



PLANNING COMMISSION AGENDA
Thursday, April 25, 2019
Morgan County Council Room
6:30 pm

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Council Chambers; 48 West Young St., Morgan, Utah. The agenda is as follows:

1. Call to order – prayer
2. Pledge of Allegiance
3. Approval of agenda
4. Declaration of conflicts of interest
5. Public comment

Administrative Discussion:

6. **Discussion/Decision:** Cottonwoods Phase 5a – Meadow Park West Preliminary Plat – A proposed Preliminary Plat for Cottonwoods Phase 5A Meadow Park West, located at approximately 6500 Silver Leaf Drive in Mountain Green, Utah. Comprised of approximately 16 acres and a proposed 68 units. Current zoning is RR-1 PUD. **(Postponed from April 11, 2019 meeting)**

Legislative Discussion:

7. **Discussion/Public Hearing/Decision:** A proposed rezone of approximately 52 acres from A-20 to Town Center Zoning District (TC), located at 4950 W Old Highway Road in Mountain Green, Utah.

Administrative Discussion:

8. **Discussion/Decision:** A proposed Preliminary/Final Plat for Staker Parsons Small Subdivision, located at 4950 W Old Highway Road in Mountain Green, Utah.

Other:

9. Business/Staff Questions.
10. Approval of April 11, 2019 Planning Commission minutes.
11. Adjourn.

*Please Note: The Planning Commission may postpone applications if, 1. Additional information is required in order to take action on the item, OR 2. If the Planning Commission feels, there are unresolved issues that may need additional attention before the Commission is ready to make a motion. No agenda item will begin after 10:00 p.m. without a unanimous vote of the Commissioners. The Commission may carry over agenda items scheduled late in the evening and not heard to the next regularly scheduled meeting.

Staff Report

Planning & Development Services



To: Morgan County Planning Commission

From: Gina Grandpre, Planner

Lance Evans, PDS Director

Date: April 25, 2019

Re: Cottonwoods at Mountain Green Phase 5a Meadow Park West Subdivision Condominium Preliminary Plat

Subdivision Condominium Preliminary Plat

PROPERTY ADDRESS: Approximately 6500 Silver Leaf Drive

PARCEL ID: 00-0085-5533

GENERAL PLAN: Village Low Density

ZONING DISTRICT: PUD/RR-1

REQUEST: DRM Construction, Inc. and Gardner Cottonwood Creek, LLC request approval of the Cottonwoods at Mountain Green Phase 5A Meadow Park West Condominium Preliminary Plat Subdivision. A phasing plan identifies the four planned phases of the plat.

RECOMMENDATION: Based on the information in this staff report, the Cottonwoods at Mountain Green Development Agreement (CMDA) and the Planned Unit Development Overlay Report (PUDOR), planning staff recommends that the Planning Commission recommend approval to the County Council for the preliminary plat for the Cottonwoods at Mountain Green Phase 5a Meadow Park West Condominium Subdivision based on the following conditions of approval:

1. That three plat notes be added to the plat regarding fire safety:
 - a. That all structures shall use venting and exterior finish with cementitious materials on each structure to limit fire spread between structures.
 - b. That no landscaping above twelve (12) inches in height and outside storage of materials shall not be allowed between immediately adjacent structures.
 - c. That any decks, awnings or similar type appurtenances shall be constructed with non-combustible materials such as cementation board to prevent fire spread.
2. That the road cross section and sidewalk design will be amended to the Meadow Park Typical Road Section per PUDOR Section 15.

3. That all the items from the April 3, 2019 Engineer's memo be addressed.
4. Plat note added to reflect the applicable information as stated in the Summary of PUD Overlay Report. For example, density calculations for Phase 5 as per PUDOR Section 7, parcels/trails will be maintained by the HOA and held as open space, HOA architectural review requirement, CCR's references, Browning Arms notice, etc.
5. Add additional details to the preliminary plat indicating the "Meadow Linear Park" as defined in the Summary of PUD Overlay Report.
6. Provide a detailed landscaping plan that delineates a connecting trail through Open Space B, as required by the PUDOR Section 11 and 12.
7. Provide documentation that includes the storm drain plans and calculations for the detention basin on the Northside Creek, LLC property.
8. Prior to a construction meeting an updated preliminary plat, a draft of the Neighborhood Declaration, construction drawings and specifications and all required submittals (cost estimates, surety, title report, approved will serves and drainage plans) must be accepted by the County in accordance to the PUD Overlay Report, the Development Agreement and current local, state and federal regulations.
9. The developer shall provide to the County letters of compliance with the servicing water company and sewer district as well as from the Mountain Green Fire District prior to final plat application.
10. All outsourced consultant fees are paid current prior to final plat application.
11. That all other local, state, and federal laws are adhered to.

PROJECT DESCRIPTION:

Proposal Details

This request is for a 68-unit single family detached home subdivision located at approximately 6500 Silver Leaf Drive in the Mountain Green area. Each unit will consist of a building site with zero lot lines, all setbacks will be considered from the overall common lot as depicted in the Condominium Plat. The parcel being subdivided is 16.53 acres of a larger 28 acres that encompasses all of Phase 5. It is proposed that Phase 5 will consist of two separate subdivisions with subsequent phasing plans. The property is north of Phase 3 of the Cottonwoods and south of Phase 4. It is directly north of the Mountain Green Elementary. The developer will construct a road system that will connect with Silver Leaf Drive and Harvard Drive and will connect Park Meadow Drive to Silver Leaf Drive northeast of the subdivision. There are no existing buildings on the property. The proposed subdivision has been designed according to the Cottonwoods at Mountain Green Development Agreement (CMDA) and the PUD Overlay Report as recorded with Morgan County.

Project Details

Item	Zone Regulation	Proposal
Height	35 feet	Units will comply
Area Regulation	PUD Overlay	PUD Overlay Report allows for detached single family units as shown in the PUDOR, Section 9.
(Each Unit will be titled as a unit within each larger lot of the condominium plat. Setbacks will be measured from lot lines)		
Front Yard Regulations	10 feet	Units are set back 20' from back of sidewalk. <i>Complies</i>
Side Yard Regulations	10 feet	Each lot has a 5' setback from lot lines. <i>Complies</i>
Side Street Setback	20 feet	Units with side streets <i>comply</i> .
Rear Yard Setback	15 feet	Units that back each other have a rear setback of 15'. <i>Complies</i> .

VICINITY MAP





MEADOW PARK WEST COTTONWOODS SUBDIVISION PRELIMINARY PLAT

MOUNTAIN GREEN, UTAH

INDEX OF DRAWINGS

- 2 OF 7 PHASE 1 PLAT
- 3 OF 7 PHASE 2 PLAT
- 4 OF 7 VICINITY MAP
- 5 OF 7 PRELIMINARY SITE PLAN
- 6 OF 7 PRELIMINARY GRADING PLAN
- 7 OF 7 PRELIMINARY UTILITY PLAN

FOR APPROVAL
NOT FOR CONSTRUCTION

DATE PRINTED
February 20, 2019

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS PERFORMING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL EMPLOYEES ARE PROVIDED A SAFE PLACE TO WORK AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS AND SUBCONTRACTORS SHALL COMPLY WITH THE "OCCUPATIONAL SAFETY AND HEALTH REGULATIONS OF THE U.S. DEPARTMENT OF LABOR AND THE STATE OF UTAH DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY ORDERS." THE CIVIL ENGINEER SHALL NOT BE RESPONSIBLE IN ANY WAY FOR THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID REGULATIONS AND ORDERS.

CONTRACTOR FURTHER AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB-SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE CIVIL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

NOTICE TO DEVELOPER/ CONTRACTOR

UNAPPROVED DRAWINGS REPRESENT WORK IN PROGRESS, ARE SUBJECT TO CHANGE, AND DO NOT CONSTITUTE A FINISHED ENGINEERING PRODUCT. ANY WORK UNDERTAKEN BY DEVELOPER OR CONTRACTOR BEFORE PLANS ARE APPROVED IS UNDERTAKEN AT THE SOLE RISK OF THE DEVELOPER, INCLUDING BUT NOT LIMITED TO BIDS, ESTIMATION, FINANCING, BONDING, SITE CLEARING, GRADING, INFRASTRUCTURE CONSTRUCTION, ETC.

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND / OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



LAYTON
1485 W. Hill Field Rd., Ste. 204
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SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.866.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
COTTONWOOD MEADOWS VILLAGE, LLC
201 SOUTH MAIN STREET
SALT LAKE CITY, UT, 84111

CONTACT:
SKYLER GARDNER
PHONE: 801-528-1313

MEADOW PARK WEST COTTONWOODS
PRELIMINARY PLAT - NOT TO BE RECORDED

MOUNTAIN GREEN, UTAH

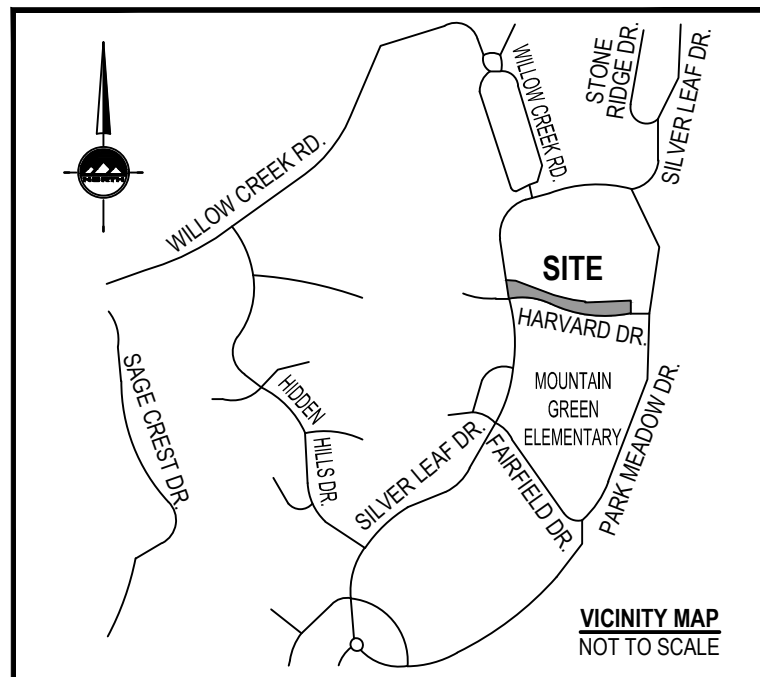


COVER SHEET

PROJECT NUMBER: 406388
PRINT DATE: 2/20/19
DRAWN BY: M.ELMER
CHECKED BY: C.PRESTON
PROJECT MANAGER: C.PRESTON

MEADOW VILLAGE WEST- PHASE 1

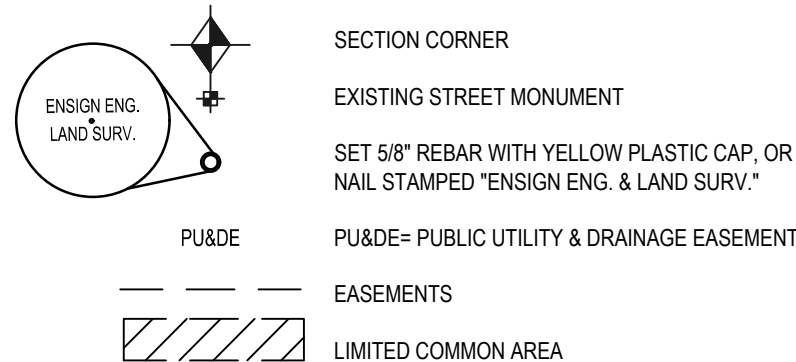
LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
MOUNTAIN GREEN, MORGAN COUNTY, UTAH



GENERAL NOTES:

- OPEN SPACE PARCELS A, B & C INCLUDE THE SQUARE FOOTAGE OF THE LIMITED COMMON AREAS.
- PARCELS A, B & C ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE).
- THE LIMITED COMMON AREAS ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE).

LEGEND



SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, do hereby certify that I am a Professional Land Surveyor, holding Certificate Number 5046930, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as,

MEADOW VILLAGE WEST- PHASE 1

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, located in Mountain Green, Utah, more particularly described as follows:

A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, located in Mountain Green, Utah, more particularly described as follows:

Beginning at a point on the North Line of Harvard Drive, and a point on a curve; said point also being on the North line of Meadow Village West - Phase 1 Subdivision, being North 3165.23 feet and East 2178.41 feet from the CE 1/16 Corner of Section 30, Township 5 North, Range 2 East, Salt Lake Base and Meridian (Basis of Bearing being North 88°42'14\"/>



thence North 09°49'51\"/>

Contains 72.494 square feet or 1.664 acres, 11 Units

OWNER'S DEDICATION

Know all men by these present that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots, private streets and public streets to hereafter be known as

MEADOW VILLAGE WEST- PHASE 1

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easements or other encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown for public utility and drainage purposes including construction, maintenance and operation of the public service lines and drainage as may be authorized by Morgan County.

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

Manager of Gardner Cottonwood Creek, L.C. Wells Fargo, N.A.

OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITIES

Know all men by these present that we, the undersigned owners of the tract(s) of land contained within in the Subdivision Boundary described hereon, acknowledge that failure of the Local Jurisdiction or Planning Commission to observe or recognize hazardous, unknown or unsightly conditions, or to recommend denial of the subdivision because of said unrecognized hazardous, unknown or unsightly conditions shall not relieve the developer or owner from responsibility for the condition or damages resulting therefrom, and shall not result in the Local Jurisdiction or Planning Commission, its officers or agents, being responsible for the conditions and damages resulting therefrom.

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

RC Gardner Development Manager Wells Fargo, N.A. It's _____

CORPORATE ACKNOWLEDGMENT

On this _____ day of _____, 20_____, personally appeared before _____ The Manager of RC Gardner Development, who, duly being sworn, did say that the within instrument was signed in behalf of said Limited Liability Company by their authority, and acknowledged to me that He/She executed the same in the name of the Limited Liability Company.

My commission expires: NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

CORPORATE ACKNOWLEDGMENT

On this _____ day of _____, 20_____, personally appeared before _____ who is the _____ of Wells Fargo, N.A. and who did say that the within instrument was signed in behalf of said Wells Fargo, N.A. by authority, and acknowledged to me that He/She executed the same as _____ of Wells Fargo, N.A.

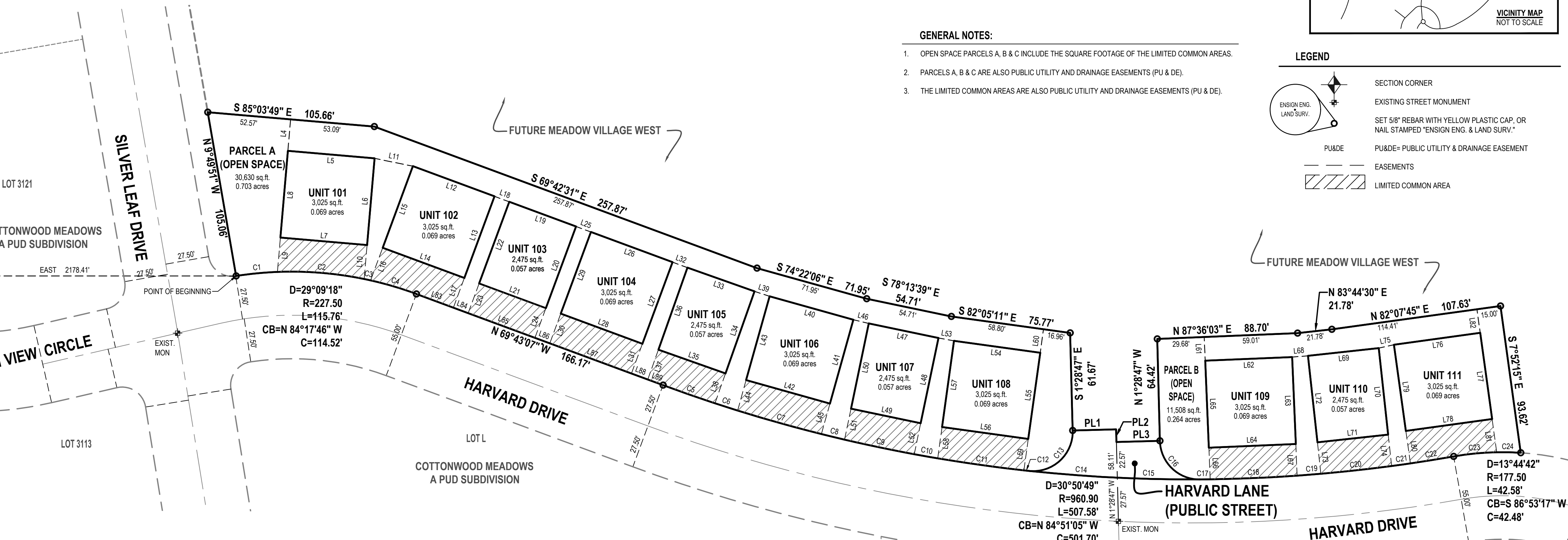
My commission expires: NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

MEADOW VILLAGE WEST- PHASE 1

LOCATED IN THE SOUTHWEST QUARTER
OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
MOUNTAIN GREEN, MORGAN COUNTY, UTAH

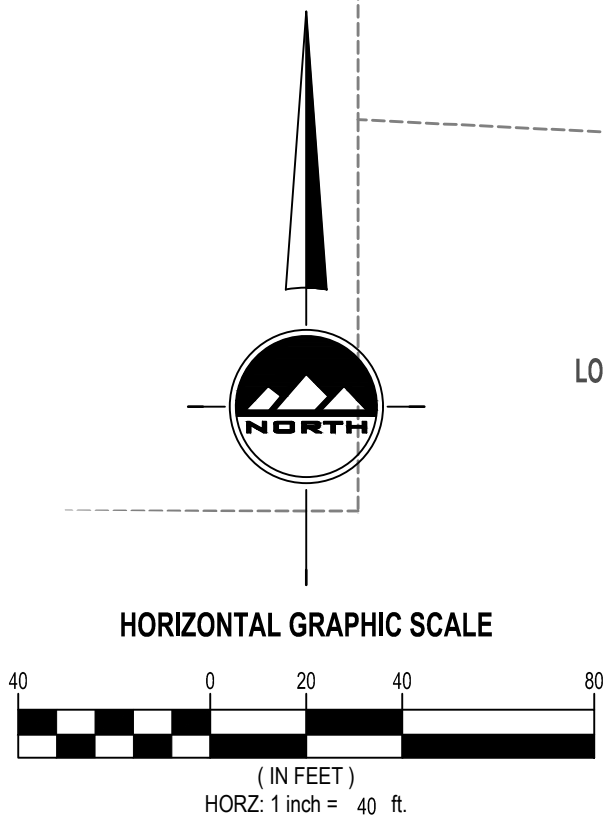
ENTRY NO. _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____
FEE PAID _____
2007, AT _____ IN BOOK NO. _____, PAGE NO. _____ OF THE OFFICIAL RECORDS.

DEPUTY _____ COUNTY RECORDER



LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
PL1	N88°31'13\"/>	27.50'	L27	S20°16'53\"/>	55.00'	L50	N11°46'21\"/>	55.00'	L73	N6°15'30\"/>	20.00'
PL2	S1°28'47\"/>	7.97'	L28	N69°43'07\"/>	55.00'	L51	N11°46'21\"/>	20.00'	L74	S6°15'30\"/>	19.98'
PL3	N88°31'13\"/>	27.50'	L29	N20°16'53\"/>	55.00'	L52	S11°46'21\"/>	20.01'	L75	N77°33'48\"/>	9.89'
L4	N4°56'11\"/>	20.00'	L30	N20°16'53\"/>	20.00'	L53	S79°53'18\"/>	10.00'	L76	N82°07'45\"/>	55.00'
L5	S85°03'49\"/>	55.00'	L31	S20°16'53\"/>	20.00'	L54	S82°05'11\"/>	55.00'	L77	S7°52'15\"/>	55.00'
L6	S4°56'11\"/>	55.00'	L32	S69°50'11\"/>	10.00'	L55	S7°54'49\"/>	55.00'	L78	S82°07'45\"/>	55.00'
L7	N85°03'49\"/>	55.00'	L33	S70°30'33\"/>	45.00'	L56	N82°05'11\"/>	55.00'	L79	N7°52'15\"/>	55.00'
L8	N4°56'11\"/>	55.00'	L34	S19°29'27\"/>	55.00'	L57	N7°54'49\"/>	55.00'	L80	N7°52'15\"/>	20.72'
L9	N4°56'11\"/>	21.80'	L35	N70°30'33\"/>	45.00'	L58	N7°54'49\"/>	20.01'	L81	S7°52'15\"/>	21.20'
L10	S4°56'11\"/>	21.56'	L36	N19°29'27\"/>	55.00'	L59	S7°54'49\"/>	20.01'	L82	N7°52'15\"/>	15.00'
L11	S78°29'26\"/>	24.68'	L37	N19°29'27\"/>	20.03'	L60	N7°54'49\"/>	15.00'	L83	N69°43'07\"/>	24.88'
L12	S69°43'07\"/>	55.00'	L38	S19°29'27\"/>	20.02'	L61	N2°23'57\"/>	15.00'	L84	N69°43'07\"/>	10.00'
L13	S20°16'53\"/>	55.00'	L39	S71°57'30\"/>	10.00'	L62	N87°36'03\"/>	55.00'	L85	N69°43'07\"/>	45.00'
L14	N69°43'07\"/>	55.00'	L40	S74°22'06\"/>	55.00'	L63	S2°23'57\"/>	55.00'	L86	N69°43'07\"/>	10.00'
L15	N20°16'53\"/>	55.00'	L41	S15°37'54\"/>	55.00'	L64	S87°36'03\"/>	55.00'	L87	N69°43'07\"/>	55.00'
L16	N20°16'53\"/>	22.00'	L42	N74°22'06\"/>	55.00'	L65	N2°23'57\"/>	55.00'	L88	N69°43'07\"/>	11.04'
L17	S20°16'53\"/>	20.00'	L43	N15°37'54\"/>	55.00'	L66	N2°23'57\"/>	20.01'	L89	N69°43'07\"/>	10.25'
L18	S69°43'07\"/>	10.00'	L44	N15°37'54\"/>	19.99'	L67	S2°23'57\"/>	20.01'	L90	N69°43'07\"/>	10.25'
L19	S69°43'07\"/>	45.00'	L45	S15°37'54\"/>	20.03'	L68	N85°29'03\"/>	10.00'	L91	N69°43'07\"/>	10.25'
L20	S20°16'53\"/>	55.00'	L46	S76°18'22\"/>	10.00'	L69	N83°44'30\"/>	45.00'	L92	N69°43'07\"/>	10.25'
L21	N69°43'07\"/>	45.00'	L47	S78°13'39\"/>	45.00'	L70	S6°15'30\"/>	55.00'	L93	N69°43'07\"/>	10.25'
L22	N20°16'53\"/>	55.00'	L48	S11°46'21\"/>	55.00'	L71	S83°44'30\"/>	45.00'	L94	N69°43'07\"/>	10.25'
L23	N20°16'53\"/>	20.00'	L49	N78°13'39\"/>	45.00'	L72	N6°15'30\"/>	55.00'	L95	N69°43'07\"/>	10.25'
L24	S20°16'53\"/>	20.00'									
L25	S69°43'07\"/>	10.00'									
L26	S69°43'07\"/>	55.00'									

CENTER SECTION 30 TSN, R2E, SLB&M FOUND MNT ENGR REBAR AND CAP
BASIS OF BEARING N 88°42'14\"/>



ENGINEER/SURVEYOR:



LAYTON
1485 W. Hillfield Rd. Ste 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

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SALT LAKE CITY
Phone: 801.555.0529
TOOELE
Phone: 435.845.3580
CEDAR CITY
Phone: 435.865.1453
RICHFIELD
Phone: 435.896.2883

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____
A.D. 20____

SEWER DISTRICT _____

WILKINSON COTTONWOOD MUTUAL WATER COMPANY APPROVAL

APPROVED THIS _____ DAY OF _____
A.D. 20____

WATER COMPANY _____

COUNTY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____
A.D. 20____

COUNTY ENGINEER _____

COUNTY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE MORGAN COUNTY COUNCIL
THIS _____ DAY OF _____ A.D., 20____ AT _____
WHICH TIME THIS SUBDIVISION AND THE OWNER'S DEDICATION WAS APPROVED AND ACCEPTED.

ATTEST:

COUNTY CLERK _____ COUNTY CHAIRMAN _____

MORGAN COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____
A.D. 20____ BY THE _____ PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION _____

SHEET 1 OF 1

PROJECT NUMBER : 40838B

MANAGER : C.PRESTON

DRAWN BY : A.SHELBY

CHECKED BY : M.HERBST

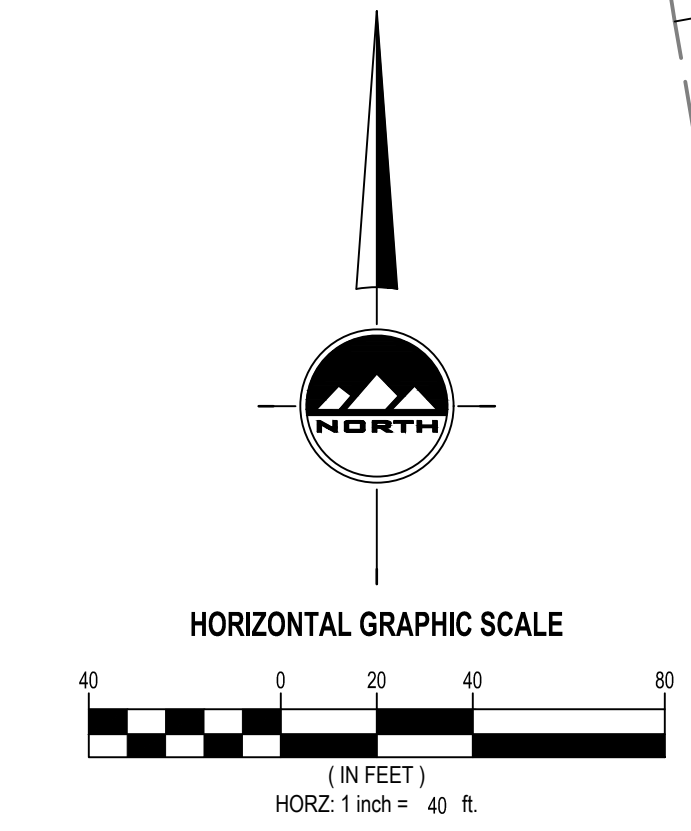
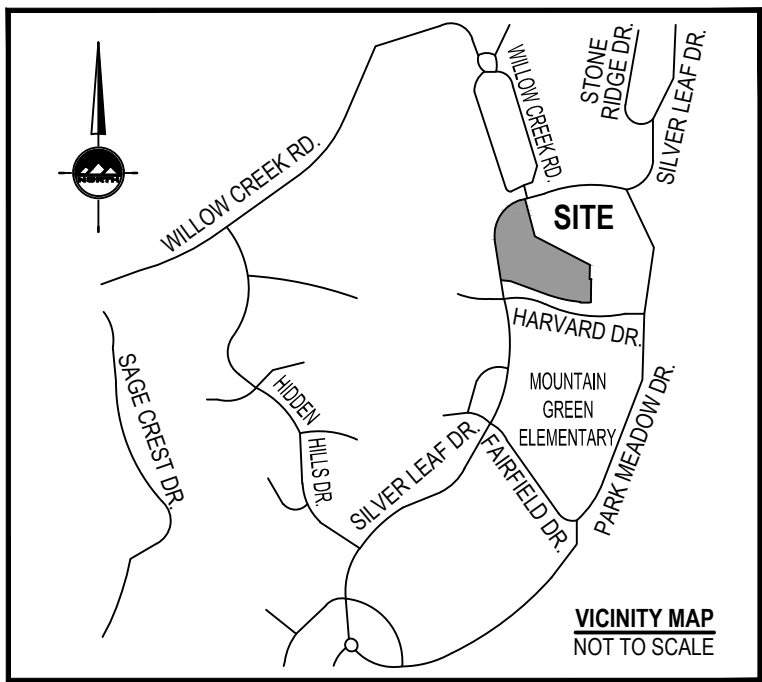
DATE : 2/21/2019

COUNTY ATTORNEY'S APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY
OF _____ A.D. 20____.

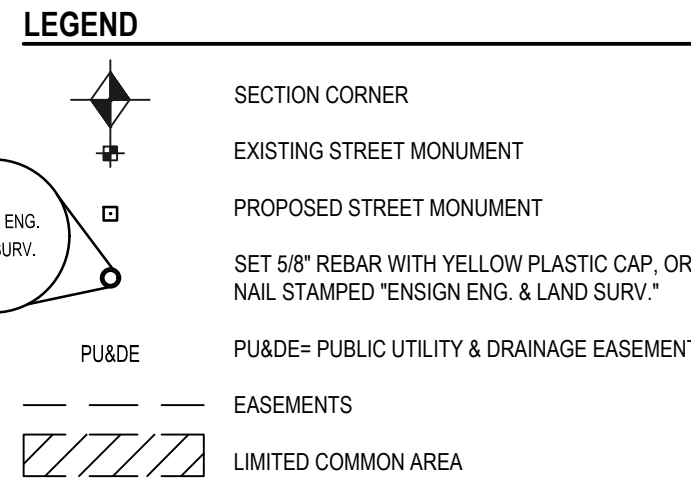
MORGAN COUNTY ATTORNEY _____

MORGAN COUNTY RECORDER



GENERAL NOTES:

- OPEN SPACE PARCELS A, B, C & D INCLUDE THE SQUARE FOOTAGE OF THE LIMITED COMMON AREAS.
- PARCELS A, B, C & D ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE).
- THE LIMITED COMMON AREAS ARE ALSO PUBLIC UTILITY AND DRAINAGE EASEMENTS (PU & DE).



