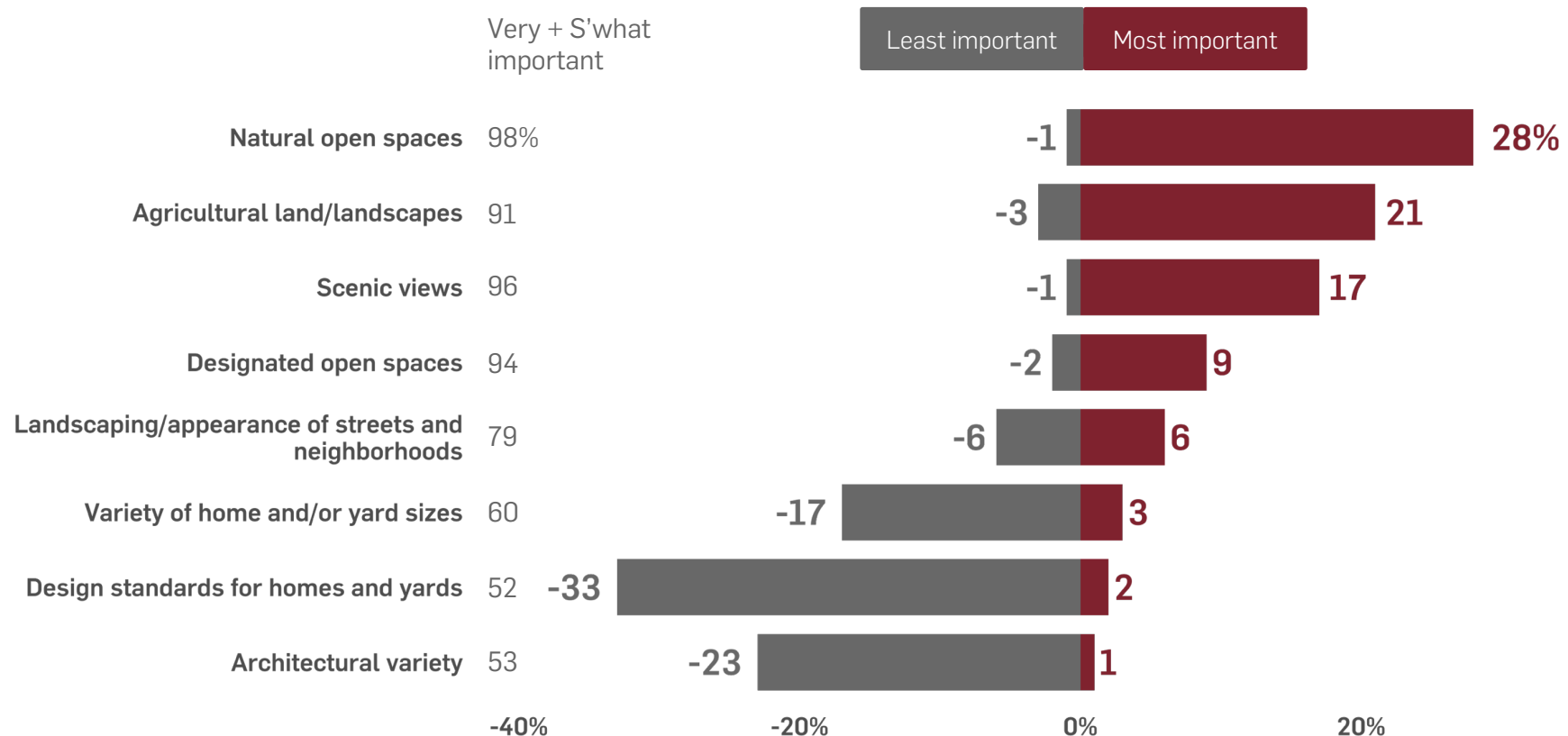
AGRICULTURAL LAND RANKS AMONG PRIORITIES

When asked to evaluate the most and least important community features, residents identify natural open spaces and agricultural landscapes among their top priorities. Scenic views are also prioritized, while design standards and architectural variety remain the lowest priorities.



Thinking about planning for the future of Morgan County and the aspects of the community you live in, how important are each of the following potential community features to you personally? (n = 667)

Of the features listed below, which is most important to you? Which is least important? (n = 658)

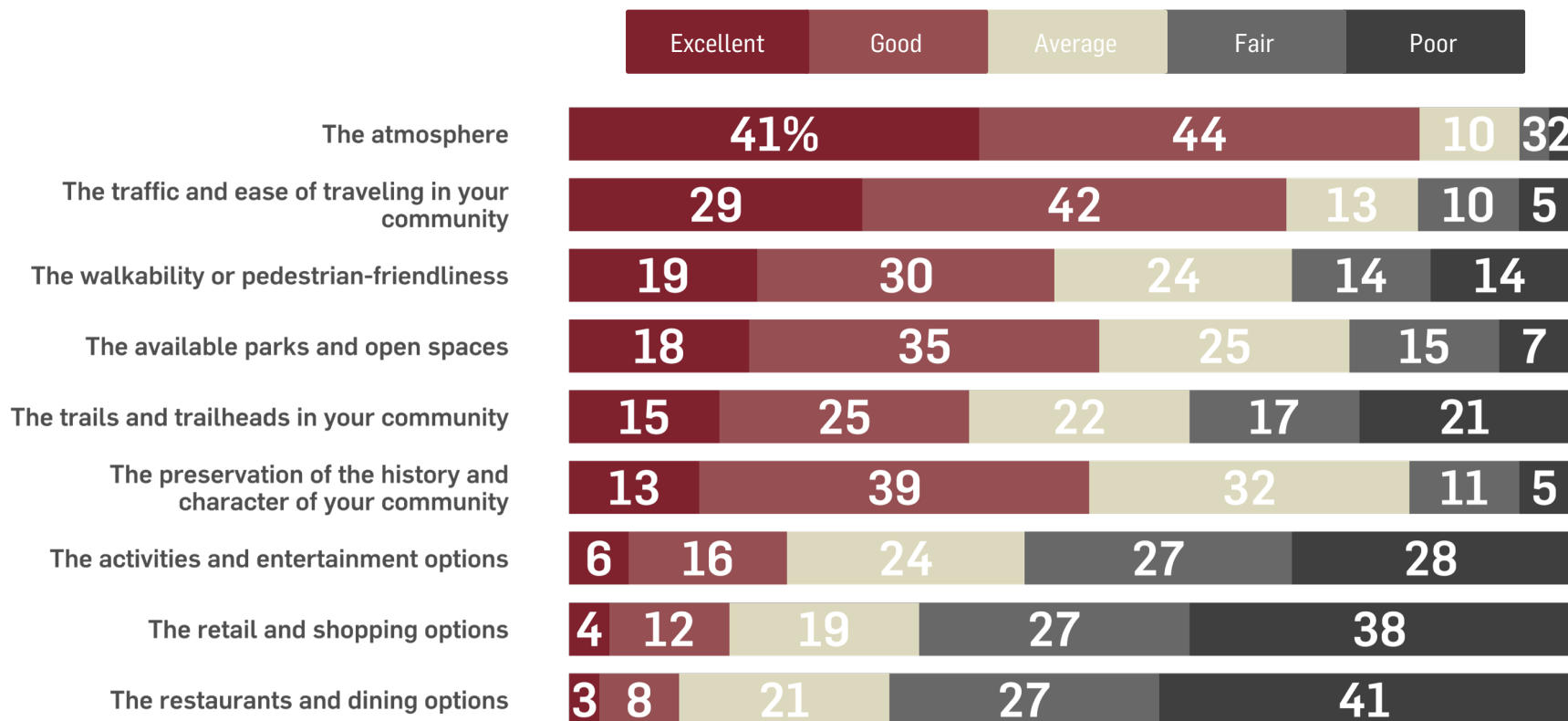


ATMOSPHERE: GREAT; DINING & RETAIL: POOR

When asked, 85% of respondents said they rated the atmosphere as good or excellent. Traffic and open spaces are also much-appreciated among respondents. By contrast, the majority of respondents said shopping and dining is below average.



How would you rate each of the following aspects of Morgan County? (n = 658)

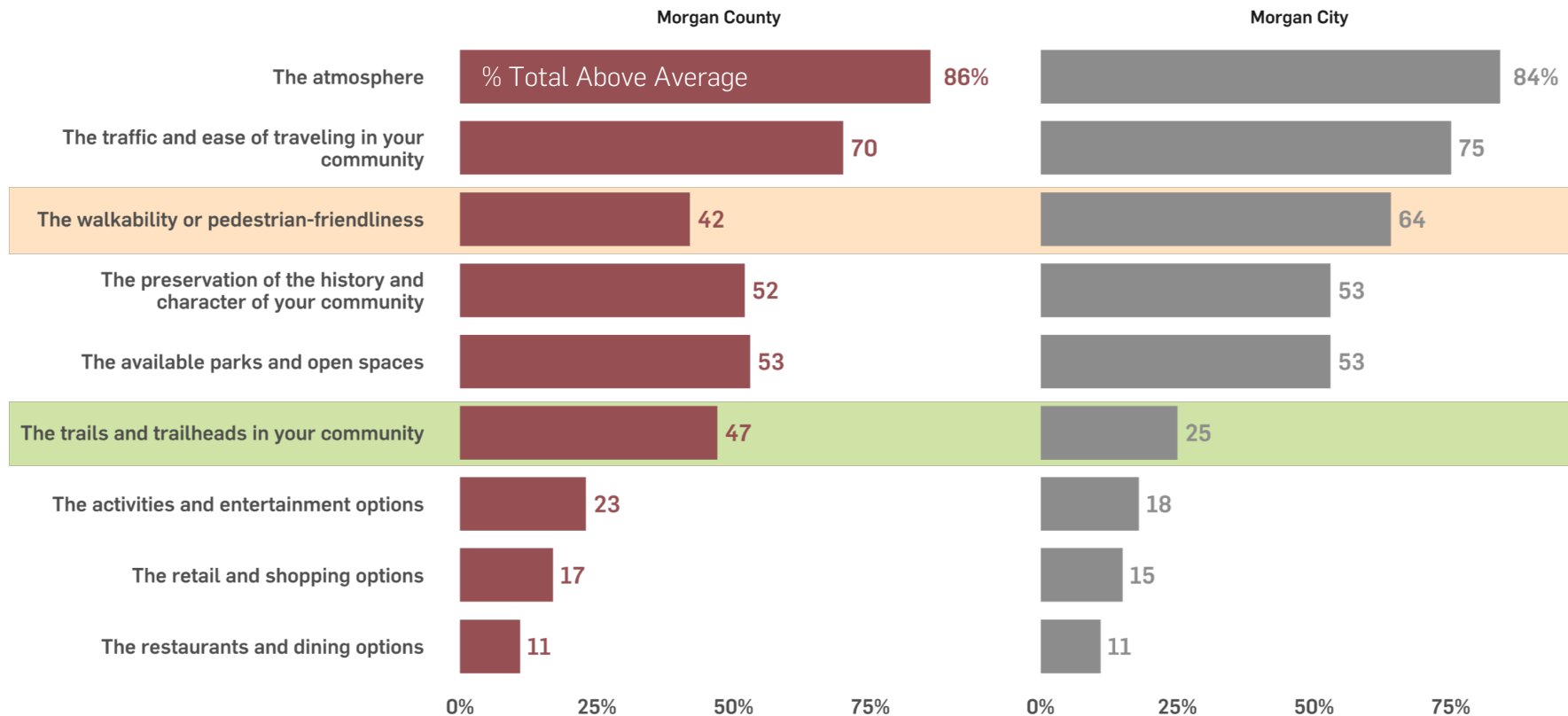


WALKABILITY BETTER IN MORGAN PROPER

On almost every aspect, sentiments are similar for respondents in the survey at-large and respondents who live in Morgan proper. There is a significant different, however, in agreement levels on walkability in Morgan County as opposed to Morgan City.



How would you rate each of the following aspects of Morgan County? (n = 658)



FUTURE DEVELOPMENT

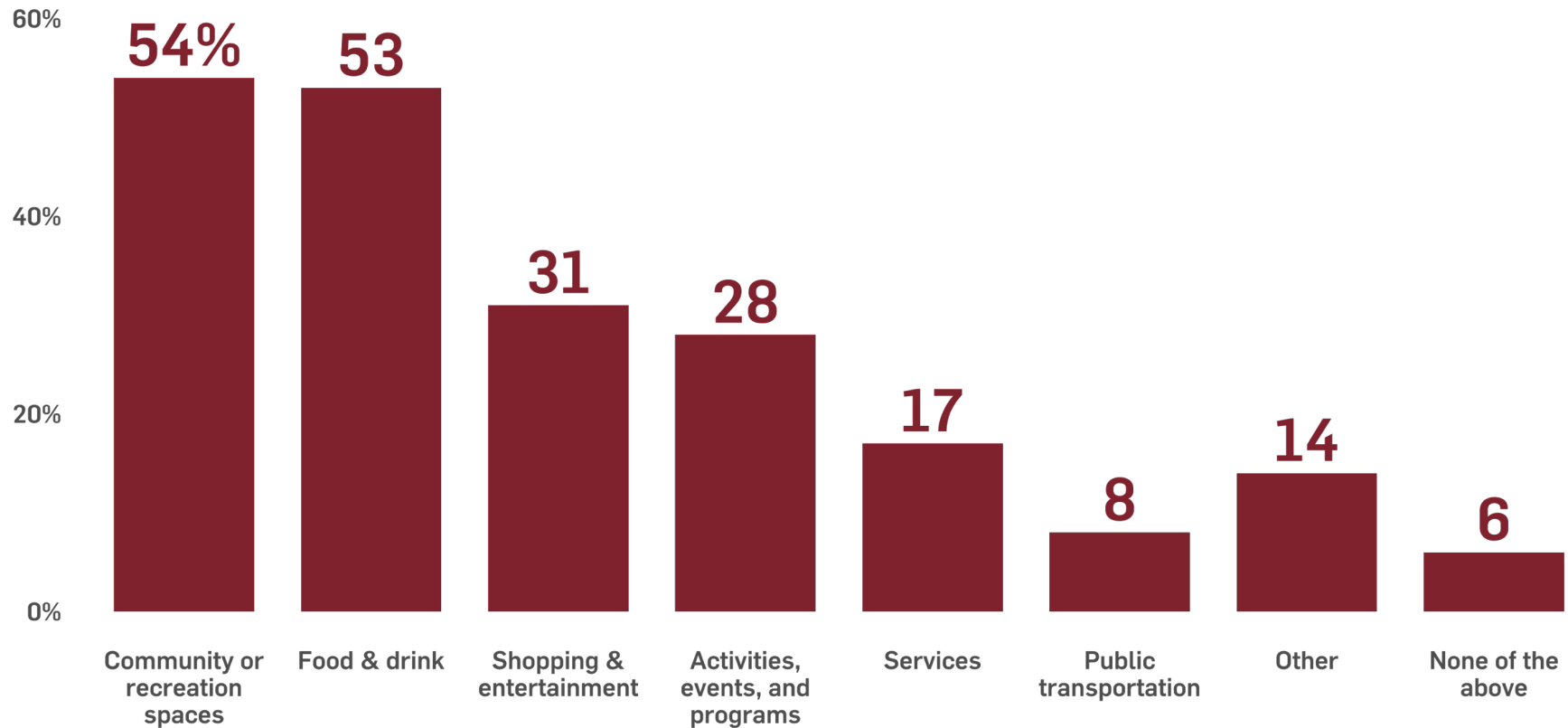
RESIDENT PRIORITIES & PERCEPTIONS

REC SPACES, DINING, SHOPS MOST DESIRED

A majority of respondents said they would like to see more community/recreation spaces and food and drink in their community. Shopping/entertainment and activities and events were noted by around 30% of respondents. By contrast, only 8% cited public transportation.



