



MORGAN COUNTY
GENERAL PLAN UPDATE

GENERAL PLAN UPDATE & COMMUNITY PLANS

*Kick-Off Meeting
October 7, 2025*



Planning Outpost



J-U-B ENGINEERS, INC.



ZIONS PUBLIC FINANCE, INC.



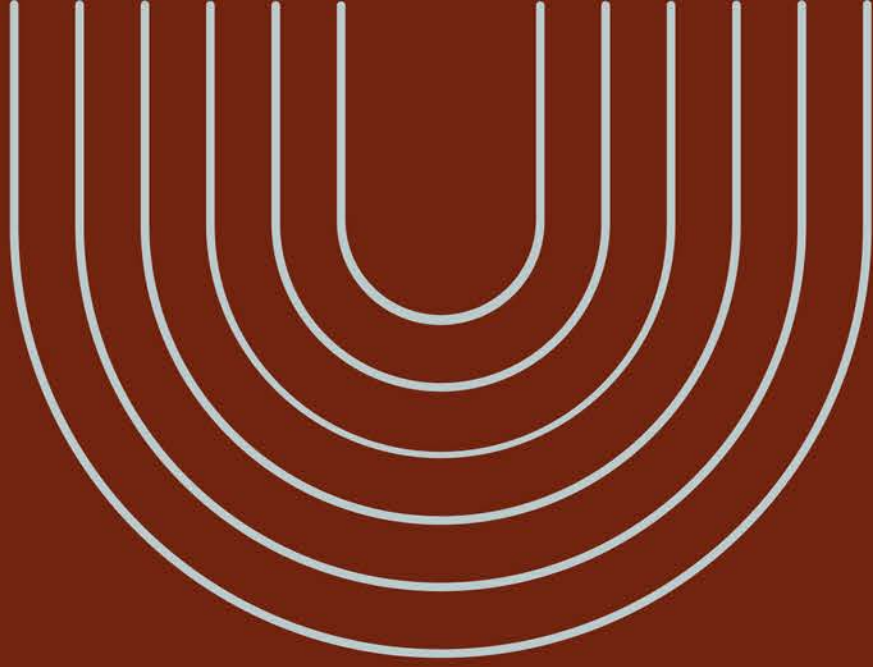
GATEWAY
MAPPING
INC.



DOWNTOWN
REDEVELOPMENT
SERVICES



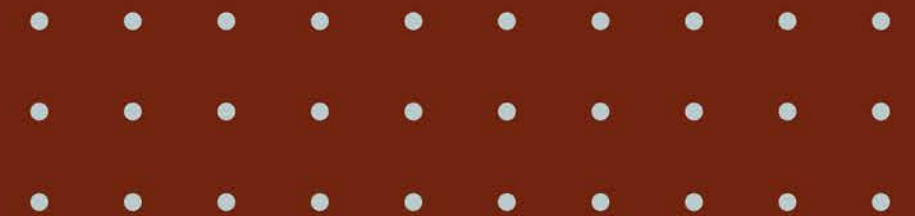
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INTRODUCTIONS



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PLANNING OUTPOST

Planning Outpost, LLC is a boutique land use and municipal consulting firm specializing in serving local governments throughout the Intermountain West. Some of our primary services include:

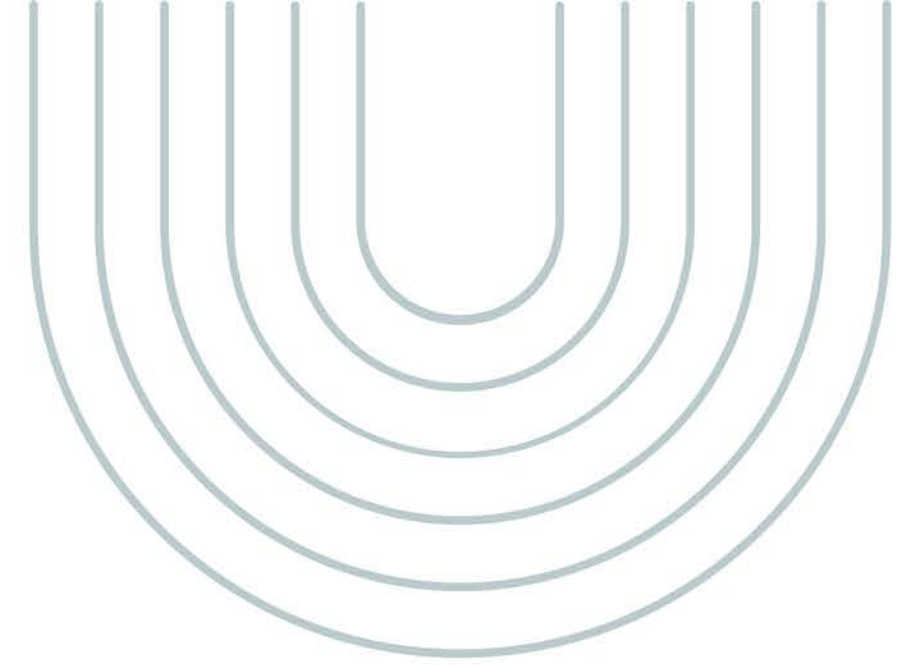
- Drafting General Plans, Small and Specific Area Plans, county and city-wide strategic plans.
- Implementation tools such as Updating Codes, Zoning and Subdivision Ordinance revisions.
- Fee Studies/ Cost of Service
- Business Process Improvements
- Public engagement services
 - Plan Development
 - Leading/Execution
 - Reporting Outcomes



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01. WHAT IS A GENERAL PLAN?

02. PROJECT OVERVIEW AND SCHEDULE

03. SWOT ANALYSIS

AGENDA



01.

WHAT IS A GENERAL PLAN?

What is not a General Plan?



WHAT A GENERAL PLAN IS...

A general plan is a long-range, strategic document that guides a county's growth, development, and vision typically over 10 to 20 years serving as a comprehensive guide for decision-making by officials, staff, developers, and residents.

CORE PURPOSE

To guide decisions on land use, housing, transportation, infrastructure, public services, parks, and environmental sustainability, reflecting local values and community priorities.

- ✓ COMPREHENSIVE
- ✓ PUBLIC-DRIVE
- ✓ POLICY-BASED

FUNCTIONS & BENEFITS

- ✓ **Coordinates Development:** Ensures logical and efficient growth patterns, reducing land use conflicts.
- ✓ **Qualifies for Grants/Funding:** Provides documentation and strategy needed for many state or federal programs.
- ✓ **Preserves Identity:** Establishes priorities for maintaining community heritage and identity.
- ✓ **Proactive Planning:** Promotes advanced planning rather than reactive decision-making.

PLANNING PROCESS

The general plan's development begins with **project initiation**, establishing goals and stakeholders. An **existing conditions analysis** documents the current state of the community, followed by **community engagement** to shape priorities. This leads to **vision and guiding principles**, and then a **land use and growth framework**. Draft policies and strategies are refined into the final general plan serving as the cohesive, adopted guide for future investments and development.

FRAMEWORK QUESTIONS

✔ *What kind of community do we want to be, and how will we get there?*

What vision and values guide growth?

Where and how should development occur?

How will infrastructure and services support growth?

How will the county protect natural resources?



WHAT IS A GENERAL PLAN IS NOT...



- ✓ NOT COUNTY LAWS OR THE SAME AS “THE ZONING ORDINANCE”
- ✓ NOT JUST A LAND USE MAP
- ✓ NOT A GUARANTEE FOR A REZONING OR SPECIFIC BUSINESSES



02.

PROJECT OVERVIEW

*General Plan Update &
Community Plans*



PROJECT OVERVIEW



Project Objectives

Morgan County General Plan Update:

- **In the context of a robust public engagement plan, it will reflect the current desires and vision of County residents**
- **Creation (or update) of Community Plans so it's in a single cohesive and actionable document**
- **Adoption of a General Plan that is compliant with Utah State Code**
- **Provide a clear path and recommendations on implementation of the General Plan**



MORGAN COUNTY GENERAL PLAN UPDATE

PUBLIC ENGAGEMENT PLAN



WORK SESSIONS & PUBLIC HEARINGS

- PC & CC Work Sessions
- PC & CC Public Hearings



PROJECT WEBSITE & DEDICATED ENGAGEMENT SPECIALISTS

- Project Website* (24/7)
- Specialists available to answer questions



STAKEHOLDER MEETINGS & SURVEY

- In-person & Online Stakeholder Meetings
- Survey, (as directed)