ENGINEER/SURVEYOR:

ENSIGN

LAYTON
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Layton UT 84041
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Fax: 801.593.6315

SALT LAKE CITY
Phone: 801.255.0329
TIOGUE
Phone: 435.843.3580
CEDAR CITY
Phone: 435.885.1453
RICHFIELD
Phone: 435.886.2983

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MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20 _____

SEWER DISTRICT _____

WILKINSON COTTONWOOD MUTUAL WATER COMPANY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20 _____

WATER COMPANY _____

COUNTY ENGINEER'S APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 20 _____

COUNTY ENGINEER _____

COUNTY COUNCIL APPROVAL AND ACCEPTANCE

PRESENTED TO THE MORGAN COUNTY COUNCIL THIS _____ DAY OF _____, 20 _____ AT _____ WHICH TIME THIS SUBDIVISION AND THE OWNER'S DEDICATION WAS APPROVED AND ACCEPTED.

COUNTY CLERK _____ COUNTY CHAIRMAN _____

MORGAN COUNTY PLANNING COMMISSION

APPROVED THIS _____ DAY OF _____ A.D. 20 _____ BY THE _____ PLANNING COMMISSION.

CHAIRMAN, PLANNING COMMISSION _____

COUNTY ATTORNEY'S APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20 _____

MORGAN COUNTY ATTORNEY _____

MORGAN COUNTY RECORDER

ENTRY NO. _____ FILED FOR RECORD AND RECORDED THIS _____ DAY OF _____ 2007, AT _____ IN BOOK NO. _____ PAGE NO. _____ OF THE OFFICIAL RECORDS.

DEPUTY _____ COUNTY RECORDER _____

MEADOW VILLAGE WEST- PHASE 2

LOCATED IN THE SOUTHWEST QUARTER OF SECTION 20
TOWNSHIP 5 NORTH, RANGE 2 EAST
SALT LAKE BASE AND MERIDIAN
MOUNTAIN GREEN, MORGAN COUNTY, UTAH

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L19	N75°11'07\"/>	14.23'	L56	N33°53'16\"/>	55.00'	L99	N60°36'21\"/>	55.00'	L142	N20°16'53\"/>	20.00'
L20	N72°26'58\"/>	55.00'	L57	S86°06'44\"/>	45.00'	L100	S29°23'39\"/>	55.00'	L143	S20°16'53\"/>	20.00'
L21	N17°33'02\"/>	55.00'	L58	S33°53'16\"/>	55.00'	L101	N74°59'43\"/>	55.00'	L144	N69°43'07\"/>	10.00'
L22	S72°26'58\"/>	55.00'	L59	S33°53'16\"/>	22.00'	L102	N29°23'39\"/>	55.00'	L145	S69°43'07\"/>	55.00'
L23	S17°33'02\"/>	55.00'	L60	N33°53'16\"/>	22.00'	L103	N29°23'39\"/>	23.64'	L146	S20°16'53\"/>	55.00'
L24	S17°33'02\"/>	20.48'	L61	N46°22'46\"/>	31.94'	L104	S29°23'39\"/>	22.35'	L147	N69°43'07\"/>	55.00'
L25	N17°33'02\"/>	20.48'	L62	N33°03'39\"/>	55.00'	L105	N21°22'07\"/>	9.98'	L148	N20°16'53\"/>	55.00'
L5	S7°54'49\"/>	14.24'	L63	N56°56'21\"/>	55.00'	L106	S74°59'43\"/>	15.02'	L149	N69°49'51\"/>	20.00'
L6	N81°01'51\"/>	55.00'	L64	S33°03'39\"/>	45.00'	L107	S74°59'43\"/>	22.94'	L150	S20°16'53\"/>	20.00'
L7	N8°58'09\"/>	27.50'	L65	S56°56'21\"/>	55.00'	L108	N74°59'43\"/>	7.94'	L151	N69°43'07\"/>	10.02'
L8	S81°01'51\"/>	55.00'	L66	S56°56'21\"/>	23.00'	L109	N74°59'43\"/>	5.00'	L152	S69°49'54\"/>	45.00'
L9	S8°58'09\"/>	55.00'	L67	N56°56'21\"/>	23.00'	L110	S74°59'43\"/>	55.00'	L153	S20°16'53\"/>	55.00'
L10	S8°58'09\"/>	20.48'	L68	N19°49'13\"/>	32.12'	L111	N15°00'17\"/>	55.00'	L154	N69°49'54\"/>	45.00'
L11	N8°58'09\"/>	20.48'	L69	N9°49'51\"/>	45.00'	L112	N74°59'43\"/>	55.00'	L155	S20°16'53\"/>	55.00'
L12	N77°51'12\"/>	14.01'	L70	N80°10'09\"/>	55.00'	L113	S15°00'17\"/>	55.00'	L156	N20°16'53\"/>	20.00'
L13	N76°51'15\"/>	45.00'	L71	S9°49'51\"/>	45.00'	L114	S15°00'17\"/>	20.00'	L157	S20°16'53\"/>	20.00'
L14	N13°08'45\"/>	55.00'	L72	S80°10'09\"/>	55.00'	L115	N15°00'17\"/>	20.00'	L158	N70°27'08\"/>	10.03'
L15	S76°51'15\"/>	45.00'	L73	S80°10'09\"/>	22.09'	L116	S66°49'13\"/>	31.01'	L117	S9°49'51\"/>	45.00'
L16	S13°08'45\"/>	55.00'	L74	N80°10'09\"/>	20.00'	L118	S80°10'09\"/>	55.00'	L119	N9°49'51\"/>	45.00'
L17	S13°08'45\"/>	20.08'	L75	N9°49'51\"/>	10.00'	L119	N9°49'51\"/>	45.00'	L120	N80°10'09\"/>	55.00'
L18	N13°08'45\"/>	20.37'	L76	N9°49'51\"/>	55.00'	L120	N80°10'09\"/>	55.00'	L121	N80°10'09\"/>	19.90'
			L77	N80°10'09\"/>	55.00'	L121	N80°10'09\"/>	17.99'	L122	S80°10'09\"/>	20.00'
			L78	S9°49'51\"/>	55.00'	L122	S80°10'09\"/>	55.00'	L123	N6°49'51\"/>	10.00'
			L79	S80°10'09\"/>	55.00'	L123	N6°49'51\"/>	10.00'	L124	S9°49'51\"/>	45.00'
			L80	S80°10'09\"/>	20.00'	L124	S9°49'51\"/>	45.00'	L125	S80°10'09\"/>	55.00'
			L81	N80°10'09\"/>	20.69'	L125	S80°10'09\"/>	55.00'	L126	N9°49'51\"/>	45.00'
			L82	N4°29'33\"/>	27.55'	L126	N9°49'51\"/>	45.00'	L127	N80°10'09\"/>	55.00'
			L83	N8°38'44\"/>	55.00'	L127	N80°10'09\"/>	55.00'	L128	N80°10'09\"/>	20.00'
			L84	S81°21'16\"/>	55.00'	L128	N80°10'09\"/>	20.00'	L129	S80°10'09\"/>	19.41'
			L85	S9°38'44\"/>	55.00'	L129	S80°10'09\"/>	19.41'	L130	S69°32'53\"/>	14.11'
			L86	N81°21'16\"/>	55.00'	L130	S69°32'53\"/>	14.11'	L131	S69°43'07\"/>	45.00'
			L87	N81°21'16\"/>	22.42'	L131	S69°43'07\"/>	45.00'	L132	S20°16'53\"/>	55.00'
			L88	N67°53'53\"/>	2.19'	L132	S20°16'53\"/>	55.00'	L133	N69°43'07\"/>	45.00'
			L89	S81°21'16\"/>	21.35'	L133	N69°43'07\"/>	45.00'	L134	N20°16'53\"/>	55.00'
			L90	N22°04'02\"/>	36.72'	L134	N20°16'53\"/>	55.00'	L135	N20°16'53\"/>	20.00'
			L91	S33°41'28\"/>	55.00'	L135	N20°16'53\"/>	20.00'	L136	S20°16'53\"/>	20.00'
			L94	N54°18'32\"/>	55.00'	L136	S20°16'53\"/>	20.00'	L137	N69°43'07\"/>	10.00'
			L95	N54°18'32\"/>	21.41'	L137	N69°43'07\"/>	10.00'	L138	S69°43'07\"/>	45.00'
			L96	N43°13'08\"/>	0.02'	L138	S69°43'07\"/>	45.00'	L139	S69°43'07\"/>	55.00'
			L97	S54°18'32\"/>	22.33'	L139	S69°43'07\"/>	55.00'	L140	N69°43'07\"/>	45.00'
			L98	N45°58'00\"/>	33.67'	L140	N69°43'07\"/>	45.00'	L141	N20°16'53\"/>	55.00'
						L141	N20°16'53\"/>	55.00'			

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
PC1	227.50'	0.24'	0°00'33\"/>	S81°09'49\"/>	0.24'
PC2	15.00'	23.33'	89°06'07\"/>	N54°22'55\"/>	21.05'
PC3	725.90'	10.19'	0°48'14\"/>	S89°02'49\"/>	10.19'
C4	15.00'	24.09'	92°01'51\"/>	S44°32'09\"/>	21.59'
C5	15.00'	21.42'	81°49'22\"/>	N42°32'38\"/>	19.65'
C6	780.90'	3.49'	0°15'13\"/>	S83°10'33\"/>	3.49'
C7	780.90'	55.01'	4°02'11\"/>	S81°01'51\"/>	55.00'
C8	780.90'	8.51'	0°37'28\"/>	S78°42'02\"/>	8.51'
C9	780.90'	45.01'	3°18'08\"/>	S76°44'14\"/>	45.00'
C10	780.90'	8.43'	0°37'06\"/>	S74°46'38\"/>	8.43'
C11	780.90'	55.01'	4°02'11\"/>	S72°26'58\"/>	55.00'
C12	780.90'	9.02'	0°39'42\"/>	S70°06'02\"/>	9.02'
C13	780.90'	0.70'	0°03'04\"/>	S69°44'39\"/>	0.70'
C14	780.90'	185.14'	13°05'02\"/>	S76°30'38\"/>	184.70'
C15	127.50'	2.90'	1°19'08\"/>	S69°04'03\"/>	2.90'
C16	127.50'	4.78'	2°08'23\"/>	S67°20'48\"/>	4.78'
C17	127.50'	45.24'	20°19'43\"/>	S56°06'45\"/>	45.00'
C18	127.50'	0.96'	0°25'51\"/>	S45°35'58\"/>	0.96'
C19	127.50'	55.44'	24°54'42\"/>	S33°03'41\"/>	55.00'
C20	127.50'	0.88'	0°27'35\"/>	S30°04'28\"/>	0.88'
C21	127.50'	23.10'	10°22'45\"/>	S15°01'13\"/>	23.06'
C22	127.50'	133.27'	59°53'16\"/>	S39°46'29\"/>	127.28'
C23	127.50'	13.22'	5°56'26\"/>	S67°51'38\"/>	13.21'
C24	127.50'	2.91'	1°18'36\"/>	S3°14'07\"/>	2.91'
C25	127.50'	54.93'	24°46'58\"/>	S9°45'39\"/>	54.50'
C26	127.50'	54.92'	24°40'48\"/>	N34°26'30\"/>	54.50'
C27	127.50'	55.45'	24°55'00\"/>	S59°14'22\"/>	55.01'
C28	127.50'	3.27'	0°19'07\"/>	S72°25'58\"/>	3.27'
C29	127.50'	184.69'	82°59'50\"/>	S31°40'04\"/>	186.96'
C30	15.00'	23.08'	88°10'16\"/>	N29°04'51\"/>	20.87'
C31	15.00'	23.56'	90°00'00\"/>	N60°00'17\"/>	21.21'
C32	207.50'	307.20'	84°49'34\"/>	S32°34'56\"/>	279.91'
C33	15.00'	23.56'	90°00'00\"/>	S29°59'43\"/>	21.21'
C34	15.00'	23.56'	90°00'00\"/>	S60°00'17\"/>	21.21'
C35	72.50'	17.12'	13°51'51\"/>	N2°03'56\"/>	17.08'
C36	72.50'	90.21'	71°17'43\"/>	S39°20'51\"/>	84.51'
C37	72.50'	107.34'	84°49'34\"/>	S32°34'56\"/>	97.80'
C38	72.50'	9.23'	71°17'35\"/>	N13°28'38\"/>	9.22'
C39	72.50'	66.55'	52°36'41\"/>	S43°25'16\"/>	64.24'
C40	72.50'	75.78'	59°53'16\"/>	S39°46'29\"/>	72.38'
C41	725.90'	11.23'	0°53'11\"/>	N70°09'43\"/>	11.23'
C42	725.90'	15.44'	1°13'06\"/>	S71°12'52\"/>	15.44'
C43	725.90'	55.01'	4°20'32\"/>	N73°59'41\"/>	55.00'
C44	725.90'	29.65'	2°20'25\"/>	S77°20'09\"/>	29.65'
C45	725.90'	45.01'	3°33'09\"/>	N80°16'58\"/>	45.00'
C46	725.90'	17.19'	1°21'25\"/>	S82°44'13\"/>	17.19'
C47	725.90'	55.01'	4°20'32\"/>	N85°35'12\"/>	55.00'
C48	725.90'	11.24'	0°53'13\"/>	S88°12'05\"/>	11.24'
C49	725.90'	249.97'	19°43'49\"/>	S79°35'01\"/>	248.74'
C50	753.40'	178.62'	13°35'02\"/>	S76°30'38\"/>	178.20'
C51	753.40'	36.71'	2°47'32\"/>	S84°41'55\"/>	36.71'
C52	753.40'	44.11'	3°21'15\"/>	S87°46'18\"/>	44.10'
C53	753.40'	259.44'	19°43'49\"/>	S79°35'01\"/>	258.16'
C54	100.00'	104.52'	59°53'16\"/>	S39°46'29\"/>	99.83'
C55	100.00'	148.05'	84°49'34\"/>	S32°34'56\"/>	134.89'

MONUMENT TABLE		
MONUMENTS	BEARING	LENGTH
A TO B	S15°00'17\"/>	155.00'
B TO C	S41°30'42\"/>	164.91'
C TO D	S27°06'43\"/>	167.90'
D TO E	S73°42'10\"/>	439.88'
E TO F	S1°28'47\"/>	235.79'

DEVELOPER
RC GARDNER DEVELOPMENT
201 South Main Street, Suite 2015
Salt Lake City, Utah 84111
801-456-1280

SHEET 1 of 1

PROJECT NUMBER : 40638B

MANAGER : C.PRESTON

DRAWN BY : A.SHELBY

CHECKED BY : M.HERBST

DATE : 2/21/2019

SURVEYOR'S CERTIFICATE

I, MICHAEL B. HERBST, do hereby certify that I am a Professional Land Surveyor, holding Certificate Number 5046930, as prescribed by the laws of the State of Utah, and do hereby certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described herewith, and have subdivided said tract of land into lots and streets to be hereafter known as,

MEADOW VILLAGE WEST- PHASE 2

BOUNDARY DESCRIPTION

A parcel of land, situate in the Southwest Quarter of Section 20, Township 5 North, Range 2 East, Salt Lake Base and Meridian, located in Mountain Green, Utah, more particularly described as follows:

Beginning at a point on the Southwesterly Corner of Meadow Village West - Phase 2, and North Line of Harvard Drive, being on a curve; said point of beginning also being 21.25 feet with a central angle of 0°03'33\"/>

Contains 250,663 square feet or 5.754 acres, 24 Units

Michael B. Herbst

Date: 2/21/2019
Michael B. Herbst
License no. 5046930

OWNER'S DEDICATION

Know all men by these present that we, the undersigned owners of the described tract of land below, having caused the same to be subdivided into lots, private streets and public streets to hereafter be known as

MEADOW VILLAGE WEST- PHASE 2

do hereby dedicate for perpetual use of the public all parcels of lands owned on this plat as intended for public use, and do warrant, defend, and save the County harmless against any easements or other encumbrances on the dedicated streets which will interfere with the County's use, operation, and maintenance of the streets and do further dedicate the easements as shown for public utility and drainage purposes including construction, maintenance and operation of the public service lines and drainage as may be authorized by Morgan County.

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

Manager of Gardner Cottonwood Creek, L.C. _____ Wells Fargo, N.A. _____

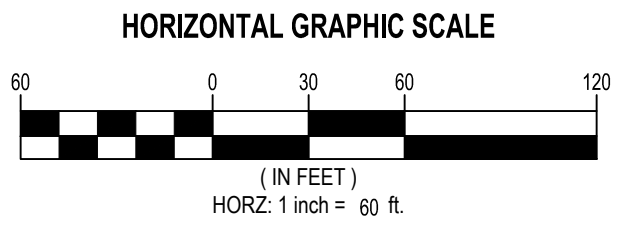
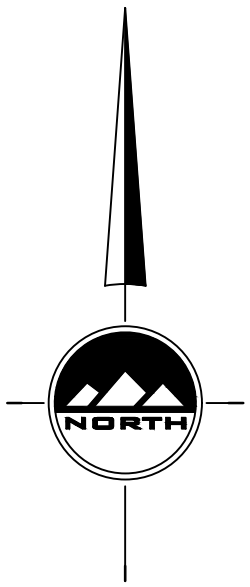
OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITIES

Know all men by these present that we, the undersigned owners of the tract(s) of land contained within in the Subdivision Boundary described hereon, acknowledge that failure of the Local Jurisdiction or Planning Commission to observe or recognize hazardous, unknown or unsightly conditions, or to recommend denial of the subdivision because of said unrecognized hazardous, unknown or unsightly conditions shall not relieve the developer or owner from responsibility for the condition or damages resulting therefrom, and shall not result in the Local Jurisdiction or Planning Commission, its officers or agents, being responsible for the conditions and damages resulting therefrom.

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

C

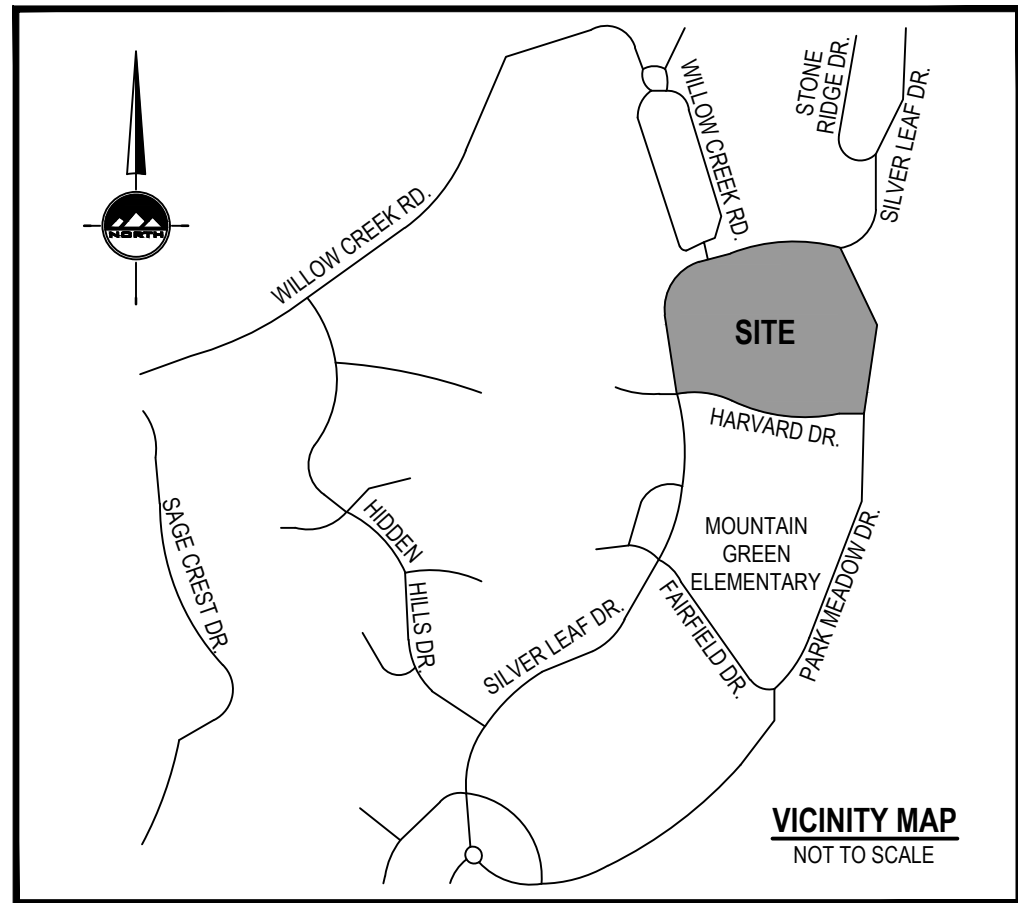
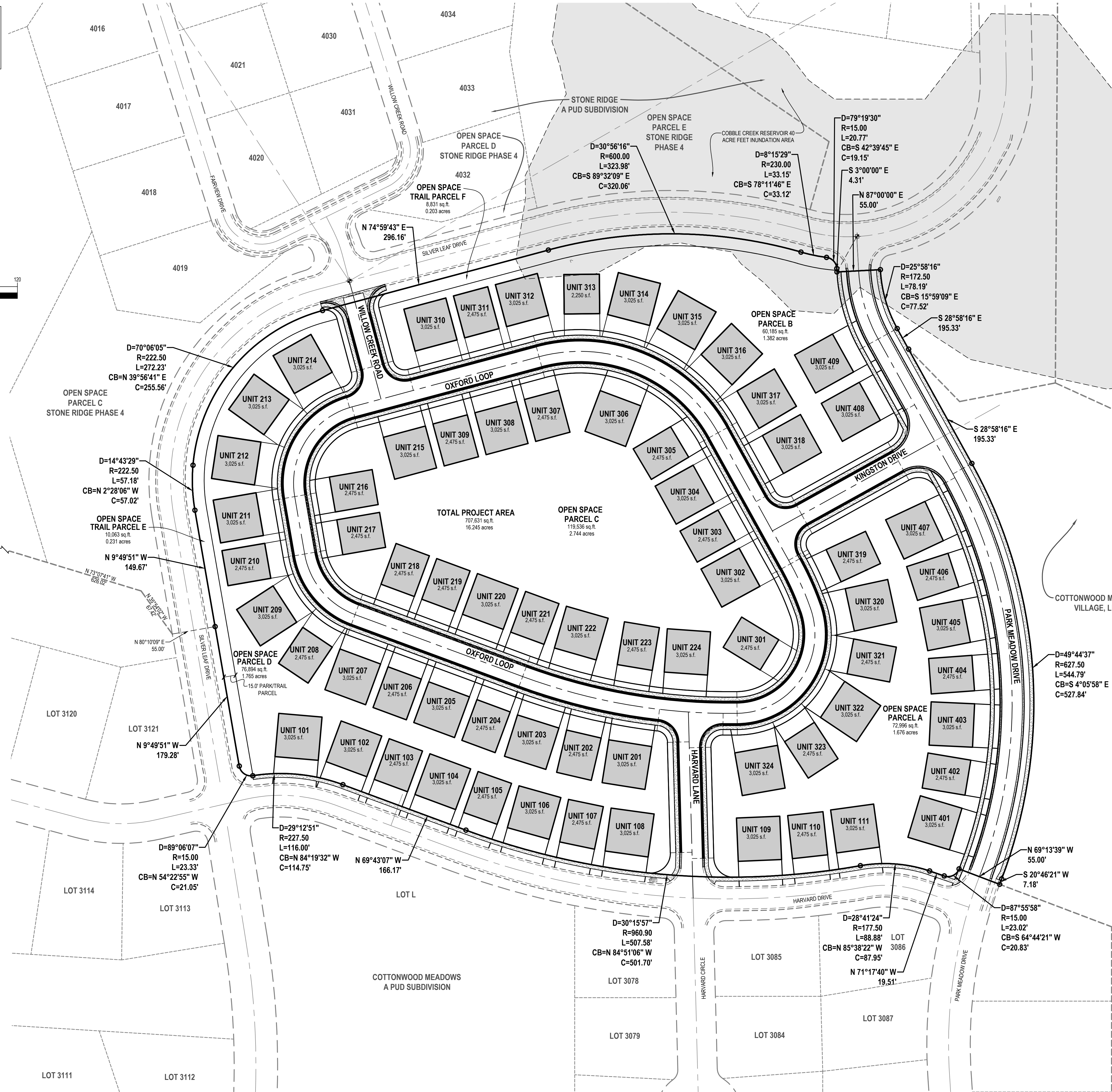
811
CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.



CENTER
SECTION 30
T5N, R2E
SLSBM
FOUND MNT ENGR
REBAR AND CAP

CE 1/16 CORNER
SECTION 30
T5N, R2E
SLSBM
FOUND MNT ENGR
REBAR AND CAP

BASIS OF BEARING
N 88°42'14" W
1342.03' MEASURED



LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN MOUNTAIN GREEN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF STONE RIDGE, A P.U.D. SUBDIVISION, SAID POINT BEING NORTH 3581.01 FEET AND EAST 1437.68 FEET TO THE SOUTHWEST CORNER OF STONE RIDGE, A P.U.D. SUBDIVISION, (ALSO BEING THE NORTHWEST CORNER OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION) AND SOUTH 73°07'41" EAST 626.00 FEET ALONG THE COMMON LINE BETWEEN STONE RIDGE, A P.U.D. SUBDIVISION AND COTTONWOOD MEADOWS A P.U.D. SUBDIVISION AND SOUTH 35°54'02" EAST 67.42 FEET ALONG THE COMMON LINE BETWEEN STONE RIDGE, A P.U.D. SUBDIVISION AND COTTONWOOD MEADOWS A P.U.D. SUBDIVISION AND NORTH 80°10'09" EAST 55.00 FEET ALONG COMMON LINE BETWEEN STONE RIDGE, A P.U.D. SUBDIVISION AND COTTONWOOD MEADOWS A P.U.D. SUBDIVISION FROM THE CE 1/16 CORNER OF SAID SECTION 30, (BASIS OF BEARING BEING NORTH 88°42'14" WEST 1342.03 FEET BETWEEN THE CE 1/16 CORNER OF SAID SECTION 30 AND THE CENTER OF SAID SECTION 30, AND RUNNING:

THENCE NORTH 09°49'51" WEST 149.67 FEET ALONG THE EASTERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE NORTHEASTERLY 329.41 FEET ALONG THE ARC OF A 222.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 80°10'09" EAST AND THE LONG CHORD BEARS NORTH 32°34'56" EAST 300.14 FEET WITH A CENTRAL ANGLE OF 84°49'34") ALONG THE EASTERLY AND SOUTHERLY LINES OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE NORTH 14°58'43" EAST 286.16 FEET ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE EASTERLY 323.98 FEET ALONG THE ARC OF A 600.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 15°00'17" EAST AND THE LONG CHORD BEARS SOUTH 89°32'09" EAST 320.06 FEET WITH A CENTRAL ANGLE OF 30°56'16") ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY 33.15 FEET ALONG THE ARC OF A 230.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 15°55'59" EAST AND THE LONG CHORD BEARS SOUTH 78°11'14" EAST 33.12 FEET WITH A CENTRAL ANGLE OF 08°15'29") ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY 20.77 FEET ALONG THE ARC OF A 15.00 FEET RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 07°40'30" WEST AND THE LONG CHORD BEARS SOUTH 42°39'45" EAST 19.15 FEET WITH A CENTRAL ANGLE OF 79°19'30") ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE SOUTH 03°00'00" EAST 4.31 FEET ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE NORTH 37°00'00" EAST 55.00 FEET ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE SOUTHERLY 78.19 FEET ALONG THE ARC OF A 172.50 FEET-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 88°59'59" EAST AND THE LONG CHORD BEARS SOUTH 15°50'09" EAST 77.52 FEET WITH A CENTRAL ANGLE OF 25°58'16");

THENCE SOUTH 28°58'16" EAST 195.34 FEET;

THENCE SOUTHERLY 544.79 FEET ALONG THE ARC OF A 627.50 FEET-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 61°01'44" WEST AND THE LONG CHORD BEARS SOUTH 04°05'58" EAST 527.84 FEET WITH A CENTRAL ANGLE OF 49°44'37");

THENCE SOUTHERLY 20°46'21" WEST 7.18 FEET TO A POINT ON THE NORTHERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION;

THENCE NORTH 69°13'39" WEST 55.00 FEET ALONG THE NORTHERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION;

THENCE SOUTHWESTERLY 23.02 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 69°13'38" WEST AND THE LONG CHORD BEARS SOUTH 64°44'21" WEST 20.83 FEET WITH A CENTRAL ANGLE OF 87°55'58") ALONG THE NORTHERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION;

THENCE NORTH 71°17'40" WEST 19.51 FEET ALONG THE NORTHERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION;

THENCE WESTERLY 507.58 FEET ALONG THE ARC OF A 960.90-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 09°59'04" WEST AND THE LONG CHORD BEARS NORTH 84°51'06" WEST 501.71 FEET WITH A CENTRAL ANGLE OF 30°15'57") ALONG THE NORTHERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION;

THENCE NORTH 69°43'07" WEST 166.17 FEET ALONG THE NORTHERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION;

THENCE WESTERLY 116.00 FEET ALONG THE ARC OF A 227.90-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS SOUTH 20°16'53" WEST AND THE LONG CHORD BEARS NORTH 84°19'33" WEST 114.75 FEET WITH A CENTRAL ANGLE OF 29°12'51") ALONG THE NORTHERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION TO A POINT OF REVERSE CURVATURE;

THENCE NORTHWESTERLY 23.33 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 08°59'58" WEST AND THE LONG CHORD BEARS NORTH 54°22'55" WEST 21.05 FEET WITH A CENTRAL ANGLE OF 89°06'07") ALONG THE NORTHERLY AND EASTERLY LINES OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION;

THENCE NORTH 09°49'51" WEST 179.28 FEET ALONG THE EASTERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS: 707,627 SQUARE FEET OR 16.245 ACRES.