What amenities, businesses, and services would you like to see more of in Morgan County in the future? Select all that apply. (n = 650)



OUTDOOR ACTIVITIES DONE IN MORGAN; SHOPPING OCCURS ELSEWHERE

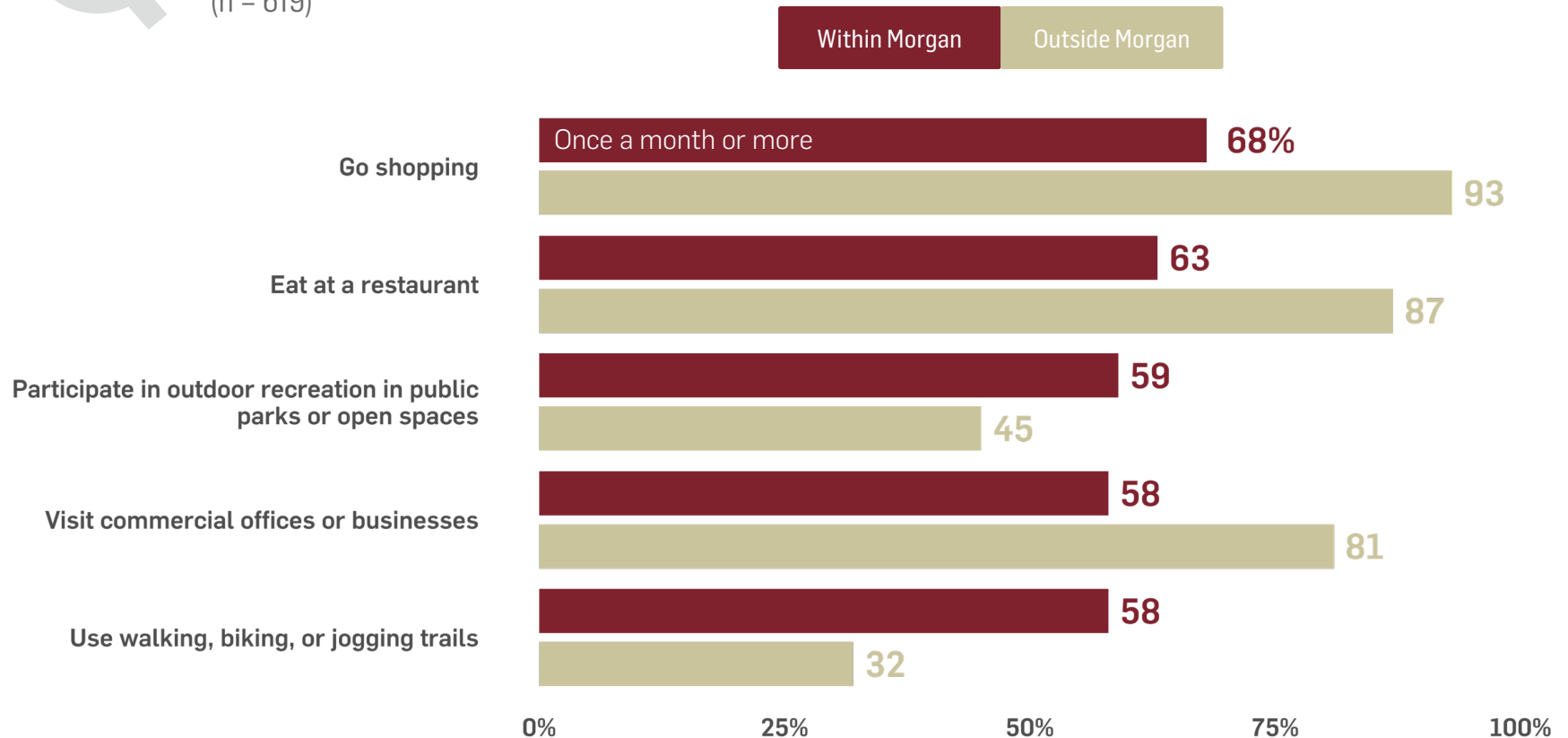
Respondents reported using parks and trails more frequently *in* Morgan, but doing their shopping, dining, and visiting of business *outside* of Morgan.

For most services or amenities, a majority of respondents said they were willing to drive 5-10 minutes or more, with relatively low demand for walkable access.



How often do you or your family members do each of the following activities in Morgan County? (n = 621)

How often do you or your family members do each of the following activities outside of Morgan County? (n = 619)

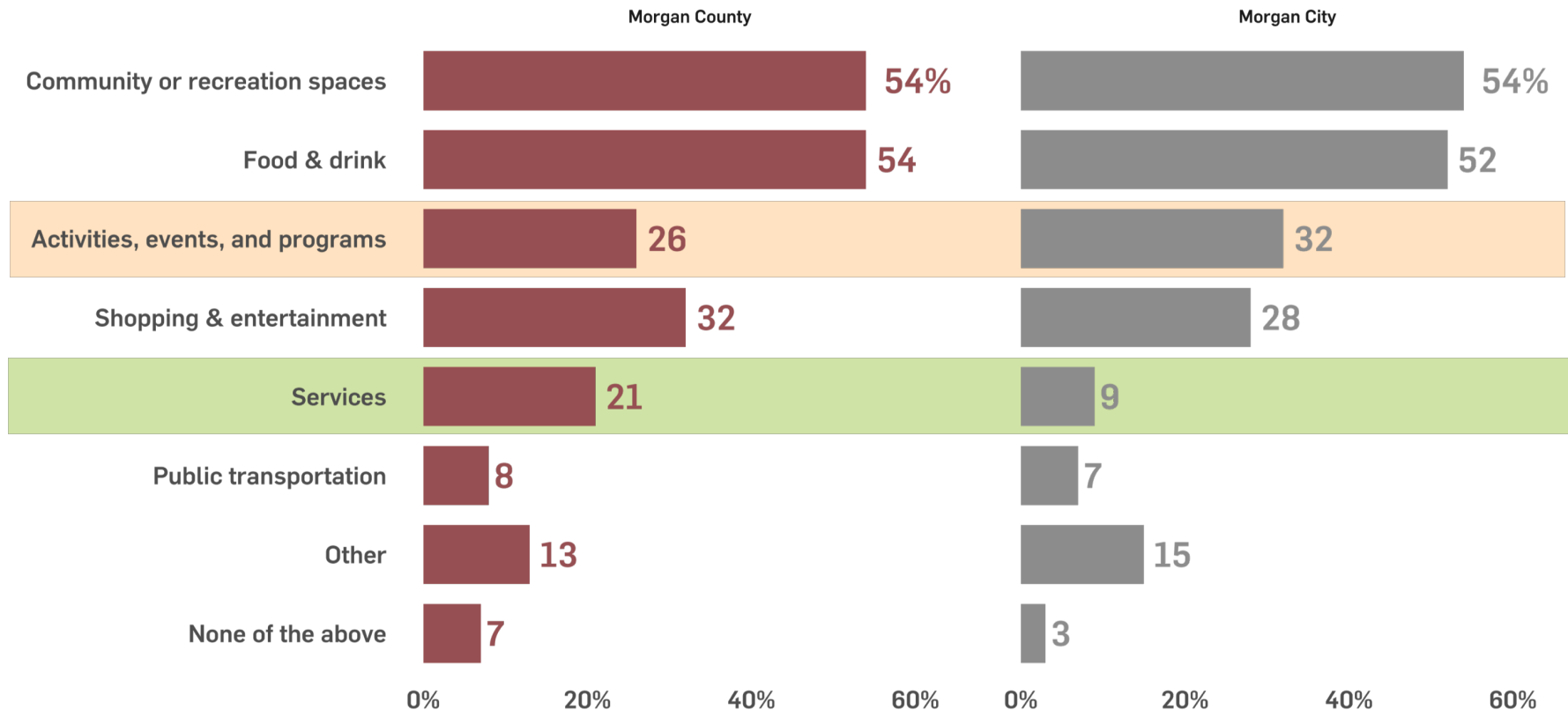


DEMAND FOR MORE REC SPACES, FOOD DRINK

A majority of all respondents want to see more community or recreation spaces, and more food and drink locations in Morgan. These results were consistent across both the at-large countywide survey as well as the Morgan City oversample. Other results followed roughly the same patterns, though want for “services” was higher for people who live outside of Morgan City.



What amenities, businesses, and services would you like to see in Morgan County in the future?
Select all that apply. (n = 650)

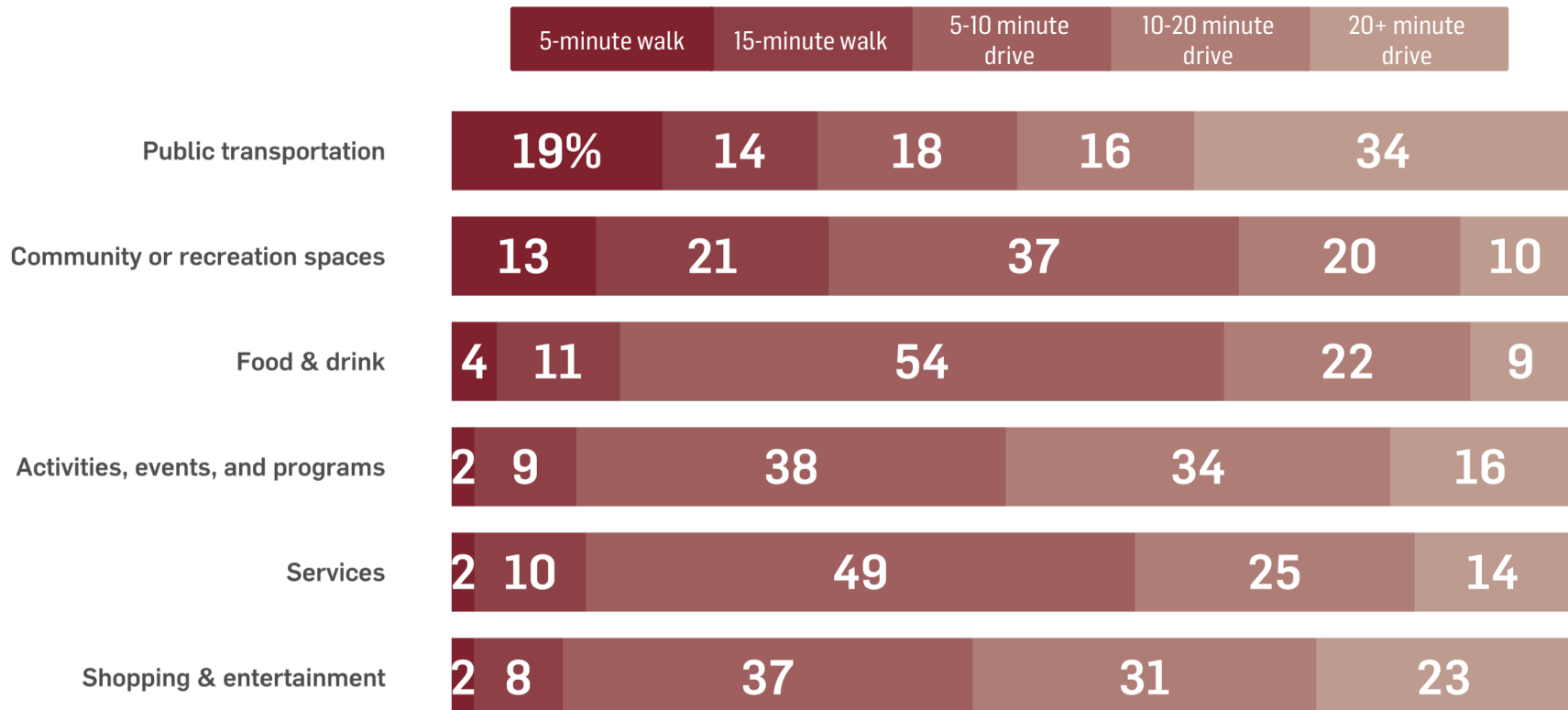


MOST PREFER SERVICES 5-10 MINUTES AWAY

For most services or amenities, the greatest proportion of respondents said they were willing to drive 5-10 minutes. For certain things, they are willing to drive longer, or prefer they were only a 5-minute walk away.



Ideally, how far would you like to travel to access each of the following potential amenities, businesses, and services in your area? (n = 646)

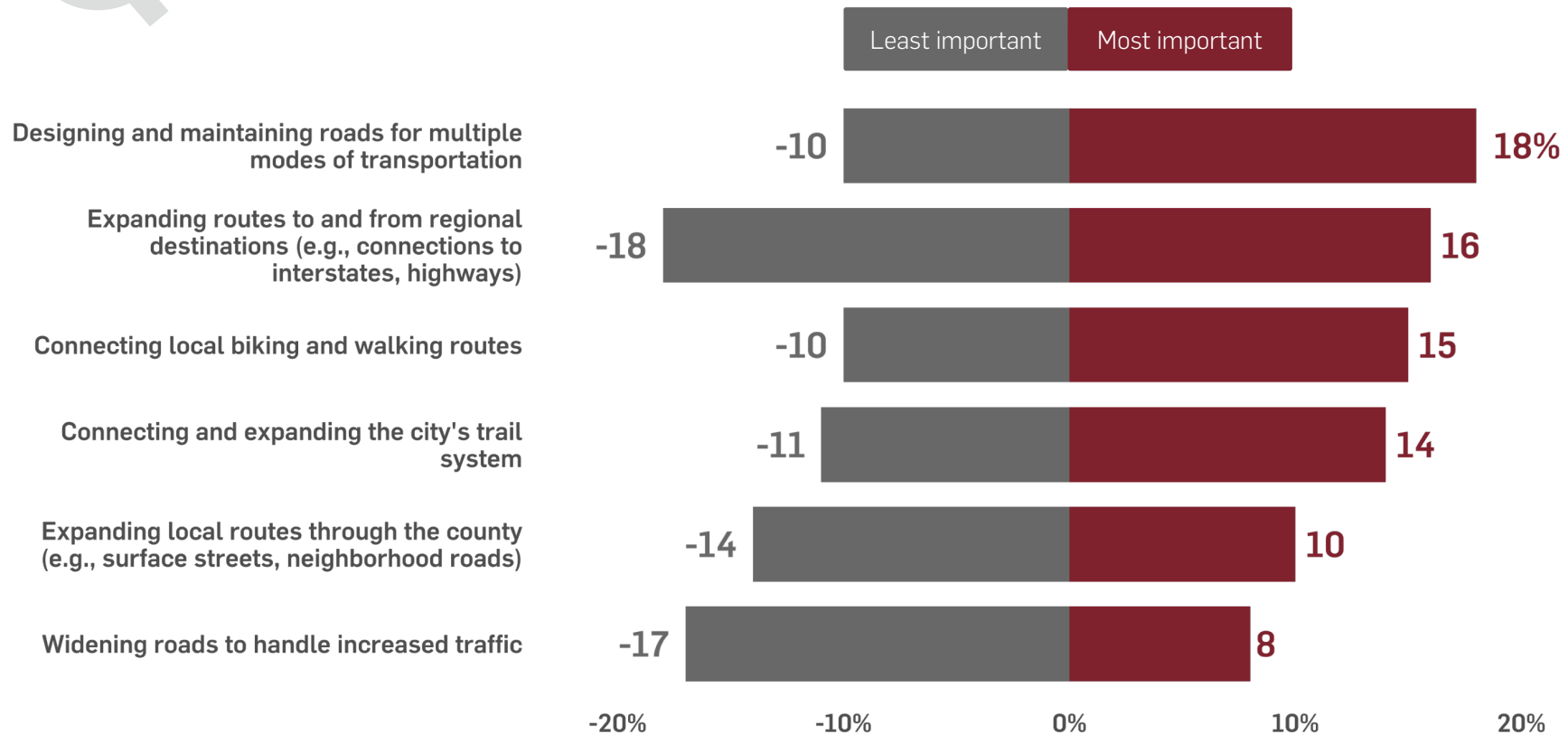


MULTI-MODE ROADS SEEN AS MOST IMPORTANT

When asked about transportation projects, the largest proportion said roads with multiple modes of transportation was most important to them. Widening roads had the lowest rating of net importance. Residents are most divided about expanding routes to and from regional destinations.



Which of the following transportation projects is most important to you? Which one is least important to you? (n = 616)

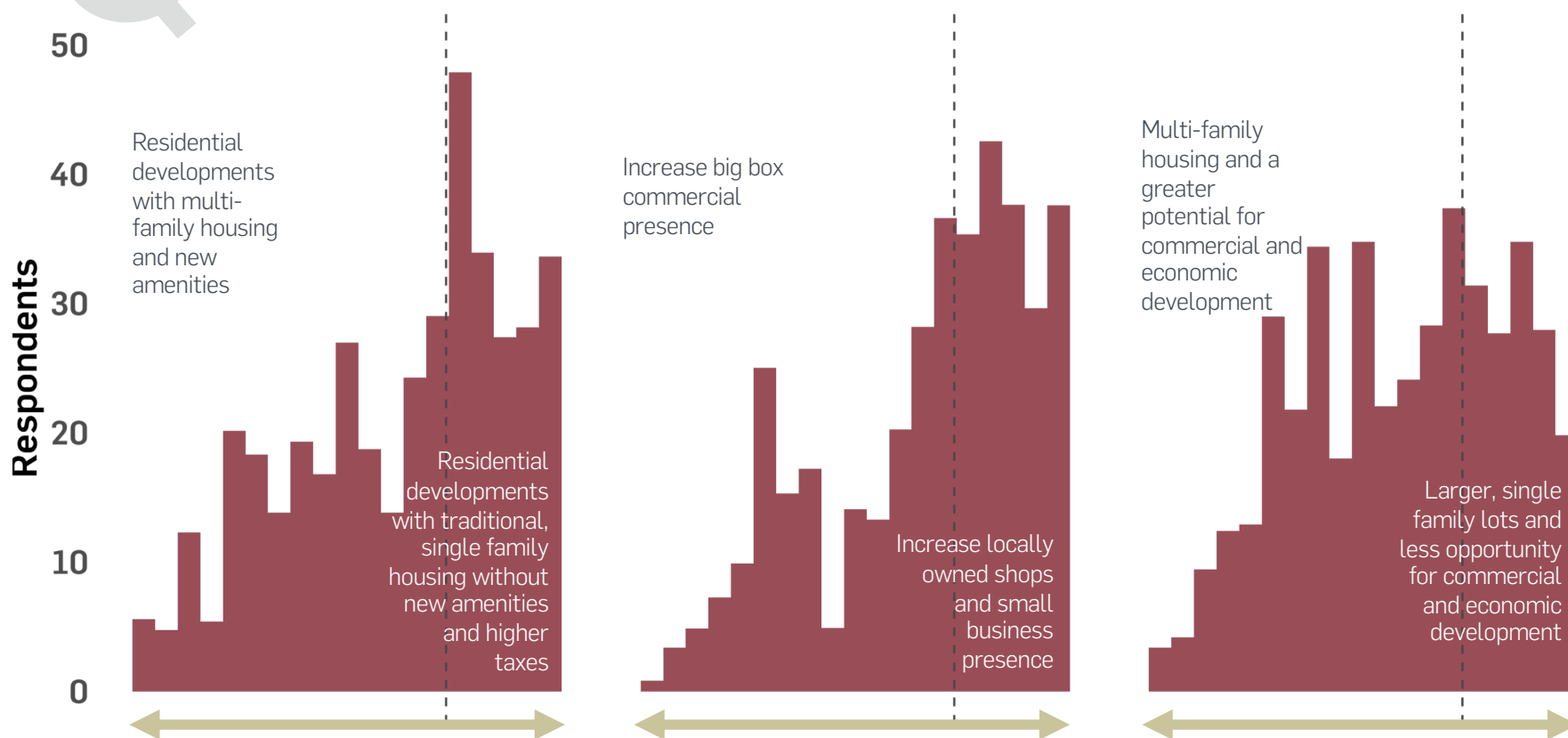


RESIDENTS FAVOR SINGLE-FAMILY HOUSING AND LOTS, AND SMALL LOCAL BUSINESSES

When asked to weigh a series of trade-offs of hypothetical development, a majority of respondents favored the outcome that eschewed big overhauls – showing support instead for single-family houses and lots, and locally-owned businesses.