WORKSHOPS, OPEN HOUSES, & EVENTS

- Community Meetings or Events

*Project website: morgancounty.planitusa.com

PUBLIC ENGAGEMENT PLAN



KICK-OFF MEETING

- Joint Planning Commission & County Commission Meeting
- SWOT
- Project Overview & Timeline

WE ARE HERE



VISIONS & VALUES COMMUNITY WORKSHOPS

- Workshop or Open House Format
 - Stay w/ Visioning & Values Exercises or Come-and-go

1. Mountain Green & Peterson
2. Enterprise, Stoddard, & Milton
3. Richville & Porterville
4. Croydon & Round Valley

COMMUNITY
WORKSHOP
#1

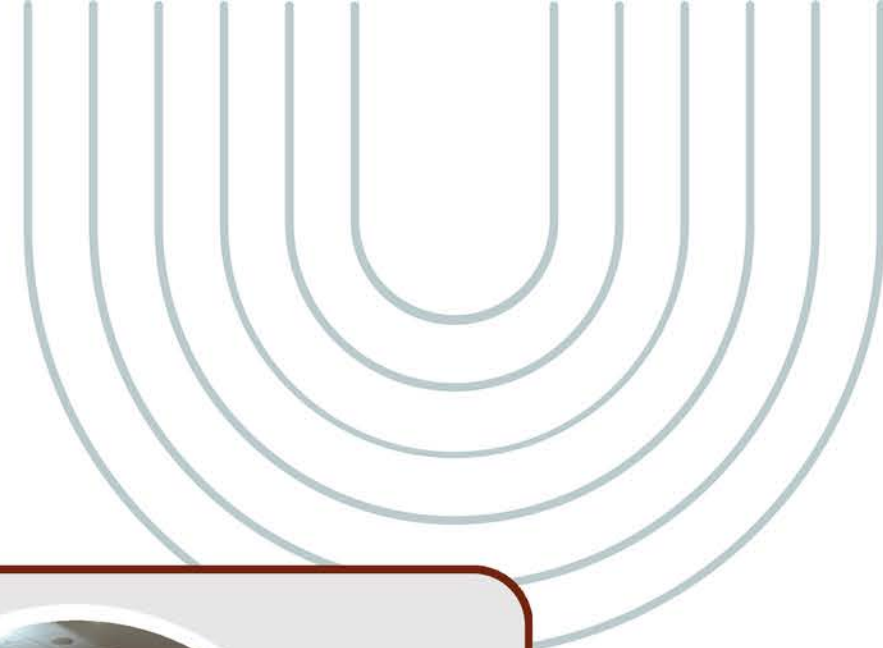
COMMUNITY
WORKSHOP
#2

COMMUNITY
WORKSHOP
#3

COMMUNITY
WORKSHOP
#4



PUBLIC ENGAGEMENT PLAN



LAND USE & PRIORITIES OPEN HOUSES

- **Delve into Land Use Maps**
 - **Community Area Plans**
- **Other Maps/Exhibits Reviewed**
 - **Transportation**
 - **Parks & Trails**
- **Opportunity to confirm Visions & Values**
- **Feedback sets framework for drafting the plan**