EN SIGN
THE STANDARD IN ENGINEERING

LAYTON
1485 W. Hill Field Rd., Ste. 204
Layton, UT 84041
Phone: 801.547.1100

SALT LAKE CITY
Phone: 801.255.0529

TOOELE
Phone: 435.843.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:
COTTONWOOD MEADOWS VILLAGE, LLC
201 SOUTH MAIN STREET
SALT LAKE CITY, UT, 84111

CONTACT:
SKYLER GARDNER
PHONE: 801-528-1313

**MEADOW PARK WEST COTTONWOODS
PRELIMINARY PLAT - NOT TO BE RECORDED**



VICINITY MAP

PROJECT NUMBER
406388

PRINT DATE
2/21/19

DRAWN BY
M.ELMER

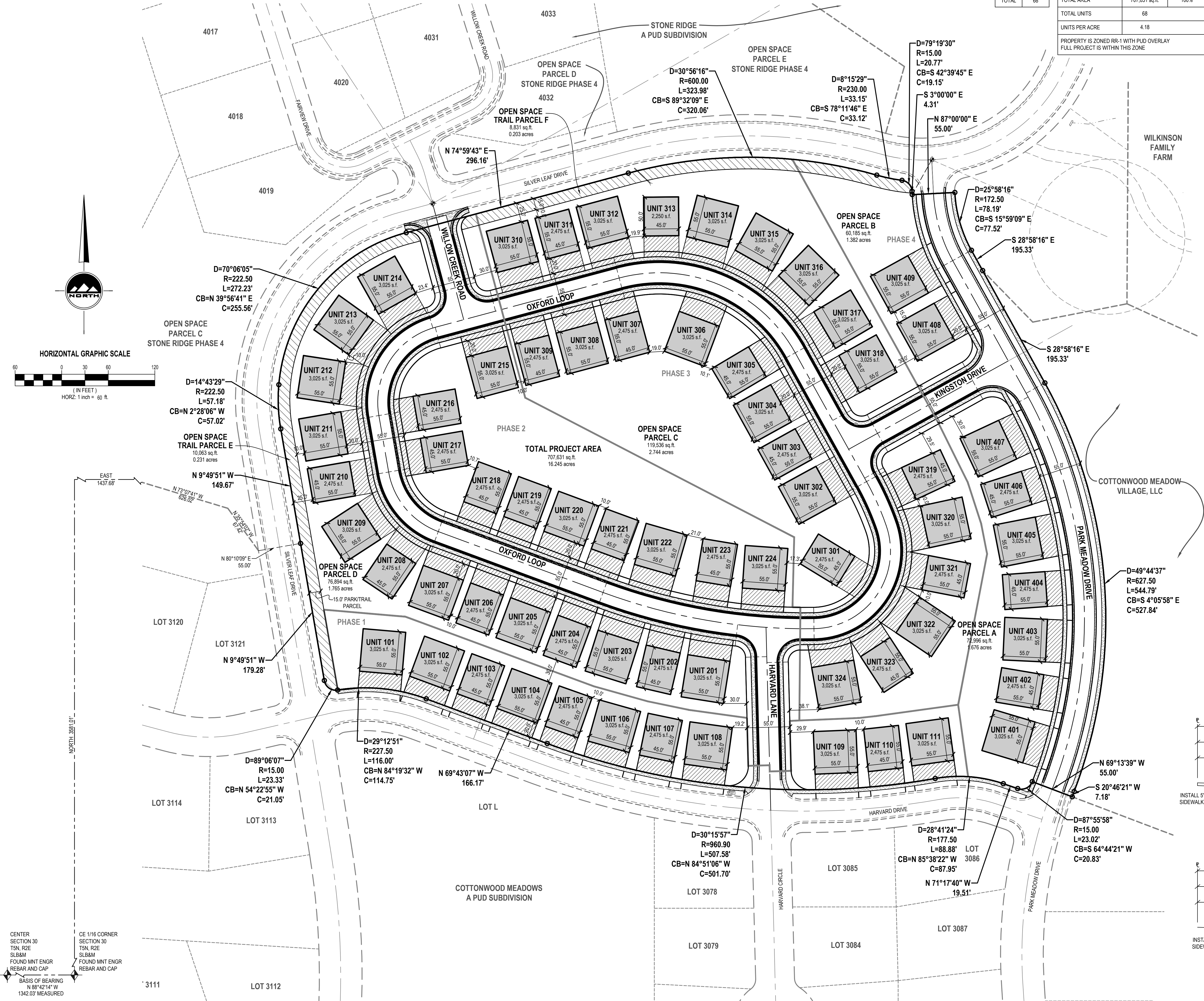
CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON



CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.

Know what's below.
Call before you dig.



UNIT TOTALS	
45X50	1
45X55	27
55X55	40
TOTAL	68

LAND USE TABLE		
PRIVATE OWNERSHIP	190,082 sq.ft.	26.8%
OPEN SPACE	348,505 sq.ft.	49.3%
ROADWAY	169,044 sq.ft.	23.9%
TOTAL AREA	707,631 sq.ft.	100%
TOTAL UNITS	68	
UNITS PER ACRE	4.18	
PROPERTY IS ZONED RR-1 WITH PUD OVERLAY FULL PROJECT IS WITHIN THIS ZONE		

LEGAL DESCRIPTION

A PARCEL OF LAND, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 5 NORTH, RANGE 2 EAST, SALT LAKE BASE AND MERIDIAN, LOCATED IN MOUNTAIN GREEN, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF STONE RIDGE, A P.U.D. SUBDIVISION, SAID POINT BEING NORTH 358.01 FEET AND EAST 1437.68 FEET TO THE SOUTHWEST CORNER OF STONE RIDGE, A P.U.D. SUBDIVISION, (ALSO BEING THE NORTHWEST CORNER OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION AND SOUTH 73°07'41" EAST 628.00 FEET ALONG THE COMMON LINE BETWEEN STONE RIDGE, A P.U.D. SUBDIVISION AND COTTONWOOD MEADOWS A P.U.D. SUBDIVISION AND SOUTH 35°50'02" EAST 61.62 FEET ALONG THE COMMON LINE BETWEEN STONE RIDGE, A P.U.D. SUBDIVISION AND COTTONWOOD MEADOWS A P.U.D. SUBDIVISION AND NORTH 80°10'09" EAST 55.00 FEET ALONG COMMON LINE BETWEEN STONE RIDGE, A P.U.D. SUBDIVISION AND COTTONWOOD MEADOWS A P.U.D. SUBDIVISION FROM THE CE 1/16 CORNER OF SAID SECTION 30, (BASIS OF BEARING BEING NORTH 88°42'14" WEST 1342.03 FEET BETWEEN THE CE 1/16 CORNER OF SAID SECTION 30 AND THE CENTER OF SAID SECTION 30), AND RUNNING:

THENCE NORTH 09°49'51" WEST 149.67 FEET ALONG THE EASTERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE NORTHWESTERLY 328.41 FEET ALONG THE ARC OF A 222.60-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 80°10'09" EAST AND THE LONG CHORD BEARS NORTH 32°34'56" EAST 300.14 FEET WITH A CENTRAL ANGLE OF 84°49'41" ALONG THE EASTERLY AND SOUTHERLY LINES OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE NORTH 74°59'43" EAST 296.16 FEET ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE EASTERLY 322.98 FEET ALONG THE ARC OF A 600.90-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 15°00'17" EAST AND THE LONG CHORD BEARS SOUTH 89°32'09" EAST 320.06 FEET WITH A CENTRAL ANGLE OF 30°56'16" ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION TO A POINT OF REVERSE CURVATURE;

THENCE EASTERLY 33.15 FEET ALONG THE ARC OF A 230.00-FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 15°56'59" EAST AND THE LONG CHORD BEARS SOUTH 78°11'46" EAST 33.12 FEET WITH A CENTRAL ANGLE OF 08°15'09" ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION TO A POINT OF REVERSE CURVATURE;

THENCE SOUTHEASTERLY 20.77 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 07°40'30" WEST AND THE LONG CHORD BEARS SOUTH 42°38'45" EAST 15.15 FEET WITH A CENTRAL ANGLE OF 79°19'30" ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE SOUTH 03°00'00" EAST 4.31 FEET ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE NORTH 87°00'00" EAST 55.00' FEET ALONG THE SOUTHERLY LINE OF STONE RIDGE, A P.U.D. SUBDIVISION;

THENCE SOUTHERLY 18.15 FEET ALONG THE ARC OF A 172.50-FOOT RADIUS TANGENT CURVE TO THE LEFT (CENTER BEARS NORTH 88°59'59" EAST AND THE LONG CHORD BEARS SOUTH 15°58'59" EAST 77.52 FEET WITH A CENTRAL ANGLE OF 25°58'16" FEET;

THENCE SOUTHERLY 544.79 FEET ALONG THE ARC OF A 527.50-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS SOUTH 61°10'14" WEST AND THE LONG CHORD BEARS SOUTH 04°06'58" EAST 527.84 FEET WITH A CENTRAL ANGLE OF 49°44'37" FEET;





























THENCE SOUTH 20°46'21" WEST 7.11 FEET TO A POINT ON THE NORTHERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION;

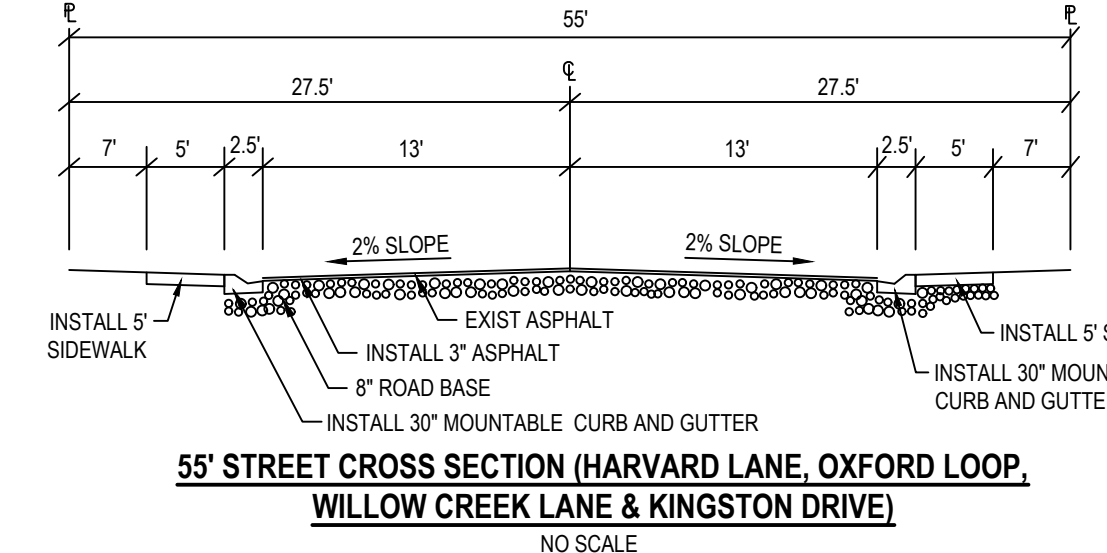
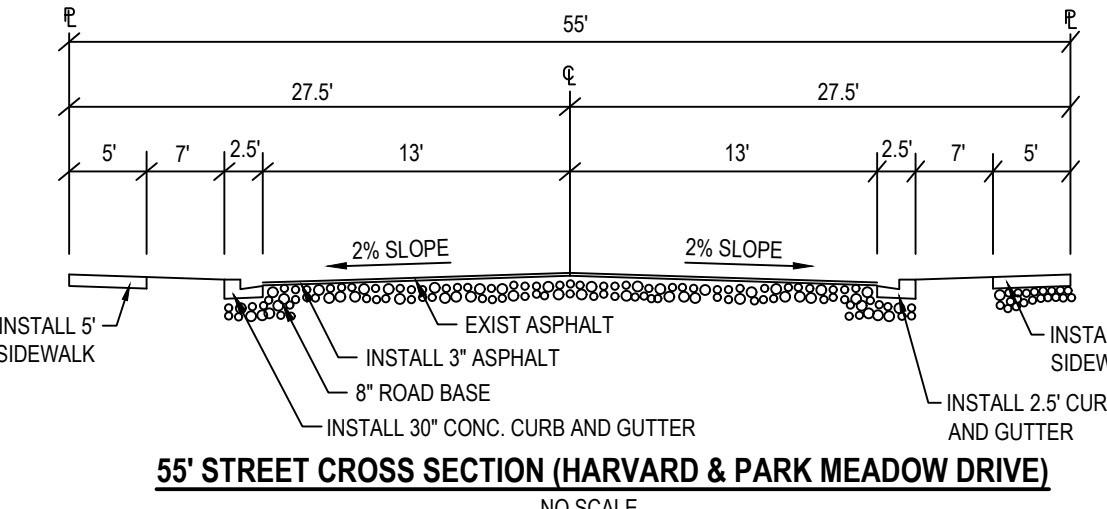
THENCE NORTH 69°13'39" WEST 55.00 FEET ALONG THE NORTHERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION;

THENCE SOUTHWESTERLY 23.02 FEET ALONG THE ARC OF A 15.00-FOOT RADIUS TANGENT CURVE TO THE RIGHT (CENTER BEARS NORTH 88°59'59" WEST AND THE LONG CHORD BEARS NORTH 84°42'21" WEST 20.83 FEET WITH A CENTRAL ANGLE OF 87°58'58" FEET;

THENCE NORTH 88°59'59" WEST 179.28 FEET ALONG THE EASTERLY LINE OF COTTONWOOD MEADOWS A P.U.D. SUBDIVISION TO THE POINT OF BEGINNING.

CONTAINS: 707,631 SQUARE FEET OR 16.245 ACRES.

LEGEND	
	SECTION CORNER
	EXISTING MONUMENT
	EXISTING REBAR AND CAP
	SET ENSIGN REBAR AND CAP
	WATER METER
	WATER VALVE
	EXISTING FIRE HYDRANT
	PROPOSED FIRE HYDRANT
	SANITARY SEWER MANHOLE
	STORM DRAIN CLEAN OUT BOX
	STORM DRAIN CATCH BASIN
	STORM DRAIN COMBO BOX
	ELECTRICAL MANHOLE
	ELECTRICAL BOX
	UTILITY POLE
	EXISTING LIGHT
	PROPOSED LIGHT
	GAS METER
	GAS MANHOLE
	GAS VALVE
	TELEPHONE MANHOLE
	TELEPHONE BOX
	SIGN
	EXISTING EDGE OF ASPHALT
	PROPOSED EDGE OF ASPHALT
	EXISTING STORM DRAIN LINE
	PROPOSED STORM DRAIN LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING LAND DRAIN LINE
	PROPOSED LAND DRAIN LINE
	EXISTING CULINARY WATER LINE
	PROPOSED CULINARY WATER LINE
	EXISTING OVERHEAD POWER LINE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	EXISTING CONCRETE
	PROPOSED CONCRETE
	EXISTING BUILDING
	PROPOSED BUILDING





THE STANDARD IN ENGINEERING

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Layton, UT 84041
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SALT LAKE CITY
Phone: 801.255.0529

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WWW.ENSIGNENG.COM

FOR:
COTTONWOOD MEADOWS VILLAGE, LLC
201 SOUTH MAIN STREET
SALT LAKE CITY, UT 84111

CONTACT:
SKYLAR GARDNER
PHONE: 801-528-1313

MEADOW PARK WEST COTTONWOODS
PRELIMINARY PLAT - NOT TO BE RECORDED

MOUNTAIN GREEN, UTAH



PROFESSIONAL ENGINEER
No. 5049039
2-21-11
CARLTON MESS PRESTON

PRELIMINARY
SITE PLAN

PROJECT NUMBER
406388

PRINT DATE
2/21/19

DRAWN BY
M.ELMER

CHECKED BY
C.PRESTON

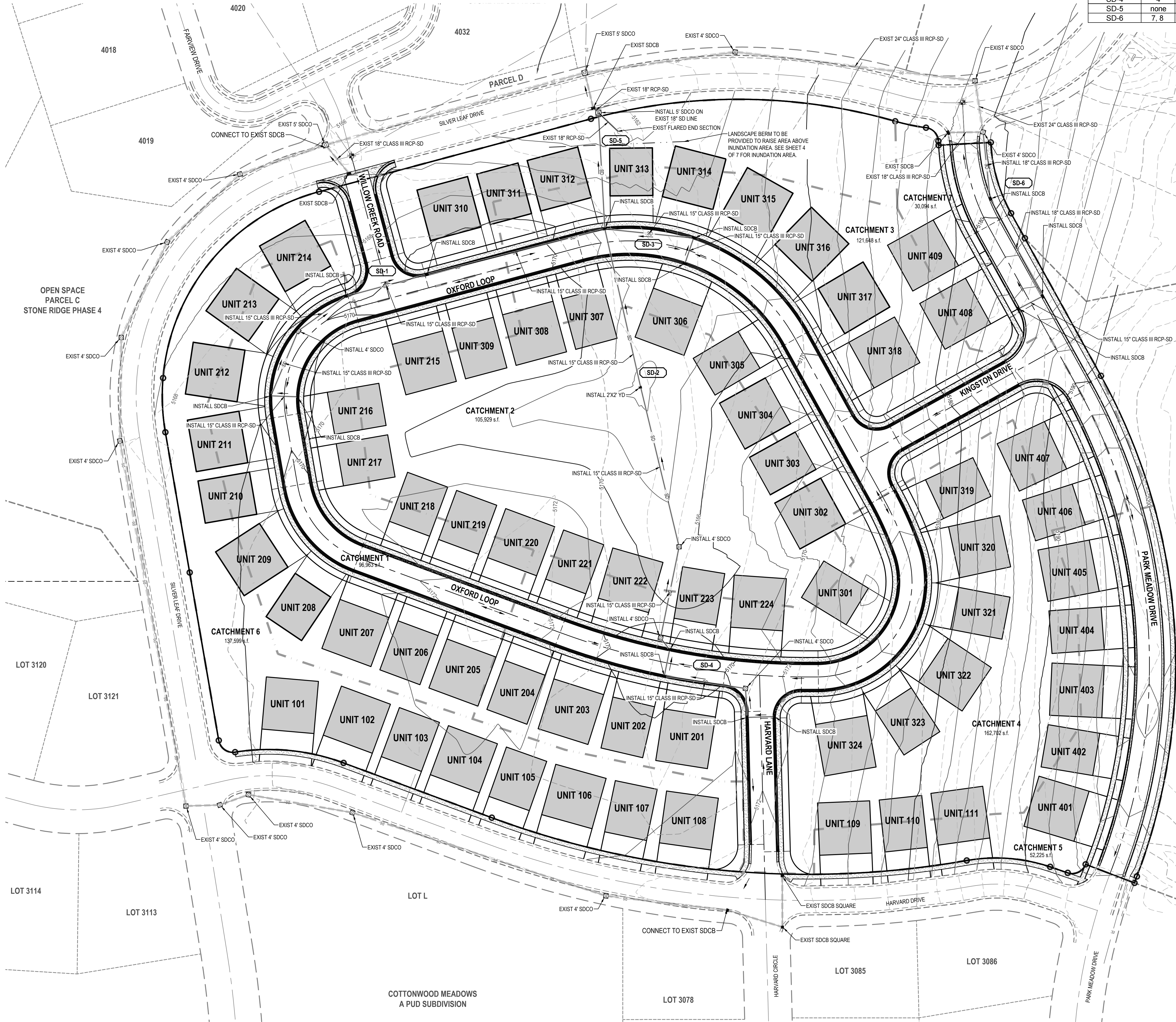
PROJECT MANAGER
C.PRESTON

5 OF 7



Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



Pipe Design (10-year storm)

Mannings N (ADS)		0.011								
Mannings N (RCP)		0.013								
Pipe	Tributary	Surface	Upstream	Pipe Flow	Total	Pipe	Diameter	Pipe Type	Full Flow	% of Full-
SD-1	1	1.636	none	0.000	1.636	0.50%	15	RCP	4.580	35.7%
SD-2	2	1.788	SD-4	2.746	4.533	1.32%	15	RCP	7.442	60.9%
SD-3	3	2.053	none	0.000	2.053	0.50%	15	RCP	4.580	44.8%
SD-4	4	2.746	none	0.000	2.746	0.50%	15	RCP	4.580	59.9%
SD-5	none	0.000	1,2,3	8.222	8.222	8.12%	15	RCP	18.457	44.5%
SD-6	7, 8	0.508	Phase 8	9.528	10.035	3.50%	18	RCP	19.705	50.9%

Catchment Calculations (10-year storm)				
Time of Concentration:		15 min		
Rainfall Intensity I:		2.43 in/hr		
Mannings N		0.013		
Catchment	Area (SF)	C	Flow (CFS)	Destination
1	96,963	0.300	1,636	SD-1
2	105,929	0.300	1,788	SD-2
3	121,648	0.300	2,053	SD-3
4	162,702	0.300	2,746	SD-4
5	52,225	0.300	0.881	OFFSITE
6	137,599	0.300	2.322	OFFSITE
7	30,094	0.300	0.508	SD-6
PHASE 8	564,600	0.300	9,528	SD-6

- GENERAL NOTES
- UNITS 25, 26, AND 27 WILL HAVE A MIN. ADJACENT GRADE 1" HIGHER THAN THE COBBLE CREEK INUNDATION ELEVATION PER REVISED FLOOD INUNDATION EVALUATION OF COBBLE CREEK DAM, DEC 19 2015, BY HYDROPLLOT.
 - THERE ARE NO EXISTING SLOPES WITHIN THE PROJECT AREA THAT ARE GREATER THAN 15% SLOPE.



THE STANDARD IN ENGINEERING

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FOR:
COTTONWOOD MEADOWS VILLAGE, LLC
201 SOUTH MAIN STREET
SALT LAKE CITY, UT, 84111

CONTACT:
SKYLER GARDNER
PHONE: 801-528-1313

MEADOW PARK WEST COTTONWOODS
PRELIMINARY PLAT - NOT TO BE RECORDED

MOUNTAIN GREEN, UTAH



PRELIMINARY
GRADING PLAN

PROJECT NUMBER
406388

PRINT DATE
2/21/19

DRAWN BY
M.ELMER

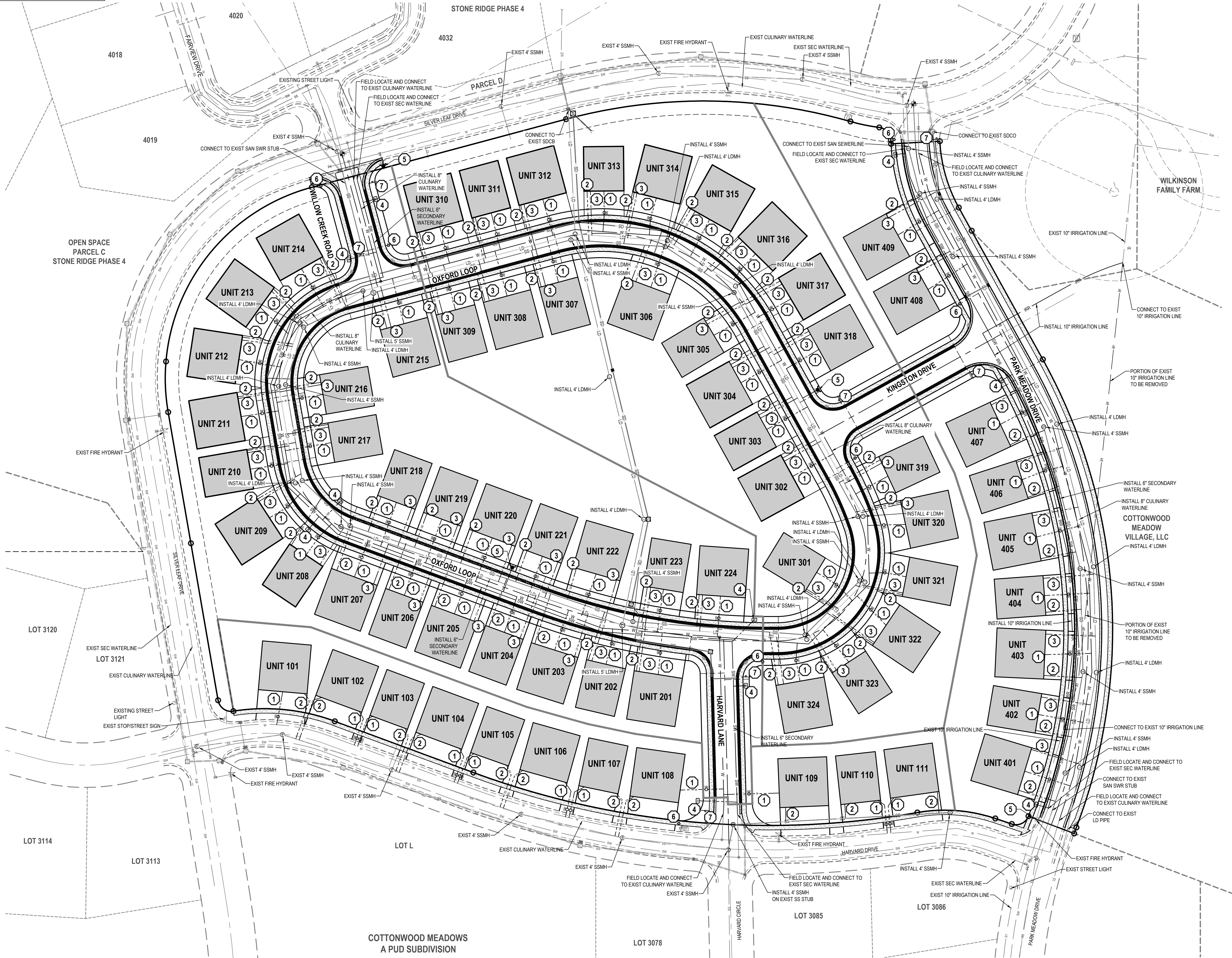
CHECKED BY
C.PRESTON

PROJECT MANAGER
C.PRESTON

811

Know what's below.
Call before you dig.

CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.



- KEYED NOTES
- 1

INSTALL A 1" CULINARY WATER SERVICE LINE, 1" METER AND WATER CURB BOX AT EACH LOT, TYPICAL.
- 2

INSTALL 4" SANITARY SEWER SERVICE LATERAL @ 2.0% MINIMUM SLOPE, TYPICAL.
- 3

INSTALL 4" LAND DRAIN SERVICE LATERAL @ 2.0% MINIMUM SLOPE, TYPICAL.
- 4

INSTALL 2" SECONDARY WATER SERVICE, TYPICAL.
- 5

INSTALL FIRE HYDRANT AND VALVE COMPLETE
- 6

INSTALL STREET LIGHT AT INTERSECTION. FINAL LOCATION TO BE DETERMINED AFTER THE POWER PLAN IS FINALIZED.
- 7

INSTALL STOP/STREET SIGN

EN SIGN

THE STANDARD IN ENGINEERING

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Layton, UT 84041

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COTTONWOOD MEADOWS VILLAGE, LLC

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SALT LAKE CITY, UT, 84111

CONTACT:

SKYLER GARDNER

PHONE: 801-528-1313

MEADOW PARK WEST COTTONWOODS

PRELIMINARY PLAT - NOT TO BE RECORDED

MOUNTAIN GREEN, UTAH

PROFESSIONAL ENGINEER

SKYLER GARDNER

2-21-24

CARRON MESS PRESTON

PRELIMINARY

UTILITY PLAN

PROJECT NUMBER

406388

PRINT DATE

2/21/24

DRAWN BY

M.ELMER

CHECKED BY

C.PRESTON

PROJECT MANAGER

C.PRESTON

7 OF 7

DISCUSSION:

Planning staff has carefully reviewed all of the documents submitted with the current applicable county subdivision ordinance, CMDA and the PUDOR. Staff has found several items that require further clarification by the developer but believes that these items may be addressed prior to the final platting. The CMDA outlines the process for this application.