"Which of the following would you rather see?" (n = 628, 631, 626, respectively)



RESIDENTS DIVIDED ABOUT PRIVATE LAND USE

Residents are divided about how much freedom should be granted to property owners to engage in commercial activities on private land. Among the types of commercial activities asked about, support is highest for farming/agriculture; with equestrian, greenhouse, and reception facilities not far behind.



Which of the following best describes your view about the various types of commercial activities that property owners in Morgan County could consider for their private land? (n = 623)

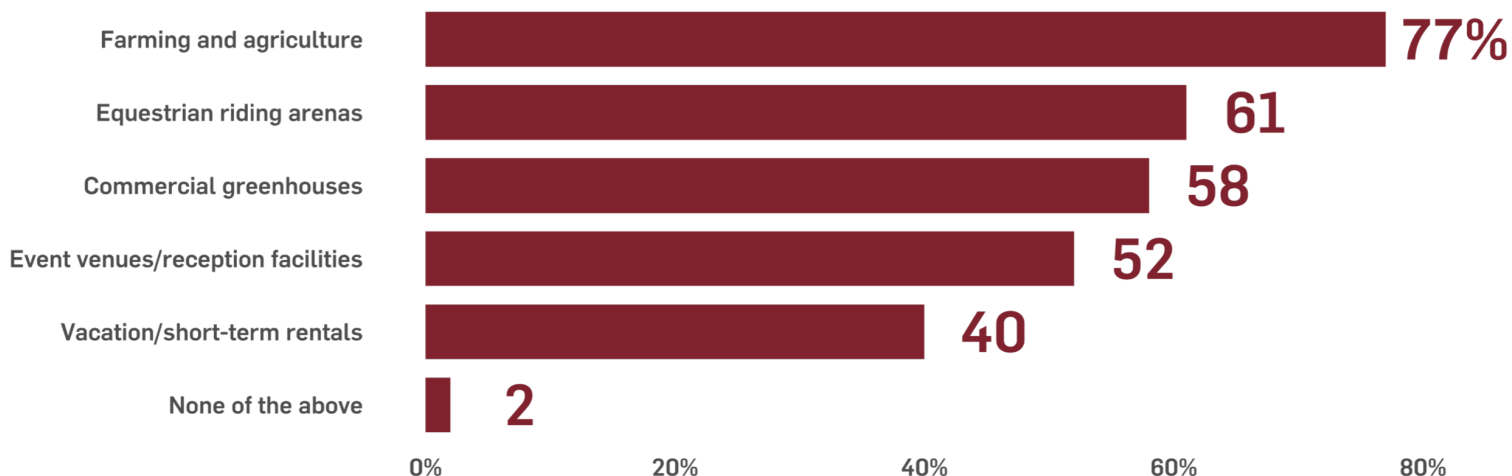


In order to preserve individual property rights... property owners should be able to engage in whatever commercial activities they choose on their own private land.

In order to preserve the feel of a community we want to live in, property owners should be limited in the types of commercial activities that are allowed, even on private land.



The zoning and land use code in Morgan County currently allows some commercial activities on large residential properties under certain conditions. Which, if any, of the following commercial activities should the code continue to allow on large residential properties? Select all that apply. (n = 626)

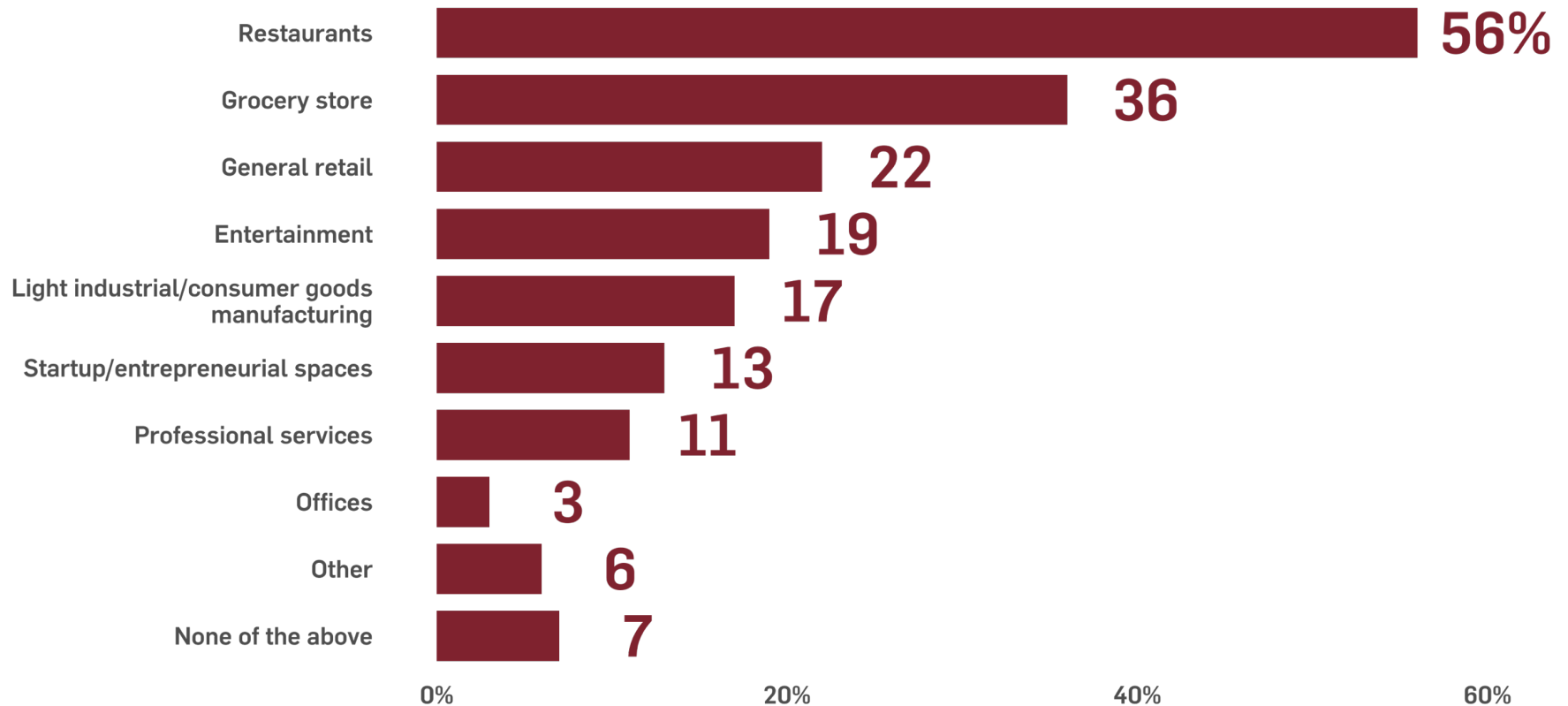


DINING MOST DESIRED DEVELOPMENT TYPE

A clear majority of respondents (56%) said they would like to see more dining options made available in Morgan. Grocery stores, general retailers, and entertainment garnered the next-highest amounts of support.



What type of commercial development would you most like to see occur in Morgan County? Select up to three. (n = 627)

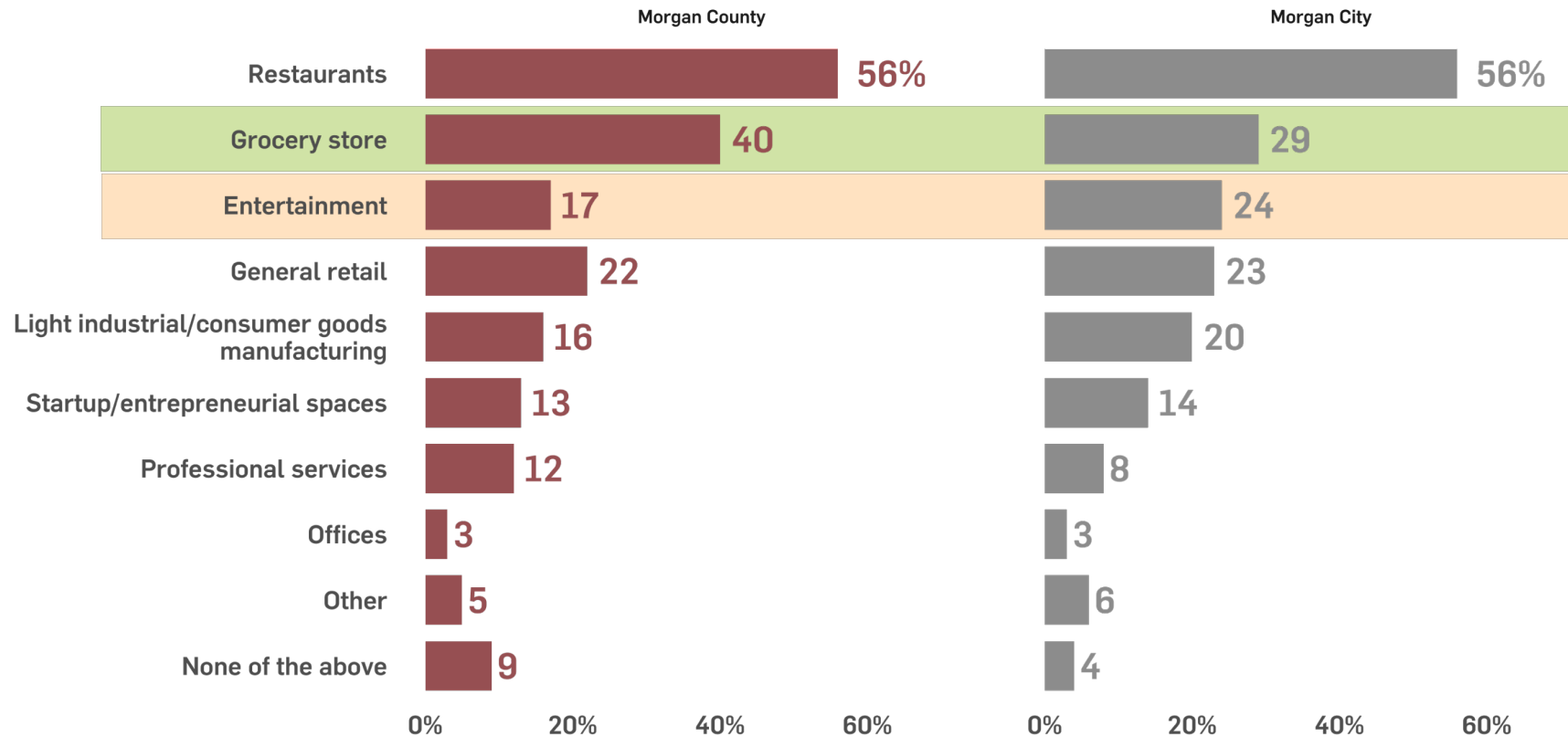


DEVELOPMENT APPETITE SIMILAR ACROSS MORGAN

Hopes for development are fairly similar in and outside of Morgan City. There is slightly greater support for development in entertainment in Morgan City. There is also slightly greater support for professional services and no development at all outside of Morgan City.



What type of commercial development would you most like to see occur in Morgan County? Select up to three. (n = 627)

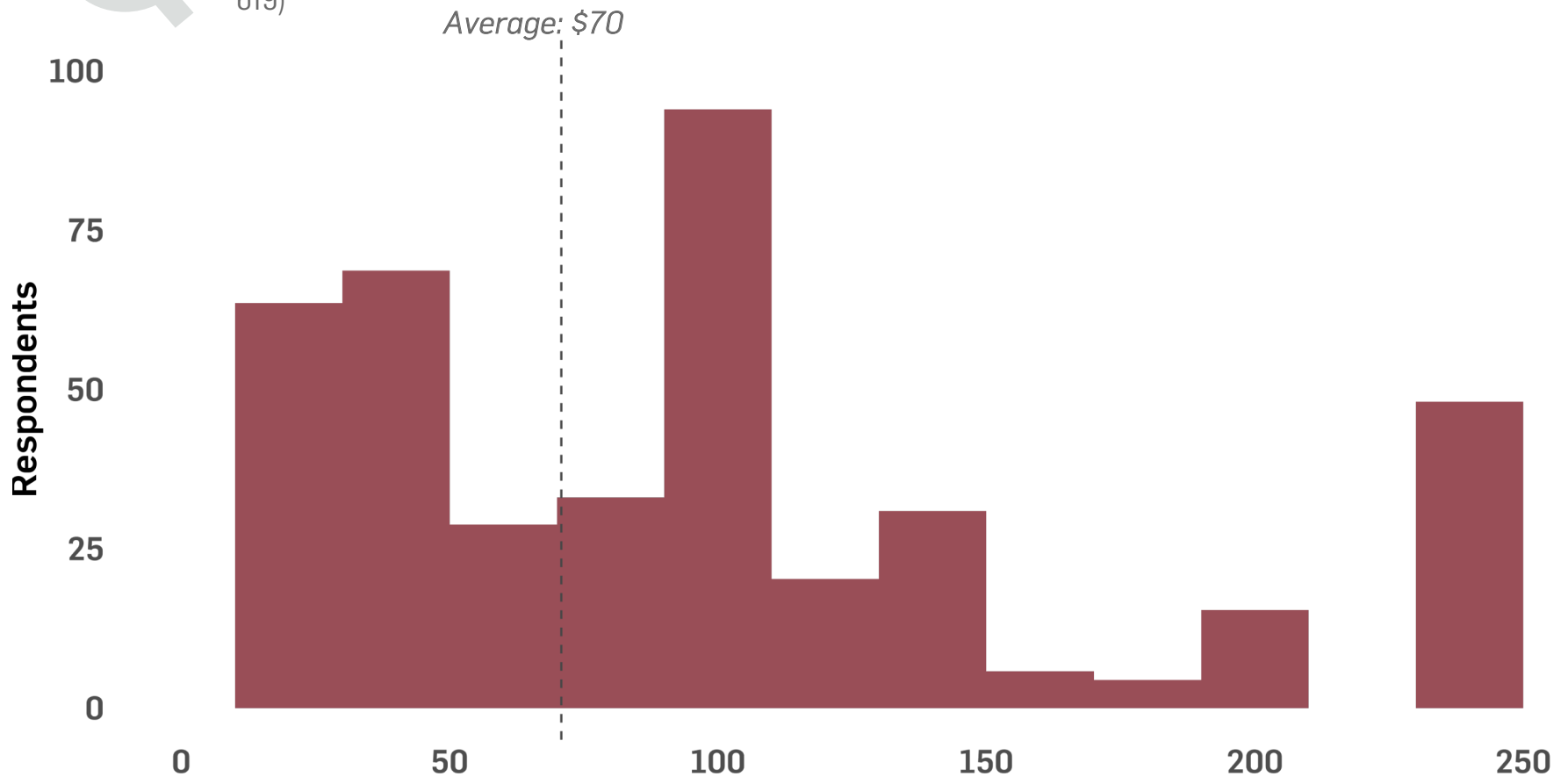


LOW APPETITE FOR ADDITIONAL TAXES

On average, respondents said they were willing to pay only \$70 more in additional taxes per year in order to have additional amenities in Morgan County. Sizeable groups marked \$100 and \$250, but appetite for additional county-level taxes is fairly low.



