

PLANNING COMMISSION MINUTES
Thursday, Aug 22nd, 2024
Morgan County Commission Room
6:30 pm

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

Present PC Members:

Chairman Sessions

Member Little Member Maloney

Member McMillan Member Wilson

Member Bishop Member Murray

Public Attendance:

Tina Kelley

Tony Pantone

Darren Godfrey

Eric Malmberg

Cory Adams

Staff:

Josh Cook -Planning Director

Judy Vogel, Transcriptionist/Permit Tech Garrett Smith - Attorney

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

Motion by Member Little to approve the agenda.

Second by Member Bishop. The vote was unanimous. Motion carried.

4. Declaration of Conflicts of Interest

Chair Sessions welcomes the new Planning Commission Member Blaine Murray

5. Public Comment

There were no public comments on the agenda items or any other matters.

Administrative

6. **Public Meeting /Discussion/ Decision -Golden West Credit Union Site Plan - A** request for Site Plan approval for a new branch of Goldenwest Credit Union located within the Roam development. The property is identified by parcel number 00-0091-4785 and serial number 10-005-044-02-1-4-6 and is located at approximately the northeast corner of West Old Highway Road and North 5000 West in Mountain Green.

Planning Director Cook presented the request for site plan approval. Staff found it complies with code. Metal roof will need to be approved separately. All design criteria have been met. Will give time to Goldenwest Rep. Eric Malmberg to explain the entrance and to County Engineer John Bjerregaard for recommendations.

County Engineer John Bjerregaard – discusses the safety of the secondary access. Can't say it is safe, but it is functional. Udot does allow entrances at an angle. Cannot recommend either way and will defer to Design engineer.

Member Murray – questions moving it further east to approve it and make it safer.

Member McMillan questions the angle of the ingress.

Applicant Eric Malmberg – Explains it's not a true porkchop. It is a right turn ingress only. We will have pavement message paint and have moved the ingress back to be 150ft from the 5000 W.

Chair Sessions- questions why the entrance is necessary?

Eric Malmberg -explains traffic study and the ease of access to create better flow for customers.

Member Bishop questioned the possibility of talking with Roam to create a shared entrance.

John Bjerregaard acknowledged moving it into the next parcel and limiting to right turn only would resolve some issues.

Cory Adams presented the standing seam roofing. Explains architectural design.

Commission discusses the approval of standing seam metal roofing.

Motion by Member Maloney – *"I move we approve the standing seam metal roof for GWCU Roam Commercial.*

Second by Member Murray. The vote was unanimous. Motion carried.

Motion by Member Bishop -*"I move we recommend approval to the County Commission for the GWCU Roam Commercial Site Plan, application number 24.013, allowing for the proposed commercial development located approximately at the northeast corner of West Old Highway Road and North 5000 West in Mountain Green which is identified by parcel number 00-0091-4785 and serial number 10-005-044-02-1-4-6, based on the findings and with the conditions listed in the staff report dated August 22, 2024, and with the following conditions:"*

- 1. Come to the county commission prepared to discuss moving the ingress back into adjacent parcel with Roam.*

Second by Member Wilson. The vote was unanimous. Motion carried.

7. Business and Staff questions

Planning Director Cook reminds the commission about the upcoming APA Utah 2024 Fall Conference and other training opportunities.

County Attorney Smith. Training.

- Reminder that the Commission represents the county.
- No social media concerning County business.
- Be mindful of words and actions.
- All communication should be through county email.
- Discussions with each other should not be about county business outside the commission meetings -exparte' communication.
- Avoid statements or behavior that creates liability for the county.

Member Bishop – what is 9 springs next step?

Planning Director Cook -Sept 3 work session. Will be more discussions coming.

Member Maloney questioned the different submittals

Planning Director Cook Explained the submittals

Chair Sessions- Sept 12 would like work session for Mountain Green/ Peterson area plan

10. Approval of August 8th, 2024, Planning Commission meeting minutes

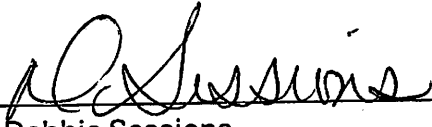
Motion by Member Bishop

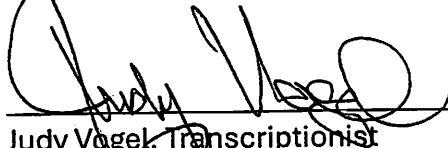
Second by Member Little. The vote was unanimous. Motion carried

11. Adjourn

Motion by Member McMillan

Second by Member Wilson. The vote was unanimous. Motion carried.

Approved:  Date: 9-12-24
Chairman, Debbie Sessions

 Date: 9-12-24
Judy Vogel, Transcriptionist
Planning and Development Services