

**NOTICE OF MEETING TO BE HELD IN PUBLIC AND EXECUTIVE SESSION
OF THE MORGAN COUNTY COUNCIL
TUESDAY, JULY 7, 2020
5:30 P.M.
MORGAN COUNTY COURTHOUSE
48 WEST YOUNG STREET
MORGAN, UTAH**

AGENDA

5:30 Work Session

- Discussion of Building Security
- The Economic Development Partnership has recommended updates to the Morgan Strategic Economic Plan
 - County Council review and discussion of recommendations for updates to the Morgan Economic Plan
 - Discuss Structure MEDP to be County Economic Development Advisory Board to comply with state requirements

6:30 Call to Order

Prayer & Pledge

Approval of Agenda

Approval of Minutes

Declare Conflicts of Interest

Public Comment Period

Business –

- Lance Evans – Continuation of a Public Hearing from the Planning Commission on June 25, 2020
 - Discussion/Public Hearing/Decision: West Old Highway Road Future Land Use Map Amendment – A proposed amendment to the Future Land Use Map of approximately 22 acres making up multiple properties going from the Rural Residential and Natural Resources Land Use Designation to the Rural Residential Land Use Designation. Located along the north side of a portion of W Old Highway Road in Stoddard
- Lance Evans – Continuation of a Public Hearing from the Planning Commission on Jun 25, 2020 – Discussion/Public Hearing/Decision: West Old Highway Road Rezone – A proposed amendment to the Zoning Map of approximately 22 acres making up multiple properties going from RR-1 & MU-160 to RR-1 zoning districts. Located in the Stoddard area along West Old Highway Road, North of N 600 W and South of W 2000 N, Morgan, Utah
- Lance Evans – Discussion/Public Hearing/ Decision – Continuation of November 19, 2019 Hearing – CW Land Co. requests approval of the Basin Development Agreement for a mixed-use residential subdivision for 244 dwelling units and 35% commercial area in the Town Center area of Mountain Green
- Robert McConnell – Discussion/Decision – Authorization of Wasatch Civil Consulting Engineering to provide design and construction services related to the expansion of DD, EE and FF hangar rows at the Morgan County Airport
- Robert McConnell – Discussion/Decision – Proposal to install a speed bump on Willow Creek Road at a location to be determined by the public works department, but on the public right-of-way near 6460 Willow Creek Road
- Robert McConnell – Discussion/Decision - Morgan County, Utah, Policy Statement Regarding Public Infrastructure Districts
- Tina Cannon – Discussion/Decision - The Economic Development Partnership has recommended updates to the Morgan Strategic Economic Plan
 - County Council review and update the Morgan Economic Plan
 - Morgan County to Create a County Economic Advisory Board to Replace Morgan Economic Development Partnership Board and to oversee the Rural Economic Development Grant funding used to further the Morgan Strategic Economic Plan

ADJOURN

Note: The Council may vote to discuss certain matters in Executive/Closed Session pursuant to Utah Code Annotated §52-4-205. In accordance with the requirements of Utah Code Annotated §52-4-203 (2)(e)(f), the clerk records in the minutes the names of all citizens who appear and speak at the County Council meeting and the substance "in brief" of their comments. Such statements may include opinion or purported facts. The county does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to state law. In compliance with the Americans with Disabilities Act, individuals needing accommodations (including auxiliary communicative aids and services) during this meeting should notify Stacy Netz Clark at (801)845-4011 at least 24 hours before this meeting. Agendas are also posted on the county web site at <http://www.morgan-county.net> under 'Agendas & Notices' and on the Utah Public Meeting Notice website at <http://www.utah.gov/pmn/index.html>.

Date Posted: 6/30/2020
Time Posted: 2:00 p.m.
Posted by: Stacy Netz Clark

**MINUTES OF THE PUBLIC AND EXECUTIVE SESSION
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Except as noted above, times for agenda items are approximate and may be changed as circumstances require. Agenda items may or may not be discussed in the order they are listed. Interested members of the general public are encouraged to remain in attendance for the duration of the meeting in the event discussion of an agenda item begins earlier than listed.

Members Present

Robert McConnell
Tina Cannon
Mike Newton
Darryl Ballantyne
Roland Haslam
Robert Kilmer

Others Present

Debbie Sessions
Tina Kelley
Greg Day
Joe Garfield

Sarah Swan (via GoTo Meeting)

Other Staff Present

Stacy Netz Clark, County Clerk/Auditor
Lance Evans, County Community Development Director
Jan Farris, County Attorney

Work Session

- Discussion of Building Security
- The Economic Development Partnership has recommended updates to the Morgan Strategic Economic Plan
 - County Council review and discussion of recommendations for updates to the Morgan Economic Plan
 - Discuss Structure MEDP to be County Economic Development Advisory Board to comply with state requirements

Meeting called to order by Member McConnell at 6:30 PM.