How much would you be willing to pay per year in additional taxes in order to have additional amenities (e.g. community or recreation spaces; activities and programs) in Morgan County? (n = 619)



RECREATION

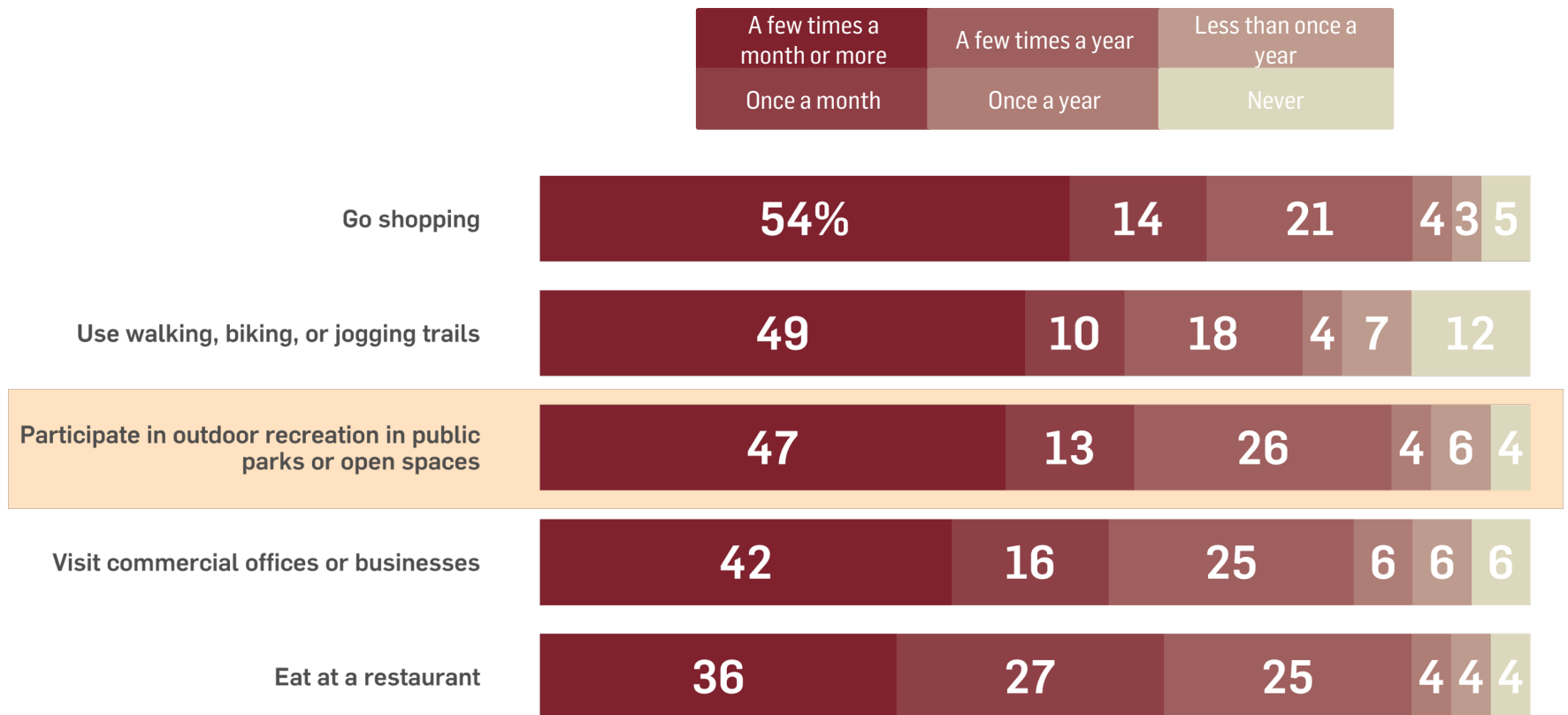
PARKS, TRAILS, FACILITIES AND OPEN SPACE

DINING, RETAIL OCCUR OUTSIDE OF COUNTY

When asked about how often certain activities are done in Morgan County, a majority said they go shopping a few times a month or more – by which they likely mean grocery shopping and not just retail shopping. Eating at restaurants and visiting commercial business, on the other hand, are reported to be done less often in Morgan County.



How often do you or your family members do each of the following activities in Morgan County?
(n = 621)



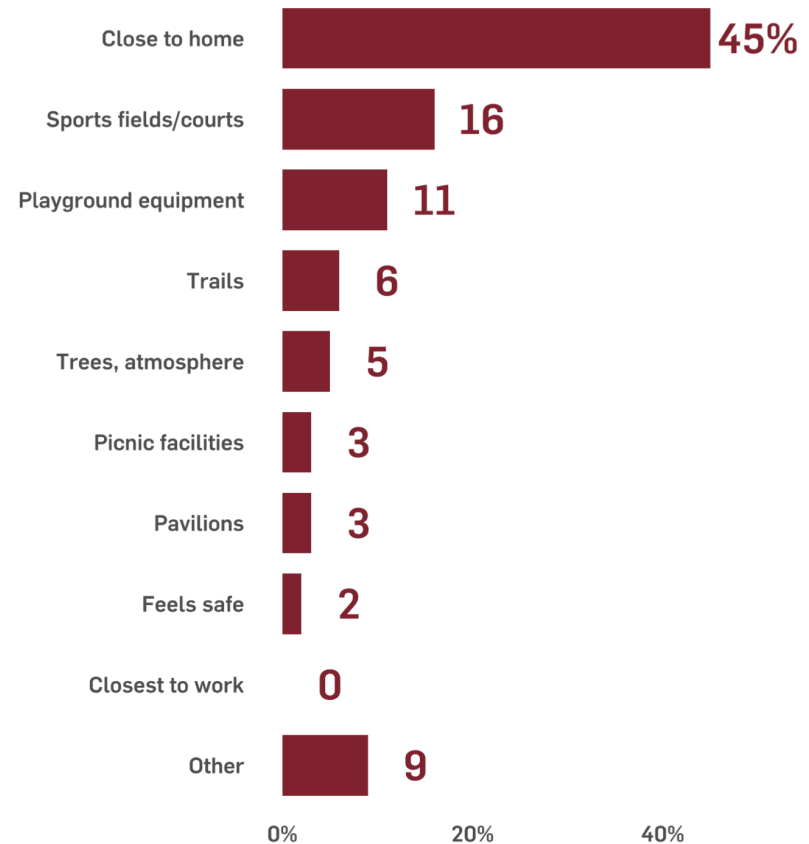
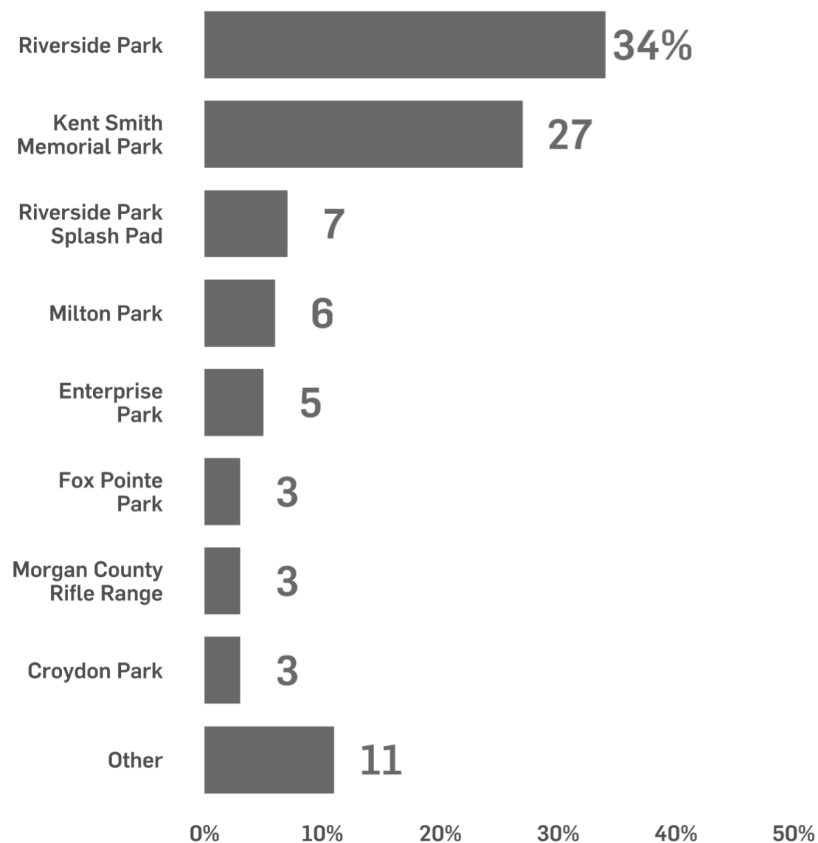
RESIDENTS FAVOR PARKS CLOSEST TO HOME

Riverside Park and Kent Smith are by far the most commonly used parks in Morgan. Nearly half of respondents say the reason for their park preference is proximity to home. Access to sports fields and playground equipment were also important considerations.



Which Morgan County park, field, or recreational facility does your household use most often?

What is the most important reason that you use [PARK] most often? (n = 574)

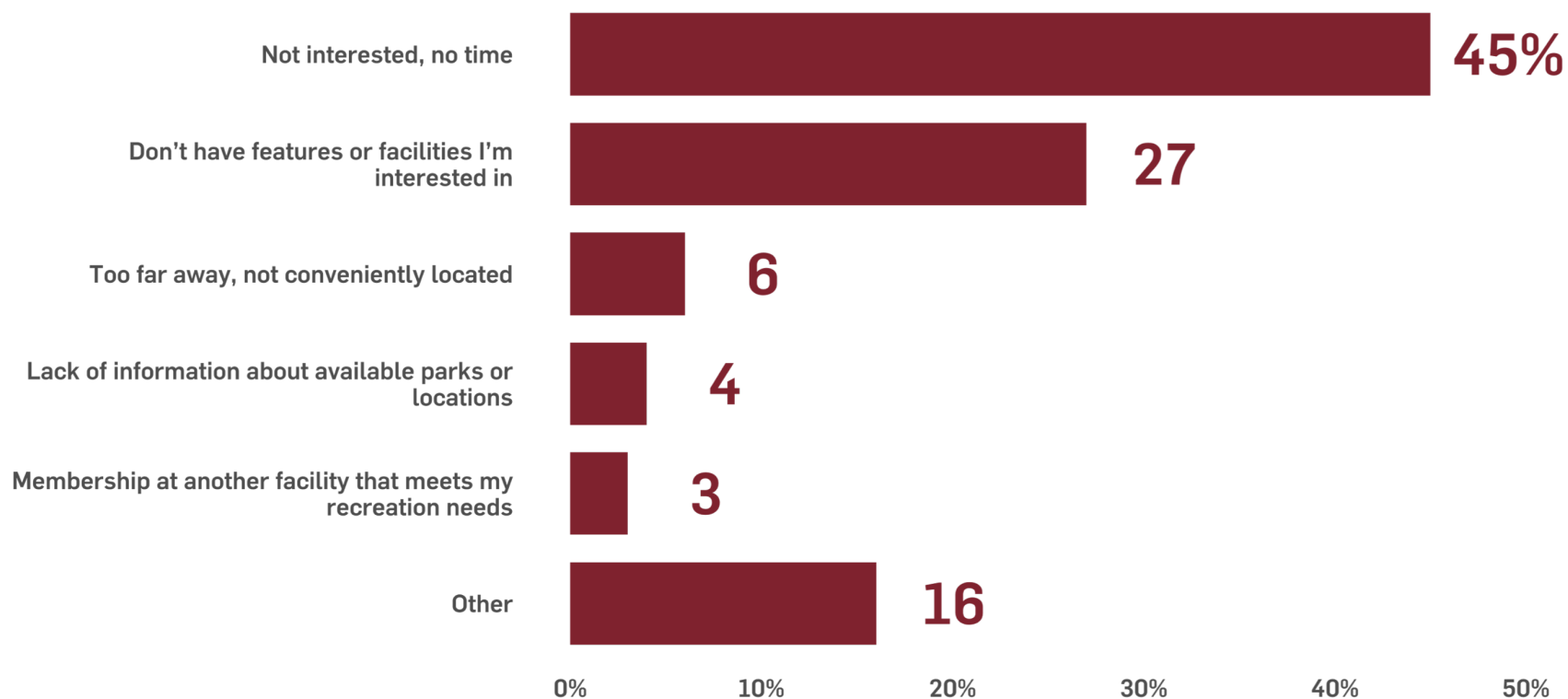


LACK OF INTEREST BARRIER TO PARK USE

For nearly half of respondents, a lack of interest or time is the main reason they do not use Morgan parks. The second most common reason given was being dissatisfied with the included features/facilities.



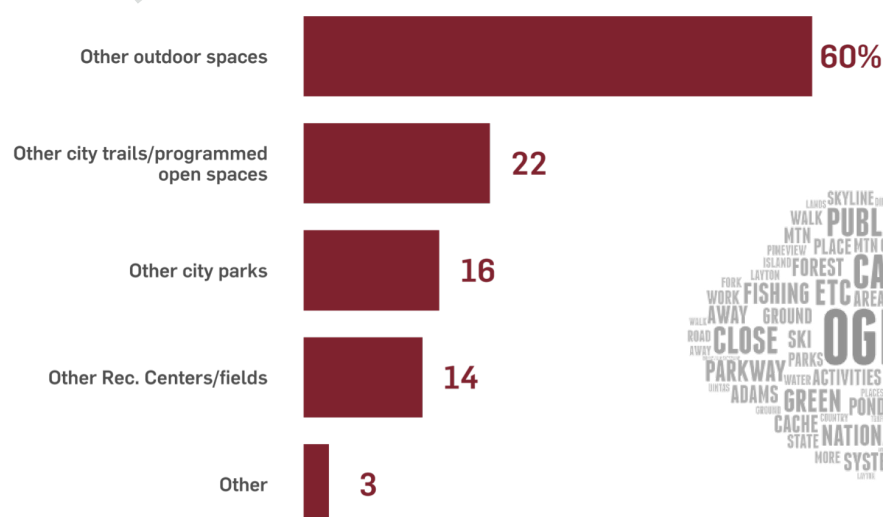
Which of the following reasons best explains why you do not use or visit public parks in Morgan County? (n = 31)



DRAW EXISTS FOR PARKS OUTSIDE OF MORGAN

The bar chart below shows, broadly, the kinds of outdoor places people go outside of Morgan. The word cloud shows the specific places people go (Snowbasin and Ogden County come up very frequently), and the speech bubbles are selected verbatim responses from respondents about *why* they go to the places they described.

Which parks, trails, fields, or open spaces outside of Morgan County, if any, do you use most often?
Why? (n = 300)



"We camp at Cuttler Flats in Ogden Valley every summer with our extended family."

"Local trails are short and public lands are trapped behind private property or unclearly marked so difficult to access"

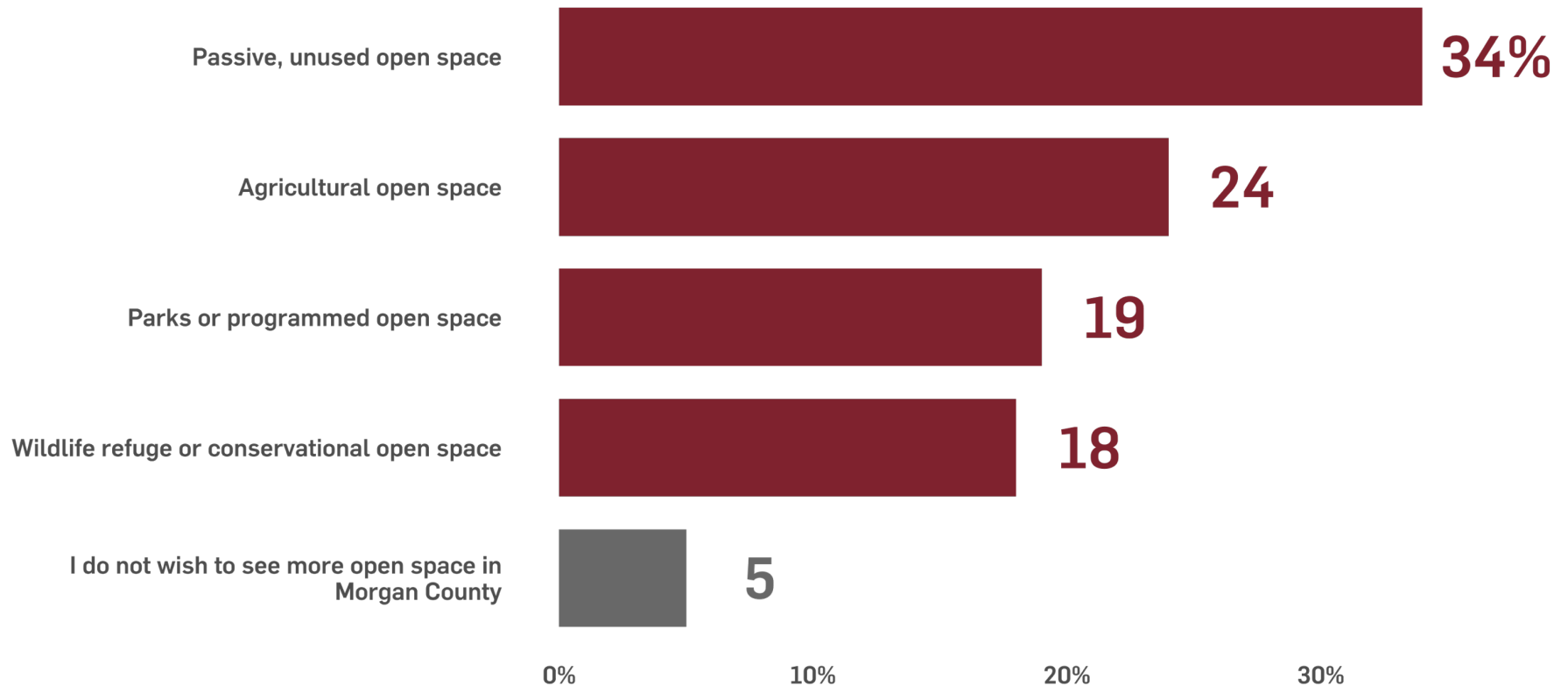
"Snow basin and Powder Mountain, the best trails and advertised activities/events"

DEMAND FOR PASSIVE, UNUSED SPACE

Of all the type of open space that could be added to Morgan, residents are most enthusiastic about passive open space. Agricultural open space is also a popular option.



