



PLANNING COMMISSION AGENDA

Thursday, January 25, 2018

Scotsman Center in Mountain Green

6:30 pm

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Scotsman Center, 5859 Cottonwood Canyon Road; Mountain Green, 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. Postponed from January 11, 2018: Discussion and Decision of the Rollins Ranch Phase 1 Amendment 3 Lot Line Adjustment – A proposed lot line adjustment moving the lot line between lot 149 in Rollins Ranch Phase 1 and lot 601 in Rollins Ranch Phase 6 to make Lot 149 bigger. It is located at approximately 4426 W Ranch Blvd Mountain Green, Utah. (staff requests this item be tabled)
7. Postponed from January 11, 2018: Discussion and Decision of the Rollins Ranch Phase 6 Amendment 1 Lot Line Adjustment – A proposed lot line adjustment moving the lot line between lot 149 in Rollins Ranch Phase 1 and lot 601 in Rollins Ranch Phase 6 to make Lot 149 bigger. It is located at approximately 6134 Horseshoe Hollow Lane, Mountain Green, Utah. (staff requests this item be tabled)
8. Postponed from January 11, 2018: Discussion and Decision of the Church Hill Small Subdivision Preliminary/Final Plat – A proposed small subdivision of approximately two, twenty acre lots. Located at approximately 2760 S Morgan Valley Drive in Morgan, Utah.

Legislative Item:

9. Discussion on Town Center – Follow up discussion from the Mountain Green meeting on November 29, 2017.

Other:

10. Business/Staff Questions.
11. Approval of January 25, 2018 Planning Commission minutes.
12. Adjourn.

PLANNING COMMISSION MINUTES
Thursday, January 25, 2018
Scotsman Center in Mountain Green
6:30 pm

Attendance:

Present PC Members
Member Sessions
Chairman Ross
Member Newton
Member Stephens
Member Mayerle
Member Bass
Member Wilson

Staff:

Lance Evans, AICP, Planning Director
Gina Grandpre, Planner
Bailey Smith, Transcriptionist

Public Attendance:

Jennie Earl
Daniel Jensen
Jon Stephens
Christie Jensen
Keith Ralphs
Carol Ralphs
Vicky Benson
Brant Hayward
Council Member Cannon
Council Member Turner
Council Member Barber
Council Member Haslam
Council Member Mecham
Andrea Franklin
Shad Sulley
Katie Perry
Dale Harding
Craig Widmier

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

Member Sessions moved to amend the agenda, moving items 10 and 11 up between 4 and 5. Second by Member Bass. Vote was unanimous. Motion carried.

4. Declaration of conflicts of interest
5. Business/Staff Questions.

Staff had no questions for the PC.

6. Approval of January 11, 2018 Planning Commission minutes.

Member Bass moved to approve the January 11, 2018 Planning Commission meeting minutes. Second by Member Stephens. Vote was unanimous. Motion carried. Member Wilson abstained

7. Public Comment

A member of the community asked the PC to address who they were and thanked them for taking the time out to meet in their area and recognize their community. Each member stated their name and where they represent.

Administrative Items:

Morgan County Planning Commission Meeting Minutes
January 25, 2018 Approved
Page 1 of 4

8. Postponed from January 11, 2018: Discussion and Decision of the Rollins Ranch Phase 1 Amendment 3 Lot Line Adjustment – A proposed lot line adjustment moving the lot line between lot 149 in Rollins Ranch Phase 1 and lot 601 in Rollins Ranch Phase 6 to make Lot 149 bigger. It is located at approximately 4426 W Ranch Blvd Mountain Green, Utah. (staff requests this item be postponed)
9. Postponed from January 11, 2018: Discussion and Decision of the Rollins Ranch Phase 6 Amendment 1 Lot Line Adjustment – A proposed lot line adjustment moving the lot line between lot 149 in Rollins Ranch Phase 1 and lot 601 in Rollins Ranch Phase 6 to make Lot 149 bigger. It is located at approximately 6134 Horseshoe Hollow Lane, Mountain Green, Utah. (staff requests this item be postponed)

Grandpre stated the applicant was unable to meet with his engineer so staff recommends postponing to the February 8th meeting.