**COMMUNITY
OPEN HOUSE
#1**

**COMMUNITY
OPEN HOUSE
#2**

**COMMUNITY
OPEN HOUSE
#3**

**COMMUNITY
OPEN HOUSE
#4**

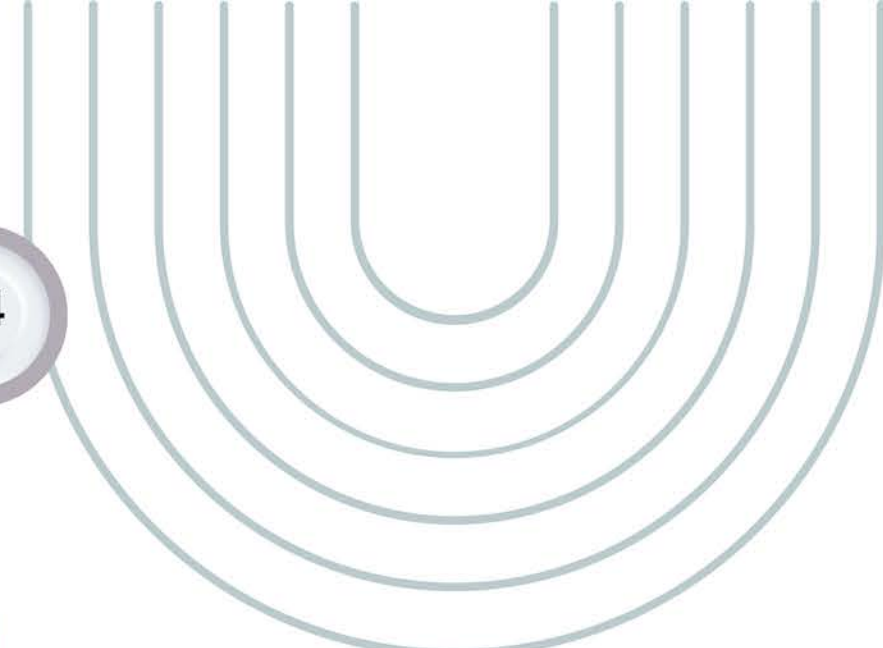


FINAL PLAN FORUM

- **Opportunity for residents to review final exhibits & plan before the public hearings**
- **Resident Comment Review Period**



MONTH



Deliverable 1:

INITIATE PROJECT MANAGEMENT

- Project Work Plan
- Fine Tune Schedule
- Finalize Public Engagement Plan
- Determine Advisory Committee Members
- Project Status Updates

Deliverable 2:

EXISTING CONDITIONS & INITIAL ANALYSIS

- Existing Conditions
- Initial Analysis of Land Uses & Development Patterns
- Infrastructure Capacity
- Creating Current Base Maps

Deliverable 3:

PUBLIC ENGAGEMENT

- Public Engagement Program
- Project Website
- Resident Insights Survey
- Open Houses
- Work Sessions
- Dedicated Engagement Specialists

Deliverable 4:

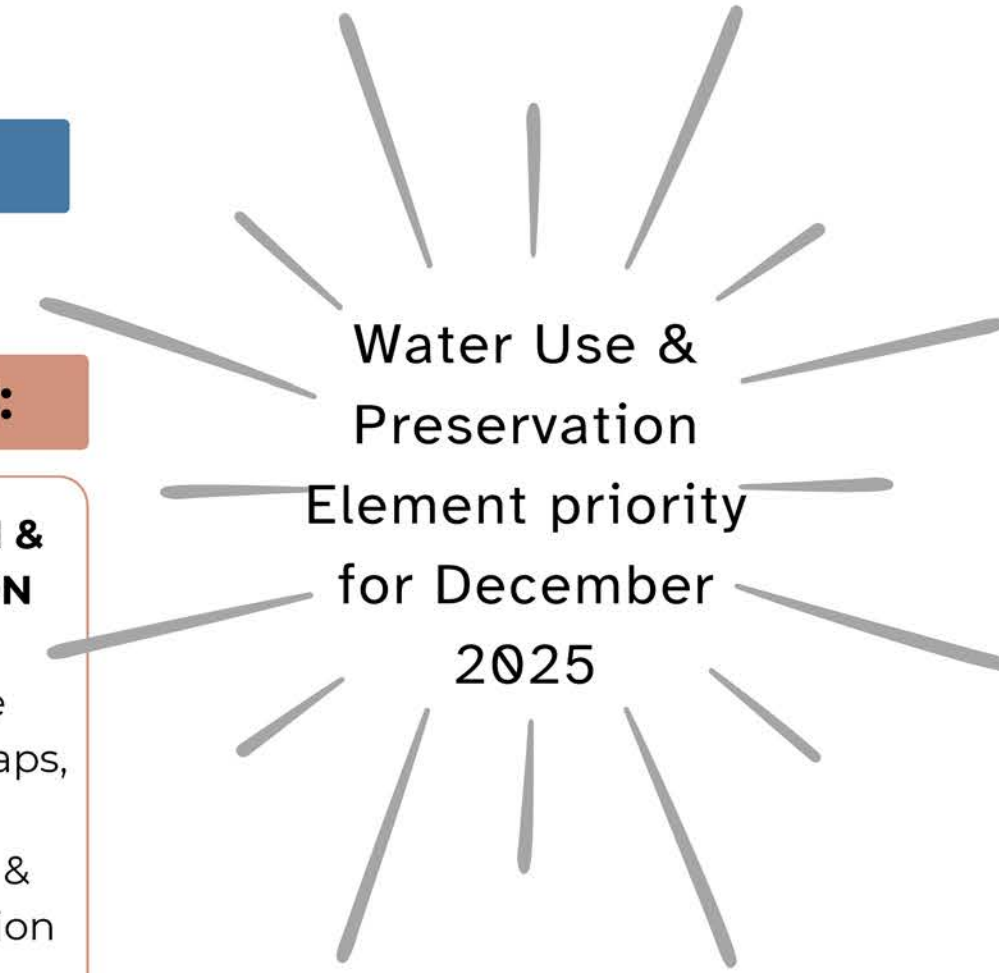
DRAFT PLAN & RECOMMENDATIONS

- Draft General Plan Elements & Recommendations
- Work Sessions with Planning Commission and County Commission
- Obtain Feedback on Plan from Residents

Deliverable 5:

PLAN ADOPTION & IMPLEMENTATION

- Final draft of the General Plan, Maps, & Appendices
- Public Hearings & Facilitate Adoption Process
- Implementation Gap Analysis





WATER USE & PRESERVATION

State mandated chapter in the County's General Plan must be adopted no later than December 2025

- This Chapter is projects first priority
- Will be bringing forward a chapter for immediate adoption
 - Nov 13th Planning Commission
 - Dec 2nd County Commission
- Updates with final draft end of 2026, if needed

Company Number	Name	Company Rights	Share Statements	Exchanges	Supplemental Numbers
363	Anderson Bowman Ditch	1	0	0	0
365	Blue Horizons LLC	0	0	0	0
366	Central Enterprise Water Association	3	0	0	0
422	Cottonwood Mutual Water Company	10	0	0	0
368	Creechley Mickesell Ditch	2	0	0	0
369	Croydon Irrigation Company	1	0	0	0
218	Davis and Weber Counties Canal Company	9	43	45	0
370	Deep Creek Ditch Company	0	0	0	0
371	Deep Creek Garden Ditch Mutual Association	2	0	0	0
372	East Porterville Canal Co.	2	3	2	0
373	East Richville Ditch Company	2	0	0	0
375	Enterprise and Stoddard Irrigation Company (Bench Canal Stock)	0	19	18	0
1269	Enterprise and Stoddard Irrigation Company (Field Ditch Stock)	1	15	6	0
376	Enterprise Water System	0	0	0	0
381	H.L.J. Ditch Company (Heiner-Lowe-Johnson) mutual association	1	0	0	0
378	Heiner Morris Ditch mutual association	1	0	0	0
379	Heiner Pump	0	0	0	0
380	Highlands Water Company Inc.	5	0	0	0
382	Line Creek Irrigation Co.	1	0	0	2
383	Littleton and Milton Irrigation Company	2	1	3	0
385	Madsen Olsen Ditch mutual association	2	0	0	0
386	Meacham-Nelson-Madsen Ditch Company	3	0	2	0
387	Monte Verde Water Association	1	0	0	0
388	Mountain Green Subdivision Water Association	0	0	0	0
389	Musser Irrigation	3	0	0	0
390	North Bench Canal Company mutual association	3	0	0	0
392	North Morgan Extension Ditch Company mutual association	1	0	0	0
393	North Morgan Irrigation Company	2	3	3	0
395	North Round Valley Canal Company	0	0	0	0

WATER USE & PRESERVATION

Company Number	Name	Company Rights	Share Statements	Exchanges	Supplemental Numbers
396	Northwest Irrigation Company	9	2	0	0
397	Old Fort Ditch Company mutual association	1	0	0	0
400	Pentz & Smith Ditch Company mutual association	1	0	0	0
401	Peterson Creek Ditch	0	0	0	0
402	Peterson Irrigation Company (Dalton Creek shares)	5	11	0	1
1322	Peterson Irrigation Company (Settlement Ditch)	1	1	0	0
1323	Peterson Irrigation Company on only Sanbar Slough	1	0	0	0
403	Preese-Poulsen-Baird Ditch	0	0	0	0
404	Richard Ditch Irrigation Company	0	0	0	0
405	Richville Irrigation and Canal Company	1	0	0	0
406	Richville Pipeline Company	2	0	0	0
407	Settlement Ditch mutual association	3	0	0	0
408	Smith Creek Irrigation Company mutual association	1	0	0	1
409	South Line Creek Ditch	0	0	0	0
410	South Morgan Water Ditch Company	1	2	1	0
411	South Round Valley Canal Co.	1	0	1	0
412	Spendlove Ditch	2	0	0	0
255	Weber Basin Water Conservancy District	15	0	5177	5
415	Weber Canal Company	1	1	3	0
1230	Weber River Water Users Association	1	69	90	24
416	Welch Field Ditch Irrigation Company	1	0	1	0
417	West Enterprise Water Association	1	0	0	0
418	West Porterville Canal Company	1	0	0	0
419	West Porterville Irrigation Company	2	0	0	0
420	West Porterville Pipe Line Company	1	0	0	0
424	Woods Creek Ditch & Reservoir Company	2	0	0	0
423	Wooley Ditch	2	0	0	0