What type of open space, if any, would you most prefer to see more of in Morgan County? (n = 608)

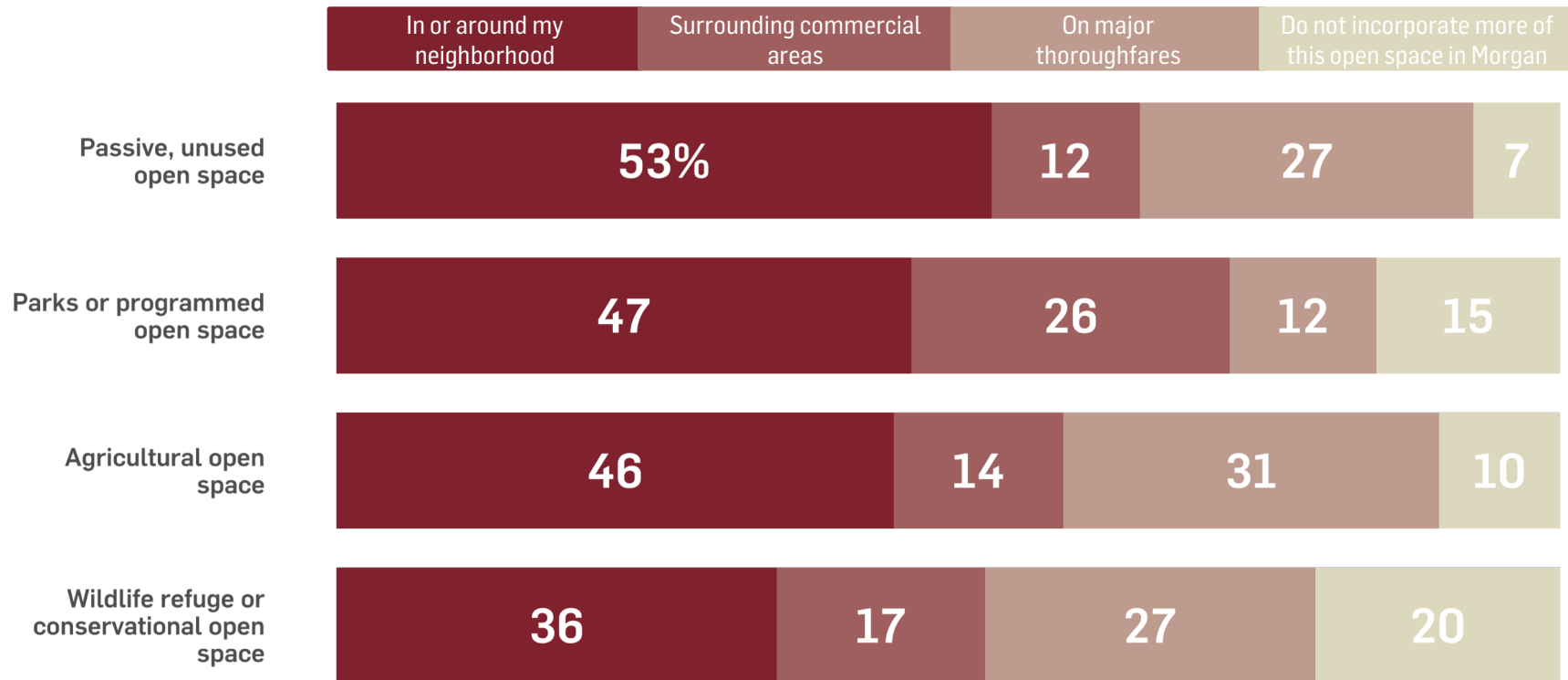


OPEN SPACE WANTED NEAR NEIGHBORHOODS

For all of the open spaces desired by respondents, the biggest share of respondents said they want them in and around their neighborhoods. The next-most popular category for most open space types was "on major thoroughfares", though 1 in 4 respondents want parks surrounding commercial areas.



How would you like Morgan to incorporate the following types of open spaces in the county? (n = 565)



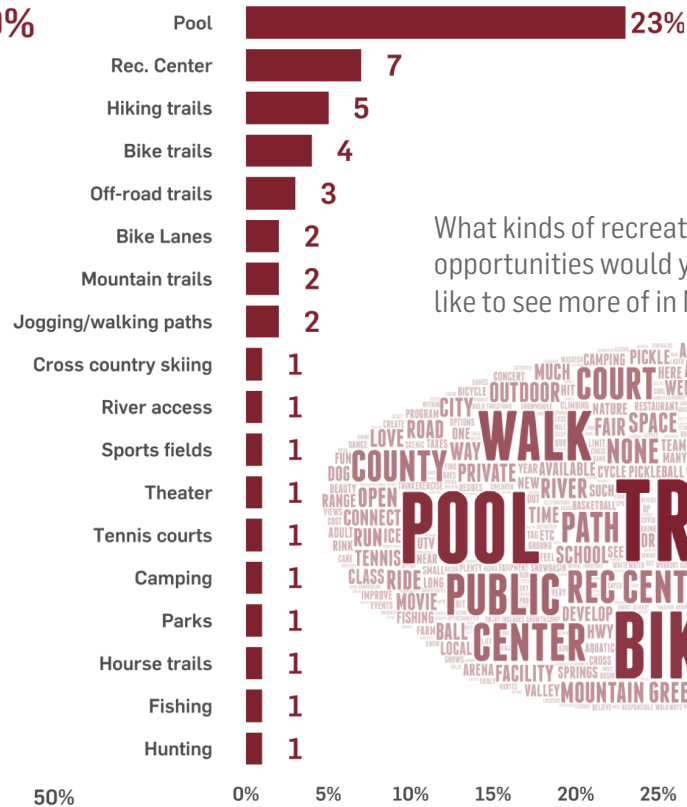
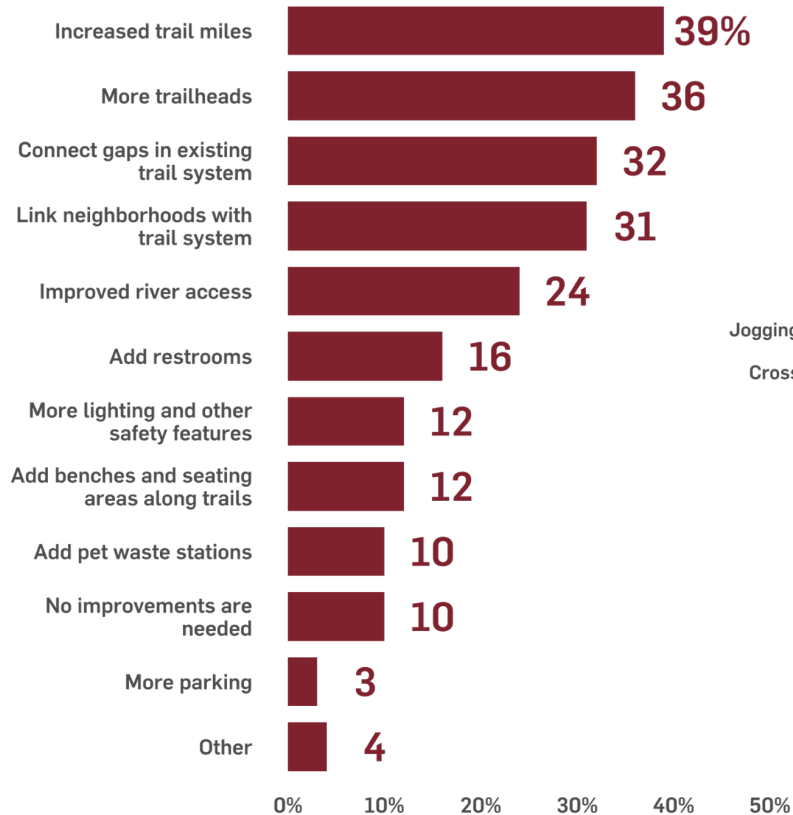
RESIDENTS REQUEST MORE TRAILS AND POOL

When asked about improvements or additional services to be trail systems, over 30% requested additional trails and trail miles as well as links between trails and to neighborhoods. In terms of recreational amenities, the highest proportion of support is for a new pool, while a rec. center and new trails garnered the next most support.



Which of the following improvements, if any, do you think should be made to the trail system in Morgan County?
Select up to three. (n = 513)

What recreational amenities would you like to have access to in Morgan County that are not currently available?
[Recoded as categories] (n = 491)



What kinds of recreational activities or opportunities would you or your family members like to see more of in Morgan County? (n = 539)

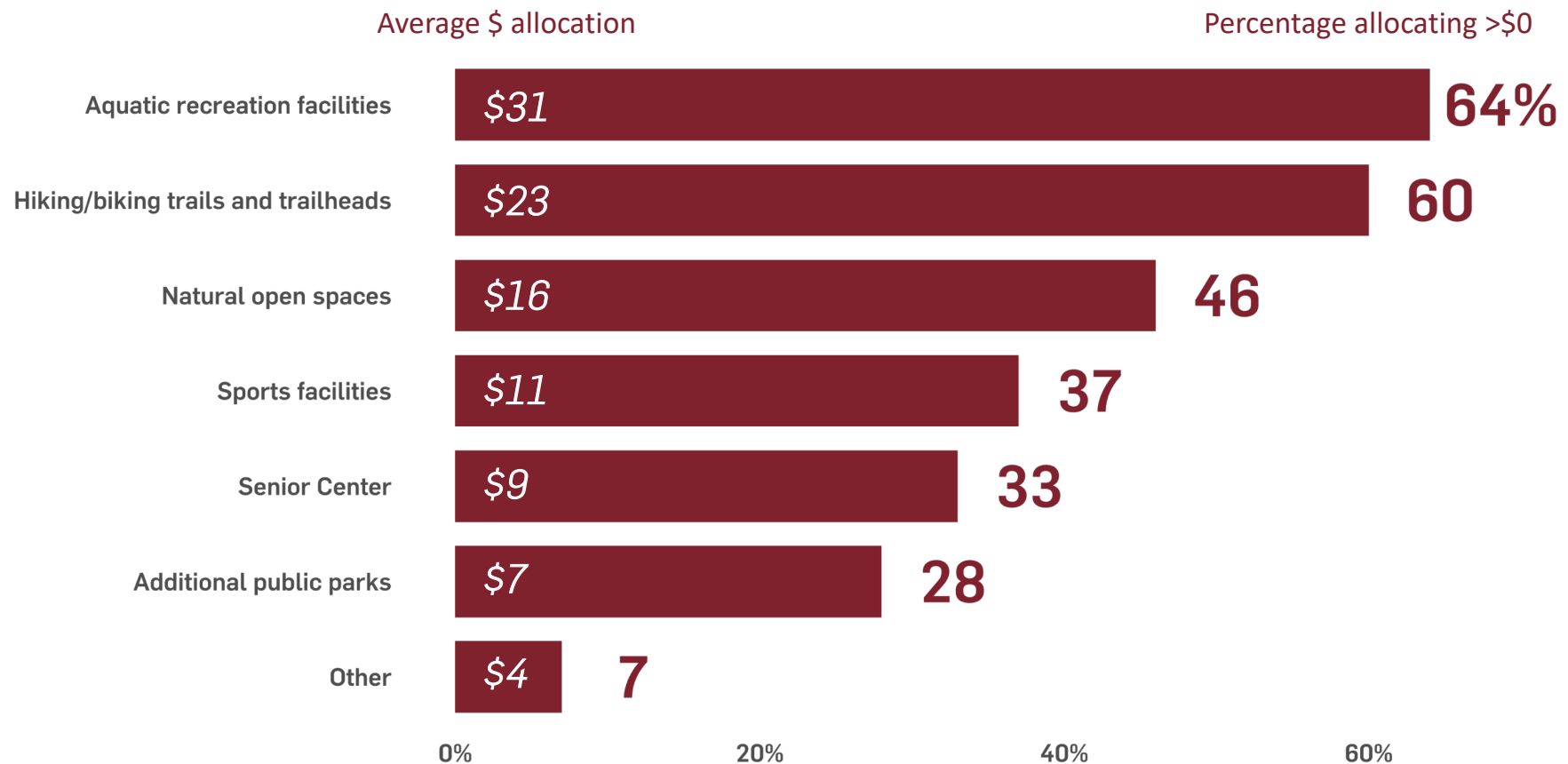


DEMAND FOR AQUATIC FACILITIES AND TRAILS

In a hypothetical scenario where respondents could allocate proportions of the County Parks and Rec. budget, the biggest proportion (64%) wanted money put towards aquatic recreation facilities. Desire for biking/hiking trails was close behind, and natural open spaces are also popular for nearly half of respondents.



Imagine you were managing \$100 from the Morgan County Parks and Recreation budget. If you could distribute that \$100 toward any of the following potential parks and recreation projects, how would you divide your \$100? (n = 595)