The CMDA was approved in 2006, along with the PUDOR, states:

Recitals: D. Pursuant to the County's Ordinance Nos. CO-06-16 (the "Overlay Ordinance") the Developer submitted to the County, and after appropriate public hearings the County conditionally approved the proposed PUD Overlay Zone Change for "The Cottonwoods at Mountain Green", dated July 5, 2005 (the "Cottonwoods Concept Plan"), which Cottonwoods Concept Plan constitutes a PUD overlay zone amendment.

Section 1.1.2: The adoption of this Agreement by the County Council constitutes the final approval of the PUD overlay zone change. To the extent there are inconsistencies between the Cottonwoods Concept Plan, this Agreement and the Overlay Report, this Agreement and the Overlay Report shall govern.

Section 1.2.1: Planning Commission Preliminary Plat Approval. Prior to commencing construction on any Phase (defined in Section 2.3 below), Developer shall submit a preliminary plat, the applicable Neighborhood Declaration (defined in Section 2.4 below), construction drawings and specifications (each, as may be subsequently amended from time to time in accordance with the provisions of this Agreement, a "Plat") and all required submittals (cost estimates, surety, title report, will serves, drainage etc.) for such Phase to the County Planning Commission. Each Plat submitted to the County Planning Commission shall comply with all technical requirements of the Land Use Code and subdivision ordinances.

The concept plan for Meadow Park West was approved under the CMDA and the PUDOR. However, staff feels that a development update would be beneficial for the County to see the completed Phases of the Cottonwoods at Mountain Green development to gain an overall perspective and understanding of the progress happening with in development. This should include general plat notes addressing necessary information for future property owners to be aware. Therefore, staff has requested that the developer add additional notes to plat that reflect the applicable information as stated in the Summary of PUD Overlay Report. For example, density calculations for Phase 5 as per PUDOR Section 7, parcels/trails will be maintained by the HOA and held as open space, HOA architectural review requirement, CCR's references, Browning Arms notice, etc. (*See condition 4.*)

The applicant has submitted a narrative for the proposed subdivision which includes an explanation for their design of Cottonwoods at Mountain Green Phase 5a Meadow Park West against Morgan County Code Section 8-12-22 thru 27 and most sections of the PUDOR (*See Attachment A.*) They have also submitted a second response to the initial staff report from the April 11, 2019 meeting, with additional explanations and maps (*Attachment B.*)

The developer has proposed that the property that makes up Phase 5 of the Cottonwoods at Mountain Green subdivision be subdivided in two subdivisions. Although, the CMDA allows for this development flexibility, staff recommends that the developer distinguish the two subdivisions as 5a and 5b to keep in harmony with the PUDOR concept plan and to eliminate the “remainder parcel” as prohibited in Morgan County Code Section 8-12.

A title report was submitted under the title “Cottonwood Meadow Village LLC.” The preliminary plat refers to the subdivision as “Meadow Park West,” it has been requested that the developer address these inconsistencies as well as to include the addition of “Phase 5a of the Cottonwoods PUD”.

Improvements for the subdivision shall include the installation five new roads (cross-sections as approved under the PUDOR Section 15) and utilities which include, water, power, sewer and natural gas. The amenities that are required by the PUDOR Section 11, 12 and 13, to be installed by the developer is the connecting trail system, Meadow Linear Park, and landscaping (*See conditions 5 & 6.*)

The PUDOR has specific cross-sections illustrated in Section 9 for a “Typical Residential Street.” This cross-section requires a 5’ park strip. The developer has altered this on the preliminary plat by removing the park strip by attaching the sidewalk or trail to the curb. The PUDOR shows a different cross-section, the deviation from the PUDOR would require an amendment to the development agreement. Condition 2. (*See condition 2.*)

The developer has stated their Summary of the PUD Overlay Report that storm water will be sent to the adjacent Northside Creek reservoir. Staff has requested that the developer provide documentation that includes the storm drain plans and calculations for the detention basin on the Northside Creek, LLC property. (*See condition 7.*)

Cottonwood Mutual Water Co., Mountain Green Sewer District and the Mountain Green Fire Department have reviewed the proposed subdivision and application. Each has review comments and corrections needed to meet their standards and regulations. Planning staff has added Condition number one, to ensure that the developer addresses Mountain Green Fire areas of concern for fire safety. And Condition 9 to require the County with letters of compliance from these servicing entities prior to final plat application.

The County Engineer has completed a preliminary review of the subdivision and has made the attached comments. Additional information will be required to address the engineering review comments and inspections will be required upon submission of construction drawings and installation of infrastructure.



Memorandum

To: Lance Evans, Planning and Development Services Director
Morgan County

From: Mark T. Miller, P.E.
Wasatch Civil Consulting Engineering

Date: April 3, 2019

Subject: Meadow Park West – Cottonwoods 5 (Preliminary)

We have reviewed the Preliminary drawings for Cottonwoods Phase 5 and recommend the following items be addressed:

1. The catchments (storm water detention basins) should be defined better. It is difficult to understand from the drawings how the basins are to work. John from our office is checking calculations. The developer's engineer can call him to discuss details.
2. Water, secondary water and sewer will need letters of approval from their respective District's prior to County approval.
3. The land drain will need to be privately owned and maintained. Morgan County Ordinance indicates requirements. Land drain connection/connections to storm drain will need to be detailed on the final drawings so we can determine if adequate protection is provided between runoff and ground water.
4. Maximum depth of basements or lowest finish floor elevations will be determined by the County. Following our review of the Geotechnical study we will consult with the soils engineer, then make a recommendation.
5. The tight roadway curves will not meet sight requirements unless the speed is sufficiently low. The developer's engineer should determine this speed so we can decide whether it is logical.
6. All work must conform to the existing development agreement entitling this property.

We still need to read the development agreement as it pertains to this property to make sure we have not missed any requirements. Any other requirements of the agreement will need to be followed. If you have any questions, please call.

Mountain Green Fire District Concerns



MOUNTAIN GREEN FIRE PROTECTION DISTRICT

4565 W. Old Hwy Mountain Green, Utah 84050-9728
Station: 801.876.2277 Fax: 801.876.3341



April 22, 2019

Mr. Lance Evans
Morgan County Planning
48 Young St.
Morgan UT 84050

Dear Mr. Evans:

I met recently with the developer and builder of the Meadow Village West development in Cottonwoods Phase V. We spoke about Fire District concerns about the concentrated high density of the development and related fire-spread concerns between buildings within the development.

Mr. Skyler Gardner spoke for the group and talked about costs related to the Fire District requirements, particularly our requirement for residential fire sprinklers being installed during construction. We also spoke of our requirement for limitations for the construction of exterior decks and finishes to those constructed of materials with a Class "A" rating to contain fire spread.

The developer expressed concerns about the Fire District's desire to have a direct fire suppression sprinkler system installed within the closely-spaced individual homes. They cited a lack of Code Authority on the part of the Fire District to require the sprinklers, and the excessive cost (in their estimation approximately \$2.65/Square foot) to sprinkle the homes. The Fire District still maintains that an investment of approximately 2% of the cost of the home (approximately \$8000.00, in a \$400,000 home) to install residential fire sprinklers would save lives and limit fire spread between these high-density buildings. Although we cannot require the homes to be sprinklered by Building Code or Fire Code, it would still be desirable to do so to check fire development, and prevent multiple homes being on fire simultaneously due to fire spread between structures that are so closely spaced.

Regarding the limitation of exterior finishes to those of a totally non-combustible nature, Mr. Gardner's group was more amenable to our requirements. The builder is offering to provide the following construction standards to help mitigate fire spread risks.

1. All home exteriors walls will be Cement fiber board, masonry, stone or similar material with an equivalent fire rating.
2. The closest 4' of roof sheathing will be a Fire Rated OSB, LP Flame Block or equivalent.
3. The aluminium soffit on the sides of the home will be Non-Vented.
4. Exhaust venting within the soffit on the sides of the home will be prohibited, all venting



MOUNTAIN GREEN FIRE PROTECTION DISTRICT

4565 W. Old Hwy Mountain Green, Utah 84050-9728
Station: 801.876.2277 Fax: 801.876.3341



Lance Evans, April 22
Page 2

- will be done on the front or rear elevations of the home.
5. Side elevations with gables will not have gable vents.
 6. Corbels and other wood architectural details will be prohibited on the side of the home.
 7. Side elevation windows will be glazed with a fire rating or offset when they directly line up with windows on the adjacent home.
 8. Wooden deck material will be prohibited on any elevation of the home. Decks or steps if constructed must be from Class A fire rated materials.
 9. Landscaping between the homes must be turf or xeriscaped. Woody vegetation will be prohibited.
 10. Storage between homes is prohibited.

The Fire District applauds the developer and builder for offering to go above fire code requirements in some instances of the construction of the homes. Although we appreciate their having consideration for fire spread mitigation in construction in the first eight items above, items 9 and 10 above can only really be enforced by a County Ordinance. HOA CC&R's cannot truly address Fire District concerns, as the District has no jurisdiction over specific existing private dwellings, only over "concerns of the public good" during design and construction. In future, and left unaddressed, homeowners could line the sides of their homes with cheap woody bushes, and that could negate our other mitigation attempts. A covenant that bans storage between homes will likely not be seriously enforced; some folks will undoubtedly put their trash cans into that 10-foot space, possibly in an enclosure, thus further reducing the spacing between structures, and once again we have negated our attempts to limit fire spread. A condominium association-type of property maintenance arrangement where all exterior landscaping is maintained by the association, and storage is directly addressed, may be of value to enforce the serious concerns that we have regarding the spacing of these residences.

The Mountain Green Fire Protection District remains concerned that this type of development without residential fire sprinklers, although allowed by building codes, would increase the overall fire risk in our community going forward.

Brian Brendel
Chief
Mountain Green Fire Protection District
385-350-1673

Neighborhood Concerns

Planning staff have received several emails, phone calls and heard several concerns from area residents regarding the proposed subdivision at the April 11, 2019 Planning Commission meeting. The emails we received are in Attachment C.

Some of the concerns that have been raised are: pedestrian safety, increased traffic, construction traffic, non-compatible development, sidewalks needed in the area, need open space, aesthetics of structures.

Some of the issues may be addressed through this approval process. For example, if the preliminary plat is approved, Conditions of Approval will require additional design and engineering before the final plat may be approved and recorded. However, some of these issues will be ongoing and should be addressed through other channels. The issues of increased density and traffic were contemplated and approved with the Development Agreement approval by Morgan County in 2006. That action entitled the existing property with the number of units as shown.

Cottonwoods Development Agreement Requirements

The Cottonwood Planned development was established in 2006. It laid out concept plans for different phases of development in the area that is now Cottonwoods. The applicant has submitted the number of dwelling units approved in Cottonwoods and those units proposed for Phase 5a. The proposal for Phase 5a is in line with the concept of the overall development and the allowed of 868 dwelling units for all of Cottonwoods.

Maximum Units Per DA 2.2	830	Balance
Phase 1 - Rosehill	70	760
Phase 2 - Cottonwood Hills	151	609
Phase 3 - Cottonwood Meadows	119	490
Meadow Ridge	2	488
Phase 4 - Stone Ridge	77	411
Total Units Approved to Date	419	50.5%
CURRENT APPLICATION		
Phase 5 - Meadow Park West	68	343
Total Units with current Phase 5 Application	487	58.6%

Section 1.2.2 of the Development Agreement states:

In the event the County Planning Commission determines that such Plat is not complete and consistent with the Overlay Report, all applicable federal, state and local laws, rules, regulations and ordinances and this Agreement, the County Planning Commission will

provide Developer with a reasonably detailed description of any such inconsistencies, in which case Developer shall revise such Plat to remediate any such inconsistencies and resubmit such Plat to the County Planning Commission for approval pursuant to the process set forth above.

This application process has found some inconsistencies and added those necessary changes to the Conditions of Approval in the staff report. However, in Section 2.2 the DA states that:

2.2. Approved Use, Density, and General Configuration. Pursuant to the

Overlay Ordinance, the County has adopted this Agreement and the Overlay Report to allow flexibility and initiative in site and building design and location for the Property as a whole in accordance with the requirements set forth herein and therein. The approved use, density, and general configuration for the Property are set forth in the Cottonwoods Concept Plan and the Overlay Report. In accordance with the Overlay Ordinance, Developer is entitled to develop a base density of 467 dwelling units within the Property, plus such additional bonus dwelling units which have been recommended by the County Planning Commission and approved by the County Council consistent with the requirements of the Overlay Ordinance. Based on the development of the Property in accordance with the provisions of this Agreement and the Overlay Report, the County Planning Commission has recommended to the County Council, and the County Council has approved such recommendation, that, in accordance with Section 18.4 of the Overlay Ordinance, Developer is entitled to develop an additional 410 bonus dwelling units, for a total of 877 dwelling units within the Property (which total includes: (a) 70 lots for dwelling units previously developed by Developer in Phase I, (b) 38 lots for dwelling unit described in Section 2.7 below, and (c) the lots for dwelling units permitted pursuant to Section 2.5 below), provided, however, the Developer has agreed that it shall develop only 830 dwelling units plus the lots referred to in clause (b) above for a total of 868 dwelling units within the Property (the "Maximum Residential Lots") on the Property in accordance with this Agreement and the Overlay Report.

The Development Agreement and Planned Unit Development Overlay Report do not have specific density maximums for each phase. Previous Cottonwoods Plat approvals have not followed the exact boundaries of each concept phase and have been allowed. Staff believes that this subdivision design is within the reasonable limit as described in the Cottonwoods Development Agreement and Overlay Report.

Planning staff recommends that the Planning Commission recommend approval to the County Council for the proposed subdivision based on the findings and with the conditions listed in this staff report, dated April 25, 2019.

Recommended Motions

Motion for Recommend of Approval – “I move to forward recommendation of approval for the Cottonwoods at Mountain Green Phase 5a Meadow Park West

Subdivision, application #19.006, located at approximately at 6500 Silver Leaf Drive in the Mountain Green area, based on the findings and with the conditions listed in the staff report dated April 25, 2019.”

Motion for Recommend of Approval with Additional Conditions – “I move forward recommendation of approval for the Cottonwoods at Mountain Green Phase 5a Meadow Park West Subdivision, application #19.006, located at approximately at 6500 Silver Leaf Drive in the Mountain Green area, based on the findings and with the conditions listed in the staff report dated April 25, 2019, and the following conditions:”

1. *List any additional findings and conditions...*

Motion for Recommend of Denial – “I move forward recommendation of denial for the Cottonwoods at Mountain Green Phase 5a Meadow Park West Subdivision, application #19.006, located at approximately at 6500 Silver Leaf Drive in the Mountain Green area, based on the following findings:

1. *List any additional findings...*

NEXT STEPS:

If the Planning Commission approves a positive recommendation to the County Council, the application will move forward to them at their May 7, 2019 meeting.

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on April 1, 2019; 10 days prior to the scheduled meeting. (Morgan County Code 8-3-13C)
- ✓ A Public Notice was posted on the County website on April 1, 2019.
- ✓ Notices to property owners within 1000’ feet of the proposed use were mailed a Public Notice on April 1, 2019.
- ✓ A sign was posted on the site on April 1, 2019.
- ✓ The Planning Commission agenda was posted on the State of Utah Public Notice website on April 4, 2019.

The Planning and Development office has received a few phone calls from adjacent property owners, regarding this application.

EXITING CONDITIONS & ZONING

The site is generally flat from Silver Leaf Drive to Park Meadow Drive.

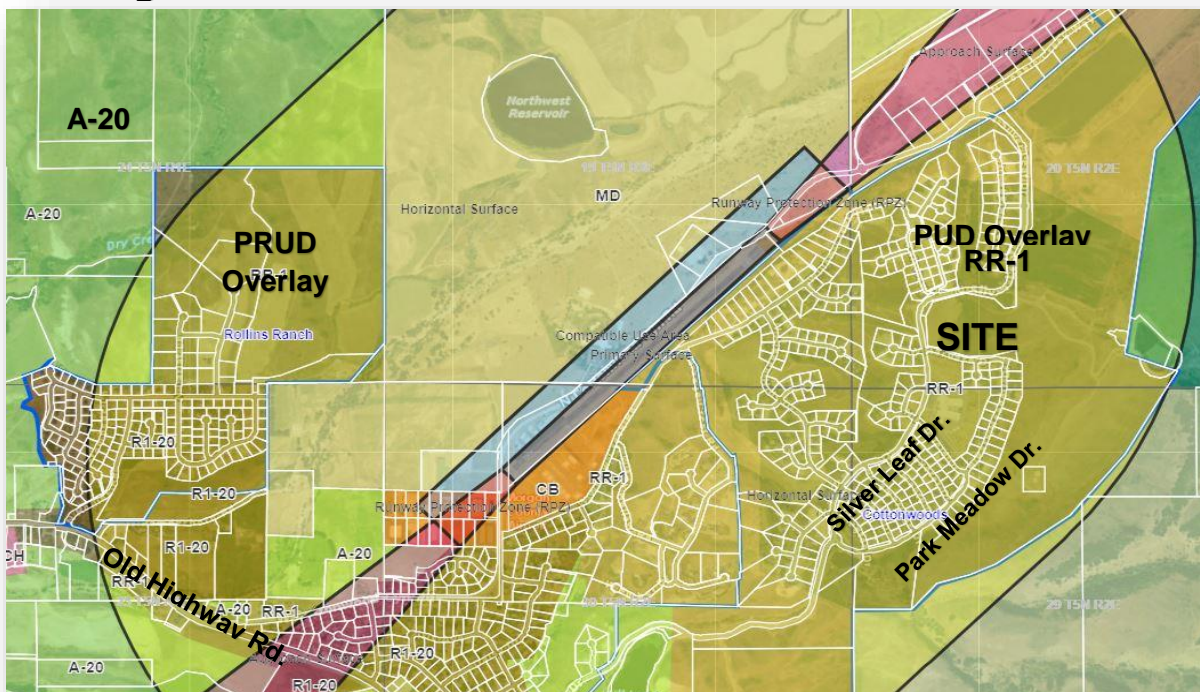
Uses adjacent to the Property

North: Residential
South: Residential
East: Agricultural, future development; Phase 5b
West: Residential

Zoning Adjacent to the Property

PUD Overlay zoning district
Underlying zoning is RR-1

Zoning



Attachment A: Application & Subdivision Narrative



February 15, 2019

Lance Evans
Morgan County
Planning & Development Department Director
48 West Young Street
Morgan, UT 84050

Re: Cottonwoods Phase 5 - Meadow Park West

Lance,

Enclosed is a Preliminary application Meadow Park West. This is a master planned Phase within Phase 5 of The Cottonwoods at Mountain Green Development Agreement.

In 2008, we made an application and received approval for 78 townhome units on this same parcel of ground. After a careful market study and input from the current Cottonwoods residents, we have decided that the best use for this property is single-family detached homes. Therefore we have reduced the number of units to 68 units per the attached application. We believe this use will better compliment and be more harmonious with the existing homes and neighborhoods previously developed.

We have prepared this application as a PUD subdivision, including the required open space and trail. Our application includes public streets, private ownership of the unit pad, limited common areas and Common area open space between all of the units. The common area or yards will be maintained by the HOA for the Neighborhood. We believe this common ownership will maintain the landscaping to the highest standards while better controlling the resources necessary for maintenance.

In this application, we are proposing that the Units will be built from a specific set of 4 home plans, with 2 different elevations and at least 5 color combinations for a total of forty different home combinations. The homes are being designed by an award-winning design firm and will utilize exterior materials of stone/brick and Cement board (stucco will be prohibited). Construction of the homes will be by a single home builder to ensure compliance with architectural control and quality.

We believe this application will complement the existing homes while providing an option for a more affordable single single-family residence within The Cottonwoods community, and we look forward to working with staff for approval.

201 South Main Street, Suite 2015
Salt Lake City, UT 84111

Preliminary Plat Application

Planning and Development Services
48 West Young Street, Morgan, UT 84050
(801) 845-4015 Fax (801) 845-6087
www.morgan-county.net



Notice: The applicant must submit copies of the preliminary plat plans to be reviewed by the County in accordance with the terms of the Morgan County Code. Once a set of preliminary plat plans are submitted, the plans are subject to compliance reviews by the various county departments and contracted staff, and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the County Code and all other applicable laws. All submitted preliminary plat proposals shall be reviewed in accordance with Title 8 of the Morgan County Code. Submission of preliminary plat plans in no way guarantees placement of the application on any particular agenda of the county land use authority. It is **strongly** advised that all preliminary subdivision plans be submitted well in advance of any anticipated deadlines.

Project Information			
Date of Submission:	Zone: RR-1 with Cottonwoods PUD Overlay	Serial#(s): Part of 03-005-108	Parcel #(s): Part of 00-0002-7340
Project Name: Meadow Park West - Phase 5 a PUD Subdivision			Acres:
Project Address: approx. 6500 Silverleaf Drive			
Project Description: 68 Single Family Detached homes within the Phase 5 of The Cottonwoods PUD Project			
Property Owner(s): DRM Construction, Inc. / Gardner Cottonwood Creek, LLC		Applicant(s): Cottonwood Meadows Village, LLC	
Address: 201 South Main Street, Suite 2015		Address: 201 South Main Street, Suite 2015	
City: SLC	State: UT	Zip: 84111	City: SLC State: UT Zip: 84111
Phone: 801-456-1280		Phone: 801-456-1280	
Contact Person: Skyler Gardner		Address: 201 South Main Street Suite 2015	
Phone: 801-456-1280		City: SLC	State: UT Zip: 84111
Cellular: 801-528-1313	Fax: 801-456-1288	Email: Skyler@RCGardner.com	

*The application you are submitting may become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time to process or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the County employee accepting this information. Morgan County does not currently share your private, controlled or protected information with any other person or government entity.

Preliminary Plat Fees

Number of Lots: _____

____ Preliminary Plat with infrastructure improvements review fee..... \$500.00 plus \$50.00 per lot
____ Preliminary Plat without infrastructure improvements review fee..... \$500.00 plus \$25.00 per lot
____ Engineering review fees..... \$Actual Cost will be billed to applicant
____ Surveyor Review Fees..... \$Actual Cost will be billed to applicant
____ Outside Consultants or Outsourced Staff Fee..... \$ Actual Cost will be billed to applicant
____ Noticing Fee..... \$87.00

For Office Use Only		
Received By:	Date Received:	App. #:

**THE COTTONWOODS - PHASE 5
PRELIMINARY PLAT APPLICATION
MEADOW PARK WEST
COUNTY APPLICATION RESPONSES**

This document summarizes questions and answers to the Morgan County Preliminary Plat Application Checklist. Morgan County requirements are **bold** and responses are below in *italics*.

Cover Sheet

Name of subdivision. Approval of the subdivision name shall be authorized by the Morgan County Recorder's Office. Said name shall not duplicate or closely resemble other recorded subdivisions, unless said name is a continuing phase of a previously approved plat.

On Cover Sheet

Name, home, and business address of the Developer.

On Cover Sheet

Name and business address of the project designer or engineer.

On Cover Sheet

Vicinity Map (Separate from Preliminary Plat)

Drawn at a maximum scale of 1:1000.'

The scale is 1"= 60'

North arrow & name of the subdivision.

Arrow is on the top left corner

The nearest section tie.

Tied to the center of section 30 T5 R2 E SLB&M

All significant natural and manmade features and existing structures within 200 feet of any portion of the proposed subdivision property line.

Homes within 200' of property are identified.

The property boundaries of the proposed subdivision

Boundaries are shown with calls.

The names of adjacent property owners.

Update developer name

Certified boundary survey of the subject property, which meets State of Utah requirements, which also depicts all easements identified in the title report.

Boundary and the legal description is on the Vicinity Map and Site Plan.

Preliminary Plat

Preliminary Plat Content

Name of the Subdivision.

On right information bar.

Name, home, and Business address of the Developer.

On right information bar above subdivision name.

Name and business address of the project designer or engineer.

On right information bar above developer name.

Drawn at a scale no smaller than 1"=100'.

On plat left side, scale is 1"=60'

North arrow on each sheet, pointing to the left or top of sheet.

On plat left side.

A tie to a permanent survey monument at a section corner.

On plat. Tied to the center of section 30 T5 R2 E SLB&M

Topography at two foot intervals. One foot contours may be required by the County Engineer in particularly flat areas.

Topo not shown on the plat. Included on grading and drainage plan for clarity.

Layout with the names & widths of existing & future road rights of way, with proposed road grades.

NEED ROAD NAMES.

Boundary lines of the subdivision with bearings & distances.

On Plat.

Existing zoning.

Land Use Box on Plat. Underlying Zoning is RR-1 with a PUD Overlay.

Total acreage and square footage of the entire property, and total acreage and square footage of property in each zone (where a zone line transects the property).

Entire property is RR-1 with PUD Overlay. Total Acreage is on the description.

Total acreage and square footage of each lot, and total acreage and square footage of each zone on each lot (where a zone line transects a lot).

Each Unit and Open Space Parcel is separately Identified.

Location, dimensions, and labeling of other spaces including open spaces, parks, trails, & public spaces within 200' of the property boundary.

Parcel B and Parcel E Open Spaces in the Stoneridge plat are noted on the Preliminary Plat.

Location of existing and proposed manmade features including bridges, railroad tracks, roads and buildings within 200' of the property boundary.

Adjacent Roads are shown on the Preliminary Plat.

Location & ownership of all adjoining tracts of land.

Adjacent owners labeled on vicinity map.

Proposed subdivision phasing plan and Grading and Drainage plans (may be combined with plat sheet, if approved by the County Engineer)

Plan drawn to scale not smaller than 100 feet to the inch, showing the road and lot layout.

Grading Plan 1"=50', with lot and road layouts.

Topography at two foot contour intervals

Topo at 2' intervals on the grading plan.

North arrow and subdivision name.

North Arrow in Bottom right corner. Subdivision Name in the title block.

Areas of substantial earth moving, accompanied with an erosion control plan.

Location of existing water courses, canals, ditches, springs, wells, culverts, and storm drains.

No areas of substantial earth moving are proposed. The site is generally flat, minor grading is shown within the road ROW.

Location of any 100 year flood plain as designated by FEMA.

Not within project area.

A storm drainage plan showing water flow directions, inlets, outlets, catch basins, waterways, culverts, detention basins, orifice plates, outlets to offsite facilities and off site drainage facilities planned to accommodate the project drainage.

Drainage plans are to facilitate the 10 year storm event. More information can be found in MCC 8-12-230(c).

Storm Drawing and detention found on grading and drainage plan.

Show existing wetlands

Not within project area.

Slope analysis which depicts all slopes greater than 15% and greater than 25% with distinct notation.

No slopes greater than 15% within project.

Utility Plan (may be combined with plat sheet, if approved by the County Engineer).

Plan drawn to scale not smaller than 1"=100', showing the road and lot layout.

North arrow and subdivision name.

Scale 1"=50'. North Arrow in the bottom right corner, subdivision name in the title block.

Show all existing and proposed utilities including: sewer, culinary water, well locations with secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, and street lights, television and telecommunications.

Location and dimensions of all utility easements.

All wet utilities show on the Utility Plan. Power, Television and telecommunication will be in the ROW behind sidewalks final location determined by the installer.

The applicant shall provide the following documents with the application:

Three copies of a geotechnical report

Geotech and Geologic report attached.

A traffic report when required by the Planning Commission or County Engineer.

Preliminary title report, which specifically references the boundary survey and exactly matches the legal description of the plat boundary of the subdivision.

Report not required. Original subdivision concept approval has a traffic report submitted in technical addendum 2.15.

Service agreements from all proposed utility companies or providers.

Culinary water and sewer will serve letters attached.

Any necessary agreements with adjacent property owners regarding storm drainage or other matters pertinent to subdivision approval.

Storm Drainage detention for this project will be on property owned by Northside Creek, LLC. Letter attached.

Maintenance agreements for subsurface drains serving the subdivision, if they are proposed or exist.

Maintenance is to be done by the HOA and contained within the covenants attached.

An agricultural impact analysis, on subdivisions which are contiguous to an adopted agricultural preservation area, or which contain an agricultural open space conservation easement within the plat.

This subdivision is within a master planned development agreement area.

Written verification of all proposed water sources. For all proposed water sources, provide approval letters from the Weber/Morgan County Health Department and proof of all water rights, including quantities (water rights certificates, etc.), for each well and water source to be utilized for the development.

Not applicable. Water will be delivered by existing Cottonwood Mutual Water Company per will serve letter.

Verification of approval from the Weber-Morgan County Health Department regarding the proposed location of all septic systems and water source protection areas.

Not applicable. Water will be delivered by existing Cottonwood Mutual Water Company per will serve letter.

Copy of proposed protective covenants in all cases where sub-surface drains or other common area maintenance proposals are to serve any portion of the subdivision.

Covenants are attached.

Tabulations showing the total number of lots or buildings sites, and the percentage of land in roads, lots, and open space.

Site Summary chart found on Vicinity Plan.

The applicant shall submit all information concerning site geology, area hydrogeology, site topography, and soil types.

The applicant shall submit evidence of proven wet water by:

The drilling of at least one test well from within the described subdivision boundary, as determined by a geotechnical engineer, licensed in the state of Utah. Well logs shall be submitted to the County identifying the depth and yield of the well. Information submitted must verify that the source is consistently available to supply 800 gallons per day per equivalent residential connection at a minimum flow rate of 0.55 gallons per minute. Water for irrigation supplies shall be verified to provide three GPM per irrigated acre. If the proposal is being served by an existing water utility company, these requirements do not apply.