WATER USE & PRESERVATION

03.

SWOT ANALYSIS

and Stakeholder Questionnaire



STRENGTHS

What do we already have in our community that's working well or makes us proud?

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WEAKNESSES

What are the things inside our community that aren't working as well as they should, or that hold us back?

OPPORTUNITIES

What good things outside our community could we take advantage of or bring here?

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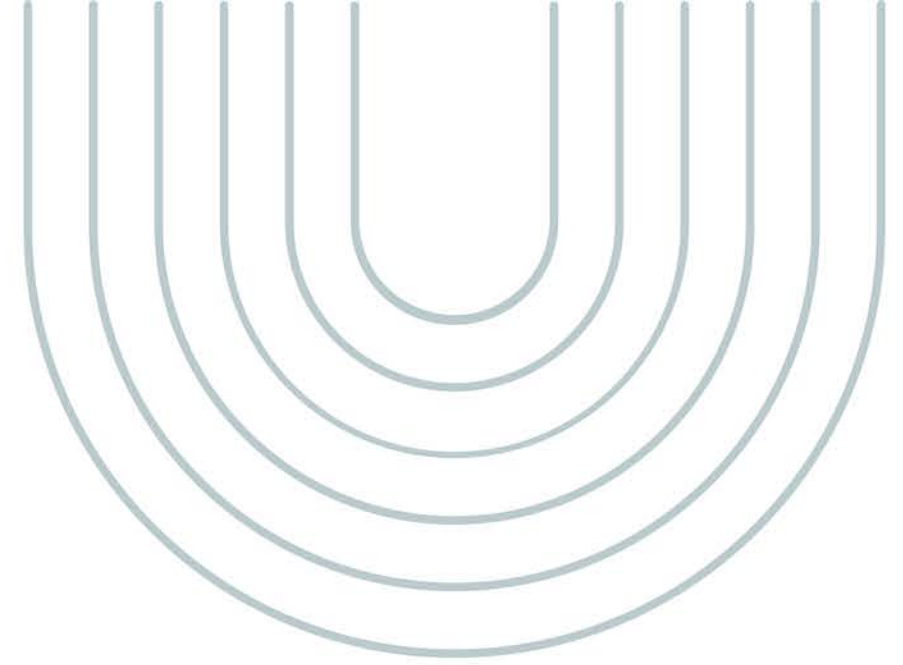
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THREATS

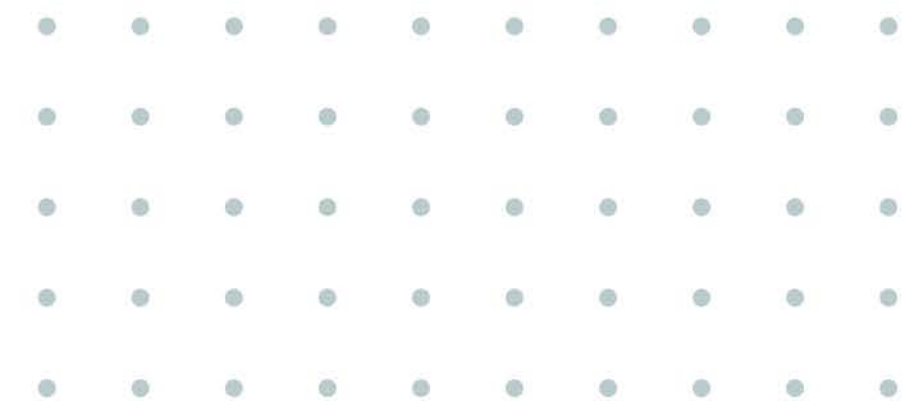
What challenges or outside pressures could hurt our community in the future?