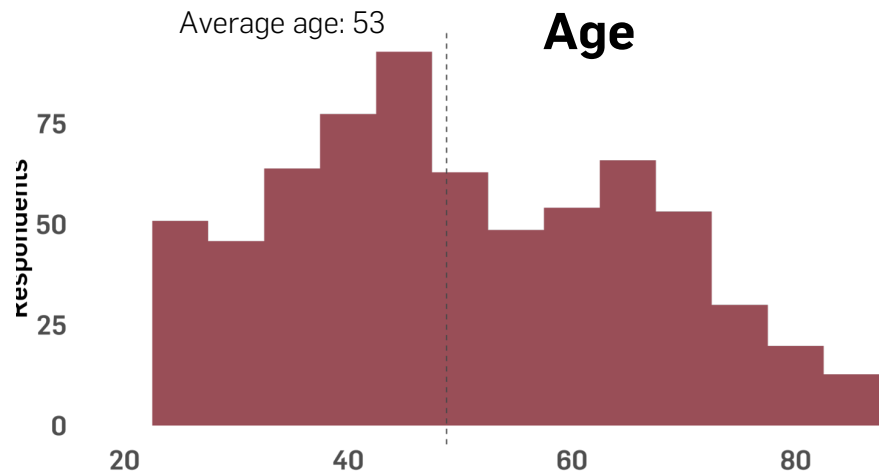


Kyrene Gibb & Kelly Patterson, Ph.D.
y2analytics.com | (801) 406-7877

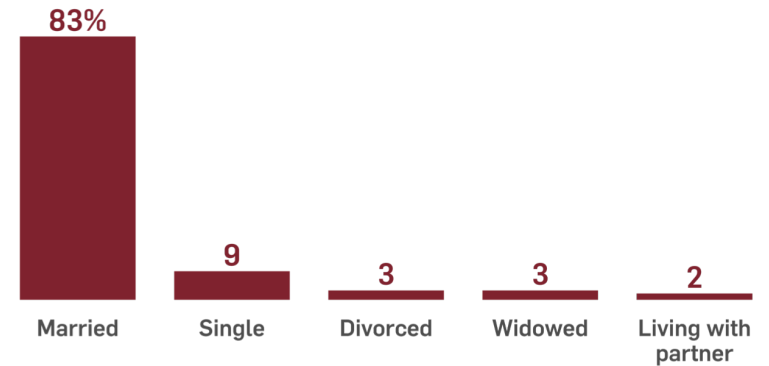
APPENDIX

SAMPLE COMPOSITION & SUPPLEMENTAL FINDINGS

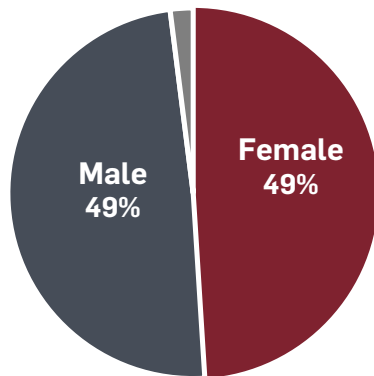
DEMOGRAPHICS



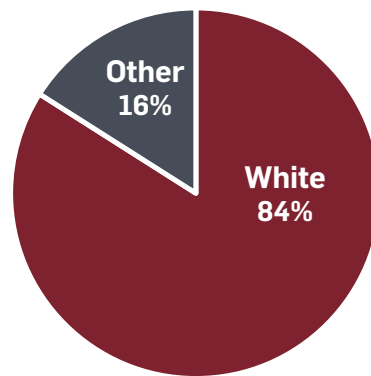
Martial Status



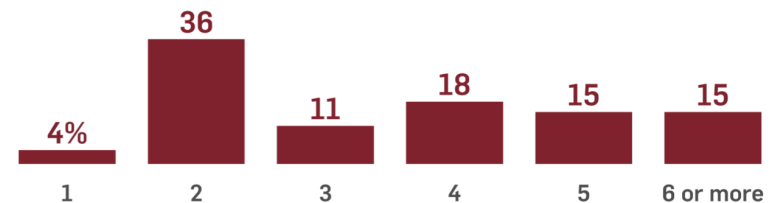
Gender



Race

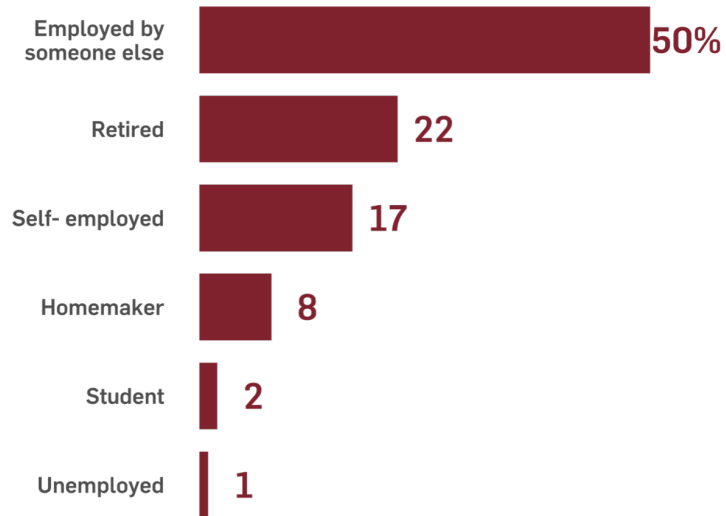


Household Size

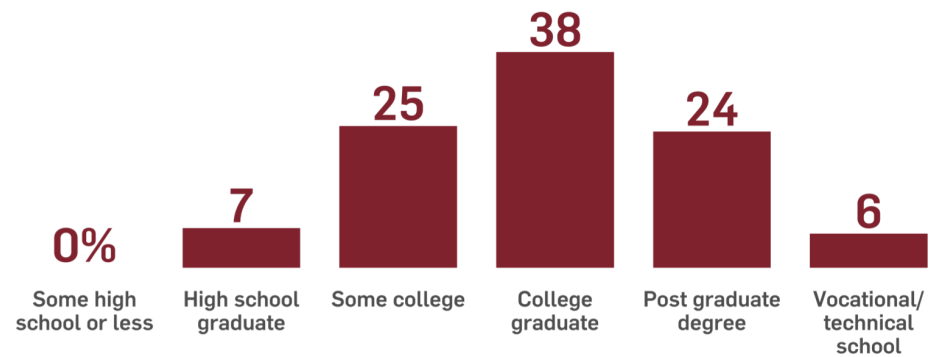


DEMOGRAPHICS

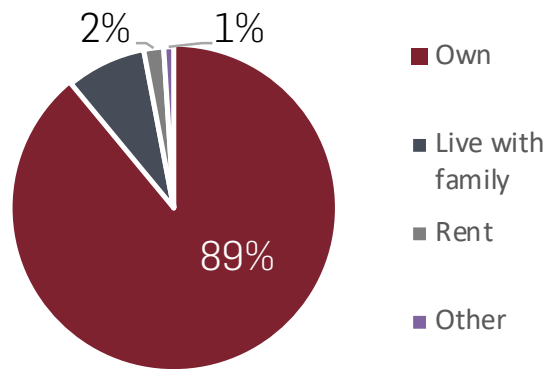
Employment



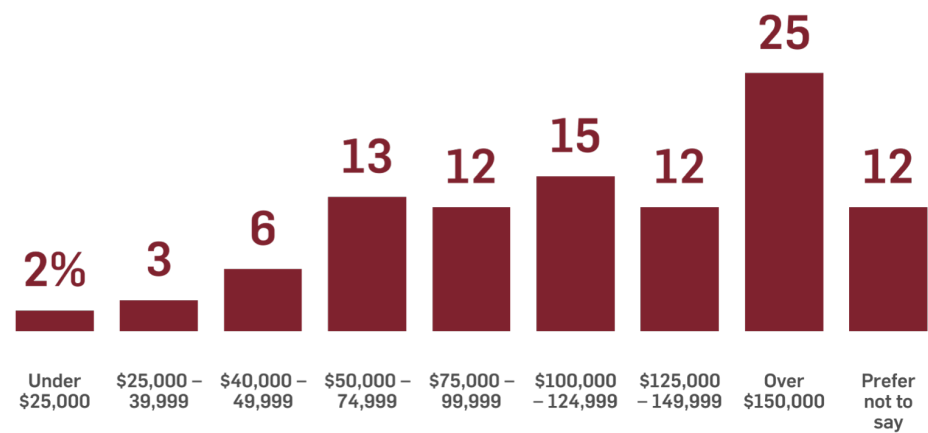
Education



Home Ownership



Income



MORGAN DRAWS LONG-TERM RESIDENTS

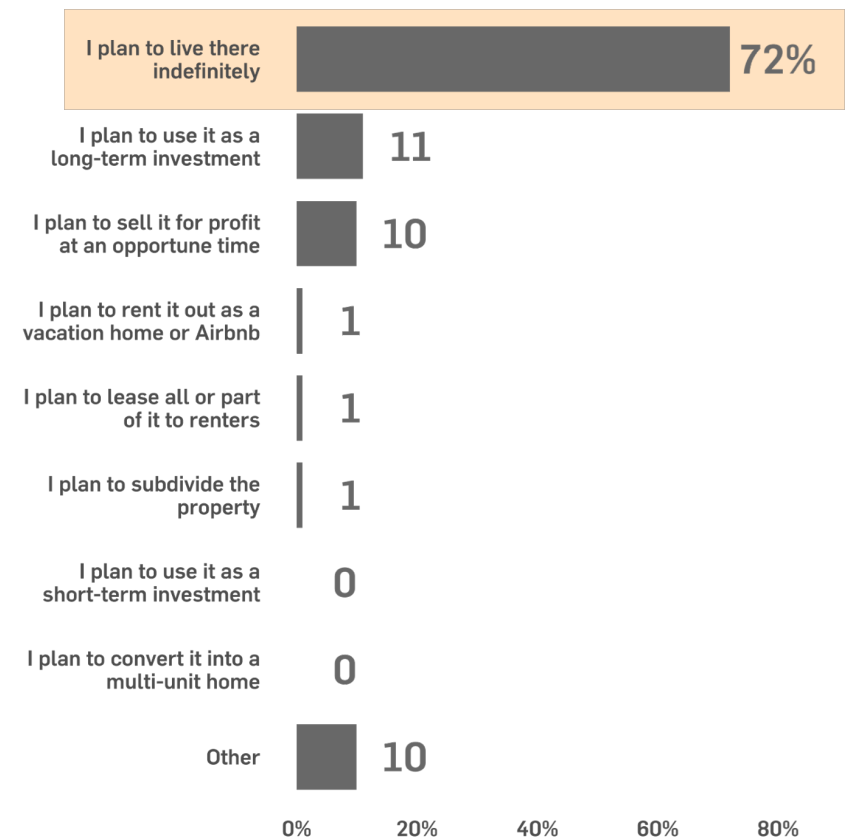
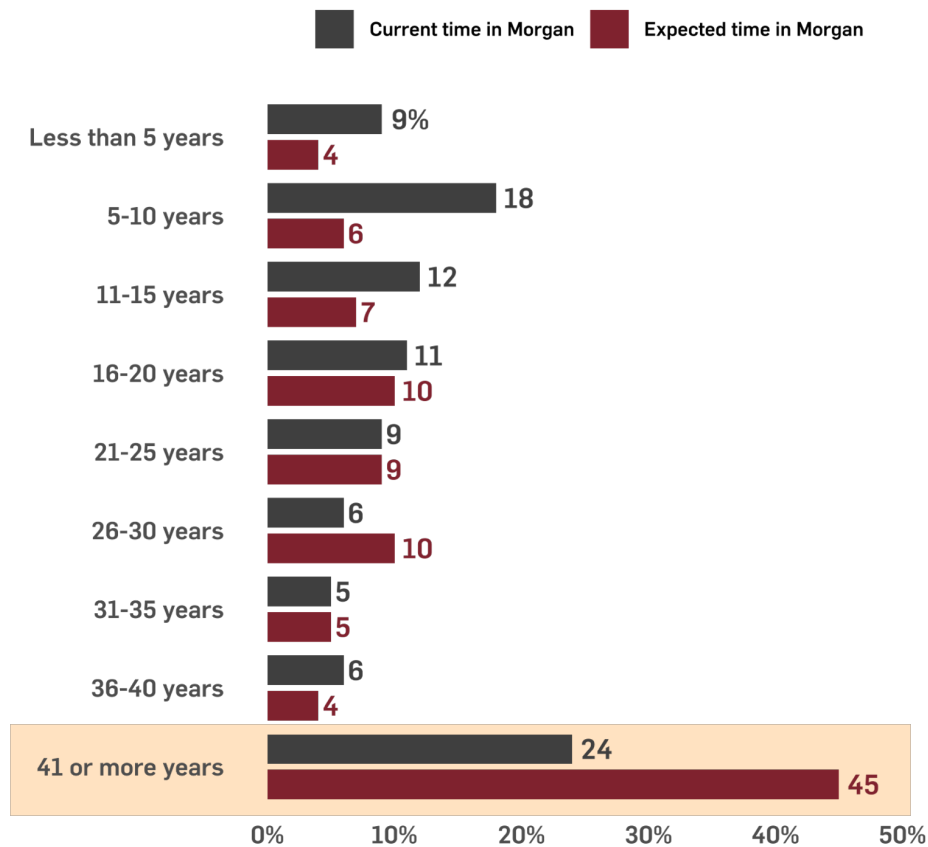
While current Morgan residents range from newer move-ins to long-time residents, the majority expect to live in Morgan long-term. 72% of residents say they plan to live in Morgan indefinitely.



How long have you lived in Morgan County? (n = 595)

How long do you expect to live in Morgan County? (n = 589)

Which of the following long-term plans, if any, do you have for your home in Morgan County? (n = 690)



GEOGRAPHIC TRENDS

In examining the results throughout this survey among residents living in the County's six voting precincts, we find several notable patterns in residents' perspectives and priorities for the future based on where in the County they live. Some of these statistically significant & substantively meaningful comparison points are highlighted below.

- Quality of life is **consistent** across all precincts
- **Why people chose to move to Morgan**
 - **Peterson and Mountain Green** residents say they live here for **the hiking and landscape**
 - They are also significantly more likely to rate trails and landscape higher
 - And they allocate the highest average dollar amount to these amenities in the hypothetical budget exercise
 - **Canyon Creek** residents choose the County for the **rural lifestyle**
 - **Morgan City** residents are most likely to say they live here because this is **where they grew up**
- **Mountain Green** residents are most interested in seeing **grocery stores** developed in Morgan County
- Walkability
 - **North Morgan** residents give a significantly **higher rating** for the walkability of the area
 - **Morgan City and North Morgan** residents are interested in having **shopping and services** (e.g., salon, bank, medical facilities, laundry) within **15-minute walking distance**
 - **Peterson** residents want more **'Community or recreation spaces** (e.g., parks, trails, recreation center)' within **5-minute walk**

GEOGRAPHIC TRENDS

In examining the results throughout this survey among residents living in the County's six voting precincts, we find several notable patterns in residents' perspectives and priorities for the future based on where in the County they live. Some of these statistically significant & substantively meaningful comparison points are highlighted below.

- Transportation project importance
 - **Local** road development
 - Most important to **Canyon Creek, Morgan City, and North Morgan**
 - Least important to **Mountain Green**
 - **Regional** road development
 - Most important to **Mountain Green**
 - Least important to **Canyon Creek, Peterson, Morgan City, and North Morgan**
- Economic activities in Morgan County
 - **Morgan, North Morgan and Mountain Green** residents are the most likely to frequently participate in the following activities in the County:
 - **Eat at restaurant**
 - **Go shopping**
 - **Visit commercial business**



Appendix C

OPEN SPACE/ AGRICULTURE PRESERVATION TOOLS

Potential tools available to local governments to preserve open space and agricultural land.



OPEN SPACE & AGRICULTURE

PRESERVATION/ACQUISITION TOOLS

The following are options for acquiring agricultural land in perpetuity, which could help broaden and enrich the Morgan open space system.

OPEN SPACE DESIGN STANDARDS/CLUSTERED DEVELOPMENT

Open Space Design Standards (OSDS) can be used to preserve agricultural land, wildlife habitat and open spaces while allowing an equal or higher level of development on a smaller area of land. OSDS's may establish the preservation of sites such as sensitive lands, farmlands, stream corridors, rural road buffers, view corridors and other open space identified by the community as important. OSDS's generally require the "clustering" of development as part of Conservation Subdivisions, helping to preserve open space and protect property rights. Open space preservation in new development areas can be encouraged through incentives, such as allowing full density with clustering or reduced density without clustering.

These mechanisms are not considered a "taking" because there is still reasonable and beneficial use of the property. They do not regulate density per se, just the pattern of development. To encourage and facilitate Conservation Subdivision development, it is important to: 1) treat cluster developments equally with conventional subdivisions in the development review process; 2) favor clustering in special areas; and 3) encourage cluster development as a standard, specifically for the preservation of open space. As a general rule, OSDS's are part of an overlay or special district.

As described below, Open Space Design Standards have several advantages over other means of preserving open space.

- » They do not require public expenditure of funds, such as the purchase of property;

- » They do not depend on landowner charity or benevolence, such as land or easement donations;
- » They do not need a high-end market to be affordable;
- » They do not involve complicated regulations for transfer of development rights; and
- » They do not depend on cooperation between two or more adjoining property owners.

Open Space Design Standards and Clustered Development can simulate a transfer of development rights (see TDR discussion later in this section) by allowing the transfer of development density between non-adjacent parcels.

Most cluster subdivision ordinances specify that multiple parcels may participate in a clustered development, provided the parcels are adjacent to each other. This allows the transfer of density from one or more parcels onto a single parcel or portion of a single parcel. Similarly, non-adjacent parcels could be allowed to combine density and transfer it onto a concentrated site where services, such as sewer and culinary water, may be available. This technique allows land owners to seek development partnerships that may not have otherwise been available, encourages the free market to preserve more continuous greenbelts of open space, and concentrates development of new homes and businesses into a more compact growth pattern. The advantages of this development pattern include reduced costs to service growth, greater opportunities for farming or wildlife habitat activities, and larger, more contiguous open space areas.

ZONING AND DEVELOPMENT RESTRICTIONS: SENSITIVE LANDS OVERLAY

This tool requires additional regulation on underlying zoning districts,

with special restrictions on unique resources, hazards or sensitive lands. However, a Sensitive Lands Overlay does not provide complete control of the land. Such overlays might be applied over core habitats, grazing land, stream and river corridors and other sensitive lands described in a corresponding Sensitive Lands Overlay Zone. Specific measures are then created to protect these areas. Within each category of protected land, specific regulations can be devised to treat specific density, open space, site design and building design requirements.

FEE SIMPLE (OUTRIGHT PURCHASE)

Desirable open space properties (recreational or agricultural) may be purchased and held by a responsible agency or organization for that purpose. Because of the potential for a very high cost of acquisition, fee simple acquisition should be reserved for highly important, critical parcels for which no other strategy can feasibly be used. Although fee simple title or out-right purchase can be the most expensive option, there are other opportunities that are available to help recover some of the initial investment.

PURCHASE AND SELLBACK OR LEASEBACK

Purchase and Sellback enables a government agency to purchase a piece of land, along with all the rights inherent in full ownership, then sell the same piece of land without certain development rights, depending on the preservation objective related to that parcel of land. The restrictions placed on development can range from no development to requiring clustered development. Purchase and Leaseback is similar, although instead of selling the land, the agency leases it with restrictions in place. In this manner the agency is able to recoup some of its investment in the form of rent.

CONSERVATION EASEMENTS

Conservation Easements have gained favor and popularity with property owners and preservation groups in recent years. These easements remove the right to develop from the usual bundle of property rights. This separation of development rights is accomplished in three ways:

Donations: The property owner willingly donates the development value of the property to a land trust or other organization and agrees that the property will never be developed. Tax incentives are available for such donations.

Purchases: The property owner sells the right to develop the property to a land trust or other organization, which agrees that the property will never be developed.

Transfers: The property owner transfers or trades the right to develop the property to another entity. The owner may then use that right on another property agreed upon by the jurisdiction administering the trade.

Conservation Agreements prevent alterations to a designated piece of land. Most land uses are prohibited, although certain uses such as farming, nature conservation, passive recreation and other “open space” uses may be allowed. Of the three methods (donations, purchases and transfers), transfers are the most complicated.

The conservation easement “runs” with the land and is recorded with the deed. Typically, the easement is granted to a land trust, land conservancy, or a government entity. The easement is typically agreed upon with the property owner who retains ownership of the property but gives up the right to develop it or to use it in ways that are incompatible with the open space goal. The entity receiving the development rights agrees to hold the development rights in order to maintain the area as open space. Often there are IRS tax advantages to the benefactor for the value of the donated development rights.

LAND BANKING

Local governments have used this option only rarely as a means for preserving land, primarily due to its often-prohibitive costs. This tool involves the purchase of land and holding it for possible future development. Often the land is purchased and leased back to the original owners so as to continue its immediate use, such as agricultural production. Agencies interested in this option should have the ability to purchase and condemn land, hold and lease land, and to obtain debt financing for its purchase.