Not applicable. Water will be delivered by existing Cottonwood Mutual Water Company per will serve letter.

Any additional submittal requirements required for or by Master Planned Development Reserves, specific Development Agreements, or requirements and conditions of other applicable ordinances or previous approvals, such as geologic hazards, sensitive area zone, flood hazards ordinance, etc.

This question is answer on a separate document

"SUMMARY OF PUD OVERLAY REPORT REQUIREMENTS"

**THE COTTONWOODS - PHASE 5
PRELIMINARY PLAT APPLICATION
MEADOW PARK WEST
SUMMARY OF PUD OVERLAY REPORT REQUIREMENTS**

In 2006 when The Cottonwoods project was granted approval, the development requirements of the Cottonwoods PUD were summarized in several different documents. They are:

1. The Cottonwoods Development Agreement.
2. PUD Overlay Book, (PUDOR) - aka Exhibit B of Development Agreement
3. Cottonwoods Technical Addendum.

The Development Agreement summarizes many of the approval procedures and general summaries of requirements, but the specifics are found within the PUD Overlay Book. Below we will summarize from the PUDOR the primary requirements and how this application fulfills or is exempt.

Owner List, Maps, Phasing Plans & Legal Description PUDOR Sections 1-5

These sections do not outline requirements but simply establish the location and Phasing of the Project. Per the map in Section 4.2 this application is for Phase 5, specifically the portion named Meadow Park.

Site Characteristics PUDOR Section 6

The map in PUDOR Section 6 shows that the proposed Meadow Park West - Phase 5 does not include areas of wetlands, viewshed, a project boundary airport impact areas, slopes greater than 25% or skyline potential areas and wildlife corridors.

Density Calculation PUDOR Section 7

Again, this section is a table which calculates the density for the entire Cottonwoods Project by summarizing PUD bonuses and does not have Phase-specific requirements. The governing documents for The Cottonwoods do not limit numbers of dwelling units within a specific phase but generally follows the approved concept plan in PUDOR Section 4.

Architecture PUDOR Section 8 & CCR Section 9

Meadow Park West - Phase 5 will be the first phase within The Cottonwoods where the homes will be pre-planned and sized to exactly fit the lots. Even though this will be a different home building process this application will still comply with the structural and architectural elements outlined in PUDOR section 8, and exceed the minimum single story square footage requirement of 1,500 sq ft in PUDOR section 9. We have hired a high-quality award-winning architect (Landforms Design) to custom design four different home plans to meet the requirement while still ensuring high quality, longevity, and balance. These four

home plans will have two different elevation options and at least five color schemes, so there will be at least forty different home combinations.

While the PUDOR section 8 only requires 1 element from each architectural and structural requirements our home designs will include several items from each list including:

- Hip roof (on the prairie style home)
- roof dormer and material change over the rear porch
- Trim around all windows and doors
- Front entry covered porches

As we meet all the design requirements and exceed the square footage requirements the home in this phase will generally complement, if not exceed, the value of many homes within the adjacent Cottonwood Meadows Phase 3.

Landscaping, Open Space, Parks & Trails PUDOR Sections 10-12 & 14

One of the primary factors for determining the density of The Cottonwoods Masterplan was the inclusion of Open Space, Parks and Trails. Below is a summary of these three items.

OPEN SPACE

The Cottonwoods at Mountain Green is required to maintain a minimum PUD ordinance requirement of 40% open space via improved (landscaped parks), native, agricultural or golf open space. The required percentage and the chart of estimated percentages within these four open space types is found in Section 14 of the PUDOR.

This application for Meadow Park West - Phase 5 will include 49.3% open space as tabulated in the Land Use Table on the Preliminary Plat. As described in the cover letter, all the areas outside of the private ownership unit will be an open space yard maintained in common by the HOA.

PARK & LANDSCAPE

As identified in Section 11 of the PUDOR, the Meadow Park West - Phase 5 will include the Meadow Linear Park. It was anticipated to be 2 acres on the Chart in Section 11, and we have included it as 2.74 acres. This park is shown as Open Space Parcel C on the Preliminary Plat. This park will be an improved open space area with turf, trees, shrubs, xeriscape, benches, and a gazebo.

TRAIL

In addition to the Meadow Linear Park, this Phase will also include an extension of the Meadow Street Parkway noted in Section 11 of the PUDOR. The meandering Sidewalk/Trail will be extended along Silverleaf Road to connect to the Park Meadow Road Sidewalk. It was anticipated to total 5 acres on the Chart in Section 11, and with this phase, it will now total 5.6 acres. This will create a

Sidewalk and Trail Loop completely around the heart of the project. This Meadow Street Parkway and trail is shown as Parcels E & F on the Preliminary Plat.

Additional Amenities PUDOR Section 13

This section details the requirements to construct an equestrian center in Phase 6, improve the reservoir and potential golf course concurrent with Phase 9. None of these amenities are required with the development of Phase 5.

Public Improvements and Roads PUDOR Section 15

The streets within Meadow Park West will all be publicly dedicated roads and will utilize the "Typical Residential Street" profile as shown in PUDOR 15. Instead of the 4' sidewalk depicted on the profile in PUDOR 15 we have decided to make the sidewalks 5' wide and place them immediately adjacent to the curb. The wider sidewalks allow for better pedestrian use when individuals are walking side by side. And by moving the sidewalk to the curb it eliminates the requirement to install and irrigate turf in a narrow park strip has been identified by Utah water districts as a common location for water wasting.

Water Information PUDOR Section 16

The Meadow Park West - Phase 5 will be serviced by the Cottonwood Mutual Water Company. The Water Company has issued the attached will serve letter to address the Source, Storage and Water right requirements for service.

Sewer and Storm Drain PUDOR Section 17

Sewer services and Storm drainage are shown on the Utility and grading and drainage plans of the Preliminary Plat submittal. The Mountain Green Sewer District has provided a will serve letter for the 68 units within Meadow Park West, it is attached. As was described in the County ordinance section, Storm Drain water for this project will be channeled off-site to a large detention basin already constructed on property owned by Northside Creek, LLC.

Lighting Plan PUDOR Section 18

This phase will utilize the same Shepherd Hook light fixture installed in the first four phases of The Cottonwoods. This light type is designed to only illuminate critical areas immediately beneath the light and has no cast off light to observe the Night Sky ordinance. A depiction of the light type is found in PUDOR Section 18.

Signing Plan PUDOR Section 19

Meadow Park West is an interior phase to the project and will not incorporate any entrance of project signage detailed in sections 19.1 & 19.2. The Phase will include secondary Entry sign (19.3) matching those utilized in previous Phases to identify the neighborhoods.

Construction , Air & Water Quality, Easement & Grading PUDOR Section 20-23

PUDOR Sections 20-23 outline standards for construction safety, air and water quality, easements and grading. Many of these requirements overlap with standard state and federal requirements. During the construction all ordinances will be followed, and SWPPP plans initiated to minimize the impact to the environment and neighboring residences.

Traffic, Economic, School, Enviro. & Social Assessments PUDOR Sections 24-28

PUDOR Sections 24-28 are a collection of the impact assessments prepared for The Cottonwoods Project.

General Plan and Area Plan Compliance PUDOR Section 29-30

PUDOR Sections 29 & 30 are a tabulation of the requirements of the General and Area Plans and how the Cottonwoods Project met them.

Attachment B: Applicant Supplemental Response to April 11 Staff Report

Response Memo V2

From: Skyler Gardner, Gardner Development

To: Lance Evans, Morgan County

Date: 18 April 2019

Re: Response Memo to the 15 Conditions noted in Staff Report for Meadow Park West Phase 5.

1. All outsourced consultant fees are paid current prior to final plat application.

We can pay invoices due for project prior to final application.

2. Provide verification of property ownership. Both of the affidavits submitted with application do not have the property owner section signed and notarized.

Affidavits were signed and uploaded to basecamp 4/2/19.

3. Provide a Cottonwoods Concept Plan Phase 5 overlay on the proposed preliminary plat.

Meadow Park West Phase 5 outline is shown on a Phase Concept Plan, attached.

4. Identify the development area of the Cottonwood Concept Plan Phase 5 in its entirety.

Meadow Park West Phase 5 outline is shown on an aerial photo, attached.

5. Provide the overall number of developed units in the Cottonwoods PUD by phase, thus far compared to the "Maximum density" allowed under the Cottonwoods Development Agreement.

Maximum Units Per DA 2.2	830	Balance
Phase 1 - Rosehill	70	760
Phase 2 - Cottonwood Hills	151	609
Phase 3 - Cottonwood Meadows	119	490
Meadow Ridge	2	488
Phase 4 - Stone Ridge	77	411
Total Units Approved to Date	419	50.5%
CURRENT APPLICATION		
Phase 5 - Meadow Park West	68	343
Total Units with current Phase 5 Application	487	58.6%

6. The title and preliminary plat naming need to be consistent. Some places on the plat it says “Meadow Park West” while on the title report calls out “Cottonwood Meadow Village LLC.” The subdivision title needs to reflect that it is Phase 5a of the Cottonwoods PUD Cottonwoods

Cottonwood Meadows Village, LLC is listed on the title report as the party who will be insured under the policy. The report has a legal description which matches the Meadow Park Plat legal description.

We will update each page of the Ensign Drawings before final approval to ensure each Plat has the title “Meadow Park West Phase 5 Condominium” with is associated sub Phase of A, B C or D.

7. Notes need to be added to plat to reflect the applicable information as stated in the Summary of PUD Overlay Report. For example, density calculations for Phase 5 as per PUDOR Section 7, parcels/trails will be maintained by the HOA and held as open space, HOA architectural review requirement, CCR’s references, Browning Arms notice, etc.

The Land Use table found on page 5 of 7 of the preliminary plat will be added to the Phase A-B plats and updated according to the Phase statistics with final application.

LAND USE TABLE		
PRIVATE OWNERSHIP	190,082 sq.ft.	26.8%
OPEN SPACE	348,505 sq.ft.	49.3%
ROADWAY	169,044 sq.ft.	23.9%
TOTAL AREA	707,631 sq.ft.	100%
TOTAL UNITS	68	
UNITS PER ACRE	4.18	
PROPERTY IS ZONED RR-1 WITH PUD OVERLAY FULL PROJECT IS WITHIN THIS ZONE		

In addition the following notes will be added to each plat.

- 1. Construction within this project shall conform to the architectural guidelines set forth in the CC&R’s with approval by the Project Architectural Review Committee. Reference the recorded CC&R’s for additional property restrictions and responsibilities.*

2. Reference "Geotechnical Engineering and Geologic Study" prepared by CMT Engineering Laboratories, dated February 5, 2019, Project number 12139, regarding soil characteristics for this site.
3. Setback requirements are as stipulated in recorded Park Meadow West CCR's paragraph 6.3. (This note will remain but Setback distances will match PUDOR 9)
4. Reference to project CC&R's for fencing restrictions.
5. Browning arms operates a firearms test range on nearby property. Periodic gunfire will be audible within the boundaries of this property.
6. Mountain Green experiences fluctuating groundwater levels throughout the year. A geotechnical report (see note 2) describing anticipated subsurface conditions is available. Snowmelt, water ponding on top of frozen ground is also a common occurrence. It is unlawful to discharge any surface or subsurface waters to the sanitary sewer system. Such a unlawful discharges are subject to fines and penalties per Mountain Green Sewer Improvement District ordinance 5.20.010. A land drain system has been provided we're known groundwater issues exist. All Units will have a land drain lateral. It is the responsibility of the homeowner to protect foundation/sanitary sewer from inflow/infiltration of surface and subsurface waters.
7. A navigation easement in favor of the Morgan County Airport is granted for the free and unrestricted passage of aircraft of any and all kinds for the purpose of transporting persons or property through the air, in, through, across and about the airspace over this land parcel. This easement grants the right of flight for the passage of aircraft in Airspace, together with the right to cause or create or to permit or allow be caused or created, such annoyances as may be inherent in, or may our arise or occur from occur from the operation of, aircraft in the compliance with all federal, State or local Aviation laws and regulations, and other aeronautical activities therein.
8. Parcels E & F, are quitclaimed to "The Cottonwoods at Mountain Green Master Association, Inc."
9. A six foot wide pedestrian and maintenance easement is granted in favor of Morgan County over Parcels E, F.
10. Units 101-111, 201-224, 301-324 & 401 -409 are members of the Meadow Park at the Cottonwoods Condominium Association.

8. Setbacks must be met as per the PUDOR Section 9. Each unit shall have 10' on each side, 10' on the front, and 15' on the rear and corners 20'.

We have updated the plat for Phase 5A to a condominium layout, and we will change our Association legal entity from a Homeowners Association to a Condominium Association. With this change setbacks will be measured from the Condominium Parcel Boundary. The current current layout as previously submitted on the site plan will comply with all setback standards. Phase 5 A Plat is attached as the Condominium example, but 5A and 5B will be submitted at Final plat application.

The CCR's will be updated to reflect the following setbacks.

6.3 Setbacks - No residence shall be located closer to a respective Lot line or another residential structure than as follows: ten (10) feet on the front, ten (10) feet on each side, unless the unit is a corner unit in which a twenty (20) setback shall apply, and fifteen (15) feet on the rear.

9. Add additional details to the preliminary plat indicating the "Meadow Linear Park" as defined in the Summary of PUD Overlay Report.

A colored landscaping plan is attached.

10. Provide a detailed landscaping plan that delineates a connecting trail through Open Space B, as required by the PUDOR Section 11 and 12.

A six foot wide delineated Trail path owned by the Master Owners Association and maintained by Morgan County is shown on the landscaping plan.

11. Provide documentation that includes the storm drain plans and calculations for the detention basin on the Northside Creek, LLC property.

We will provide this data with the final plat application.

12. Change in sidewalk design will require an amendment to the Development Agreement, otherwise the 5' park strip will be required (PUDOR Section 9.)

We have confirmed with Mark Miller that the 5' sidewalk adjacent to the Curb is a profile approved within the PUDOR Section 15 and will be used on Harvard Lane, Oxford Loop, Kingston Drive and Willow Creek Road, in combination with the 4' sidewalk profile within this subdivision on the Existing Harvard Drive and Park Meadow Drive.

13. Prior to a construction meeting an updated preliminary plat, a draft of the Neighborhood Declaration, construction drawings and specifications and all required submittals (cost estimates, surety, title report, approved will serves and drainage plans) must be accepted by the County in accordance to the PUD Overlay Report, the Development Agreement and current local, state and federal regulations.

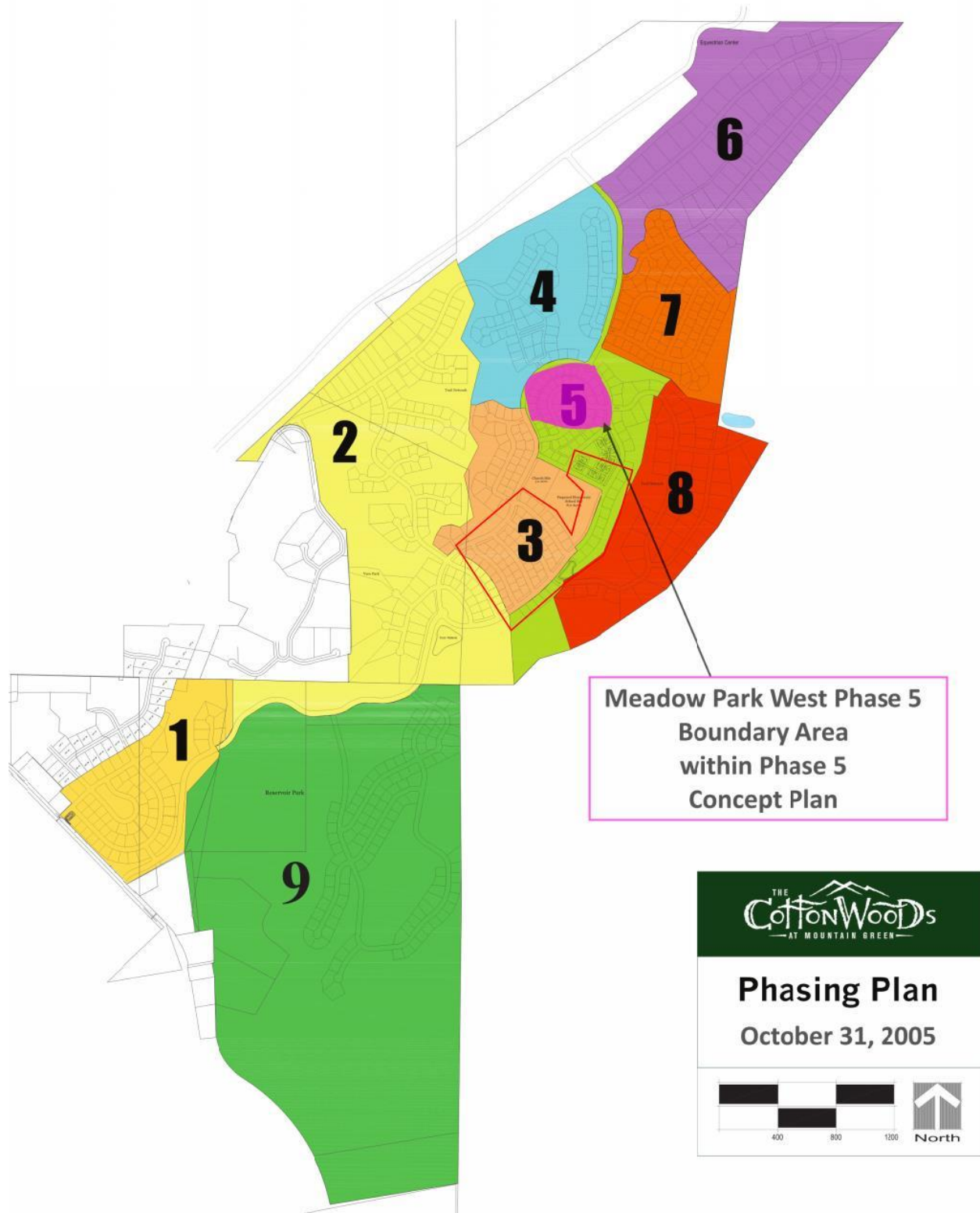
Can be done before pre-construction meeting.

14. The developer shall provide to the County letters of compliance with the servicing water company and sewer district as well as from the Mountain Green Fire District prior to final plat application.

Can be done before final approval.

15. That all other local, state, and federal laws are adhered to.

Will be done with final application.







Attachment C – Neighborhood Emails

The Planning and Development Services Department has received the following emails with concerns about the proposed subdivision. I have copied them into one document for convenience.

4/11/2019

Dear Mr. Evans,

Please deny/decline the preliminary plat for the Cottonwoods Phase 5a. 68 new units crammed into this tiny parcel area is a terrible idea. The parcel is zoned in RR-1, along with the surrounding neighborhood. Tiny lots are not RR-1. Again, the developer is just trying to make as much money as he can with no regard to water issues, property values, etc.

Thank you,

Heather Dauel

5778 Arlington Drive

Morgan, UT 84050

4/12/2019

I would like to add my name to the list of neighbors concerned and upset about the plans for phase 5 in the Cottonwoods.

Growth is inevitable, but the manner that it is planned could have many implications for us. It seems that the density of the lots in the 16 acres is suited for a city and not a rural mountain community. I understand that the zoning was agreed upon years ago, but as the community and homes evolved, there should be opportunity to revisit the plan and the effects it would cause.

I would hope that the county would consider the neighborhood and those of us living here. Implementing this phase, would decrease home values, increase traffic, stress and already limited water supply, and push people to find another neighborhood with more space.

As I stated, growth will happen, but most of us would feel more comfortable with 1/4 acre lots that have been the norm in the past. Thanks for your time.

Chad Crowther

6101 Majestic Way

4/16/2019

Hello Mr. Evans we spoke on the phone the other day my name is Camille Schultz I live at 6116 Harvard Dr, Morgan Utah 84050. After careful review of the cottonwoods agreement signed in 2003-2007 I feel phase 5 does not follow the outline laid out in cottonwoods introduction and agreements. The introduction states such things as "preservation of open space, rural character, extensive trail systems,

unique landscapes streetscape, etc.” I do not see that the proposed community follows any of these items. It is also said this particular community will have pedestrian access to the church and school site via trail system that is not incorporated into phase 5 or my street on Harvard Drive. It also states the landscaping will be a mixture of natural landscape, low water plants etc, in which it appears none will be visible from the outside of phase 5. Also 68 homes in such a small area will not follow the night sky ordinance.

I also feel safety will be a major issue with only 1 construction access point to the cottonwoods and the elementary in close proximity to the school with no sidewalks, crosswalks or signs on the north end of the school.

My other major concern is flooding in the homes of these basements. The Harvard drive area has no land drain and is in the center of major spring runoff from the above mountains. All of the home in Harvard Circle except one have experienced major flood damage to our basements as well as many homes on Park Meadow. The depth of these basements should be greatly considered.

The community plan has that was originally promised especially in the area of phase 5 has greatly changed and should therefore no longer be considered relevant.

Thank you for your time
Camille Schultz

4/17/2019

Hi Lance - I have a lot of concerns regarding the new phase 5 development in the Cottonwoods. I agree with all of the concerns that were against the current layout of phase 5 that were discussed at the meeting, so I won't get into all of them, but I know a lot of people aren't even aware of the details and are very concerned! The signs aren't visible (tiny print & not on the Main roads for people to see) I had driven by the sign multiple times and didn't even notice it Until I was out for a walk. It never has crossed my mind that such a high-density development would even be possible to be in our neighborhood! I would be totally ok with a new development if it wasn't so dense & actually fit in with the rest of the neighborhood. I have MANY concerns but a big concern is safety. I live on park meadow drive and I hate to see this road go through with so many houses. I have 3 young kids and I worry for their safety & I know I'm not the only one. Our neighborhood is surrounded by young kids always out playing. I would hope the construction trucks wouldn't use park meadow drive as their access. Not to mention the safety for all the school kids, no sidewalks, crosswalks etc.

can there at least be more grass around the perimeter and trails to be more consistent with the rest of the neighborhood? Can we make bigger signs that people can actually read? Postpone the meeting until people can actually see a sign with the date? What are our options to have our opinion heard and considered? Would a petition help? I absolutely love where we live and feel this new development will really hurt our area!

Thanks,
Katie Mahoney



PLANNING & DEVELOPMENT

PLANNING COMMISSION STAFF REPORT

Zoning Map Amendment

April 25, 2019

Staker Parson Zoning Map Amendment
Public Hearing

Application No.:	19.014
Applicant:	CW Land Co.
Owners:	Staker and Parson Companies
Project Location:	Approximately 4950 Old Highway Road
Current Zoning:	A-20
General Plan Designation:	Town Center
Acreage:	52 Acres
Request:	Amend the Zoning Map, changing the zoning from Agricultural (A-20) to Town Center (TC)
Date of Application:	April 3, 2019
Date of Previous Applications:	N/A

Staff Recommendation

County Staff recommends approval of the requested zoning map amendment from the A-20 zoning district to the Town Center (TC) zoning district. The approval recommendation is based on the following findings listed below:

Findings:

1. That the proposed amendment is consistent with the future land use map and policies for the Town Center Land Use Designation.
2. That the proposed amendment is in harmony with existing proposed land uses in the area.
3. That the anticipated development may not adversely impact the adjacent properties.
4. That there will be adequate facilities and services to serve the subject property.

Background

This application is for an amendment to the Morgan County zoning map. The applicant is proposing to rezone fifty-two (52) acres currently zoned A-20 (Agricultural 20) (See Exhibit C) and located in the current Staker Parson Gravel Pit, north of Old Highway Road and approximately 300 feet east of Trappers Loop Road. (See Exhibit A). The property abuts the Rollins Ranch PRUD to the east and the new Mountain Green Middle School site to the north. The 52-acres consists of two parcels, one 24.33 acres and the other 27.67 acres, where the Staker Parson Gravel Pit is, which is approved for removal of the gravel on-site through Conditional Use Permit #15-051, exists on both parcels.

Morgan County Code establishes four standards for approval of a rezoning. Staff's analysis follows each of the criteria as outlined.

1. General Plan Consistency:

The General Plan and Future Land Use Map designation, Town Center, demonstrates the desire of the County to allow for smaller residential lots and mixed-use commercial development with compatible transitions from existing uses.

The 2010 Morgan County General Plan identifies the following three visions for the County that support the proposal (*see pages 4 & 5 of the 2010 Morgan County General Plan*):

1. Morgan County attracts families with its quality of life, rural atmosphere, secure environment, and natural beauty. Residents have a wide range of employment, housing, and lifestyle choices. The County benefits from a balanced economy, livable wages, economic prosperity, and first-rate community services.

2. Morgan County respects property rights and recognizes personal responsibility to the land and communities.

6. Morgan County accommodates growth responsibly by integrating new development in a way that is respectful of the environment, supports County values, considers long-term sustainability, and uses available infrastructure. To help achieve this goal, the County strongly recommends that growth occur within or adjacent to corporate limits and villages, or be located within master-planned communities.

The proposed zone change appears to coincide with the stated vision for Morgan County. Additionally, the proposal complies with the Town Center policy:

Town Center: *The Town Center designation denotes areas suitable for a mixture of commercial, employment, and supporting residential uses in appropriate locations. Horizontal mixed uses would be required for master planned projects, and vertical mixed uses would be encouraged. Residential uses in the Town Center category should be vertically and/or horizontally integrated, and complementary to nonresidential uses. Town Center projects should be designed to provide maximum compatibility with surrounding land uses. Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town Center area.*

In changing the zoning district for the applicant's property, the County is reflecting the goals, objectives and policies of the General Plan.

2. Harmonious with the Overall Character of Existing Development

The Town Center Zoning District uses design, connectivity and open space standards for residential and commercial uses to ensure that all development will be in harmony with the overall character of the area and most importantly the immediate neighbors. Future development in the Town Center district will have to provide a development agreement and subdivision that meets the design standards of the Town Center zone for review and approval prior to any development.

3. Adverse Impact to Adjacent Property

There are no land uses allowed in the Town Center Zoning District which would adversely impact the neighboring properties. The allowed uses in the Town Center were reviewed and adopted in an effort to create a viable blend of residential and commercial uses to enhance the surrounding community.

4. Adequacy of facilities and services

This property is within the jurisdiction of multiple service districts and agencies that will be able to provide services to the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Ordinance Evaluation:

Morgan County ordinance anticipates amendments to the zoning map. Section 8-3-3: *Amendments to Title and Zoning Map* indicates that:

The county council may amend this title, including the zoning map, but only in accordance with the following procedure:

- A. The county council may instruct staff to study and make recommendations for amendments to this title or the zoning map in response to changes in policy or conditions generally within the county. Staff shall forward a recommended amendment to the planning commission for*

their consideration. The planning commission shall review and make recommendation to the county council regarding the proposed amendment pursuant to subsection 8-3-4D of this chapter.

- B. The planning commission may instruct staff to study and make recommendations for amendments to this title in response to changes in policy or conditions generally within the county. Staff shall forward a recommended amendment to the planning commission for their consideration. The planning commission shall review and make recommendation to the county council regarding the proposed amendment pursuant to subsection 8-3-4D of this chapter.*
- C. Any property owner may initiate an amendment to this title or the zoning map, as long as they are affected by the proposed amendment, by submitting a complete application to the planning and development services department in accordance with subsection 8-3-4A of this chapter.*

Section 8-3-4: Procedures for Amendments and Rezoning's states:

- D. Planning Commission Review And Recommendation: Upon receiving a recommendation from staff regarding an amendment to this title or the zoning map, and after holding the required public hearing, the planning commission shall review the amendment and prepare its recommendation. The planning commission may recommend approval, approval with modifications, or denial of the proposed amendment and shall submit its recommendation to the county council for review and decision.*
 - 1. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this title.*
- E. County Council Review: The county council shall schedule and hold a public hearing on the application as provided in section 8-3-12 of this chapter. Following the public hearing the county council may approve, approve with modifications, or deny the proposed amendment. Prior to making a decision that goes contrary to the planning commission's recommendation, the county council may, but is not obligated to, remand the amendment to the planning commission with a request for another recommendation with additional or specific considerations. The planning commission shall review such request as specified in subsection D of this section.*
- F. Approval Standards: A decision to amend the text of this title or the zoning map is a matter committed to the legislative discretion of the county council and is not controlled by any one standard. However, in making an amendment, the county council should consider the following factors:*
 - 1. Whether the proposed amendment is consistent with goals, objectives and policies of the county's general plan;*
 - 2. Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*
 - 3. The extent to which the proposed amendment may adversely affect adjacent property; and*
 - 4. The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.*

This meeting is in fulfillment of subsection (D) above. In response to Section 8-3-4(F) above, the impact on the facilities and services should be minimal.