Prayer & Pledge

The prayer and pledge were given by Member Haslam.

Approval of Agenda

Member Haslam moved to approve the agenda with the noted corrections. Seconded by Member Newton. The vote was unanimous. The motion passed.

Declare Conflicts of Interest

There were no declarations of conflict.

Public Comment Period

There were no public comments made.

Lance Evans – Continuation of a Public Hearing from the Planning Commission on June 25, 2020 - Discussion/Public Hearing/Decision: West Old Highway Road Future Land Use Map Amendment – A proposed amendment to the Future Land Use Map of approximately 22 acres making up multiple properties going from the Rural Residential and Natural Resources Land Use Designation to the Rural Residential Land Use Designation. Located along the north side of a portion of W Old Highway Road in Stoddard

Lance Evans, Community Development Director, came before the Council to explain that the Morgan County Planning Staff identified the Future Land Use Map amendment in order to have the subject small lots consist of a single zoning district, establishing consistent zoning along West Old Highway Road and to remove the non-conformity that exists with the properties being zoned in two districts.

The properties are located in the Stoddard area of unincorporated Morgan County, north of Interstate 84. The properties are currently in the Rural Residential and Natural Resources and Recreation designation for the Future Land Use Map. The associated zoning for the properties (which are currently zoned at RR-1 and MU-160) would not allow for the subject residents to build on, or fully use their property due to significantly larger setbacks on the MU-160 portions of the parcels. The proposed Future Land Use Map amendment would change the approximately 22 acres and the rear part of 27 parcels from Natural Resources and Recreation to Rural Residential.

Member Kilmer moved to go into public hearing. Seconded by Member Newton. The vote was unanimous. The motion passed.

Kris and Ed Lauenstein asked about other homeowners who have built in the MU-160 zone who have not met the set back requirements in the dual zone without the zoning change being proposed.

Member Haslam moved to go out of public hearing and back into regular session. Seconded by Member Newton. The vote was unanimous. The motion passed.

Member Newton moved to approve the W Old Highway Road Future Land Use Amendment, application number 20.027, changing the designation from Natural Resources and Recreation to Rural Residential, based on the findings listed in the staff report dated 7 July 2020. Seconded by Member Cannon. Voting in favor were Members Swan, Newton, McConnell, Ballantyne and Cannon. Opposed were Members Kilmer and Haslam. The motion passed.

Lance Evans – Continuation of a Public Hearing from the Planning Commission on Jun 25, 2020 – Discussion/Public Hearing/Decision: West Old Highway Road Rezone – A proposed amendment to the Zoning Map of approximately 22 acres making up multiple properties going from RR-1 & MU-160 to RR-1 zoning districts. Located in the Stoddard area along West Old Highway Road, North of N 600 W and South of W 2000 N, Morgan, Utah

Lance Evans, Community Development Director, came before the Council to explain that this application is for an amendment to the Morgan County zoning map. The applicant is proposing to rezone approximately 22 acres currently zoned MU-160 (Multiple Use) and located in the Stoddard area, generally located along W Old Highway Road, North of N 600 W and South of W 2000 N. The Morgan County Planning Commission reviewed this application at their June 25th meeting and recommends approval of the requested zoning map amendment from the MU-160 zoning district to the RR-1 zoning district.

Member Newton moved to go into public hearing. Seconded by Member Kilmer. The vote was unanimous. The motion passed.

There was no public comment.

Member Kilmer moved to go out of public hearing and back into regular session. Seconded by Member Newton. The vote was unanimous. The motion passed.

Member Newton moved to approve the West Old Highway Road Rezone Map Amendment, application number 20.028, changing the zoning district from MU-160 to RR-1, based on the findings listed in the staff report dated July 7, 2020.

Seconded by Member Cannon. Voting in favor were Members Swan, Newton, McConnell, Ballantyne and Cannon. Opposed was Members Kilmer and Haslam. The motion passed.

Lance Evans – Discussion/Public Hearing/ Decision – Continuation of November 19, 2019 Hearing – CW Land Co. requests approval of the Basin Development Agreement for a mixed-use residential subdivision for 244 dwelling units and 35% commercial area in the Town Center area of Mountain Green

Lance Evans, Community Development Director, came before the Council to present CW Land Co. request approval of the Basin Development Agreement for a mixed-use development for 244 residential lots and 18.3 acres of commercial in the Town Center area of Mountain Green.