Member Newton moved to postpone the Rollins Ranch Phase 1 Amendment 3 & Rollins Ranch Phase 6 Amendment 1 – Lot line adjustments, application #17.030 & 17.031 in order for the applicant to address the County Engineer's concerns, postponed until the next meeting on February 8th. Second by Member Bass. Vote was unanimous. Motion carried.

10. Postponed from January 11, 2018: Discussion and Decision of the Church Hill Small Subdivision Preliminary/Final Plat – A proposed small subdivision of approximately two, twenty-acre lots. Located at approximately 2760 S Morgan Valley Drive in Morgan, Utah.

Grandpre presented the Church Hill Small subdivision. She stated the applicant has addressed all of the concerns and all of the changes were applied to the preliminary and final plats. She added that this is a two-lot subdivision in the Porterville area next to the church with a cul-de-sac and a turn around. She stated that the zoning is A-20 and they are only dividing the back 40 acres. The parcel in front is not a part of the subdivision. Staff recommends approval of the preliminary and final plat.

Member Sessions asked Grandpre if the changes were looked at by the engineer. Grandpre stated yes, he has been made aware, he just has to double check that the changes were made.

Member Sessions moved to approve the Church Hill Subdivision Preliminary and Final Plat, application number 17.044, allowing for a two lot subdivision of land located at approximately 2760 S Morgan Valley Drive, based on the findings and with the conditions listed in the staff report dated January 25, 2018. Second by Member Newton. Vote was unanimous. Motion carried.

Legislative Item:

11. Discussion on Town Center – Follow up discussion from the Mountain Green meeting on November 29, 2017.

Evans addressed the community about the previous Town Center meeting. He asked them to focus on the Town Center land use designation. He stated it is in the General plan and on the Future Land Use Map. He stated they could take the communities ideas for design and land use to develop a Town Center ordinance. He explained the process of creating an ordinance. He clarified that we have the general plan that outlines the vision for the town center but they are talking about creating another zone that would implement the vision. He stated that process is to create the zone and then rezone any property that would be appropriate

with the zoning.

Member Newton asked how many acres are in the area. Evans stated it is close to 300 acres. Grandpre stated the bottom portion of the Town Center is under the Johnson development agreement. Chair Ross stated they are looking at the north side of Old Highway which is roughly 150 acres. He added that the first step they are addressing is the design standards. Member Sessions went over the notes she had taken from the previous meeting. She stated she had heard no strip malls, wide sidewalks, stone and timber, vertical growth, and dark skies. Chair Ross stated they are limited in the space they have to work with.

Andrea Franklin, Cottonwoods stated the handout looks great to her. She feels that the PC has a goal to keep the small town feel. She asked if there was a way to keep signage consistent and similar. She stated she didn't see anything about accessory apartments above. She asked if accessory apartments would allow for smaller mom and pop businesses to be successful by allowing them to have a home above them. She asked if it is not allowed would that restrict them to more, bigger businesses.

Courtney Vanderbeek, Cottonwoods, stated not having just a town center but a prodigy of what could come. She added that only use things such as renewable energy. She asked to preserve the natural flora and fauna. She added that maybe they could require more things such as solar.

Katy Perry, Rollins Ranch, asked if the area is going to have drive-thrus or is it going to be more of a small town feel. She stated it would be a convenience that a lot of families would enjoy.

Kent Wilkerson, Highlands, referenced appendix A in the general plan. He stated it has an extensive write up on the Mountain Green area. He recommends the principles and policies in there.

