



PLANNING COMMISSION AGENDA

Thursday, April 12, 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:

Postponed from May 25, 2017

6. Discussion/Decision: Heather Meadows Preliminary and Final Plat of the Heather Meadows Small Subdivision Preliminary/Final Plat – A proposed small subdivision of seven, one acre lots. Located at approximately 4300 N 3800 W in Morgan, Utah.

Legislative Discussion:

7. ***Item to be tabled due to noticing discrepancy:*** Discussion/Public Hearing/Decision: Morgan County Code Amendments on access easement and frontage Sections 8-2; 8-5A-5; 8-6-2.
8. Discussion Only: Town Center Zone/Architectural Design Standards

Other:

9. Business/Staff Questions.
10. Approval of March 22, 2018 Planning Commission minutes.
11. Adjourn.

PLANNING COMMISSION MINUTES

Thursday, April 12, 2018
Morgan County Council Room
6:30 pm

Attendance:

Chairman Ross
Member Sessions
Member Mayerle
Member Wilson
Member Bass
Member Stephens
Member Newton

Staff:

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

Public Attendance:

Council Member Haslam
Carolyn Morrison

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

Member Stephens moved to approve the agenda. Second by Member Newton. Vote was unanimous. Motion carried.

4. Declaration of conflicts of interest
5. Public Comment

No Public Comment

Administrative Items:

Postponed from May 25, 2017

6. Discussion/Decision: Heather Meadows Preliminary and Final Plat of the Heather Meadows Small Subdivision Preliminary/Final Plat – A proposed small subdivision of seven, one-acre lots. Located at approximately 4300 N 3800 W in Morgan, Utah.

Grandpre presented the application for Heather Meadows subdivision. She stated the PC had reviewed in May of 2017. She added that the applicant was having difficulty getting a will serve from Peterson Pipeline so they have brought it back with water wells and septic tanks. She added that it is a 14.56-acre parcel in Peterson, which sits along the river near 4300 North. She added that the current zoning is R1-20 and the Future Land Use Map has it designated as Village Low Density with a little strip of Agricultural.

She stated that the applicant had to change the plat from eight lots to seven for the wellhead protection zone and septic systems. She explained that all of the lots would need to build one foot above the floodplain and that staff suggested requiring the location of where the possible drain fields could be on the plat. She stated that staff recommends approval with that condition added.

Chair Ross referenced the code 8-12-24F and asked if they had done a test well. Grandpre stated the engineer had said they could use adjacent wells. Member Wilson asked where the established floodplain is. Grandpre showed him the area map of where the flood plain is in the

subdivision. Member Sessions asked about the well heads in flood plains. Grandpre stated the health department approved it. Member Sessions asked about the dispute in the westerly property boundary. Grandpre stated that the fence is on the developer's property and owned by the adjacent landowners. She added that the applicant is working with them to get it rectified.

Member Stephens asked if the water is sitting in the retention basin. Grandpre stated they have the retention basin to collect the storm water from the streets. She added that the engineer would have to answer those questions. Grandpre stated the engineer has to go through the construction process and approve. She added that it is one of the conditions of approval and staff recommends they add the private septic field drawings on the plat. Member Stephens stated his concern, that unless they have been perc tested, the property owners will not know the size of the drain fields or what is ahead of them. Member Stephens stated they could put a note on the plat. Grandpre asked Member Stephens if they should do the plat note instead of the drawings. She stated it is all a part of the building permit and they will not go past the submittal stage without those approvals.

Member Wilson asked if the homeowner gets flooded would they need a hold harmless agreement. Grandpre stated there is a note on the plat that states they are required to build one foot above the floodplain. She stated the livable finished floor has to be one foot above. Evans stated that staff is requiring as much as they can. He added that if they take it any further they would have issues.

David Pitcher, the applicant, stated lot 6 is over two acres and there is a ton of area to build. He stated that according to the health department they required each lot be self-sufficient. He added that each lot has had two to three perc tests done on it. He stated the flood level is 4887 feet and the 100-year flood zone is more of a blanket done by the federal government. He stated the berm goes through lot 7 and ends at lot 2 and they did the requirements based on the berm not being engineered and failing. He stated he does not have a problem putting the septic on the plat. He added that each septic tank would need to be customized based on the size of homes on each lot so wherever they put them is not where they would actually be.

Chair Ross asked about the test well. The applicant stated there was a well drilled 30 years ago to meet the code. Member Sessions stated that the code requires that depth and yield need to be logged. The applicant stated the information is in the documents provided by the state. Member Sessions asked if the well could produce the 800-gallon a day minimum. The applicant stated yes but the well that is there is not up to current codes. Member Stephens asked if the applicant was planning to drill where the existing well is. The applicant stated they do not intend to re-drill that well. He stated they were required by code to have a well drilled within the property boundaries to show the yield and there is one. The PC discussed the issues with the application lacking a test well. He stated Peterson Pipeline could not sign the final plat or give a will serve so they went around that to get approval.

Member Bass asked if they were to get will serves from Peterson Pipeline would they go back to eight lots or would they stay at seven. The applicant stated they would stay at seven lots. Member Mayerle brought up the retention pond. The applicant stated it is the water that will flow off the streets into the retention basin. He stated the pipe for the outflow is a little higher than the inlet pipe. Member Stephens asked where the outflow pipe goes. The applicant stated it is a one-way valve and that it is more for catching sediment and potential pollutions.

The PC continued discussion on the issue of not having a test well. Member Stephens stated the difficulty of wells is that you can drill on one lot but it will not tell you what is going to be on another lot. He does not see that the test well is a big issue. Member Mayerle asked if the County would be held liable if they did not follow code and all of a sudden, there was a water issue. Member Wilson stated in order for him to approve the subdivision he would require a letter from Mark Miller. Member Stephens suggested postponing the application to give them time to get

the letter. The applicant asked if they could make it a condition of approval to get the letter. The PC discussed whether they felt it was a good idea to make that a condition or to postpone the application.

Member Stephens moved to approve the Heather Meadows Small Subdivision Preliminary and Final Plat, application number 17.008, allowing for a 7 lot subdivision of land located at approximately 4490 N 3800 W., Morgan, Utah, based on the findings and with the conditions listed in the staff report dated April 12, 2018, and with the following additional conditions:

1. A letter from the County Engineer or proof of wet water per county code or a will serve from Peterson Pipeline

Second by Member Wilson. Vote was not unanimous. Member Sessions opposed. Motion carried.

Legislative Discussion:

7. *Item to be tabled due to noticing discrepancy:* Discussion/Public Hearing/Decision: Morgan County Code Amendments on access easement and frontage Sections 8-2; 8-5A-5; 8-6-2.
8. Discussion Only: Town Center Zone/Architectural Design Standards

Discussion postponed to a future meeting.

Other:

9. Business/Staff Questions.

Evans stated draft for access easements will be on the next meeting along with a rezone request for Soderby that has been resubmitted. The cabin ordinance draft will be presented with a few options for discussion.

10. Approval of March 22, 2018 Planning Commission minutes.

Member Stephens moved to approve the March 22, 2018 Planning Commission meeting minutes. Second by Member Sessions. Vote was unanimous. Motion carried.

11. Adjourn.

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

Approved: Gary Ross Date: 4-30-18
Chairman, Gary Ross

ATTEST: Bailey Smith Date: 4-30-18
Bailey Smith, Transcriptionist
Planning and Development Services

ATTENDANCE ROLL
MORGAN COUNTY
PLANNING COMMISSION PUBLIC MEETING
Morgan County Council Room
Thursday, April 12, 2018

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