



PLANNING COMMISSION AGENDA

Thursday, September 13, 2018

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 Items:

6. **Discussion/Decision:** Shady Creek Subdivision Preliminary Plat – A proposed subdivision of approximately 22 lots on approximately 18 acres. Located at approximately 5700 W Woodland Drive in Mountain Green, Utah.
7. **Discussion/Decision:** Silver Saddle Ranch Small Subdivision Preliminary & Final Plat: A request to subdivide approximately 14.83 acres of property located at approximately 2365 W Old Highway Rd into three lots, one with approximately 6.41 acres, one with 6.42 acres and one with 2.00 acres.
8. **Discussion/Decision:** Cottonwood Mutual Water Co CUP – A proposed conditional use permit for an accessory storage building for a water utility. The project is located at approximately 4000 W Old Highway Road in Morgan, Utah.

Legislative Discussion:

9. **Work Session Discussion:** Review Draft Code Amendments.

Other:

10. Business/Staff Questions.
11. Approval of August 23, 2018 Planning Commission minutes.
12. Adjourn.

PLANNING COMMISSION MINUTES

Thursday, September 13, 2018

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:

Attendance:

Present PC Members

Member Sessions

Chairman Ross

Member Newton

Member Wilson

Member Mayerle

Member Bass

Member Stephens

Lynn Peterson

Chris Peterson

Ben Russell

Lisa Jensen

Peter Robbins

Rick Lofgren

N. Kearl

Sheila Wilkinson

Jack Walkenhorst

Heidi Anderson

Anita Brooks

Mark Wheatley

Mark & Juliet Jones

Justin Jones

Rodd Hardy

Sharlene Hardy

Darleen Mayelhoffer

Ken Wallace

Todd Whimpey

Bart Smith

Pamela Smith

Mandalyn Helsten

Jim Hurst

Staff:

Lance Evans, AICP, Planning Director

Gina Grandpre, Planner

Bailey Smith, Transcriptionist

Public Attendance:

Tina Kelley

Kevin Stauffer

David Lotter

Gene Peterson

Gloria Bell

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

Member Sessions moved to approve agenda. Second by Member Bass. Vote was unanimous. Motion carried.

4. Declaration of conflicts of interest
5. Public Comment

Lynn Peterson is concerned about the water restrictions. They could only water for two days and for a while there they were not able to water at all. He stated his neighbor had told him the developer was going to drill another well up in the area. He is also concerned with how the sewer is going to come out of the subdivision. There is a big belly in the sewer line that they have to pump out twice a year.

Jim Hurst does not believe that the water management group is responsible for the drought. He stated the situation with the water restrictions is serious and it affects the value of their homes. There are currently 3 homes on Weber Drive that are for sale and have been for a while He advises the council and everyone else that a meeting like the one planned is not appropriate until the needs of the current residents in the Mountain Green area is satisfied.

Gene Peterson stated for the past 3 to 4 years they have been restricted on water. They have not been able to use water at all for a period of time. He suggests not allowing any new subdivisions coming in. If they were to have a fire they do not have adequate water supply to fight it.

Peter Robbins stated he lives on Gordon Creek Circle and walks over the bridge to get his mail every day and the creek is dry. They would like to keep the creek running and keep the neighborhood the way it is.

Ken Wallace stated it took him several years to get a building permit he had to have soil stability and foundation stability in order to get it approved. He walks around the neighborhood and sees cracks in the road all over. He is concerned with the stability of the area. He doesn't want to see anymore houses sliding.

Sheila Wilkinson is worried about the developers coming into the community. There were developers that sold lots on land fill and in a marshy area. If they are not going to do right by the county they do not have to allow it. She asks that they check out the developers that come into our community.

Bart Smith stated he didn't know he was going to have a meeting until he heard from the county engineer. The water company has a well that produces 2000 gallons a minute. The water company has tried to maintain enough water for indoor usage as well as fire suppression. He appreciates the comments that have been made. They are working to get their well online but they are lacking one document that requires one signature and the land owner will not sign it.

Administrative Items:

6. **Discussion/Decision:** Shady Creek Subdivision Preliminary Plat – A proposed subdivision of approximately 22 lots on approximately 18 acres. Located at approximately 5700 W Woodland Drive in Mountain Green, Utah.

The applicant requested a postponement of this item.

Member Newton moved to postpone item #6 to the October 25, 2018 meeting. Second by Member Sessions. Vote was unanimous. Motion carried.

7. **Discussion/Decision:** Silver Saddle Ranch Small Subdivision Preliminary & Final Plat: A request to subdivide approximately 14.83 acres of property located at approximately 2365 W Old Highway Rd into three lots, one with approximately 6.41 acres, one with 6.42 acres and one with 2.00 acres.