Recreation vehicle parks	C1	-	-	C1	C1	C1	-	-	-	-	C1	-
Residential care facilities	C1	-	-	C1	C1	C1	-	-	-	-	-	-
Retirement home/assisted living	-	C1	-	-	-	C1	-	-	-	-	-	-
CONSTRUCTION												
General Contractors Office	-	-	P	-	-	-	-	-	C2	-	P	P
Construction - Storage yard, equipment, materials	-	-	-	-	-	-	-	-	C2	-	P	P
Construction - Sub-contractors (Painters, plumb, HVAC, etc.)	-	-	-	-	-	-	-	-	C2	-	P	P
MANUFACTURING												
Food and Beverage Manufacturing	-	-	-	-	-	-	-	-	-	-	C2	C2
Textile, Clothing, Leather, Leather and Allied Manufacturing	-	-	-	-	-	-	-	-	-	-	C2	C2
Woods Product Manufacturing (Furniture)	-	-	-	-	-	-	-	-	-	-	P	P
Paper Product Manufacturing	-	-	-	-	-	-	-	-	-	-	-	P
Printing Activities	-	-	-	-	-	-	-	-	-	-	C2	C2
Pharmaceutical Manufacturing	-	-	-	-	-	-	-	-	-	-	-	P
Medical Manufacturing	-	-	-	-	-	-	C2	C2	-	-	C2	P
Central-mixed concrete manufacturing	-	-	-	-	-	-	-	-	-	-	C2	P
Concrete batch plants (including temporary)	-	-	-	-	-	-	-	-	-	-	C2	P
Ready-mix concrete manufacturing and distributing	-	-	-	-	-	-	-	-	-	-	C2	P
Truck or Transit-mixed concrete manufacturing	-	-	-	-	-	-	-	-	-	-	C2	P
Petroleum Products Manufacturing	-	-	-	-	-	-	-	-	-	-	-	-
Machine Shop and Metal Manufacturing	-	-	-	-	-	-	-	-	-	C2	P	P
Ammunition and Mines manufacturing	-	-	-	-	-	-	-	C2	-	-	C2	C2
Machinery and Equipment Manufacturing	-	-	-	-	-	-	-	-	-	-	C2	C2
Metal Manufacturing Small or Precision Equipment	-	-	-	-	-	-	-	-	-	-	C2	C2
Engine manufacturing	-	-	-	-	-	-	-	-	-	-	C2	C2
Light Industrial Manufacturing	-	-	-	-	-	-	-	-	-	-	P	P
Heavy Industrial Manufacturing	-	-	-	-	-	-	-	-	-	-	C2	P
Chemical and plastics manufacturing:	-	-	-	-	-	-	-	-	-	-	-	-
Computers manufacturing	-	-	-	-	-	-	-	-	-	-	C2	C2
Photovoltaic cells manufacturing	-	-	-	-	-	-	-	-	-	-	C2	C2

[illegible]

Record production, duplication or distribution	-	-	P	C1	C1	C1	C1	C1	C1	-	C1	-
Sound recording studios	-	-	P	P	P	P	P	P	P	-	P	-
Computer data storage services	-	-	P	C1	C1	C1	C1	C1	C1	-	C1	-
Data processing services	-	-	P	C1	C1	C1	C1	C1	C1	-	C1	-
Libraries	P	P	P	P	P	P	P	P	P	-	-	-
Automobile rental (or other vehicle rental)	-	-	-	P	P	P	-	-	-	-	P	-
FINANCE AND INSURANCE												
Bank and Financial Services	P	P	P	P	P	P	P	P	P	C1	C1	C1
Professional, Scientific and Technical Service Offices	P	P	P	P	P	P	P	P	P	P	C1	C1
EDUCATIONAL SERVICES												
Academies, elementary or secondary	P	P	C2	P	P	P	P	P	P	P	-	-
Boarding schools, elementary or secondary	P	P	C2	P	P	P	P	P	P	P	-	-
Elementary and secondary schools	P	P	C2	P	P	P	P	P	P	P	-	-
Finishing schools, secondary	P	P	C2	P	P	P	P	P	P	-	-	-
High schools	P	P	C2	P	P	P	P	P	P	-	-	-
Junior high schools	P	P	C2	P	P	P	P	P	P	-	-	-
Military academies, elementary or secondary	P	P	C2	P	P	P	P	P	P	-	-	-
Colleges, community	P	P	C2	P	P	P	P	P	P	-	-	-
Colleges and Universities	P	P	C2	P	P	P	P	P	P	-	-	-
Colleges, universities, and professional schools	P	P	C2	P	P	P	P	P	P	-	-	-
Healthcare and Social Assistance Offices	P	P	P	P	P	P	P	P	P	-	-	-
Laboratories, medical and dental	-	-	C2	-	-	-	P	P	-	-	P	P
Child day care centers (as defined in Utah State Code)	P	P	P	P	P	P	P	P	P	-	-	-
Medical Clinic	P	P	P	P	P	P	P	P	P	P	C1	C1
ENTERTAINMENT												
Stables, horse racing	-	-	-	-	-	-	-	P	-	-	-	-
Art galleries (except retail)	-	-	P	P	P	P	P	P	P	-	-	-
Art museums	-	-	P	P	P	P	P	P	P	-	-	-
Community museums	-	-	P	P	P	P	P	P	P	-	-	-
Electronic game arcades	-	-	P	P	P	P	-	-	-	-	-	-
Family fun centers	-	-	P	P	P	P	-	-	-	-	-	-
Indoor play areas	-	-	P	P	P	P	-	-	-	-	-	-
Pinball arcades	-	-	P	P	P	P	-	-	-	-	-	-

Video game arcades (except gambling)	-	-	P	P	P	P	-	-	-	-	-	-
Country clubs	-	-	P	P	P	P	-	-	-	-	-	-
Athletic club facilities, physical fitness, dance, gymnasiums, fitness centers	P	P	P	P	P	P	P	P	-	-	-	-
Recreational sports club facilities	P	P	P	P	P	P	P	P	-	-	-	-
Rinks, ice or roller skating	P	P	-	P	P	P	P	P	-	-	-	-
Swimming pools	P	P	P	P	P	P	P	P	-	-	-	-
Tennis club facilities	P	P	P	P	P	P	P	P	-	-	-	-
Bowling alleys	P	P	P	P	P	P	P	P	-	-	-	-
Bowling centers	P	P	P	P	P	P	P	P	-	-	-	-
Theater/ Cinemas	C1	C1	P	P	P	P	C1	C1	-	-	-	-
Movie theaters (except drive-in)	-	-	P	C1	C1	C1	C1	C1	C1	-	C1	-
Drive-in motion picture theaters	-	-	-	C1	C1	C1	C1	C1	C1	-	C1	-
ACCOMMODATION & FOOD SERVICES												
Health spas (i.e., physical fitness facilities) with accommodations	-	-	P	C2	C2	C2	C2	-	-	-	-	-
Hotels (except casino hotels)	C1	-	C3	C1	C1	C1	C1	C1	C1	C1	-	-
Bed and breakfast inns	C1	C1	C1	C1	C1	C1	-	-	-	-	-	-
Banquet halls with catering staff	-	-	P	C1	C1	C1	C1	-	-	-	-	-
Caterers	-	-	P	C1	C1	C1	C1	-	-	-	-	-
Restaurants	P	P	P	P	P	P	P	P	P	P	C1	C1
Coffee shops, on premise brewing	P	P	P	P	P	P	P	P	P	P	C1	C1
TRANSPORTATION												
Bus terminal or station	C1	C1	P	C1	C1	P	P	C1	C1	C1	P	P
OTHER SERVICES												
Repair shop (small equipment, personal items)	C1	C1	-	C1	C1	C1	C1	C1	C1	C1	C1	-
Tractor, farm or construction equipment repair and maintenance services	-	-	-	-	-	-	-	-	-	-	C2	C1
Welding repair services (e.g., automotive, general)	-	-	-	-	-	-	-	-	-	-	C2	C1
Engine repair, small engine	-	-	-	-	-	-	-	-	-	-	C1	P
Aircraft upholstery repair	-	-	-	P	P	P	P	-	P	-	P	P
Furniture repair shops	-	-	-	P	P	P	P	-	P	-	P	P
Window shade repair and maintenance shops	-	-	-	P	P	P	P	-	P	-	P	P

[illegible]

8-5C-4: HEIGHT REGULATIONS:

	Districts											
	CB	NC	CS	TC	CH	GC	BP	TPC	MGC	PC	LM	I
	The maximum height for all buildings and structures in districts regulated by this article, except as specifically provided for in other sections of this title, shall be:											
In feet	35	35	35	35	35	35	35	35	35	35	35	no limit
In number of stories	3	3	3	3	3	3	3	3	3	3	3	no limit

8-5C-5: SETBACK AND YARD REGULATIONS:

	Districts												
	CB	NC	TC Com*	TC Res*	CS	CH	GC	BP	TPC	MGC	PC	LM	I
	The minimum depth and/or length for yards in the districts regulated by this article shall be (in feet):												
Front yard	25	25	10	25	25	25	25	25	25	25	25	25	25
Rear yard	20	20	5	20	20	20	20	20	20	20	20	20	20
Side yards	10	10	5	10	10	10	10	10	10	10	10	10	10
Except as determined by conditional use permit or as allowed for utility uses and governmentally operated essential service facilities in section 8-6-18 of this title	A	A	A	A	A	A	A	A	A	A	A	A	A

- The setbacks for the Town Center Zone are divided into Commercial (Com) and Residential (Res) uses. The setback shall be determined by the principle use of the property.

8-5C-6: IMPROVEMENTS COMPLETED OR IN PROGRESS BEFORE BUILDING PERMIT ISSUED:

Improvements are to be in compliance with standards adopted by the county.

	Districts											
	CB	NC	TC	CS	CH	GC	BP	TPC	MGC	PC	LM	I
Street grading ¹	A	A	A	A	A	A	A	A	A	A	A	A
Street base ¹	A	A	A	A	A	A	A	A	A	A	A	A
Street paving	A	A	A	A	A	A	A	A	A	A	A	A
Curb and gutter ¹	A	A	A	A	A	A	A	A	A	A	A	A
Sidewalk	A	A	A	A	A	A	A	A	A	A	A	A
Surface drainage facilities ¹	A	A	A	A	A	A	A	A	A	A	A	A
Wastewater disposal facilities	A	A	A	A	A	A	A	A	A	A	A	A
Culinary water facilities	A	A	A	A	A	A	A	A	A	A	A	A
Firefighting facilities ^{1,2}	A	A	A	A	A	A	A	A	A	A	A	A
Street name and traffic signs	A	A	A	A	A	A	A	A	A	A	A	A
Street monuments	A	A	A	A	A	A	A	A	A	A	A	A
Survey monuments boxes	A	A	A	A	A	A	A	A	A	A	A	A
Streetlights	A	A	A	A	A	A	A	A	A	A	A	A
Address numbers	A	A	A	A	A	A	A	A	A	A	A	A
Public utilities - power, gas, telephone, cable TV, etc.	A	A	A	A	A	A	A	A	A	A	A	A

Notes:

1. Construction completed prior to issuing building permits.
2. Indicates refer to fire officials for latest regulations.

(Ord. 16-03, 7-5-2016, Ord. 17-36, 12-19-2017)

Town Center Analysis

The proposal is to rezone 52 acres from A-20 to Town Center. This request is consistent with the General Plan designation of Town Center, which contemplates a variety of uses in a denser environment, including residential units as part of the mixed-use development. The Town Center zoning will allow mixed-use development, including denser housing and commercial uses which is also compatible with the overall vision of the area as detailed in the General Plan.

The TC zone allows for similar permitted uses as other residential zones including single-family and two-family dwellings, three-family, four-family and multiple-family dwellings with a Conditional Use Permit (CUP) through the Planning Commission. Residential is allowed in the Town Center zone, however, it would require residential uses mixed with commercial type uses through a development agreement. The CUP process will allow for the Planning Commission to review any residential proposals for compliance with CUP standards. The development agreement process will allow the Planning Commission to review the standards set forth in the development agreement and make a recommendation to the County Council. The County Council would be the land use authority for this decision.

Recommended Motion

Recommended Motion for a *Positive* Recommendation – “I move we forward a positive recommendation to the County Council for the Staker Parson Rezone Map Amendment, application number 19.014, changing the zoning district from A-20 to Town Center, based on the findings listed in the staff report dated April 25, 2019.”

Recommended Motion for a *Negative* Recommendation – “I move we forward a negative recommendation to the County Council for the Staker Parson Rezone Map Amendment, application number 19.014, changing the zoning district from A-20 to Town Center, based on the findings listed in the staff report dated April 25, 2019, *due to the following findings:*”

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map
Exhibit B: Future Land Use Map
Exhibit C: Existing Zoning Map

Staff Contact

Lance Evans
801-845-4015
levans@morgan-county.net

Exhibit A: Vicinity Map

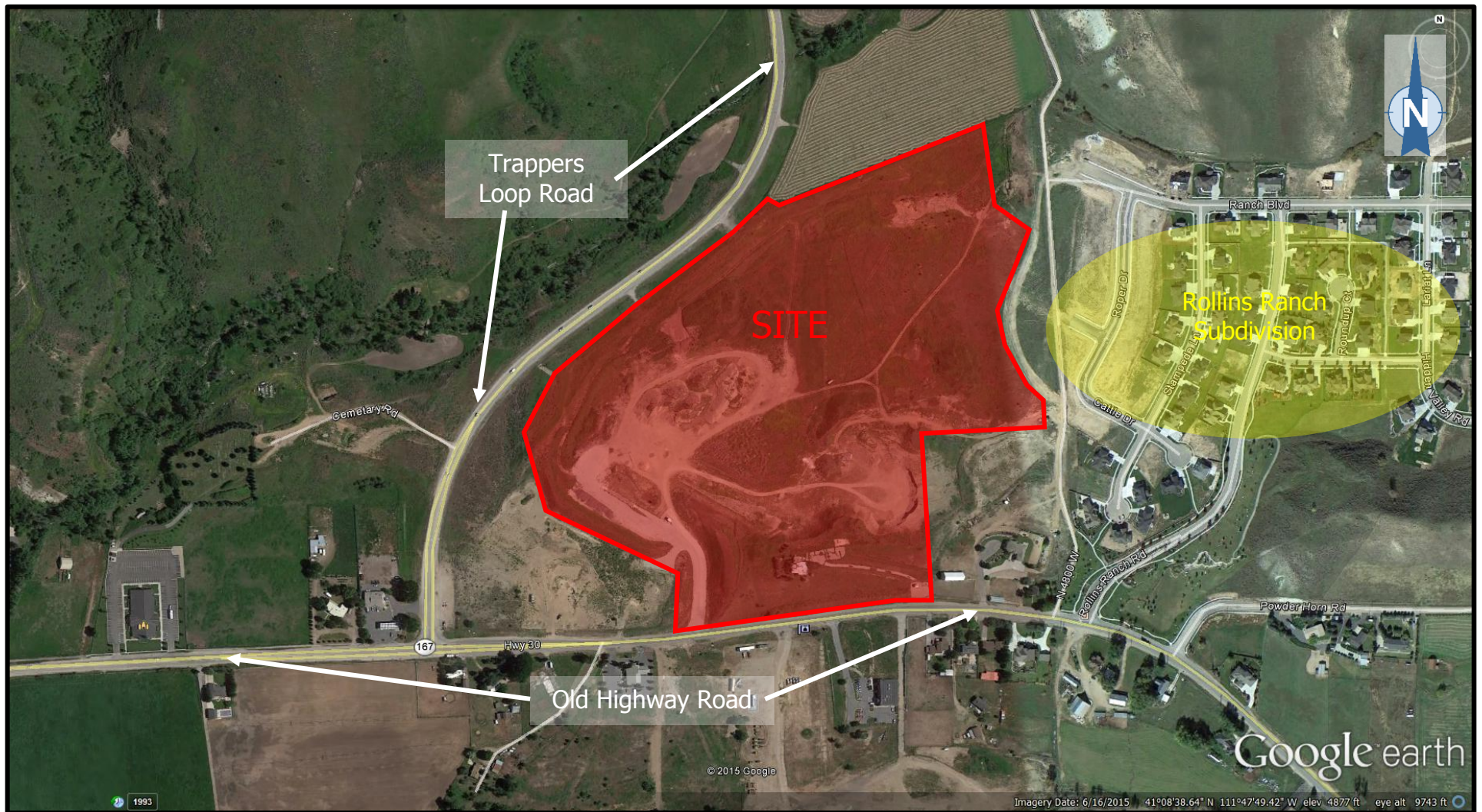


Exhibit B: Future Land Use Map

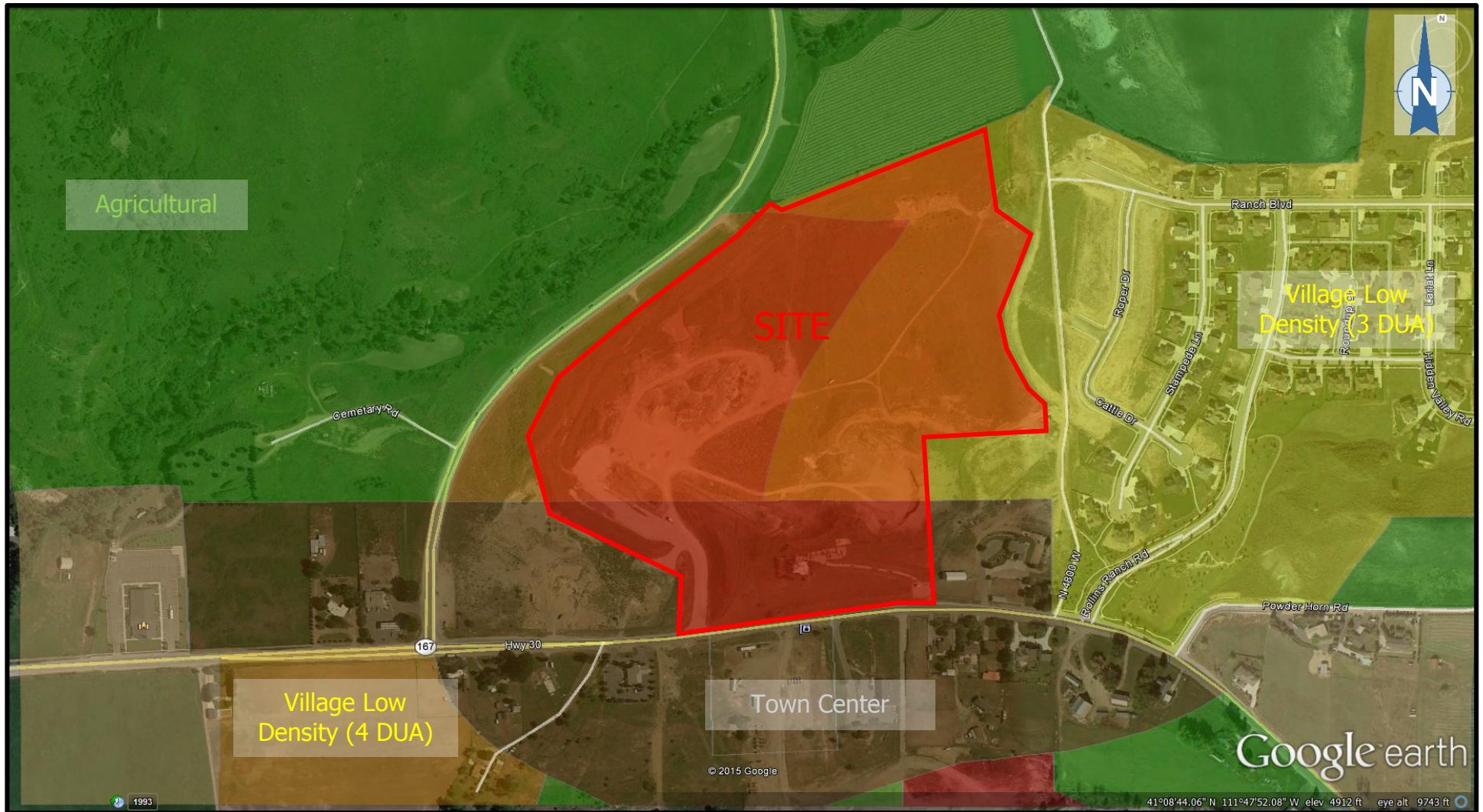
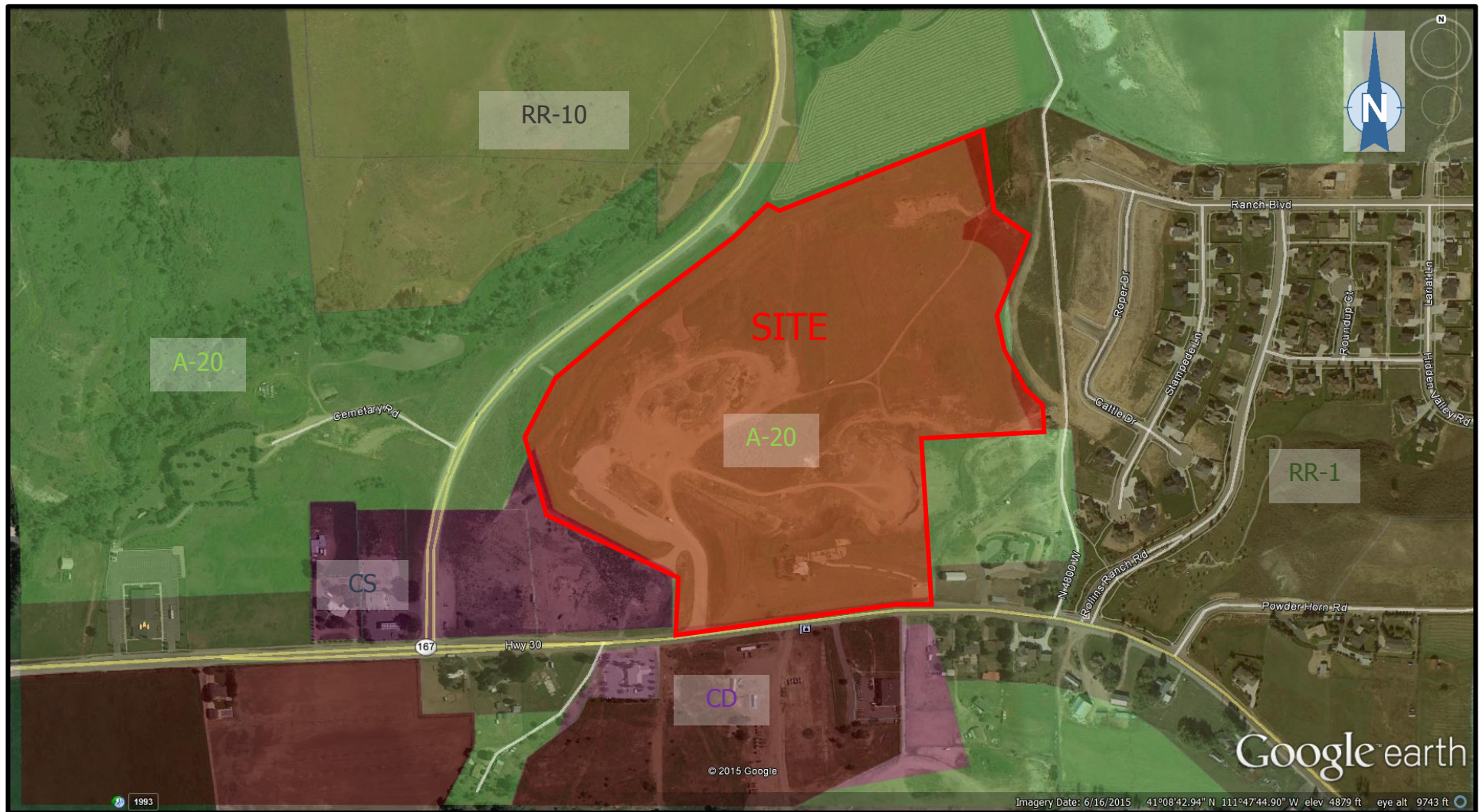


Exhibit C: Existing Zoning Map



4/19/19

Dear Lance,

Accompanying our application for rezone and in accordance with approval criteria in 8-3-4F of the Morgan County Code below is a summary of the facilities that are intended to service our application for Town Center Zone.

Roadways: Although conceptual planning is still in the works, we intend to design backbone public roads that meet county standards. Some private roads may be constructed in some of the areas of the project.

Parks and Recreation: We intend to provide trails, pocket parks, and other recreational elements, as recommended by county staff and the Town Center Code.

Police and Fire protection: We have met with MGFDP about previous plans that they verbally approved. We intend to work closely with them to ensure a safe neighborhood.

Schools: We are currently working with the Morgan School District and coming up with solutions to provide access to the middle school. Morgan School District has expressed support for our plans for a town center in this location.

Stormwater and Drainage: Storm water facilities will be designed and constructed to meet county standards.

Water Supplies: The property is located within both the Cottonwood Mutual Water Company and Highlands Water Company's approved service areas. Both have expressed interest in servicing the property and have issued written intents to service letters.

Wastewater: Mountain Green Sewer Improvement will service the property. They have the current capacity for the project and have notified us that they are planning on expanding sewer capacity for future growth within Mountain Green.

Refuse Collection: Morgan County Waste Management would service our development.

Joe Nielson
Project Manager
joe@cw.land

Staff Report

Planning & Development Services



To: Morgan County Planning Commission

From: Gina Grandpre, Planner

Date: April 25, 2019

Re: 5000 West Street Preliminary/Final Plat

Subdivision Preliminary/ Final Plat

PROPERTY ADDRESS: Approximately 4950 Old Highway Road in Mountain Green.

PARCEL ID: 03-005-044-02-1-NA and 03-005-044-02-1-3NA

GENERAL PLAN: Town Center Land Use Designation

ZONING DISTRICT: A-20 (Plat application is contingent on rezone from A-20 to TC)

REQUEST: Staker Parson Corporation requests approval of the 5000 West Street Subdivision a small, two lot subdivision in the Mountain Green area.

RECOMMENDATION: Based on the information in this staff report, planning staff recommends that the Planning Commission approve the preliminary and final plats for the 5000 West Street Small Subdivision subject to all applicable regulations and the following conditions:

1. That the Morgan County Council approve the rezone application #19.014, from A-20 to TC prior to recordation of the final plat.
2. That the alignment of 5000 West Street will be adjusted to align with Mountain Green Apartment Concept Plan road on south side of Old Highway Road or the owners of that Concept Plan agree to shift their road alignment prior to road construction and final plat recordation.
3. All outsourced consultant fees are paid current prior to final plat recordation.
4. Submit an updated title report, dated within 30 days of final plat recordation.
5. That all other local, state, and federal laws are adhered to.

PROJECT DESCRIPTION:

Proposal Details

This request is for a two-lot subdivision located at approximately 4950 Old Highway Road in the Mountain Green area. The two parcels being subdivided are approximately 52 acres. Lot 1 will be 15.638 acres; Lot 2 will be 34.451 acres. The property is north of Old Highway Road and

east of Trappers Loop Road. Frontage for the two lots will be accessed from the proposed Morgan County road 5000 West Street. The property currently has a Conditional Use Permit for excavation of the Warner Gravel pit, which is approved for removal of the gravel on-site; application #15-051. There are not existing buildings on the property.

DISCUSSION:

The concept plan for 5000 West Street Subdivision was approved by the zoning administrator with findings and recommendations as required by Morgan County Code (MCC) 8-12-19C.

8-12-19: REVIEW BY COUNTY STAFF OF CONCEPT PLAN:

- C. *The Zoning Administrator shall evaluate the recommendations of County staff and notified agencies, and the applicable requirements of all County ordinances and General Plans, and shall submit written findings and recommendations to the developer for all subdivisions of eight (8) lots or less. Recommendations regarding the concept plan by the Zoning Administrator shall not constitute an approval or disapproval of the proposed subdivision, but rather shall operate in such a manner as to give the subdivider general guidance as to the requirements and constraints for the subdivider's proposed subdivision within the County. The Zoning Administrator shall provide a copy of any final recommendations to the Planning Commission. (Ord. 17-26, 5-2-2017).*

The developer has submitted construction documents for the proposed road. These documents have been reviewed by the County Engineer, who will schedule a construction meeting upon approval of the preliminary/final plats. However, there is a question regarding the road alignment at Old Highway Road with the recently approved concept plan of the Mountain Green Apartments. This alignment will need to be worked out between the property owners on the north and south side of Old Highway Road at this location. The 5000 West Street developer will need to either shift their road design over to line up with the Mountain Green Apartments or obtain an agreement with that developer to have them shift their road to align with theirs. This alignment determination has been added as a condition of approval and will be required to be resolved prior to construction of the improvements and final plat recordation.

The developer will be able to complete the improvements after approval by the Planning Commission and receive a final acceptance of the improvements and then record or they may bond for the improvements and then record.

Zoning

The zoning of the property is in the process of being rezoned to Town Center, this application is contingent upon County Council approval of the rezone from A-20 to Town Center.

8-5C-1: Purpose

Town Center: The Town Center designation denotes areas suitable for a mixture of commercial, employment, and supporting residential uses in appropriate locations. Horizontal mixed uses would be required for master planned projects, and vertical mixed uses would be encouraged. Residential uses in the Town Center category should be vertically and/or horizontally integrated, and complementary to nonresidential uses. Town Center projects should be designed to provide maximum compatibility with surrounding land uses. Increased aesthetic and architectural design requirements and focus on streetscape creation are paramount to the development of a Town

Center area.

The proposed subdivision appears to follow the proposed rezone requirements for the Town Center zoning district.

Ordinance Review: Planning staff has reviewed the proposed subdivision in accordance with the subdivision ordinance 8-12-53 and all other applicable ordinances.

Planning staff recommends approval of the proposed subdivision based on the findings and with conditions listed in this staff report, dated April 25, 2019.