Appendix D

EXISTING LAND USE DATA

Existing Land Use Map and acreage of
existing uses



Map A1. Morgan County Existing Land Use

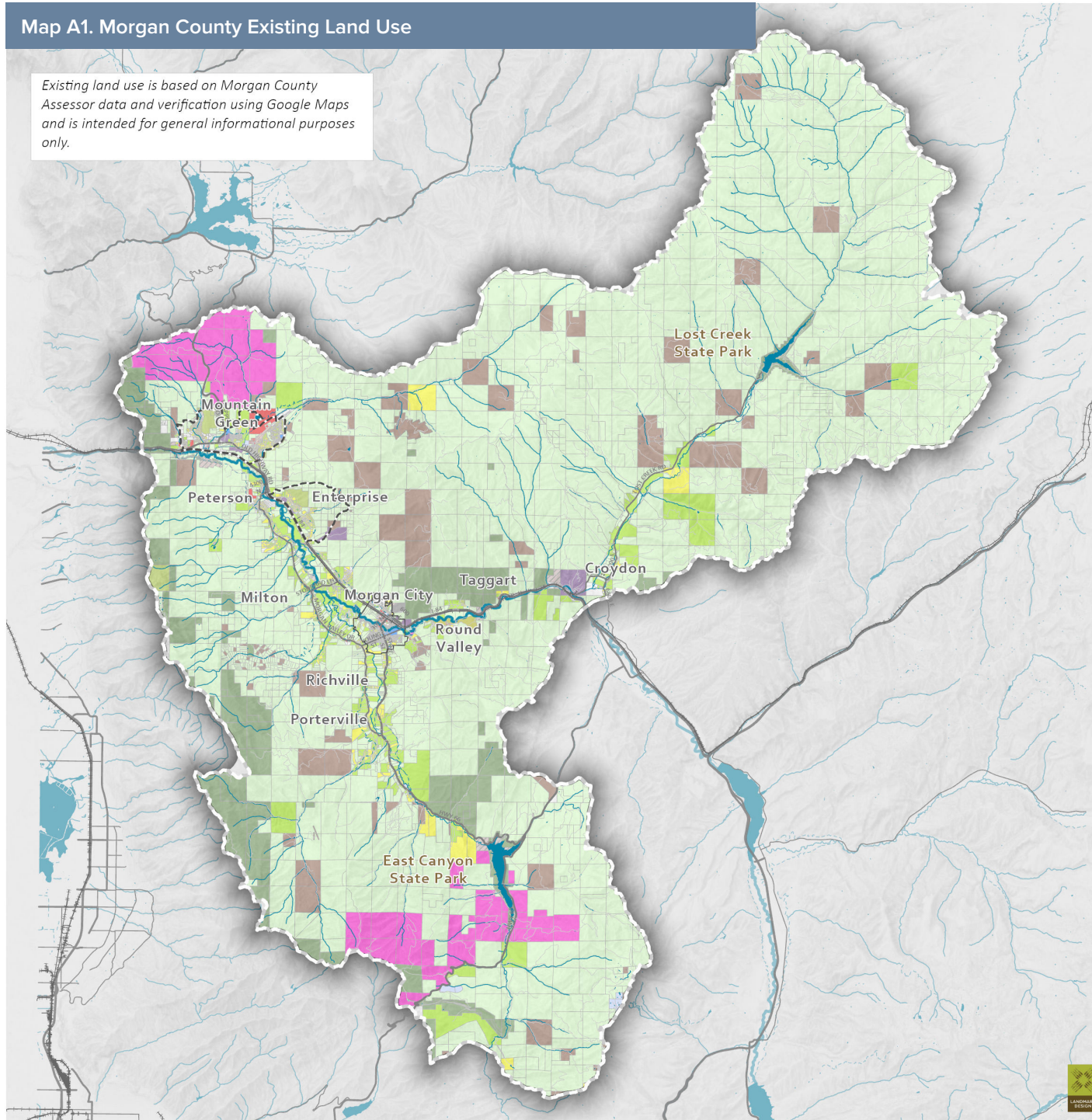
Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.



Existing Land Use (West)

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad



0 2 4 Miles



Table A1. Morgan County Land Use Acreage*

EXISTING LAND USE	MORGAN COUNTY ACRES	% OF COUNTY TOTAL
Single-Family Residential	5,358.4	1.4%
Multi-Family Residential	0.0	0.0%
Manufactured Homes	0.0	0.0%
Mountain Recreation/Residential	23,576.5	6.1%
Commercial	656.0	0.2%
Office	0.0	0.0%
Resort	17,608.2	4.5%
Industrial	1,017.6	0.3%
Civic Institutional	0.8	0.0%
Education	26.9	0.0%
Religious	362.3	0.1%
Agriculture (Farm / Ranch)	16,215.0	4.2%
Park / Recreation	25.7	0.0%
Airport	56.7	0.0%
Golf Course	281.2	0.1%
Greenbelt	293,055.3	75.3%
City Open Space	101.0	0.0%
County Open space	83.4	0.0%
Other Pubic Open Space	25,828.1	6.6%
Private Open Space	1,462.7	0.4%
Cemetery	3.0	0.0%
Utilities/Transportation	2,156.4	0.6%
Undeveloped	1,206.3	0.3%
TOTAL	389,081.3	100%
* Excluding Morgan City		

Map A2. Morgan County Existing Land Use (West)

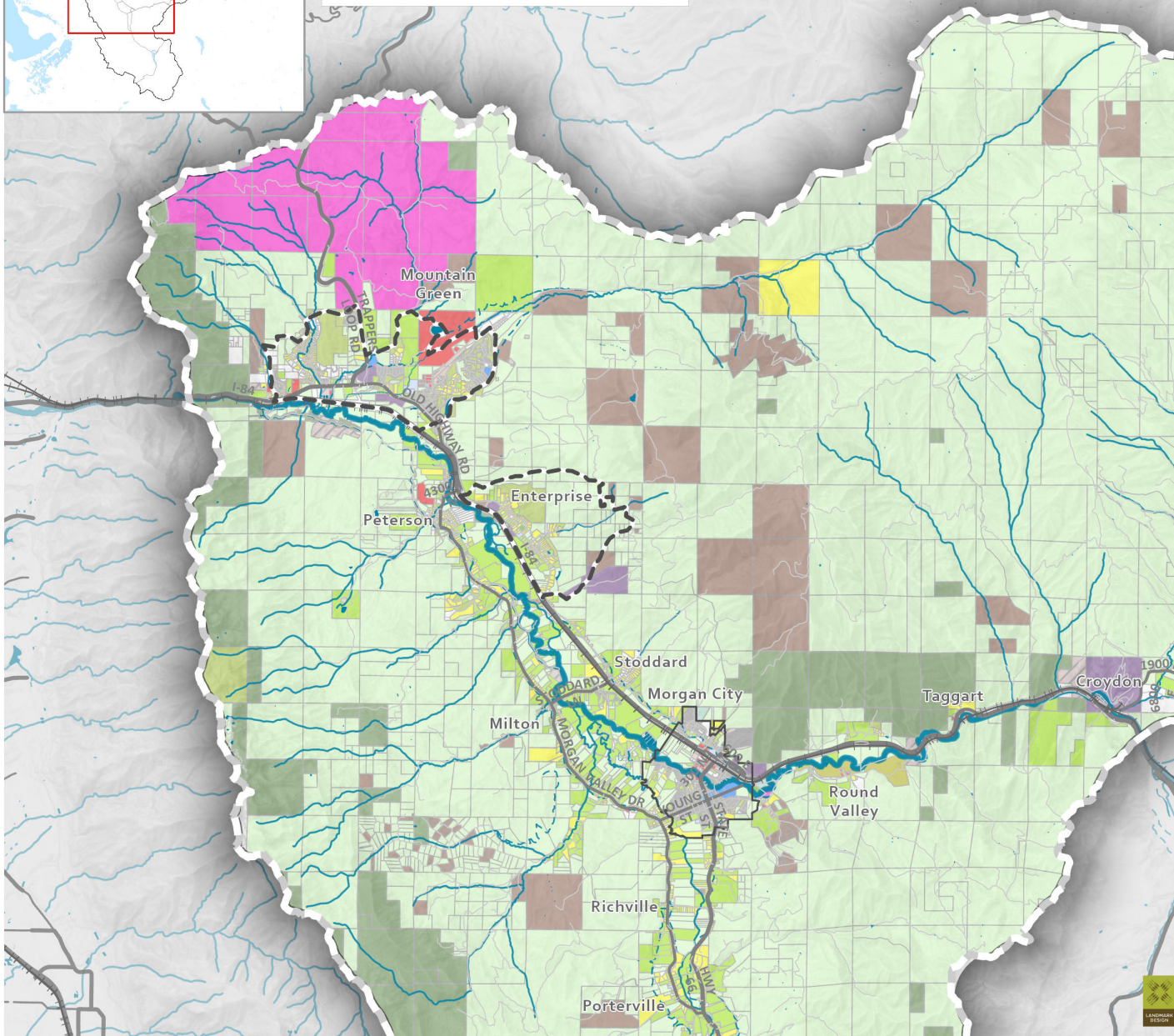


Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.

**Existing Land Use
(West)**

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad



0 1 2 Miles



Map A3. Morgan County Existing Land Use (East)

**Existing Land Use
(East)**

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- ++ Existing Railroad

Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.

0 1 2 Miles



Map A4. Morgan County Existing Land Use (South)

**Existing Land Use
(South)**

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.

0 1 2 Miles



**Existing Land Use
(Mountain Green)**

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad



Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.

Map A6. Morgan County Existing Land Use (Peterson)

Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.

MORGAN COUNTY

General Plan

Existing Land Use (Peterson)

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

0 0.2 0.4 Miles



Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.

Existing Land Use (Enterprise)

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad



0 0.2 0.4 Miles



Map A8. Morgan County Existing Land Use (Milton/Stoddard)

Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.

Existing Land Use (Milton/Stoddard)

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

0 0.2 0.4 Miles



Map A9. Morgan County Existing Land Use (Croydon/Lost Creek)

**Existing Land Use
(Croydon/Lost Creek)**

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.



0 0.2 0.4 Miles



Map A10. Morgan County Existing Land Use (Porterville/Richville)

**Existing Land Use
(Porterville/Richville)**

- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

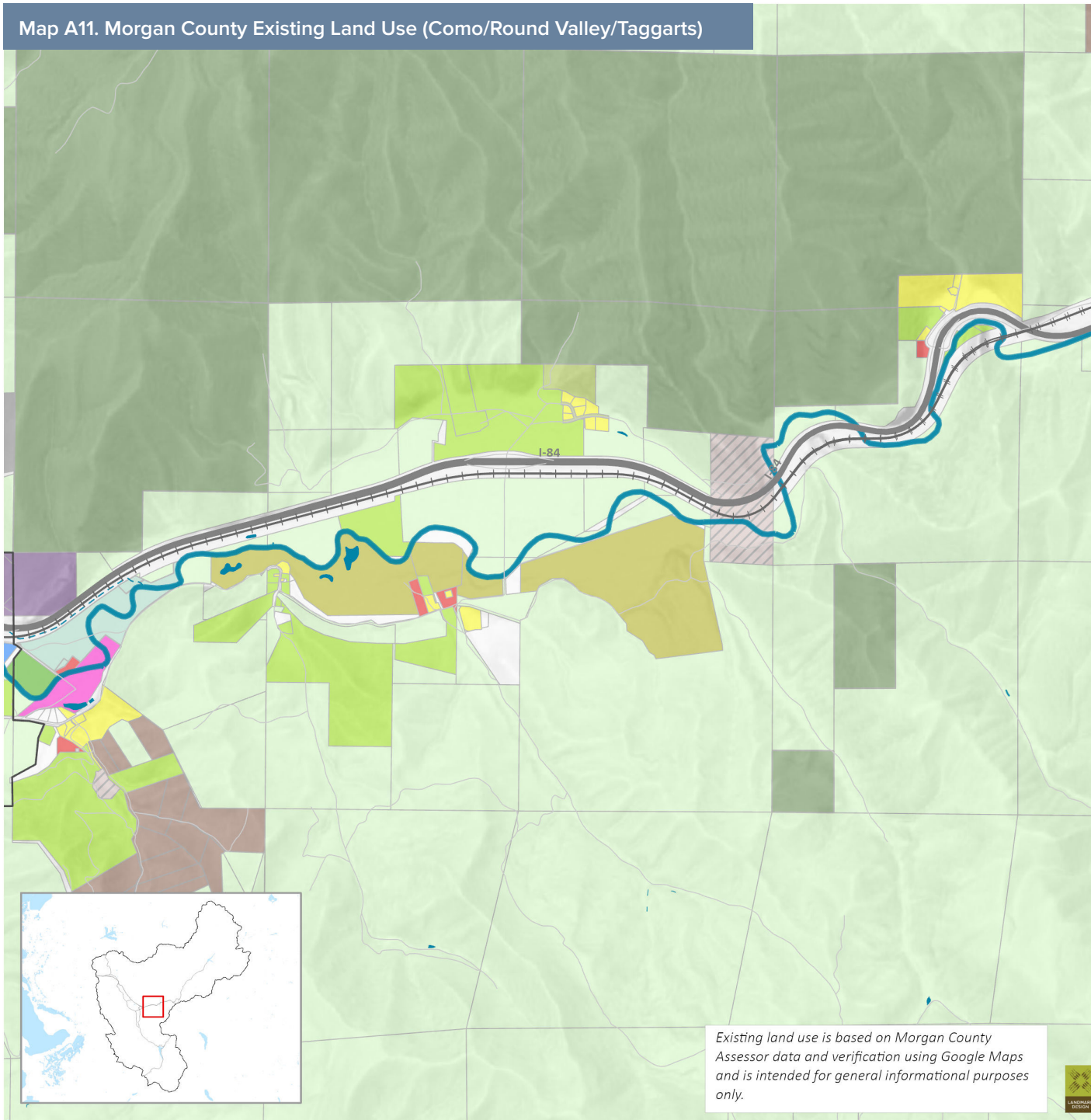
Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.



0 0.2 0.4 Miles



**Existing Land Use
(Como Springs/Round
Valley/Taggarts)**



- Single-Family Residential
- Multi-Family Residential
- Manufactured Homes
- Mountain Recreation/Residential
- Commercial
- Office
- Resort
- Mixed-Use
- Religious
- Agriculture (Farm/Ranch)
- Park Recreation
- Airport
- Golf Course
- Greenbelt
- City Open Space
- County Open Space
- Other Public Open Space
- Private Open Space
- Cemetery
- Utilities/Transportation
- Industrial
- Civic Institutional
- Education
- Undeveloped

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

Existing land use is based on Morgan County Assessor data and verification using Google Maps and is intended for general informational purposes only.



0 0.2 0.4 Miles





Appendix E

FUTURE LAND USE DATA

Estimates of future land use acreage and
potential projected population



Future Land Use

- Natural Resources & Recreation (NRR)
- Agriculture/Conservation Residential (ACR) - 20 acre lots
- Ranch Residential (RR-10) - 10 acre lots
- Ranch Residential 5 (RR-5) - 5 acre lots
- Rural Residential 1 (RR-1) - 1 acre lots
- Village Low Density Residential (VLDR) - 1/2 acre lots
- Village Residential (VR) - 1/4 acre lots
- Village High Density Residential (VHDR) - 8-16 units per acre
- Town Center Village (TCV) - 10-20 units per acre
- Town Center Mixed-Use (TCMU) - 8-16 units per acre
- Master Planned Resort (MPR)
- Flex 1 - Residential/Commercial/Light Industrial (F1) - 8-16 units per acre
- Flex 2 - Commercial/Light Industrial/Business Park (F2)
- General Commercial (GC)
- Business Park (BP)
- Highway Commercial (HC)
- Heavy Industrial (HI)
- Airport (A)
- Civic/Institutional (CI)
- Recreation, Parks and Open Space (RPOS)
- Public Lands (PL)

- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

0 2 4 Miles



Future Land Use locations are conceptual in nature and convey general intent for the community. Exact locations of uses may need to be adjusted for parcel boundaries, field conditions or other conditions determined to be in the best interest of the community.

Table A2. Morgan County Future Land Use Data

Land Use	Total Acres	% of Land Use	Acres Available for Development**	"Net Acres Available (Total x 0.7)	Units/Acre	Average Household Size	Projected Additional Units in 2040	Projected Additional Population in 2040
Agriculture/Conservation Residential (ACR)	21,814.2	5.6%	14,635.0	10,244.5	0.05	3.47	512.2	1,777.4
Ranch Residential 10 (RR-10)	3,145.4	0.8%	1,410.7	987.5	0.1	3.47	98.7	342.7
Ranch Residential 5 (RR-5)	1,907.2	0.5%	422.8	296.0	0.2	3.47	59.2	205.4
Rural Residential 1 (RR-1)	4,366.0	1.1%	1,700.7	1,190.5	1	3.47	1,190.5	4,131.0
Village Low Density Residential (VLDR)	3,261.5	0.8%	932.4	652.7	2	3.47	1,305.4	4,529.6
Village Residential (VR)	316.6	0.1%	118.3	82.8	4	3.47	331.2	1,149.4
Village High Density Residential (VHDR)	65.6	0.0%	29.8	20.9	8-16	3.47	250.3	868.6
Town Center Village (TCV)	36.1	0.0%	5.5	3.9	10-20	3.47	46.2	160.3
Town Center Mixed Use (TCMU)*	30.6	0.0%	8.2	5.7	8-16	3.47	34.4	119.5
Master Planned Resort (MPR)	29,537.5	7.6%	0.0	5.7	Varies	3.47	-	-
Flex Use 1 (F1)*	94.8	0.0%	47.6	33.3	8-16	3.47	199.9	693.7
Flex Use 2 (F2)	41.0	0.0%	41.0	28.7	n/a	n/a	-	-
Heavy Industrial (HI)	908.1	0.2%	60.1	42.1	n/a	n/a	-	-
Highway Commercial (HC)	174.6	0.0%	23.8	16.7	n/a	n/a	-	-
General Commercial (GC)	122.3	0.0%	132.2	92.5	n/a	n/a	-	-
Business Park (BP)	151.8	0.0%	31.2	21.8	n/a	n/a	-	-
Airport (A)	59.1	0.0%	0.0	0.0	n/a	n/a	-	-
Civic/Institutional (CI)	23.4	0.0%	0.0	0.0	n/a	n/a	-	-
Recreation, Parks and Open Space (RPOS)	377.9	0.1%	130.5	91.4	n/a	n/a	-	-
Natural Resources & Recreation (NRR)	297,025.5	75.9%	5,187.7	3,631.4	.00625	3.47	22.7	78.8
Public Lands (PL)	27,750.1	7.1%	0.0	0.0	n/a	n/a	-	-
Total	391,209.3	100%	24,917.5	17,448.0			4,050.8	14,056.4
						Total (Existing + Projected)	2,106.4	21,365.5

* Assuming 50% residential development

** Undeveloped & <25% slope

Map A13. Morgan County Future Land Use (Peterson)

Future Land Use locations are conceptual in nature and convey general intent for the community. Exact locations of uses may need to be adjusted for parcel boundaries, field conditions or other conditions determined to be in the best interest of the community.