Wayne Johnson, Mountain Green, stated the county should take the impact fees and purchase the property to preserve. He added that when you develop into commercial it has to work not just what they like. He suggests having someone knowledgeable in what would work in the community. He stated the people that own the property have property rights and if you work with the land owner instead of fight with them because when you create what has happened in the last twenty years the land owners won't work with the county any longer. Chair Ross stated he agrees they do want to work with the land owners.

Duane Johnson, Mountain Green, stated they spent 7 years to get their development agreement. He stated he does not intend to build anything shabby or doesn't look good. He stated there will be a lot of commercial people that will think twice about building a building and whether they could make it work. He stated they have been negotiating with Lee's market for the last two years and they haven't developed because there are not enough rooftops.

Robert McConnell, stated he agrees with the need for additional services. He stated if they want to stay a very rural community without a significant community or town center and retail components to help support the tax base they need agree to raise property taxes to improve and maintain roads and other things. He stated communities have passed bonds to preserve areas. He suggested increasing the density for multifamily. He agrees with impact fees staying in Mountain Green. He added that if you want to have the design standards you want you have to have higher density with your multi-family. He stated they will discourage some companies from coming here if you don't allow them to have their standard sign. He hopes the ordinance is more specific in what it is asking for. He added that if we want commercial development we need more density and housing.

Vicky Benson, Rollins Ranch, she stated she moved here from Layton and she has seen the high density come in with the promise of wonderful quality building but there was no monitoring. She stated they went from a quiet neighborhood to a rise in crime and an increase

in disturbances. She added that she loves the open feel but she urges that they will be smart about it. She suggested watching the zoning that comes in.

Katy Perry stated that she thinks that with the snow resort up the street that the town center could have an area that people can warm up in the winter.

Chair Ross explained to the community the process staff and the PC are going to use in creating the Town Center. He asked the PC what type of discussion they would like to have on the next steps. Member Sessions asked if they were going to schedule a work session or draft. Evans stated they were planning on drafting something to have the PC look at. Chair Ross suggested seeing what they have at the next meeting and then plan a work session around that. Member Sessions stated that when they are working up the draft they should lean towards having standards in the ordinance but the development is more guided by a development agreement since each parcel is so different. She stated it could read something like, here are the standards we want but the land owner or developer will need to work with a development agreement with the Council. She added that maybe densities can be negotiated per parcel. Chair Ross stated they should include the County Council in the work session.

Other:

12. Adjourn.

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

Approved: *Heather Sessions* Date: 2-22-18
Acting Chairman, Gary Ross *Debbie Sessions*
ATTEST: *Bailey Smith* Date: 2-12-18
Bailey Smith, Transcriptionist
Planning and Development Services

ATTENDANCE ROLL
MORGAN COUNTY
PLANNING COMMISSION PUBLIC MEETING
Scotsman Center in Mountain Green
Thursday, January 25, 2018

- | | |
|-----------------------------|-----------|
| 1. <u>Jan Stephens</u> | 20. _____ |
| 2. <u>Jenni Ecol</u> | 21. _____ |
| 3. <u>Daniel Jensen</u> | 22. _____ |
| 4. <u>Christie Jensen</u> | 23. _____ |
| 5. <u>Keith Ralphs</u> | 24. _____ |
| 6. <u>Carol Ralphs</u> | 25. _____ |
| 7. <u>Vicky Bengson</u> | 26. _____ |
| 8. <u>BRANT H HARWARD</u> | 27. _____ |
| 9. <u>Lina Cannon</u> | 28. _____ |
| 10. <u>Austin Turner</u> | 29. _____ |
| 11. <u>Andrea Franklin</u> | 30. _____ |
| 12. <u>Sheryl Shelly</u> | 31. _____ |
| 13. <u>Katie Perry</u> | 32. _____ |
| 14. <u>Dale Harding</u> | 33. _____ |
| 15. <u>CRAIG A. KLIMTEN</u> | 34. _____ |
| 16. _____ | 35. _____ |
| 17. _____ | 36. _____ |
| 18. _____ | 37. _____ |
| 19. _____ | 38. _____ |