Grandpre presented the Silver Saddle preliminary and final plat application. She stated that staff had worked through the issues as far as code is concerned and recommends approval. The Future

Land Use Map in the General Plan is Rural Residential. They could rezone it to develop smaller lots but they would like to keep them as large lots. She added that coming off of old highway two of the lots will have shared access and the third lot will have its own. Member Sessions asked if the typo on the preliminary plat was fixed. Grandpre stated it should be fixed on the Final Mylar. Member Bass asked if they were going to have individual or shared wells. Grandpre stated they have either option but they would have to get approval from the Health Department to do a shared well.

Member Mayerle moved to approve the Silver Saddle Ranch Subdivision Preliminary and Final Plat, application number 18.021, allowing for a three lot subdivision of land located at approximately 2365 W Old Highway Road, based on the findings and with the conditions listed in the staff report dated September 13, 2018. Second by Member Bass. Vote was unanimous. Motion carried.

8. **Discussion/Decision:** Cottonwood Mutual Water Co CUP – A proposed conditional use permit for an accessory storage building for a water utility. The project is located at approximately 4000 W Old Highway Road in Morgan, Utah.

Grandpre stated the Cottonwood Mutual Water Company has requested to build a storage shed on their property. The Future Land Use Map designated the property as Village Low Density. According to the code any public utility is required to do a conditional use permit for any accessory buildings added to the lot. The current zoning on the property is RR-1. There is a fence line along the rear of the property separating them from the adjacent residential. She added that the engineer had a few things that needed to be addressed at building permit time. Staff has recommended adding a landscaping plan to put additional trees behind the proposed building to add more of a buffer from the residences behind it. Staff recommends approval. Member Sessions asked if they were going to store chemicals and what types they would store. The applicant stated he is not sure what specifically but from his understanding they were going to store hand tools and equipment in it. Member Mayerle asked what the maximum percentage they can develop. Grandpre stated it is a public utility so it is not necessarily governed by the residential or commercial coverage ordinance. She stated that it is around 1.4 acres so even with the buildings on there now it would not exceed the 25% coverage limit.

Member Newton moved to forward a positive recommendation to the County Council for Cottonwood Mutual Water Storage Building Conditional Use Permit, application 18.023 subject to the findings and conditions listed in the September 13, 2018 staff report. Second by Member Sessions. Vote was unanimous. Motion carried.

Legislative Discussion:

9. **Work Session Discussion:** Review Draft Code Amendments.

Evans stated he was not able to get a draft done for them to review. The plan is to work on the public notices portion of the code. He stated it is in several sections of the code and it is a little inconsistent. He would like to bring it all into one chapter that addresses it with references. Member Sessions asked when they were going to have the public hearing on the ones they have discussed. Evans stated they planned to put a few of them together and have a meeting. They are hoping for a public hearing on October 11th. Chair Ross asked how they help the public

understand things so they don't become misinformed. Is there something they could do in the code? Evans stated they do have the state law they have to follow. People don't read legal notices in the newspaper anymore but because it is a code requirement they have to do it. Due to the conversations staff has had this week they have begun the process to create a Facebook page. He stated staff will only be posting notices to the page there will not be any dialogue between the planning department and the community.

Other:

10. Business/Staff Questions.

Chair Ross asked about Wasatch Peaks site tour. Member Newton asked where they would be meeting for that. Evans stated they would be meeting at the old car wash by Hind's, Member Bass asked what the tour was for. Evans stated they are going to do the tour as a work session before the snow falls. Chair Ross asked when the next meeting was. Evans stated it is tentatively set for late September.

11. Approval of August 23, 2018 Planning Commission minutes.

Member Stephens moved to approve the August 23, 2018 Planning Commission meeting minutes. Second by Member Bass. Vote was unanimous. Motion carried.

12. Adjourn.

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

Approved: Gary Ross Date: 10-1-18
Chairman, Gary Ross

ATTEST: Bailey Smith Date: 10-1-18
Bailey Smith, Transcriptionist
Planning and Development Services

ATTENDANCE ROLL
MORGAN COUNTY
PLANNING COMMISSION PUBLIC MEETING
Morgan County Council Room
Thursday, September 13, 2018

1. Kevin Stauffer Mtn. Green

2. Tina Kefley

3. DAVID TOTTER

4. GENE PETERSON

5. Gloria Bell

6. LYNN F. PETERSON

7. Chris Peterson

8. Ben Russell

9. Lisa Jensen

10. PETER REBBINS MTN GREEN

11. Rick Lofgren

12. N. Kearl

13. Sheila Wilkinson

14. Jack Walkenhorst

15. HEIDI ANDERSON

16. Amber H. Brooks

17. Mark Whetters

18. Mark + Juliet Jones

19. Justin Jones

20. Rodd Hardy

21. Sharlene Hardy

22. Darlene Meyerhoffer

23. Ken Wallace

24. Todd Whimpey

25. But Smith

26. Pamela Smith

27. Mandalyn Helsten

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