MORGAN COUNTY

General Plan

Future Land Use (Peterson)

- Natural Resources & Recreation (NRR)
- Agriculture/Conservation Residential (ACR) - 20 acre lots
- Ranch Residential (RR-10) - 10 acre lots
- Ranch Residential 5 (RR-5) - 5 acre lots
- Rural Residential 1 (RR-1) - 1 acre lots
- Village Low Density Residential (VLDR) - 1/2 acre lots
- Village Residential (VR) - 1/4 acre lots
- Village High Density Residential (VHDR) - 8-16 units per acre
- Town Center Village (TCV) - 10-20 units per acre
- Town Center Mixed-Use (TCMU) - 8-16 units per acre
- Master Planned Resort (MPR)
- Flex 1 - Residential/Commercial/Light Industrial (F1) - 8-16 units per acre
- Flex 2 - Commercial/Light Industrial/Business Park (F2)
- General Commercial (GC)
- Business Park (BP)
- Highway Commercial (HC)
- Heavy Industrial (HI)
- Airport (A)
- Civic/Institutional (CI)
- Recreation, Parks and Open Space (RPOS)
- Public Lands (PL)
- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- - - Canal/Ditch
- + — Existing Railroad

0 0.2 0.4 Miles



Map A14. Morgan County Future Land Use (Enterprise)

Future Land Use locations are conceptual in nature and convey general intent for the community. Exact locations of uses may need to be adjusted for parcel boundaries, field conditions or other conditions determined to be in the best interest of the community.

MORGAN COUNTY

General Plan

Future Land Use (Enterprise)

- Natural Resources & Recreation (NRR)
- Agriculture/Conservation Residential (ACR) - 20 acre lots
- Ranch Residential (RR-10) - 10 acre lots
- Ranch Residential 5 (RR-5) - 5 acre lots
- Rural Residential 1 (RR-1) - 1 acre lots
- Village Low Density Residential (VLDR) - 1/2 acre lots
- Village Residential (VR) - 1/4 acre lots
- Village High Density Residential (VHDR) - 8-16 units per acre
- Town Center Village (TCV) - 10-20 units per acre
- Town Center Mixed-Use (TCMU) - 8-16 units per acre
- Master Planned Resort (MPR)
- Flex 1 - Residential/Commercial/Light Industrial (F1) - 8-16 units per acre
- Flex 2 - Commercial/Light Industrial/Business Park (F2)
- General Commercial (GC)
- Business Park (BP)
- Highway Commercial (HC)
- Heavy Industrial (HI)
- Airport (A)
- Civic/Institutional (CI)
- Recreation, Parks and Open Space (RPOS)
- Public Lands (PL)
- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- - - Canal/Ditch
- + — Existing Railroad



0 0.2 0.4 Miles



Map A15. Morgan County Future Land Use (Milton/Stoddard)

**MORGAN
COUNTY**
General Plan

**Future Land Use
(Milton/Stoddard)**

Future Land Use locations are conceptual in nature and convey general intent for the community. Exact locations of uses may need to be adjusted for parcel boundaries, field conditions or other conditions determined to be in the best interest of the community.

- Natural Resources & Recreation (NRR)
- Agriculture/Conservation Residential (ACR) - 20 acre lots
- Ranch Residential (RR-10) - 10 acre lots
- Ranch Residential 5 (RR-5) - 5 acre lots
- Rural Residential 1 (RR-1) - 1 acre lots
- Village Low Density Residential (VLDR) - 1/2 acre lots
- Village Residential (VR) - 1/4 acre lots
- Village High Density Residential (VHDR) - 8-16 units per acre
- Town Center Village (TCV) - 10-20 units per acre
- Town Center Mixed-Use (TCMU) - 8-16 units per acre
- Master Planned Resort (MPR)
- Flex 1 - Residential/Commercial/Light
- Industrial (F1) - 8-16 units per acre
- Flex 2 - Commercial/Light Industrial/Business Park (F2)
- General Commercial (GC)
- Business Park (BP)
- Highway Commercial (HC)
- Heavy Industrial (HI)
- Airport (A)
- Civic/Institutional (CI)
- Recreation, Parks and Open Space (RPOS)
- Public Lands (PL)

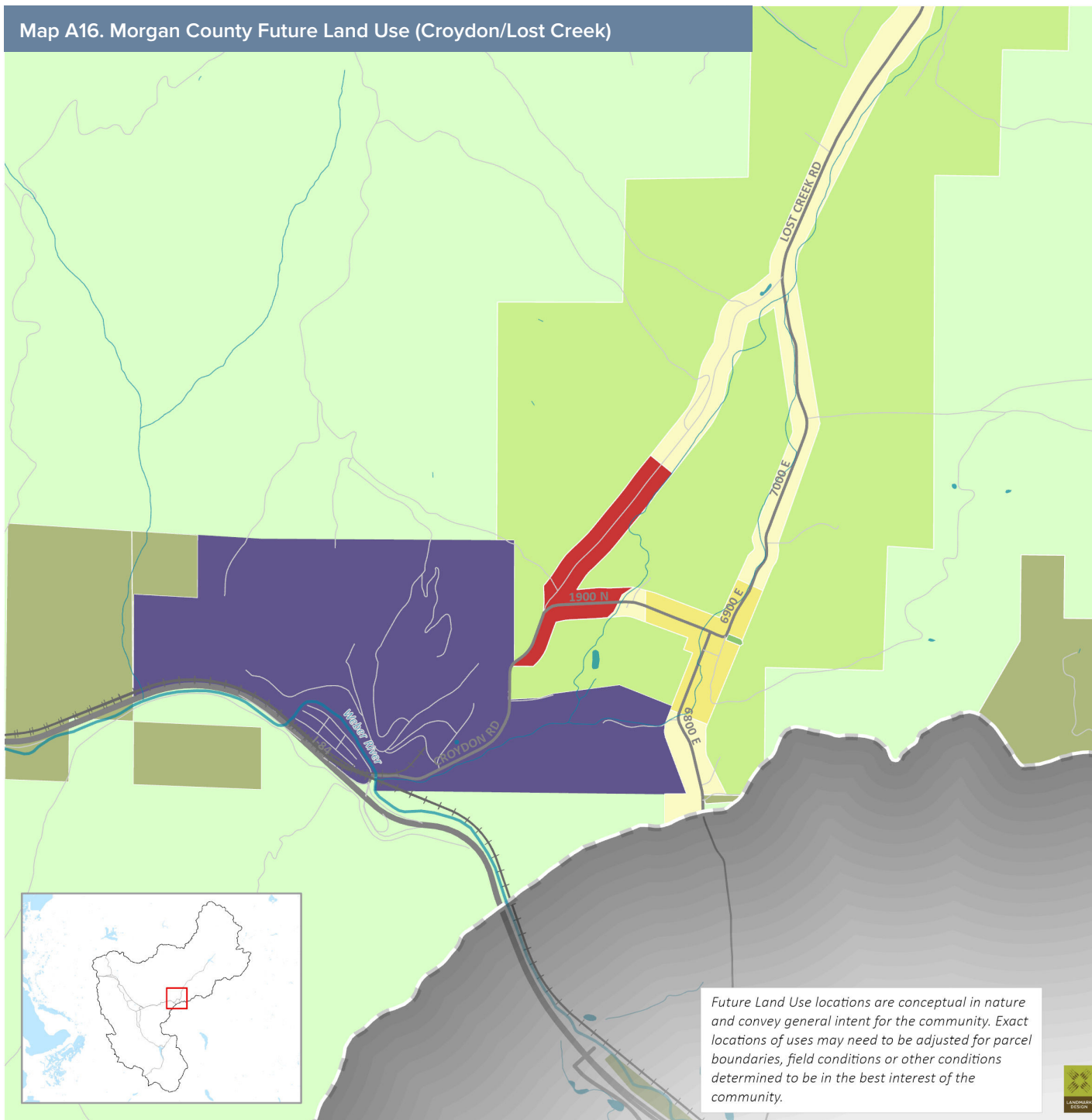
- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

0 0.2 0.4 Miles



Map A16. Morgan County Future Land Use (Croydon/Lost Creek)

**Future Land Use
(Croydon/Lost Creek)**



- Natural Resources & Recreation (NRR)
- Agriculture/Conservation Residential (ACR) - 20 acre lots
- Ranch Residential (RR-10) - 10 acre lots
- Ranch Residential 5 (RR-5) - 5 acre lots
- Rural Residential 1 (RR-1) - 1 acre lots
- Village Low Density Residential (VLDR) - 1/2 acre lots
- Village Residential (VR) - 1/4 acre lots
- Village High Density Residential (VHDR) - 8-16 units per acre
- Town Center Village (TCV) - 10-20 units per acre
- Town Center Mixed-Use (TCMU) - 8-16 units per acre
- Master Planned Resort (MPR)
- Flex 1 - Residential/Commercial/Light Industrial (F1) - 8-16 units per acre
- Flex 2 - Commercial/Light Industrial/Business Park (F2)
- General Commercial (GC)
- Business Park (BP)
- Highway Commercial (HC)
- Heavy Industrial (HI)
- Airport (A)
- Civic/Institutional (CI)
- Recreation, Parks and Open Space (RPOS)
- Public Lands (PL)
- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

Future Land Use locations are conceptual in nature and convey general intent for the community. Exact locations of uses may need to be adjusted for parcel boundaries, field conditions or other conditions determined to be in the best interest of the community.



0 0.2 0.4 Miles



**Future Land Use
(Porterville/Richville)**

Future Land Use locations are conceptual in nature and convey general intent for the community. Exact locations of uses may need to be adjusted for parcel boundaries, field conditions or other conditions determined to be in the best interest of the community.

- Natural Resources & Recreation (NRR)
- Agriculture/Conservation Residential (ACR) - 20 acre lots
- Ranch Residential (RR-10) - 10 acre lots
- Ranch Residential 5 (RR-5) - 5 acre lots
- Rural Residential 1 (RR-1) - 1 acre lots
- Village Low Density Residential (VLDR) - 1/2 acre lots
- Village Residential (VR) - 1/4 acre lots
- Village High Density Residential (VHDR) - 8-16 units per acre
- Town Center Village (TCV) - 10-20 units per acre
- Town Center Mixed-Use (TCMU) - 8-16 units per acre
- Master Planned Resort (MPR)
- Flex 1 - Residential/Commercial/Light Industrial (F1) - 8-16 units per acre
- Flex 2 - Commercial/Light Industrial/Business Park (F2)
- General Commercial (GC)
- Business Park (BP)
- Highway Commercial (HC)
- Heavy Industrial (HI)
- Airport (A)
- Civic/Institutional (CI)
- Recreation, Parks and Open Space (RPOS)
- Public Lands (PL)

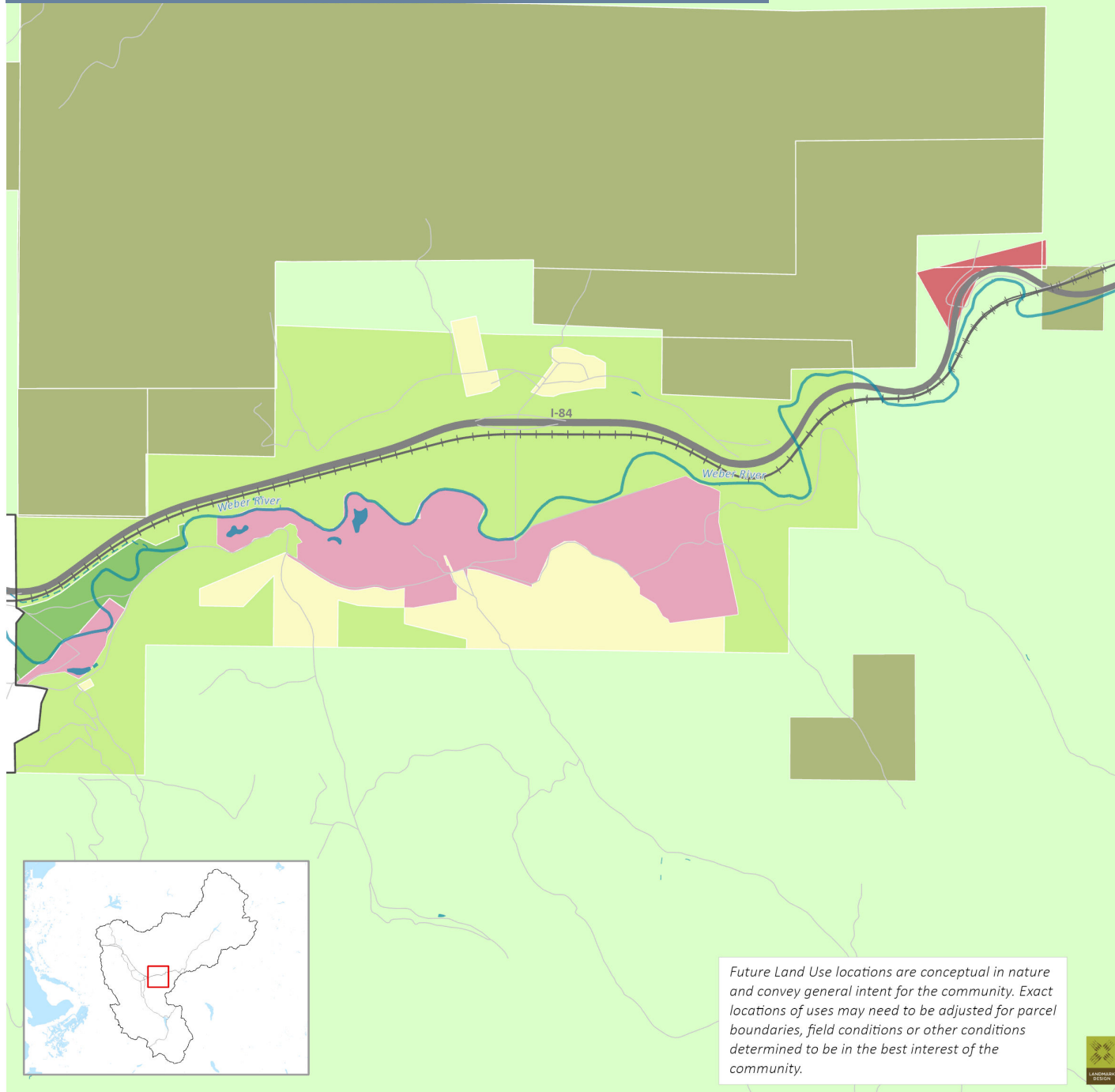
- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad



0 0.2 0.4 Miles



**Future Land Use
(Como Springs/Round
Valley/Taggarts)**



- Natural Resources & Recreation (NRR)
- Agriculture/Conservation Residential (ACR) - 20 acre lots
- Ranch Residential (RR-10) - 10 acre lots
- Ranch Residential 5 (RR-5) - 5 acre lots
- Rural Residential 1 (RR-1) - 1 acre lots
- Village Low Density Residential (VLDR) - 1/2 acre lots
- Village Residential (VR) - 1/4 acre lots
- Village High Density Residential (VHDR) - 8-16 units per acre
- Town Center Village (TCV) - 10-20 units per acre
- Town Center Mixed-Use (TCMU) - 8-16 units per acre
- Master Planned Resort (MPR)
- Flex 1 - Residential/Commercial/Light Industrial (F1) - 8-16 units per acre
- Flex 2 - Commercial/Light Industrial/Business Park (F2)
- General Commercial (GC)
- Business Park (BP)
- Highway Commercial (HC)
- Heavy Industrial (HI)
- Airport (A)
- Civic/Institutional (CI)
- Recreation, Parks and Open Space (RPOS)
- Public Lands (PL)
- Morgan County Boundary
- Morgan City Boundary
- Census Designated Place
- Waterbody
- River
- Perennial/Intermittent Stream
- Canal/Ditch
- Existing Railroad

0 0.2 0.4 Miles



