



PLANNING COMMISSION AGENDA

Thursday, May 25, 2017

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: York Family Small Subdivision Concept Plan: A request to subdivide approximately 4.373 acres of property located at approximately 2329 W Spring Hollow Rd into two lots, one with approximately 1.78 acres and one with approximately 2.60 acres.
7. Discussion/Decision: Heather Meadows Preliminary and Final Plat of the Heather Meadows Small Subdivision Preliminary/Final Plat – A proposed small subdivision of approximately eight, one acre lots. Located at approximately 4300 N 3800 W in Morgan, Utah.
8. Discussion/Decision: Beehive Broadband CUP – A proposed broadband distribution building Conditional Use Permit located at approximately 4000 W Old Highway Road in Morgan, Utah.

Legislative Items:

9. Discussion/Decision: NAICS Table
10. Discussion/Decision: RMP Review

Administrative Items:

11. Business/Staff Questions.
12. Approval of May 11, 2017 Planning Commission minutes.
13. Adjourn.

Morgan County Planning Commission Meeting

May 25, 2017 Approved

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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:

Members Present: Chair Ross, Vice Chair Sessions, Hailey Bass, Shane Stephens, Michael Newton, Steve Wilson, Chris Mayerle

Staff Present: Lance Evans, Gina Grandpre, Laurel Orr

1. Call to order – prayer

Chair Ross called the meeting to order and Member Newton offered prayer.

2. Pledge of Allegiance

3. Approval of agenda

Member Newton moved to approve the agenda as posted. Second by Member Sessions. Vote was unanimous. Motion carried.

4. Declaration of conflicts of interest - None

5. Public Comment - None

Administrative Items:

6. Discussion/Decision: York Family Small Subdivision Concept Plan: A request to subdivide approximately 4.373 acres of property located at approximately 2329 W Spring Hollow Rd into two lots, one with approximately 1.78 acres and one with approximately 2.60 acres.

Grandpre presented the York Family Small Subdivision Concept Plan. They are asking to divide their lot into two and to bring the lot into compliance so that they can remodel one of the two existing homes on the lot. Since it is a legal non-conforming lot, it is required for them to subdivide in order to remodel. Staff recommends approval.

Member Newton moved to approve the York Family Small Subdivision Concept Plan, application number 17.010, allowing for a 2 lot subdivision of land located at approximately 2329 W Spring Hollow Road, Morgan, Utah, based on the findings and with the conditions listed in the staff report dated May 25, 2017. Second my Member Sessions. Vote was unanimous. Motion carried.

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

Grandpre presented the final plat of the Heather Meadows Small Subdivision. The Future Land Use designation for this area is Village Low Density. Lots will range from ½ acre to over 2 acres. She showed where a berm exists and shared Mark Miller's concern for potential flooding. Therefore, a condition for building is that homes will need to be built one foot above the flood plain. Another condition is that they will have to have a Will Serve letter from Peterson Pipeline. Staff recommends approval of this subdivision.

Member Sessions noted that Will Serve letters are necessary for preliminary. She asked if there has yet been approval from Weber Morgan Health. Applicant shared that the Health Dept has given approval of all of the locations of the septic systems, just not the type of system yet. Member Sessions shared a concern of the addresses listed. Applicant is happy to adjust them. She asked about addressing Mark's concerns regarding the berm not being engineered. Grandpre and the applicant explained that the condition of building homes one foot above the flood plain would compensate if the berm failed. Mark Miller had given his consent for that plan. Member Stephens asked who will maintain the retention basin. Grandpre answered that it will be the HOA. Member Stephens also asked about the roads, would they be deeded to the county? Grandpre shared that the HOA could retain them as private roads. Chair Ross shared that the packet seems incomplete – that there are several pieces that are missing. Lance shared that it can move forward knowing that the conditions still need to be met before recording. Member Newton asked if the building envelopes and no build areas indicated on the plat. She confirmed that they will. Requiring that can be one of the conditions. Chair Ross read the code relating to Preliminary Plat Submittals. The code states that at this stage there needs to be service agreements submitted for each utility. Staff shared that those documents could be required before recordation. Several members expressed concern that by approving it tonight, without all documents, it would be going against our established code.

Member Bass moved to postpone the Heather Meadows Small Subdivision Preliminary and Final Plat, application number 17.008, allowing for a 2 lot subdivision of land located at approximately 4490 N 3800 W., Morgan, Utah, until our next meeting, dated June 8, 2017, or until the application is complete. Second by Member Newton. Vote was unanimous. Motion carried.

8. Discussion/Decision: Beehive Broadband CUP – A proposed broadband distribution building Conditional Use Permit located at approximately 4000 W Old Highway Road in Morgan, Utah.

Evans presented the Beehive Broadband CUP for the internet provider to put in their central office / utility facility in RR1 zone in an existing gravel area on the lot. They would use electricity. There is no cell tower, just an electrical pole. Some neighbors were concerned with the visual impact. There are 5 conditions that must be met for approval. Staff recommends approval.

Member Wilson asked about fencing and Evans noted that there is not fencing planned. Member Sessions asked about screening of a generator. Grandpre shared that Mark Miller had recommended that. Member Sessions suggested that screening around the generator be added as another condition.

Floyd Cox, resident of Mountain Green, came to microphone. He lives behind the build area and wonders about the safety of the propane tank and the sound of the generator.

Member Bass asked why building has already started if it hasn't been approved. Member Stephens asked why propane is being used if natural gas is available.

Applicant came to microphone. He explained that he's not sure about the natural gas vs propane. They are moving equipment to the new site, but not building until the building permit is obtained and approved.

Member Sessions moved to forward a positive recommendation to the County Council for the Beehive Broadband Conditional Use Permit, application #17.011, located at approximately 4000 Old Highway Road, allowing for the installation of a private utility facility, based on the findings and with the condition listed in the staff report dated May 26, 2017, with the following additional conditions:

6. *That a masonry screening/sound buffer wall be installed around the generator.*

Second by Member Stephens. Vote was unanimous. Motion carried.

Legislative Items:

9. Discussion/Decision: NAICS Table

Evans shared feedback from the County Council regarding the NAICS Table. They have allowed for a pared down list of allowed uses. The County Council just wants it to be clear to applicants. Chair Ross asked what our next step is. Evans suggested possibly a work session. He recommended it be put on the agenda for the June 8th meeting.

10. Discussion/Decision: RMP Review

Evans presented regarding the Resource Management Plans. Staff members received a hard copy including maps. He asked the Planning Commission for ALL suggestions and

recommendations. Members offered ALL of their suggested changes. This document will be forwarded to the County Council for review with ALL of the red-lines and comments.

Administrative Items:

11. Business/Staff Questions

Chair Ross wanted to address the Heather Meadows proposal from earlier this evening. He asked that applicants have a more complete file before being put on the agenda. Evans shared that the Planning & Development office has been working towards requiring complete applications, in both planning and building, while still being customer friendly.

12. Approval of May 11, 2017 Planning Commission minutes.

Member Newton moved to approve the May 11, 2017 Planning Commission meeting minutes with noted changes. Second by Member Stephens. Vote was unanimous. Motion carried.

Member Haslam approached the microphone and thanked the Commissioners and staff for their time.

13. Adjourn.

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

Approved: _____ Date: _____
Chairman, Gary Ross

ATTEST: _____ Date: _____
Gina Grandpre, Planner 1
Planning and Development Services