Recommended Motion

Sample Motion for an Approval – “I move we approve the preliminary and final plats 5000 West Subdivision, application #19.019, located at approximately at 4950 Old Highway Road in Mountain Green, based on the findings and with the conditions listed in the staff report dated April 25, 2019.”

Sample Motion for an Approval with conditions – “I move we approve the preliminary and final plats 5000 West Subdivision, application #19.019, located at approximately at 4950 Old Highway Road in Mountain Green, based on the findings and with the conditions listed in the staff report dated April 25, 2019, and the following conditions:”

1. *List any additional findings and conditions...*

Sample Motion for a Denial – “I move we deny the preliminary and final plats 5000 West Subdivision, application #19.019, located at approximately at 4950 Old Highway Road in Mountain Green, based on the following findings:

1. *List any additional findings...*

Exhibit A: Vicinity Map

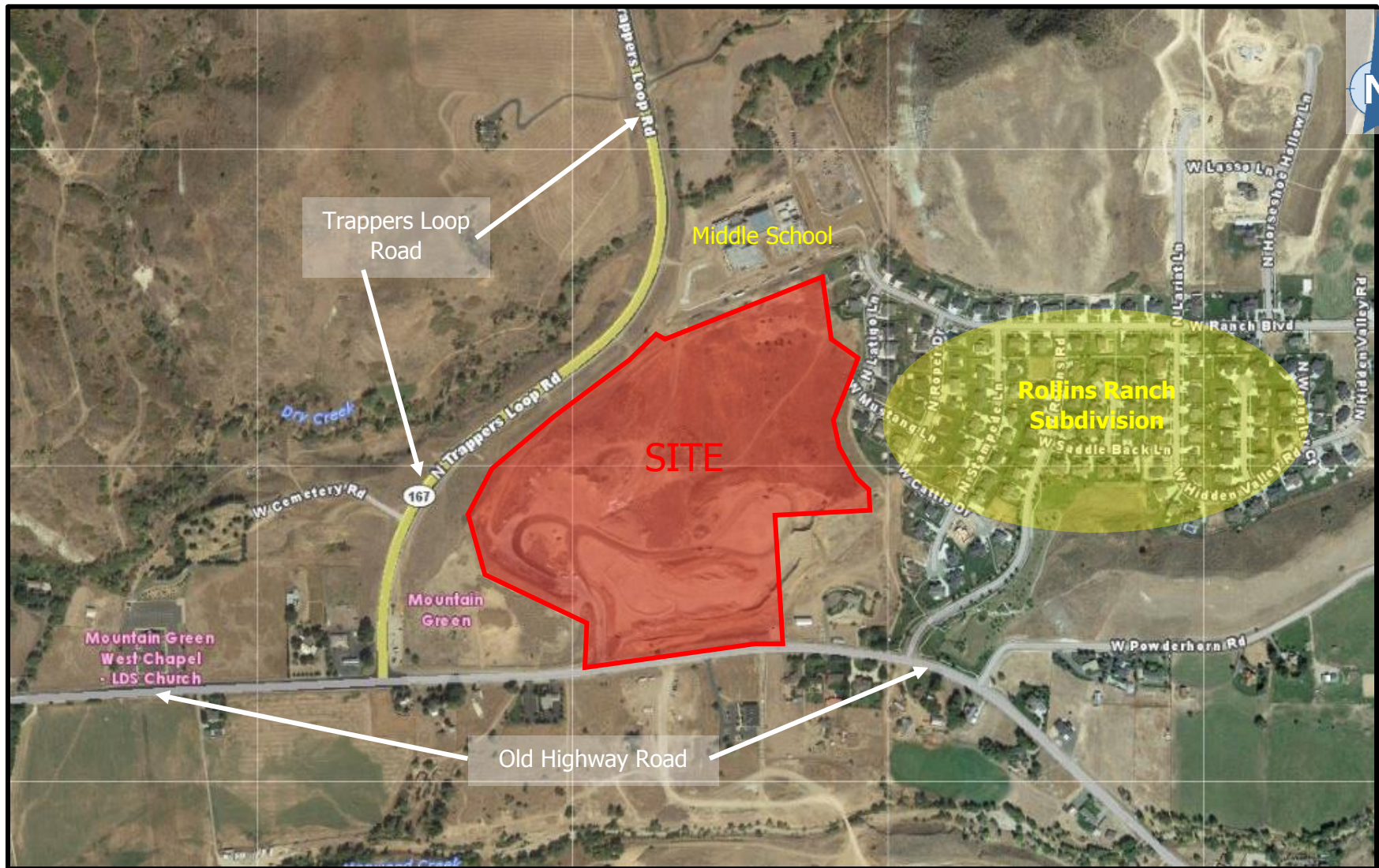


Exhibit B: Future Land Use Map

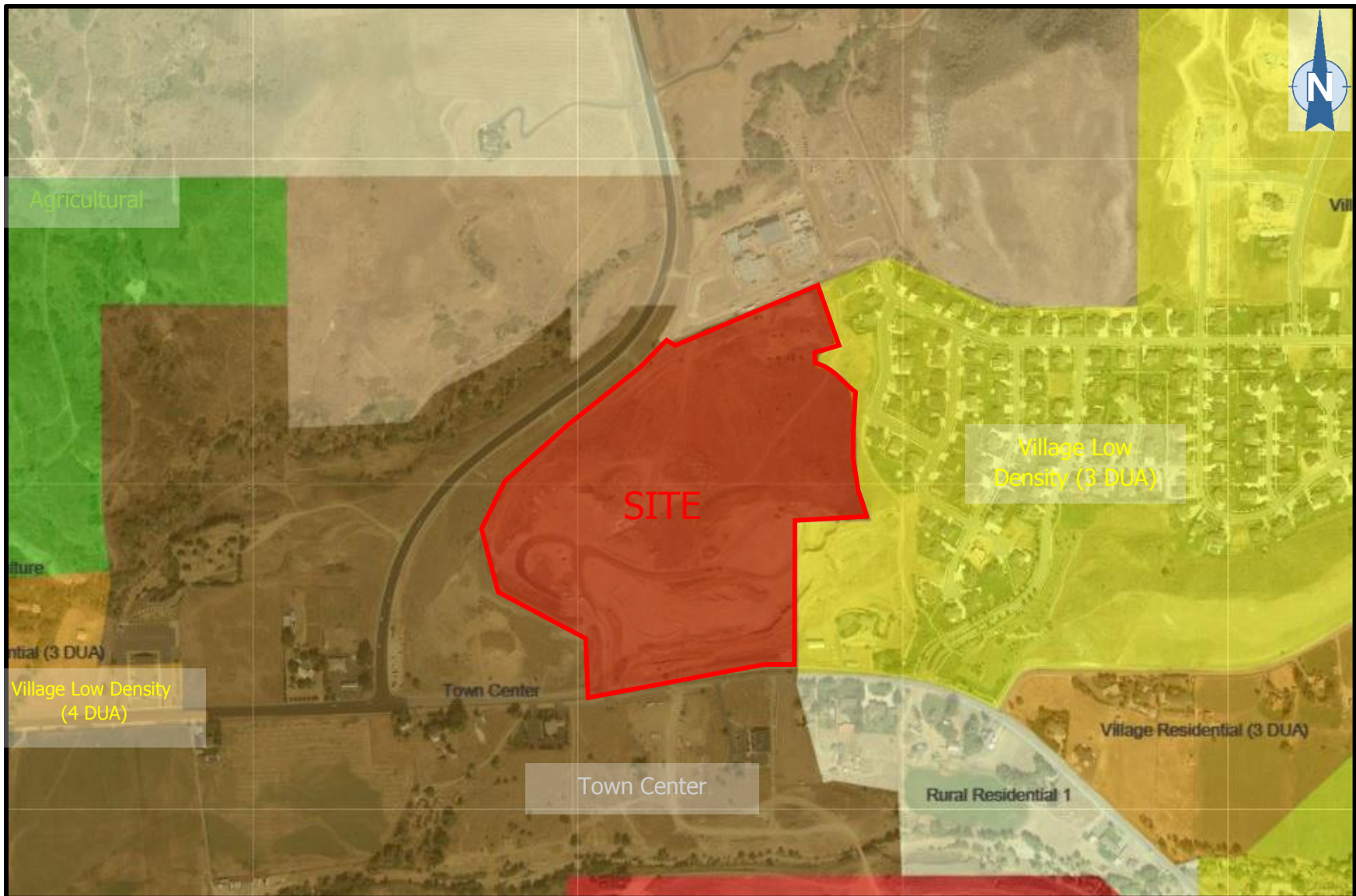


Exhibit C: Existing Zoning Map

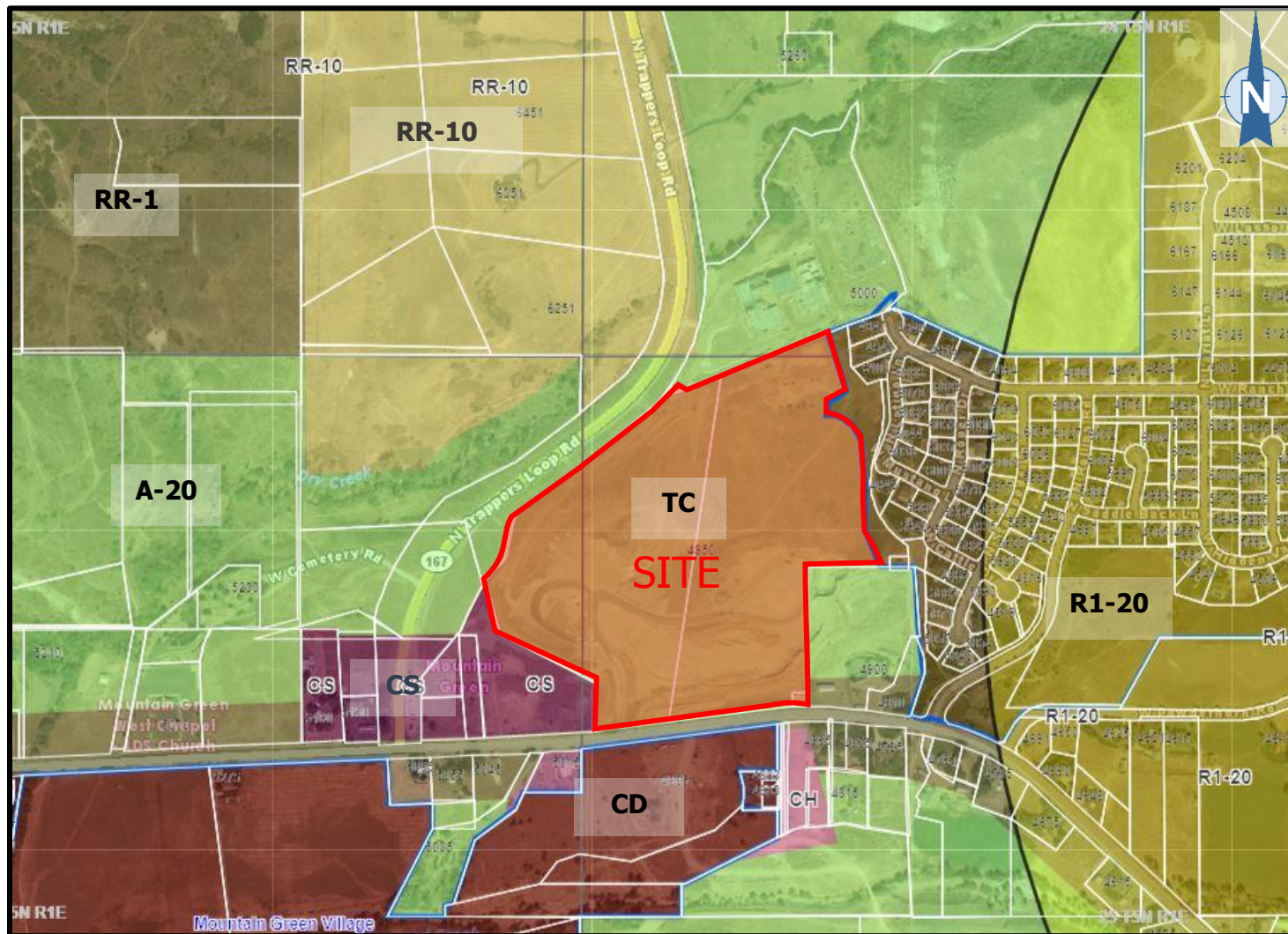


Exhibit D: Application

Small Subdivision Application

Planning and Development Services
48 West Young Street, Morgan, UT 84050
(801) 845-4015 Fax (801) 845-6087
www.morgan-county.net



Notice: The applicant must submit copies of the preliminary plans and final plat to be reviewed by the County in accordance with the terms of the Morgan County Code. Once a set of preliminary plans and final plat are submitted, the plans are subject to compliance reviews by the various county departments and contracted staff, and may be returned to the applicant for revision if the plans are found to be inconsistent with the requirements of the County Code and all other applicable laws. All submitted preliminary plan and final plat proposals shall be reviewed in accordance with Title 8 of the Morgan County Code. Submission of preliminary plans and final plat in no way guarantees placement of the application on any particular agenda of the County land use authority. It is **strongly** advised that all preliminary and final subdivision plans be submitted well in advance of any anticipated deadlines.

Project Information			
Date of Submission:	Zone:	Serial#(s):	Parcel #(s):
		03-005-044-01	00-0004-8460
Project Name:			Acres:
5000 West Street			24.33
Project Address:			
5000 West Old Highway Road			
Project Description:			
Access Road to New Mountain Green Middle School			
Property Owner(s):		Applicant(s):	
Jack B Parson Companies		Board of Education of Morgan Co. Schools	
Address:		Address:	
2350 South 1900 West		67 North 200 East	
City:	State:	Zip:	
Ogden	UT	84401	
Phone:	Phone:		
801-731-1111 / 801-409-2404	801-829-3411 / Scott McMilligan		
Contact Person:		Address:	
Mark Babbitt - Great Basin Eng. Inc		5746 So. 1475 E	
Phone:	City:	State:	Zip:
801-394-4515	Ogden	UT	84403
Cellular:	Fax:	Email:	
801-549-7544	801-392-7544	markb@greatbasineng.com	

*The application you are submitting may become a public record pursuant to the provisions of the Utah State Government Records Access and Management Act (GRAMA). You are asked to furnish the information on this form for the purpose of identification and to expedite the processing of your request. This information will be used only so far as necessary for completing the transaction. If you decide not to supply the requested information, you should be aware that your application may take a longer time to process or may be impossible to complete. If you are an "at-risk government employee" as defined in *Utah Code Ann.* § 63-2-302.5, please inform the County employee accepting this information. Morgan County does not currently share your private, controlled or protected information with any other person or government entity.

Small Subdivision Application Fees

Number of Lots: _____

_____ Small Subdivision (Preliminary & Final Plat) \$750.00 plus \$50.00/lot
_____ Engineering review fees \$Actual Cost will be billed to applicant
_____ Surveyor Review Fees \$Actual Cost will be billed to applicant
_____ Outside Consultants or Outsourced Staff Fee \$Actual Cost will be billed to applicant
_____ Noticing Fee \$190.00

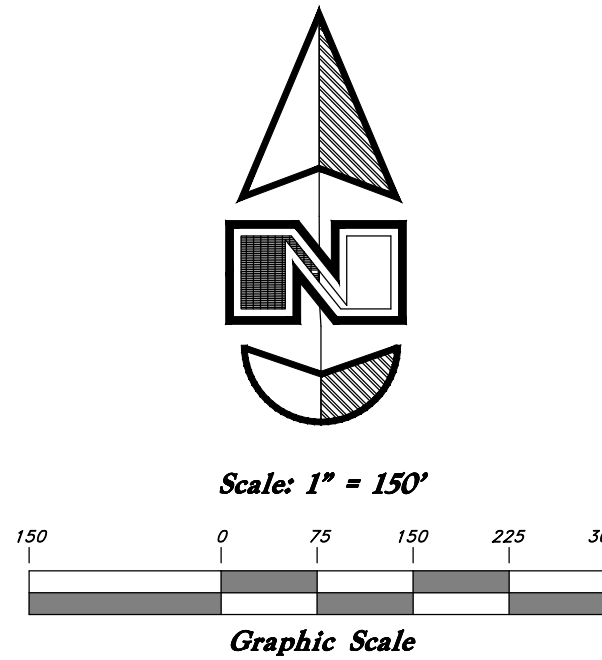
For Office Use Only		
Received By:	Date Received:	App. #:



Vicinity Map
Scale: 1"=500'

5000 West Street Preliminary Plat

A part of the Northwest Quarter of Section 25, T5N, R1E, SLB&M, U.S. Survey
Morgan County, Utah



DESCRIPTION

A part of the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey.
Beginning at a point on the Southeastly right of way line of Trappers Loop Road, State Highway No. 167, and the Southwest corner of the Morgan County School District Property, said point being 418.74 feet South 89°43'35" East along the Section line and 152.30 feet South 00°16'25" West from the Northwest Quarter Corner of said Section 25; and running thence along the Southerly line of said Property two (2) courses as follows: South 39°42'23" East 34.71 feet and North 69°06'16" East 881.65 feet to the Northwest corner of Rollins Ranch Phase 4B Subdivision, Morgan County, Utah; thence Southerly along the Westerly boundary of said subdivision and Rollins Ranch Phase 4A Subdivision eight (8) courses as follows: South 05°07'21" East 192.98 feet; South 41°38'50" East 110.48 feet; North 72°53'29" East 66.68 feet; South 05°14'39" East 122.44 feet; Southerly along the arc of a 442.00 foot radius curve to the right a distance of 216.22 feet (Central Angle equals 28°17'13" and Long Chord bears South 08°53'58" West 216.01 feet) to a point of reverse curvature; Southerly along the arc of a 356.50 foot radius curve to the left a distance of 320.63 feet (Central Angle equals 51°31'53" and Long Chord bears South 02°43'23" East 309.94 feet); thence continue Southeasterly along said curve through a Central Angle of 30°28'49" a distance of 189.65 feet; and South 04°06'52" 44.74 feet to the North line of the Cottonwood Mutual Water Company Property; thence two (2) courses along said property as follows: North 89°40'45" West 88.98 feet; and South 00°18'31" East 53.66 feet to the North line of Paul Warner Subdivision, Morgan County, Utah; thence two (2) courses along said subdivision as follows: West 387.10 feet; and South 00°09'40" East 591.00 feet to the North line of the Questar Gas Company Property; thence two (2) courses along said property as follows: South 89°50'20" West 75.00 feet; and South 00°09'40" East 66.92 feet to the North line of Old Highway Road and to a point of non-tangent curvature of which the radius point lies South 03°04'50" East; thence three (3) courses along said North line as follows: Westerly along the arc of a 1472.70 foot radius curve to the left a distance of 109.08 feet (Central Angle equals 04°14'37" and Long Chord bears South 84°47'51" West 109.05 feet); South 82°40'32" West 780.90 feet; and Westerly along the arc of a 2824.90 foot radius curve to the right a distance of 81.16 feet (Central Angle equals 01°38'46" and Long Chord bears South 83°29'55" West 81.16 feet); thence North 00°41'40" East 92.82 feet; thence Northerly along the arc of a 530.00 foot radius curve to the right a distance of 137.31 feet (Central Angle equals 14°50'39" and Long Chord bears North 08°07'00" East 136.93 feet) to the North line of the Watersprings/Kent Smith Investment Property; thence two (2) courses along said north line as follows: North 62°19'34" West 500.38 feet and North 15°50'59" West 259.38 feet to the easterly right of way line of Trappers Loop Road/Highway 167 and to a point of non-tangent curvature of which the radius point lies South 53°32'38" East; thence five (5) courses along said Right of Way line as follows: Northeasterly along the arc of a 920.92 foot radius curve to the right a distance of 147.30 feet (Central Angle equals 09°09'51" and Long Chord bears North 41°02'17" East 147.14 feet), North 11°40'01" East 206.96 feet, North 54°17'56" East 488.90 feet to a point of non-tangent curvature of which the radius point lies North 35°30'36" West, Northeasterly along the arc of a 2420.67 foot radius curve to the left a distance of 370.99 feet (Central Angle equals 08°46'52" and Long Chord bears North 50°05'58" East 370.63 feet) to the point of compound curve and Northeasterly along the arc of a 1027.79 foot radius curve to the left a distance of 97.28 feet (Central Angle equals 05°25'22" and Long Chord bears North 39°14'59" East 97.24 feet) to the POINT OF BEGINNING.

Containing 2,284,520 square feet or 52.4454 acres, more or less.

NARRATIVE

At the request of Dak Maxfield of Staker Parson Companies and D'Lynn Poll of Morgan County School District, this plat was prepared to dedicate a 60 foot wide street from the north line of Old Highway Road to a fence line on the southerly line of the Morgan County School Property, through the Staker Parson Property.
A rebar with no cap was Found at the Northwest corner and a 2" Pipe with no Cap was Found at the Southeast corner of the Northwest Quarter of Section 25, T5N, R1E
A Line S 44°47'13" E between these two section corner markers as used as teh basis of beargins for this survey.
Property surveys prepared by William L Holyoak at Mountain Engineering for Paul Warner (File No. 000256, signed Feb. 8, 1997) and Morgan County School District (File No. 000159, signed Dec. 23, 1994) where used as reference information in retracing the North and South Boundaries for this Property.
The Subdivision Plats for Rollins Ranch Phase 4A Subdivision and Rollins Ranch Phase 4B Subdivision were used in the retracement of the East Boundary line of this Parcel. Centerline Monuments were found at the intersections of Ranch Blvd & raper Drive, Ranch Blvd & Latigo Lane, the P.I. of Latigo Lane and the PT of Ranch Blvd near the North Boundary. The distances between the monuments were found to be consistent, but the relationship to the found Section corner monuments was not found to be in harmony with the information shown on the plat. the Location of the subdivisions was determined using the placement of the found centerline monuments.
Four (4) UDOT Right of Way Monuments were found at along the East right of way line of State Highway 167 as depicted on this drawing. the location of these Monuments is consistent with the information shown on the highway right of way plans and the distances from the found section corners check with what was shown on the Paul Warner Property Survey.
The West Boundary of this Property was placed along the East Right of way line of State Highway 167.
Numerous Rebar and Caps were found as depicted the locations were checked and honored unless other wise shown.

OWNER:

Jack B. Parson Companies
Address: 2350 South 1900 West
Ogden, Utah 84401
Phone: 801-394-4515
Cell: 801-549-7285

DEVELOPER:

Board of Education of Morgan
County Schools
Address: 67 North 200 East
Morgan, Utah 84050
Phone: 801-829-3411

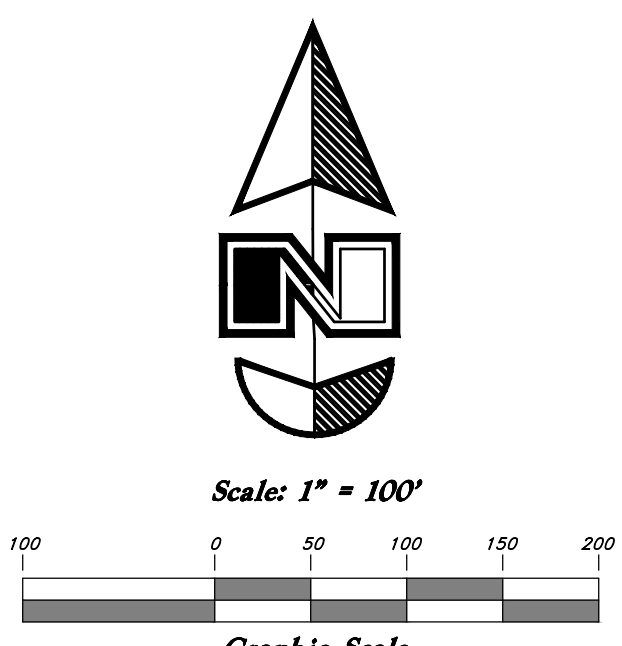
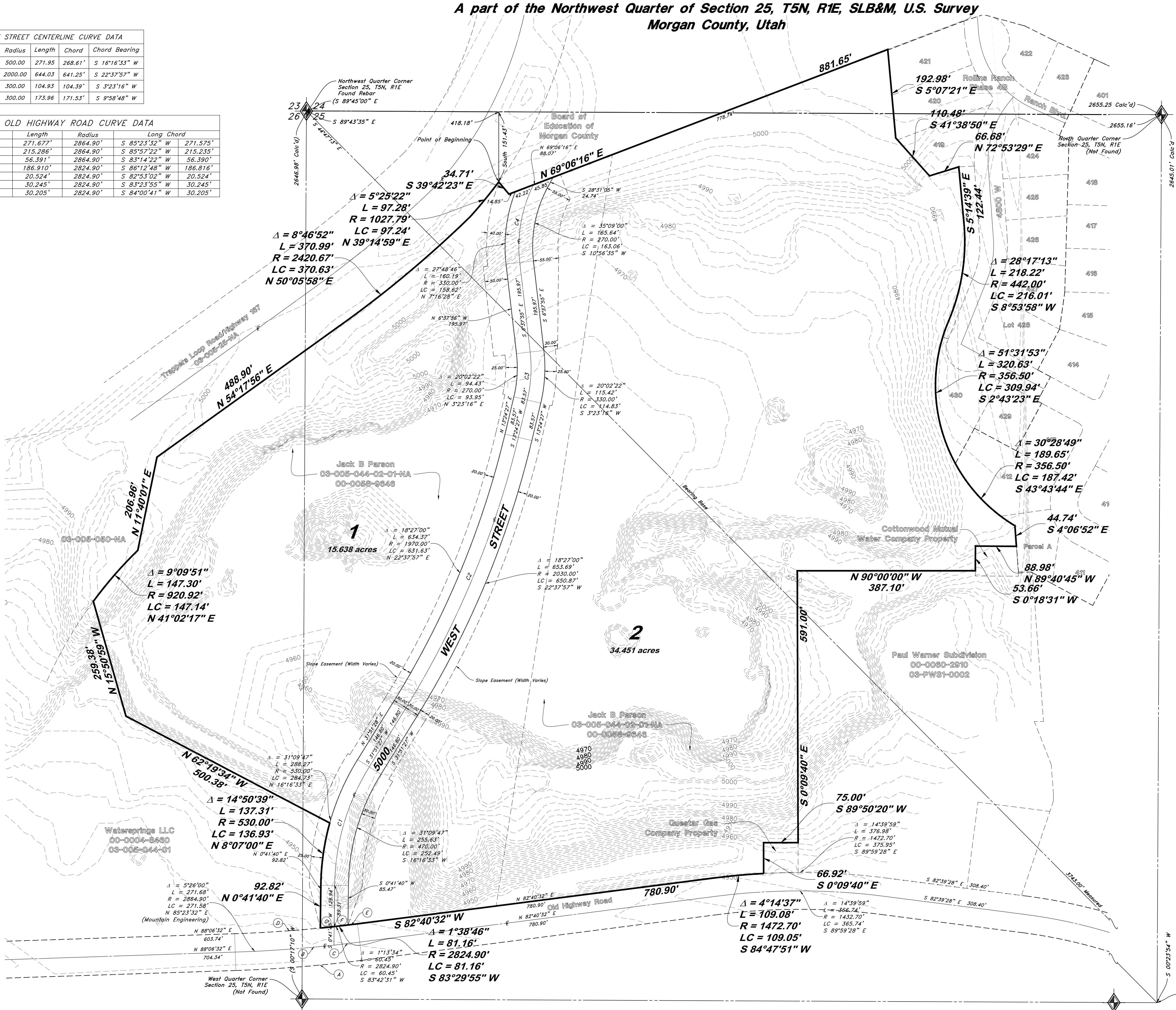


5000 West Street Preliminary Plat

A part of the Northwest Quarter of Section 25, T5N, R1E, SLB&M, U.S. Survey
Morgan County, Utah

5000 WEST STREET CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	31°09'47"	500.00	271.95	268.61'	S 16°16'33" W
C2	18°27'00"	2000.00	644.03	641.25'	S 22°37'57" W
C3	20°02'22"	300.00	104.93	104.39'	S 3°23'16" W
C4	33°13'26"	300.00	173.96	171.53'	S 9°58'48" W

OLD HIGHWAY ROAD CURVE DATA					
	Delta	Length	Radius	Long Chord	
A	05°26'00"	271.677'	2864.90'	S 85°23'32" W	271.575'
B	04°18'20"	215.286'	2864.90'	S 85°57'22" W	215.235'
C	01°07'40"	56.391'	2864.90'	S 83°14'22" W	56.390'
D	03°47'28"	186.910'	2824.90'	S 86°12'48" W	186.816'
E	00°24'59"	20.524'	2824.90'	S 82°53'02" W	20.524'
F	00°36'48"	30.245'	2824.90'	S 83°23'55" W	30.245'
G	00°36'45"	30.205'	2824.90'	S 84°00'41" W	30.205'



- Legend**
- Monument to be set (Rad.) Radial Line
 - (N/R) Non-Radial Line
 - PUE Public Utility Easement
 - PU&DE Public Utility & Drainage Easement
 - Fence
 - Set Hub & Tack
 - A will be set Nail in Curb
 - @ Extension of Property
 - Set 5/8" x 24" Long Rebar & Cap w/ Lathe