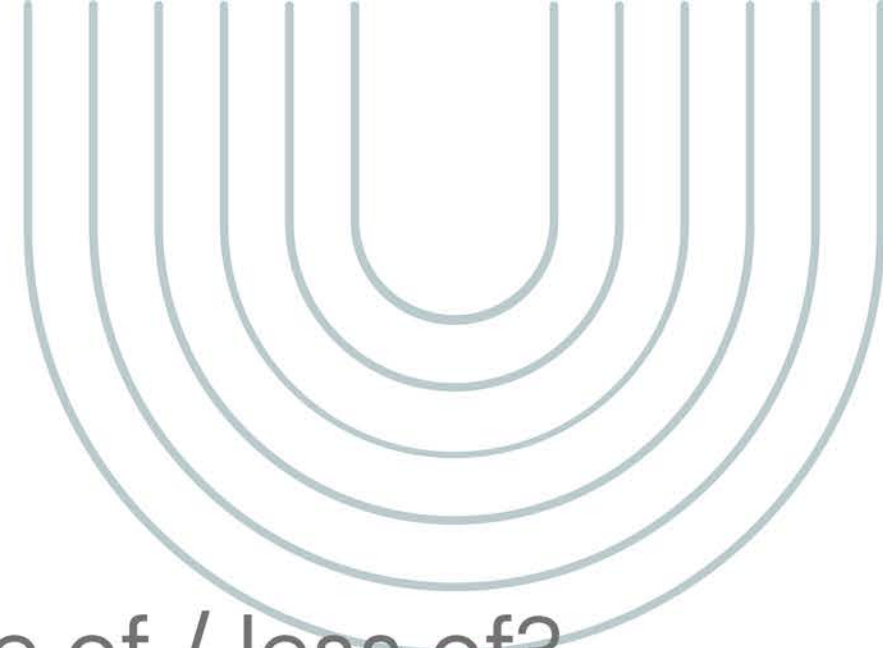
STAKE HOLDER QUESTIONNAIRE



- 1) What are the most unique assets in Morgan County?
- 2) What do you see as Morgan County's top priorities?
- 3) What do residents value most?
- 4) What are the three biggest challenges Morgan County is facing?
- 5) Is there a desire to attract other types of development or sectors (e.g. industrial, tourism, etc.)?
- 6) What does your community most need, or what is your community missing?
- 7) What kind of development patterns do you think should be encouraged in Morgan County?



STAKE HOLDER QUESTIONNAIRE (CONT'D)



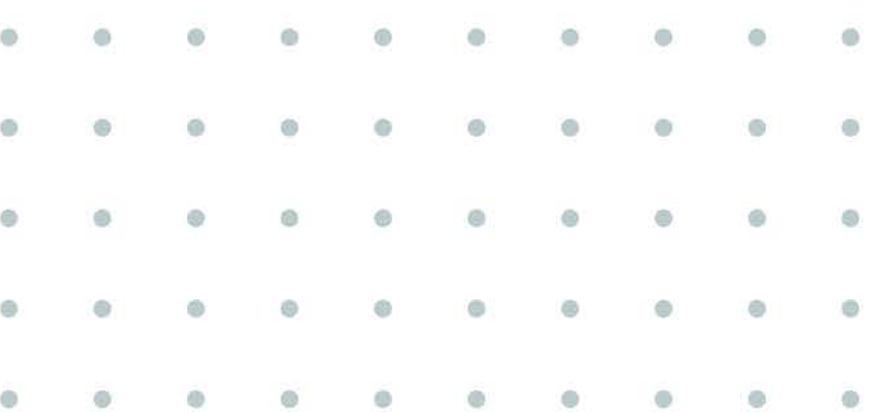
8) What transportation infrastructure would you like to see more of / less of?

9) What public community amenities (e.g., trails, rec center) would improve your quality of life?

10) What direction would you like Morgan County to move in, and what changes would accompany that?

*) Community Area(s) that you call home, work or have some association with?

- Croydon
- Enterprise
- Peterson
- Porterville
- Mountain Green
- Richville
- Round Valley
- Stoddard
- Taggart
- Other _____





THANK YOU



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