CW Land Co. is proposing 244 dwelling units and 18.3 acres planned for future commercial development on 52.4 acres, northeast of the intersection of Old Highway Road and Trappers Loop Road on the previous Staker-Parsons Gravel Pit site. The residential units are proposed to consist of 140 multi-family, 90 Single-family, and 14 Large Lot Single-family units. The lowest density units will be on at least quarter acre lots next to the middle school and Rollins Ranch (3.31/acre overall density) on the east side of the project area. To the west of the large lots will be 90 single-family homes (5.05 units/acre overall density). On the west side of the development, adjacent to Trapper's Loop Road there will be 140 multi-family units (14 units/acre). The commercial component of the development is on the southern part of the property with 18.31 acres of commercial. There are 2.12 acres of open space on the north and west sides of the development.

Since the October 24 Planning Commission meeting the applicant has made significant changes to the DA and Concept Plan to address the concerns with design standards and have increased the commercial use area of the project from 1.7 acres of land designated as mixed-use to 35% (18.3 acres) designated as commercial land use. This is a significant change from the original plan. There is a provision in the DA that if the commercial area has not been developed in five-years that the commercial area may be reduced to 20% of the overall project. The commercial area may also change if the village at Village at Trapper's Loop, on the south side of Old Highway Road provides enough commercial for both projects. To put it another way, if the Village at Trapper's Loop includes 55 acres of commercial development the Basin Project may change the commercially designated land in the Concept Plan to multi-family residential at 14 dwelling units per acre.

Staff has reviewed the proposed development agreement (DA) and believes that the project, as designed, meets the intent of the Town Center Zone for an area of commercial, office and residential uses together for a future town center in Morgan County for the Mountain Green Area. The DA and Concept Plan depict the 35% commercial area as required in the Town Center Ordinance.

A memorandum from Mark Miller of Wasatch Civil along with an amended Development Agreement were submitted at meeting.

Member Kilmer moved to go into public hearing. Seconded by Member Newton. The vote was unanimous. The motion passed.

Tina Kelley made comment that the community may not know that this is going on and advised the council to not rush. She asked that they review the new information carefully and take the community input from the planning commission public hearing into consideration.

Member Newton moved to go out of public hearing and back into regular session. Seconded by Member Kilmer. The vote was unanimous. The motion passed.

All comments and input will be worked into the Development Agreement and will be brought back before the council at the next meeting in two weeks.

Member Newton moved to postpone this item until the meeting of the 21st. Seconded by Member Kilmer. The vote was unanimous. The motion passed.

Robert McConnell – Discussion/Decision – Authorization of Wasatch Civil Consulting Engineering to provide design and construction services related to the expansion of DD, EE and FF hangar rows at the Morgan County Airport

Joe Garfield, airport manager, gave information on the proposal to make improvements at the Morgan County Airport. Wasatch Civil has submitted a total estimate fee for this project is \$10,300 for the design and construction services to expand the DD, EE and FF hangar rows.

Member Newton moved to authorize Wasatch Civil Consulting Engineering to provide design and construction services related to the expansion of DD, EE and FF hangar rows at the Morgan County Airport to be paid from the airport budget and funded from the fund balance. Seconded by Member Ballantyne. The vote was unanimous. The motion passed.

Robert McConnell – Discussion/Decision – Proposal to install a speed bump on Willow Creek Road at a location to be determined by the public works department, but on the public right-of-way near 6460 Willow Creek Road

Member McConnell explained that the posted speed limit on this street is 10 miles per hour but due to the nature of the street, cars come down the street much faster. The Public Works Director estimates it to be \$2,500 to install. Member McConnell would be willing to seek donations from those that live in that area to go towards to installation of a speed bump. There was also the suggestion of a stop sign between the intersection of phase 4 and the older phase 2 section.

Robert McConnell – Discussion/Decision - Morgan County, Utah, Policy Statement Regarding Public Infrastructure Districts

Member McConnell reviewed each of the proposed changes made to the previously reviewed policy statement establishing public infrastructure districts.

Member Newton moved to approve the Policy Statement Regarding Public Infrastructure Districts. Seconded by Member Cannon. Voting in favor were Member Swan, Newton, McConnell, Ballantyne, Kilmer and Cannon. Opposed was member Haslam. The motion passed.

Tina Cannon – Discussion/Decision - The Economic Development Partnership has recommended updates to the Morgan Strategic Economic Plan

- **Morgan County to Create a County Economic Advisory Board to Replace Morgan Economic Development Partnership Board and to oversee the Rural Economic Development Grant funding used to further the Morgan Strategic Economic Plan**

Member Cannon moved to create a County Economic Advisory Board to Replace Morgan Economic Development Partnership Board and to oversee the Rural Economic Development Grant funding used to further the Morgan Strategic Economic Plan, to include 4 additional members to include: the business resource center, the school, the chamber, and division of natural resources/ state parks. Seconded by Member

Newton. Voting in favor were Member Swan, Newton, McConnell, Ballantyne, Kilmer and Cannon. Opposed was member Haslam. The motion passed.

Member Newton moved to adjourn.

APPROVED 
Chairman

Date August 4, 2020

ATTEST 
Clerk

Date 8-4-2020

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