GREAT BASIN ENGINEERING

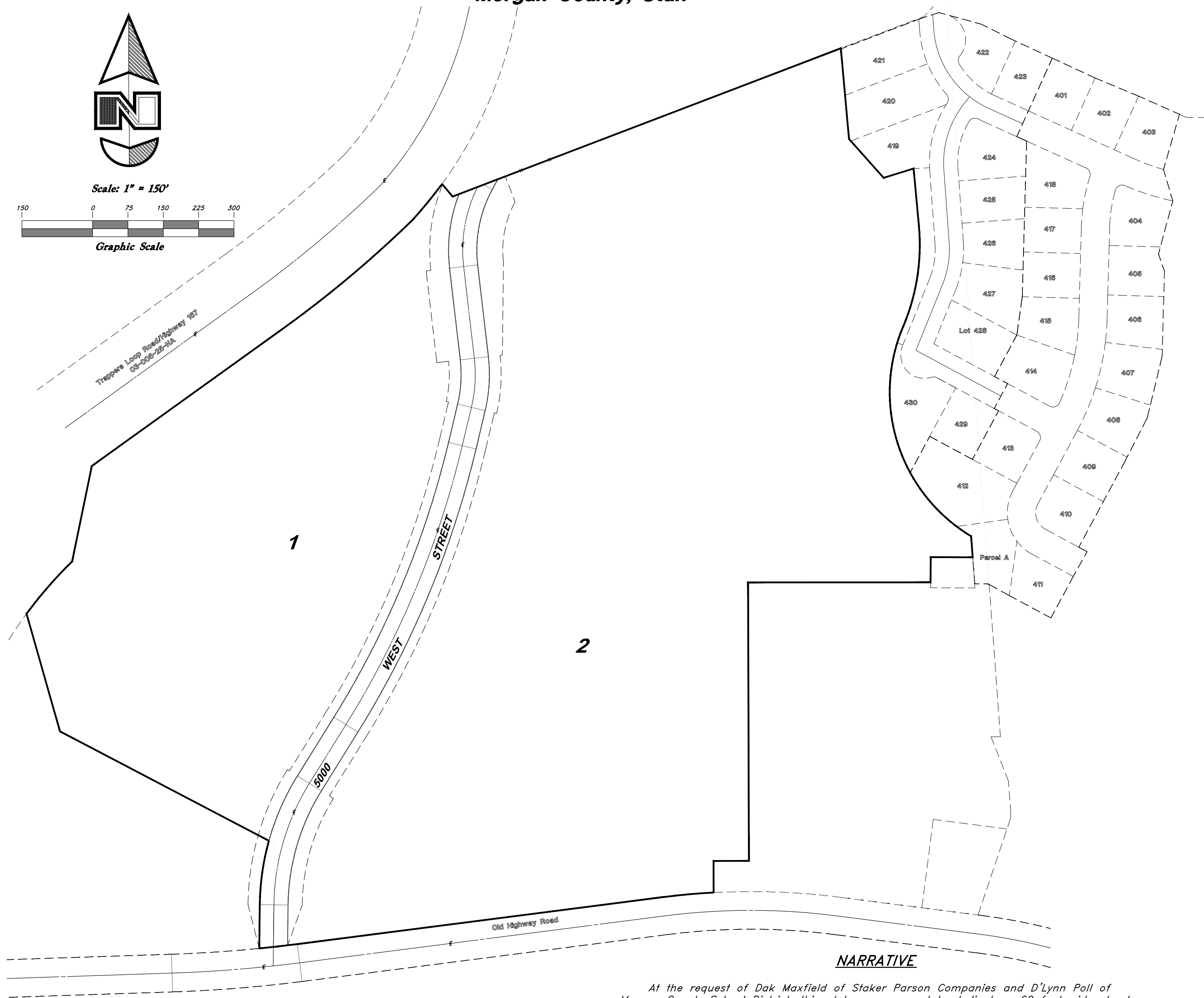
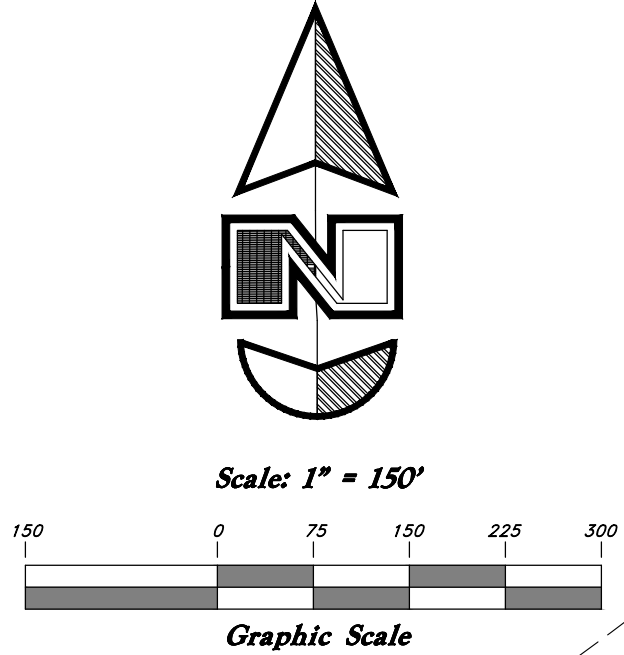
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801) 394-4515 S.L.C. (801) 521-0222 FAX (801) 392-7544
WWW.GREATBASINENGINEERING.COM



Vicinity Map
Scale: 1"=500'

5000 West Street Subdivision Plat

A part of the Northwest Quarter of Section 25, T5N, R1E, SLB&M, U.S. Survey
Morgan County, Utah



NARRATIVE

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A rebar with no cap was found at the Northwest corner and a 2" Pipe with no Cap was found at the Southeast corner of the Northwest Quarter of Section 25, T5N, R1E.

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The West Boundary of this Property was placed along the East Right of way line of State Highway 167.

Numerous Rebar and Caps were found as depicted the locations were checked and honored unless other wise shown.

OWNERS DEDICATION

We, the undersigned, Owners of the hereon described tract of land, hereby set apart a dedicated public street, as shown on this plat and name said tract of land 5000 West Street Road Dedication and hereby dedicate, grant and convey to Morgan County, Utah all those parts or portions of said tract of land designated as streets, the same to be used as public thoroughfares forever, and also dedicate to Morgan County those certain strips designated as Slope Easements for construction of said street, as shown hereon, the same to be used for construction of said street, as may be authorized by Morgan County.

Signed this _____ Day of _____, 2018.

— Staker — Parson Companies —

— Watersprings LLC —

Managing Partner

ACKNOWLEDGEMENT

State of Utah
County of _____

On the ___ day of _____ A.D., 20___, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the state of Utah, who after being duly sworn, acknowledged to me that ___ is the _____, of _____, and that ___ signed the Owner's Dedication freely and voluntarily for and in behalf of said _____ for the purposes therein mentioned and acknowledged to me that said _____ executed the same.

My commission expires: _____,

Notary Public _____ Residing In _____

State of Utah
County of _____

On the ___ day of _____ A.D., 20___, _____ personally appeared before me, the undersigned Notary Public, in and for said County of _____, in the state of Utah, who after being duly sworn, acknowledged to me that ___ is the _____, of _____, and that ___ signed the Owner's Dedication freely and voluntarily for and in behalf of said _____ for the purposes therein mentioned and acknowledged to me that said _____ executed the same.

My commission expires: _____,

Notary Public _____ Residing In _____

DESCRIPTION

A part of the Northwest Quarter of Section 25, Township 5 North, Range 1 East, Salt Lake Base & Meridian, U.S. Survey. Beginning at a point on the Southeasterly right of way line of Trappers Loop Road, State Highway No. 167, and the Southwest corner of the Morgan County School District Property, said point being 418.74 feet South 89°43'35" East along the Section line and 152.30 feet South 00°16'25" West from the Northwest Quarter Corner of said Section 25; and running thence along the Southerly line of said Property two (2) courses as follows: South 39°42'23" East 34.71 feet and North 69°06'16" East 861.65 feet to the Northwest corner of Rollins Ranch Phase 4B Subdivision, Morgan County, Utah; thence Southerly along the Westerly boundary of said subdivision and Rollins Ranch Phase 4A Subdivision eight (8) courses as follows: South 05°07'21" East 192.98 feet; South 41°38'50" East 110.48 feet; North 72°53'29" East 66.68 feet; South 05°14'39" East 122.44 feet; Southerly along the arc of a 442.00 foot radius curve to the right a distance of 218.22 feet (Central Angle equals 28°17'13" and Long Chord bears South 08°53'58" West 216.01 feet) to a point of reverse curvature; Southerly along the arc of a 356.50 foot radius curve to the left a distance of 320.63 feet (Central Angle equals 51°31'53" and Long Chord bears South 02°43'23" East 309.94 feet); thence continue Southeasterly along said curve through a Central Angle of 30°28'49" a distance of 189.65 feet; and South 04°06'52" 44.74 feet to the North line of the Cottonwood Mutual Water Company Property; thence two (2) courses along said property as follows: North 89°40'45" West 88.98 feet; and South 00°18'31" East 53.66 feet to the North line of Paul Warner Subdivision, Morgan County, Utah; thence two (2) courses along said subdivision as follows: West 387.10 feet; and South 00°09'40" East 591.00 feet to the North line of the Questar Gas Company Property; thence two (2) courses along said property as follows: South 89°50'20" West 75.00 feet; and South 00°09'40" East 66.92 feet to the North line of Old Highway Road and to a point of non-tangent curvature of which the radius point lies South 03°04'50" East; thence three (3) courses along said North line as follows: Westerly along the arc of a 1472.70 foot radius curve to the left a distance of 109.08 feet (Central Angle equals 04°14'37" and Long Chord bears South 84°47'51" West 109.05 feet), South 82°40'32" West 780.90 feet, and Westerly along the arc of a 2824.90 foot radius curve to the right a distance of 81.16 feet (Central Angle equals 01°38'46" and Long Chord bears South 83°29'55" West 81.16 feet); thence North 00°41'40" East 92.82 feet; thence Northerly along the arc of a 530.00 foot radius curve to the right a distance of 137.31 feet (Central Angle equals 14°50'39" and Long Chord bears North 08°07'00" East 136.93 feet) to the North line of the Watersprings/Kent Smith Investment Property; thence two (2) courses along said north line as follows: North 62°19'34" West 500.38 feet and North 15°50'59" West 259.38 feet to the easterly right of way line of Trappers Loop Road/Highway 167 and to a point of non-tangent curvature of which the radius point lies South 53°32'38" East; thence five (5) courses along said Right of Way line as follows: Northeasterly along the arc of a 920.92 foot radius curve to the right a distance of 147.30 feet (Central Angle equals 09°09'51" and Long Chord bears North 41°02'17" East 147.14 feet), North 11°40'01" East 206.96 feet, North 54°17'56" East 488.90 feet to a point of non-tangent curvature of which the radius point lies North 35°30'36" West, Northeasterly along the arc of a 2420.67 foot radius curve to the left a distance of 370.99 feet (Central Angle equals 08°46'52" and Long Chord bears North 50°05'58" East 370.63 feet) to the point of compound curve and Northeasterly along the arc of a 1027.79 foot radius curve to the left a distance of 97.28 feet (Central Angle equals 05°25'22" and Long Chord bears North 39°14'59" East 97.24 feet) to the POINT OF BEGINNING.

Containing 2,284,520 square feet or 52.4454 acres, more or less.

SURVEYOR'S CERTIFICATE

I, Andy Hubbard, do hereby certify that I am a Professional Land Surveyor in the State of Utah, and that I hold Certificate No. 6242920 in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyors Licensing Act. I also certify that I have completed a survey of the property described hereon in accordance with Section 17-23-17 and that I have verified all measurements shown hereon this plat of 5000 West Street Road Dedication in Morgan County, Utah and that it has been correctly drawn to the designated scale and is a true and correct representation of the following description of lands included in said road dedication, based on data compiled from records in the Morgan County Recorder's Office. Monuments have been found or placed as represented on this plat.

Signed this _____ day of _____, 2018.

6242920
License No.

Andy Hubbard

OWNER:

Jack B. Parson Companies
Address: 2350 South 1900 West
Ogden, Utah 84401
Phone: 801-394-4515
Cell: 801-549-7285

DEVELOPER:

Board of Education of Morgan
County Schools
Address: 67 North 200 East
Morgan, Utah 84050
Phone: 801-829-3411



COTTONWOOD WATER COMPANY

Approved this ___ day of _____, 20___, by the Cottonwood Water Company.

Representative _____

COUNTY ATTORNEY'S APPROVAL

Approved this ___ day of _____, 20___, by the Morgan County Attorney.

Morgan County Attorney

MOUNTAIN GREEN SEWER

Approved this ___ day of _____, 20___, by the Mountain Green Sewer.

Representative _____

COUNTY COUNCIL APPROVAL

Approved this ___ day of _____, 20___, by the Morgan County Attorney.

County Commissioner _____

Attest: _____ County Clerk

PLANNING COMMISSION APPROVAL

Recommended for approval this ___ day of _____, 20___, by the County Planning Commission.

Chairman, Morgan County Planning Commission

COUNTY ENGINEER'S APPROVAL

Approved this ___ day of _____, 20___, by the Morgan County Engineer.

Morgan County Engineer

COUNTY SURVEYOR'S APPROVAL

Approved this ___ day of _____, 20___, by the Morgan County Surveyor.

Morgan County Surveyor

MORGAN COUNTY RECORDER

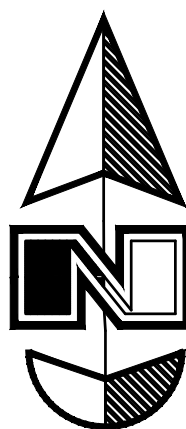
ENTRY NO. _____ FEE PAID _____
FILED FOR RECORD AND
RECORDED _____, AT _____
IN BOOK _____ OF OFFICIAL
RECORDS, PAGE _____. RECORDED
FOR _____

MORGAN COUNTY RECORDER

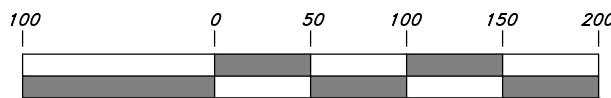
BY: _____ DEPUTY

5000 West Street Subdivision Plat

A part of the Northwest Quarter of Section 25, T5N, R1E, SLB&M, U.S. Survey
Morgan County, Utah



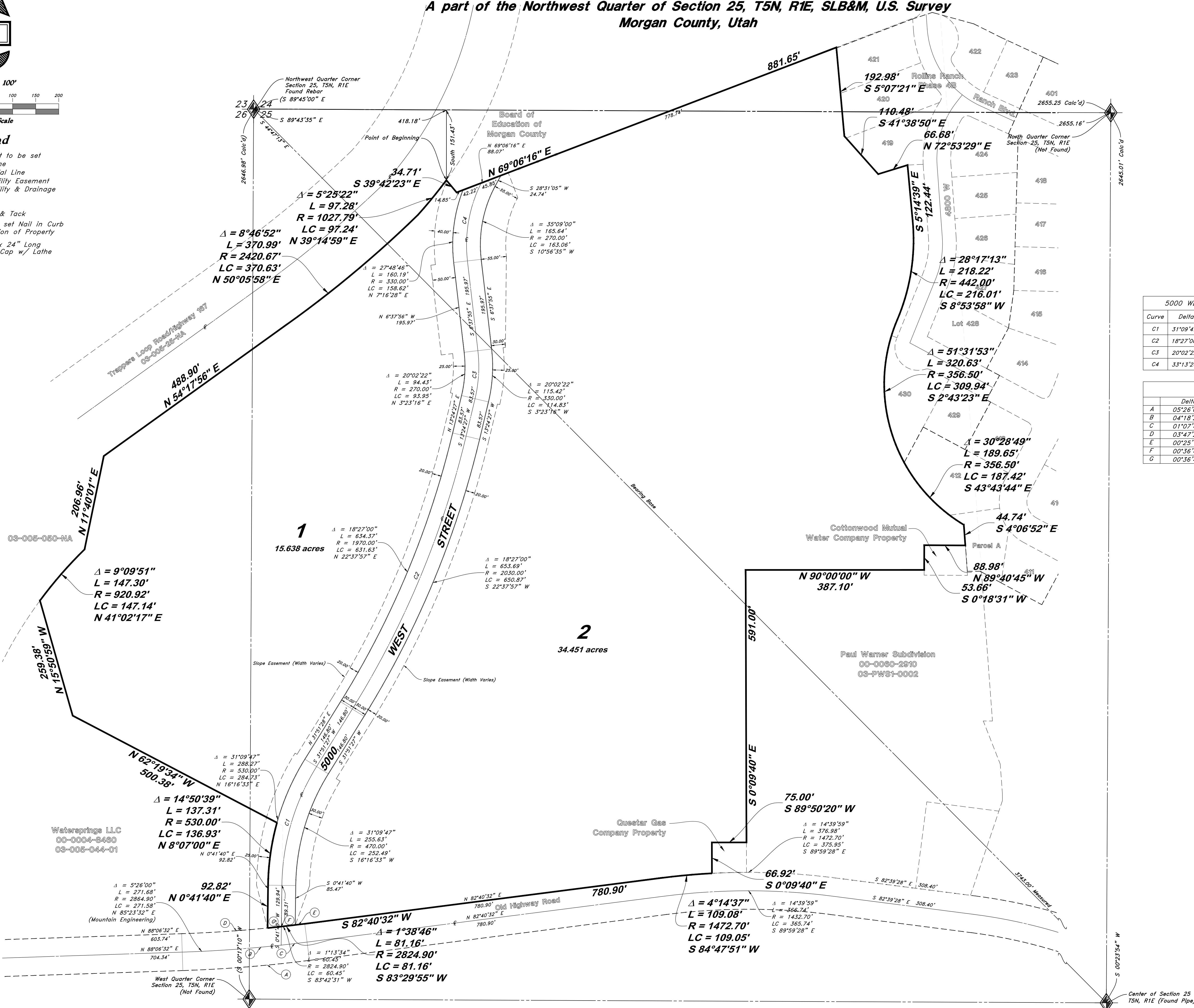
Scale: 1" = 100'



Graphic Scale

Legend

- Monument to be set (Rad.) Radial Line
- (N/R) Non-Radial Line
- PUE Public Utility Easement
- PU&DE Public Utility & Drainage Easement
- Fence
- Set Hub & Tack
- A will be set Nail in Curb
- Extension of Property
- Set 5/8" x 24" Long Rebar & Cap w/ Lathe



5000 WEST STREET CENTERLINE CURVE DATA					
Curve	Delta	Radius	Length	Chord	Chord Bearing
C1	31°09'47"	500.00	271.95	268.61'	S 16°16'33" W
C2	18°27'00"	2000.00	644.03	641.25'	S 22°37'57" W
C3	20°02'22"	300.00	104.93	104.39'	S 3°23'16" W
C4	33°13'26"	300.00	173.96	171.53'	S 9°58'48" W

OLD HIGHWAY ROAD CURVE DATA				
	Delta	Length	Radius	Long Chord
A	05°26'00"	271.677'	2864.90'	S 85°23'32" W 271.575'
B	04°18'20"	215.286'	2864.90'	S 85°57'22" W 215.235'
C	01°07'40"	56.391'	2864.90'	S 83°14'22" W 56.390'
D	03°47'28"	186.910'	2824.90'	S 86°12'48" W 186.816'
E	00°25'12"	20.710'	2824.90'	S 82°53'08" W 20.710'
F	00°36'48"	30.245'	2824.90'	S 83°24'08" W 30.245'
G	00°36'45"	30.205'	2824.90'	S 84°00'55" W 30.205'

MORGAN COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

RECORDED _____ FILED FOR RECORD AND _____ AT _____

RECORDS, IN BOOK _____ OF OFFICIAL _____

FOR _____ PAGE _____ RECORDED _____

MORGAN COUNTY RECORDER

BY: _____ DEPUTY _____

PLANNING COMMISSION MINUTES

Thursday, April 11, 2019

Morgan County Council Room

6:30 pm

Minutes of the Morgan County Planning Commission meeting at the above time and date at the Morgan County Courthouse, Council Chambers; 48 West Young St., Morgan, Utah.

Attendance:

Present PC Members

Member Sessions

Chairman Ross

Member Little

Member Wilson

Member Stephens

Member Mayerle

Tina Kelley

George Tripp

Hugh Horstman

Bill Coutts

David Sadzewicz

Axel Zanelli

Shayne Zanelli

Skyler Gardner

Brett Mills

Louis Earley

Ann Garner

James Grove

David Price

Terra Rockenfield

Andrew Rockenfield

Alex Poll

Katie Mahoney

Camille Schultz

Ron Lawson

Rand Mattson

Emberlynn White

Absent PC Members

Member Bass

Staff:

Lance Evans, AICP, Planning Director

Bailey Smith, Transcriptionist

Public Attendance:

1. Call to order – prayer
2. Pledge of Allegiance
3. Approval of agenda

Member Wilson moved to approve agenda. Second by Member Mayerle. Vote was unanimous. Motion carried.

4. Declaration of conflicts of interest
5. Public Comment

George Tripp, from Mountain Green, stated he is concerned that it is not very esthetic to the neighborhood. The green space is not visible. He does not feel that the proposal provides affordable housing and it does not serve the community well as currently drawn up.

Bill Coutts, from Mountain Green, is concerned with the safety. He stated in the packet he read that the county engineer stated the tight curves do not meet the site requirements and if there are cars parked on the street, it is a safety issue. He does not see how a 1500 square foot homes will match up to the homes surrounding them. He feels the property value of the homes will drop.

Hugh Horstman, from the Cottonwoods, stated he feels the current plan for phase 5 represents the departure of the first four phases. He is concerned with the streets filled with cars parked on the roads and there is going to be stuff in the yards.

Morgan County Planning Commission Meeting minutes

March 28, 2019 Unapproved

Page 1 of 4

David Sadzewicz, from Mountain Green, wanted to remind the PC of the agreements that were made in some of the meetings when this was coming together about the construction traffic. They agreed to use Silver Leaf Drive as their access. Willow Creek and Cottonwood streets are getting torn up.

David Price in the Cottonwoods stated he is concerned with value and safety but is also concerned about the night sky ordinances with the dense development. He loves the night sky up here so if they can keep that he is all for it.

Emberlynn White from the Cottonwoods stated her biggest concern is safety. When they are going to be constructing the site the kids will have nowhere to walk because there is no sidewalk on Harvard drive. Her other issue is water and would like to know where there water is going to come from.

Rand Mattson from Roy stated he is going to be building a home on Sky View Circle. He stated he is concerned with the safety of the kids and it will put a burden on the people to maintain the roads. He is 100% against any development in the area. He is also concerned about water.

Ron Lawson from Mountain Green stated things will change overtime, your children will move out and you will look for things that are more easy to take care of.

Louis Earley from the Cottonwoods stated when she saw the plans it caught her off guard. She is concerned about water. She wanted to know who the target audience was for the homes. Were they going to be homes for the elderly or more like start up homes. She would ask to consider how it would impact the community.

Andrew Rockenfield from the Cottonwood Meadows stated he was on the HOA and MOA so he has had people address their concerns to him with the construction. He stated there was not enough asphalt put in on Park Meadow Drive and it is deteriorating. If we have a density that is being suggested there is not enough open space for that area. Water is a concern. He is encouraging everyone that hasn't been to Mountain Green to go and take a look. There is also a concern with there being a lot of traffic and kids that play in that area.

Ann Gardner from Mountain Green stated her concerns are similar to the rest of the public that have spoken.

Alex Poll from the Stone Ridge Subdivision stated he is thinking of those who want to have a good quality of life and is ok with the development. He stated the road in his subdivision is a one way and it is already deteriorating and the sidewalks are being damaged. He asks that the trucks, during the development phase, would not come up Willow Creek Drive.

Administrative Discussion:

6. **Discussion/Decision:** Cottonwoods Phase 5A – Meadow Park West Preliminary Plat – A proposed Preliminary Plat for Cottonwoods Phase 5 Meadow Park West, located at approximately 6500 Silver Leaf Drive in Mountain Green, Utah. Comprised of approximately 16 acres and a proposed 68 units. Current zoning is RR-1 PUD.

Evans stated there were many concerns on the details and setbacks as well as the fire requirements that the developer would to address. They ask to postpone to the April 25 meeting to get more information together. Chair Ross asked Evans to explain to the public the difference between a public hearing and public meeting. Evans explained the difference and stated that in 2006 there was a public hearing where there was a development agreement approved by the County Council. He stated now it is an administrative decision where they are only looking at how it meets the elements of the code.

Member Stephens moved to postpone item #6 to the April 25 Planning Commission Meeting. Second by Member Little. Vote was unanimous. Motion carried

7. Discussion: Review Flag Lot Draft Ordinance

Evans stated the County Council has directed staff to come up with a flag lot ordinance. He stated that Morgan County has prohibited flag lots because they do create some development issues in a sense that the standards get a little challenging. He feels that there are opportunities where it might be permissible. He suggested that they read the draft ordinance and make changes. Chair Ross clarified that flag lots are currently not allowed in the county but this draft would allow them in some areas.

Member Little asked if there was a lot of demand for flag lots. Council Member McConnell stated he has four flag lots in his neighborhood. They are very nice lots built up on the hill overlooking the airport runway. Evans stated we have a lot of them in the County. Chair Ross asked if they were non-conforming lots. Evans stated not necessarily. Member Sessions stated they were part of PUD's and PRUD's. Member Little asked if there is anything that specifies what is a flag lot. Evans stated flag lot removes the frontage requirement also. There is a definition of flag lot in the ordinance. Evans stated that section 8-12-43 in the subdivision ordinance, is where lot design should be placed. He stated there are pros and cons to that and that may not be the exact chapter. Member Sessions asked if they would have to meet all of the requirements or just some of them. Evans stated the way he reads is, yes, they will have to meet all of them.

Member Sessions stated the three-acre minimum is quite large. Council Member McConnell stated he does not have any objection to flag lots but he is interested in the Planning Commissions perspective. Member Wilson asked if the property value of a home figures into the health safety and welfare of the public. Evans stated he thinks it does. He stated we need to protect and not bring harm to the value. Evans stated number 2 conflicts with number 5A. He suggested deleting number 2. Member Sessions stated she has found conflicts with that. Fee title in her mind means you own it but in number 10, 11, and 14 it states that a driveway can be shared access. Evans stated an access easement would not be allowed to be a flag lot. You would have to own the property.

Member Mayerle asked if they could have an HOA on a fee title. If you want to do multiple lots in the back, they would have to create an HOA. Member Sessions stated what he is suggesting is a P.R.U.D., which are prohibited in the county. Chair Ross asked what this would do for landlocked parcels. Evans stated they would be able to purchase a pole of property to create the flag lot. Member Sessions stated with no more than 10% it would be first come first serve type thing. Council McConnell stated they should allow at least one flag lot in a subdivision. Member Mayerle asked about section 5A. Member Stephens asked if the flag lot was more like a subdivision thing. Remove part of number 7.

Member Sessions suggested changing the road standards. Evans stated the width of a driveway should be 15 feet. Councilmember McConnell suggested adding approved private road after dedicated public street. Member Mayerle asked if an emergency vehicle could make a turn on a 15-foot road. Should there be a requirement for fillets? Member Stephens suggested talking to Dave about the width he would allow road width wise. Member Sessions stated it needs to be clarified whether they can share the staff. McConnell stated the ordinance is more designed for infill versus platting out a subdivision. Remove number 13 it talks about easements. McConnell stated number 14 is problematic. Member Mayerle asked if they should state that it is for a single-family dwelling. Evans stated that staff would redline the current draft and bring back for discussion.

Other:

8. Business/Staff Questions.

Evans stated there is a website for Wasatch Peaks Ranch that is now live and on the county website,

which gives the County's take on the application. He stated they would like to schedule a meeting for a short presentation also a listening session for the public. He asked if the PC had any thoughts on the meeting. Chair Ross stated he would like to do the best they can and the public hearing will be the opportunity to do what Evans suggested. Member Stephens stated because of the impact it will have on the county they need to do everything they can in their power to help the public out on this one. The more they could inform the public of the correct information would help relieve questions. Member Sessions stated she felt like it would be good to give the public more information than the open house did. Member Stephens stated it is a good idea because this is letting the community know that staff is looking at what is best for them as a whole instead of what is best for just the county. Evans stated they are looking at May 23 for an informational meeting. He added that the April 25 meeting there would be a rezone request for Warner Pit to Town Center. There is also a small subdivision for a road with a parcel on each side. They are doing it for the middle school road. Member Sessions asked about the road placement lining up with the development across the street. Evans stated the school has shifted it 30 feet and they are looking to see if they need to shift it another 30. Member Sessions stated water is still an issue with the rezone. Evans stated the code requirement is adequate water supply. Chair Ross stated he would like the PC to look at what they want to accomplish. He suggested developing a list of things they want to accomplish. Member Sessions stated there will be a general plan re-write. Chair Ross asked about doing some kind of survey for people that have put in applications for the last year.

9. Approval of March 28, 2019 Planning Commission minutes.

Member Mayerle moved to approve the March 28, 2019 Planning Commission meeting minutes as amended. Second by Member Sessions. Vote was unanimous. Motion carried.

10. Adjourn.

Member Stephens moved to adjourn. Second by Member Wilson. Vote was unanimous. Motion carried.