



PLANNING COMMISSION AGENDA

Thursday, March 9, 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:

Members Present: Chair Ross, Member Sessions, Member Stephens, Member Newton, Member Wilson, Member Mayerle

Members Absent: Member Bass

Staff Present: Gina Grandpre, Laurel Orr

1. Call to order – prayer

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

2. Pledge of Allegiance
3. Approval of agenda

Member Stephens moved to approve the established agenda. Member Newton seconded. Vote was unanimous. Motion carried.

4. Declaration of conflicts of interest

Member Newton mentioned that he owns property that will be effected by the potential map changes.

5. Public Comment

Member Newton moved to go into public comment. Member Mayerle seconded. Vote was unanimous. Motion carried.

None

Member Sessions moved to go out of public comment Member Stephens seconded. Vote was unanimous. Motion carried.

Legislative Items:

6. Discussion/Public Hearing/Decision on Discussion/Public Hearing/Decision: Proposed changes to the Future Land Use Maps of Morgan County in conjunction with the General Plan Update.

Chair Ross explained that the discussion of planning commission member districts was tabled by the County Council and returned to the Planning Commission. Member Sessions explained that the County Council was concerned with the way the PC had recommended splitting district 3, and that no other districts are split. One possible structure is to have representation from district 1,2,3, and 5, then assign 3 at large so that no districts are split. The Council also would like us to consider striking the word chairperson from the text "the council chairperson Designate an at large commissioner". Member Stephens suggested that 2 commissioners could represent district 3. Chair Ross suggested that there isn't the population to require that. Member Wilson shared a concern that the representation be diluted and asked if this mirrors the council's representation. Member Sessions shared that another option is to move away from districts and go to communities. Member Wilson shared that he is curious about the council's reason for the request. Council Member Haslam came to microphone and shared the council's concerns. Their biggest concern was that we don't have definite lines to delineate the areas. He suggested using a map to draw distinct lines so that the council knows exactly where the lines are. Member Wilson asked if the council is concerned of getting someone to survey the area. Member Haslam said that we probably wouldn't have to do that. We would use street lines or creek boundaries. Member Wilson asked if population was a consideration. Member Haslam said that it was considered in one area, but not overall. Member Session offered to work with Chair Ross to get maps and work on identifying area boundary lines and table the discussion until the next meeting.

Member Newton moved to postpone this portion of item #6 until our next meeting on March 23, 2017 and between now and then the Planning Commission will put some maps together delineating lines for discussion at that meeting. Seconded by Member Sessions. Vote was unanimous. Motion carried.

Gina shared with the Commission her recommendation of postponing the decision on the FLUM because of how interrelated the various proposals are. Member Stephens requested to have the key for the maps given to the commissioners. Gina gave a presentation of the proposed changes on the maps. There are certain elements of the Commercial Use Table that need to be reconciled with the FLUM. The feedback received from the area plan meetings is also included in the proposals. This combines residential and commercial changes to the FLUM. Gina described exactly what the FLUM is and how it relates to the General Plan and current zoning maps. She referred the commissioners to page 5 of the staff report to discuss the proposal to change the definitions and labeling of commercial districts. She shared the current FLUM for each area, then showed the proposed FLUM. Gina also presented the needed General Plan updates to include the new commercial zone and residential zone designations. Gina clarified that when we forward our new definitions will we also need to forward an amendment to the General Plan. Member Sessions asked about the commercial district in Croyden and Member Newton shared that the intent was not to remove the VOC district, but to add RR on the road east of it, where previously

terminated. Member Newton suggested that the commission still needs to talk about the commercial designations in Enterprise to reconcile the old FLUM and new FLUM.

Member Newton motioned to go into public hearing. Member Sessions seconded. Vote was unanimous. Motion carried.

John Triplett. Mtn Green. He has a very serious issue with the whole concept of the development of the FLUM. He feels that they've been done without required and adequate public input. He referred to the area meetings that were held – specifically Mountain Green. A land use concept was presented there, but it is not reflected in the FLUMs presented tonight. He thought that the area meetings were to gather public concept. He called attention to the way planning has been done in the past with DAT and Envision Utah. Those were done with great amount of public input and comment. To his knowledge, the FLUMs have been done by the commission without public input. He submits that the area meetings that were held were inadequate to obtaining public input. He submits that the meetings were not well attended. He suggested that we need to backtrack and establish community committees so that the residents drive the process, not the planning commission.

Carolyn Morrison. Mtn Green. She agrees with Mr. Triplett. She attended 3 area plan public meetings. She felt the concern of the public at the meetings. There was not enough information presented.

Pauline Preece. Concerning Richville Lane. Like was presented, there are already 2 houses up there. She feels that what is good for one side of the road, should be good for the other side. Since there are already two houses, the commission should take that into consideration.

Kent Wilkerson. Mtn Green. Concerning Snow Basin resort. The existing zoning there will accommodate a great sprawl. He has a lot of comments on different parts and portions of the map. He will summarize a few. As an engineer, he looks at the FLUMs and considers the infrastructure. He feels that it needs to be fine tuned. He recommended some aspects of due diligence to be done in relation to the proposed interchange. He noted that slope stability is problematic in several areas of the maps. Mr. Wilkerson would like to see a summary of the public comments received to date and would recommend that that be published publically.

Norris Dickson. Applaud commission for their efforts. He feels that there has been more public input during this process than the last one.

Carolyn Morrison. Asked who chooses the committees. Chair Ross shared that the public hearing forum is not for answering questions.

Member Stephens motioned to go out of public hearing. Seconded by Member Newton. Vote was unanimous. Motion carried.

Member Sessions recommended a general discussion of specific areas of the map so that staff is aware of changes that the commissioners want. Various spots on the maps were discussed and noted.

Member Newton suggested that we separate the maps when we go to make motions to the council. Chair Ross directed staff to break out the maps.

Member Session moved to postpone item #7, the Future Land Use Map amendment, and amendment to MCC 8-5c-1, amending the Future Land Use Map to coincide with the proposed commercial use zoning district definitions as outlined in the staff report of March 9, 2017 to our March 23, 2017 meeting. Member Newton seconded. Vote was unanimous. Motion carried.

7. Discussion/Public Hearing/Decision: A proposed ordinance change for MCC Section 8-6-4 regarding Every Dwelling to be on a lot; exceptions.

Gina shared a presentation regarding this ordinance change. Council requested that we relook at this ordinance so that it does not conflict with 8-5-6. The changes have been discussed and reworked. Staff recommends approval.

Member Newton moved to go into public hearing regarding Item #8. Member Sessions seconded it. Vote was unanimous. Motion carried.

None.

Member Sessions moved to go out of public hearing regarding Item #8. Member Mayerle seconded it. Vote was unanimous. Motion carried.

Member Newton moved to recommend approval to the County Council of the revision of Morgan County Code Section 8-6-4, regarding the every dwelling to be on a lot based on the text in the Staff Report dated March 9, 2017. Seconded by Member Wilson. Vote was unanimous. Motion carried.

8. Discussion/Public Hearing/Decision: A proposed ordinance change for MCC Section 8-12-65 regarding Lot Lines and Parcel Boundary Adjustments.

Gina gave presentation regarding the difference between *parcel boundary adjustments* and *lot line adjustments*. These need to be separated and made more clear and in compliance with state code.

Member Sessions moved to go into public hearing regarding item #9. Member Stephens seconded it. Vote was unanimous. Motion carried.

Jack Choppin. Coventry Cove, Mtn Green. He was curious about the Coventry Cove lot line adjustment application. Applicant was told that his item was postponed by Planning Commission while the ordinance was being worked on. Council passed an ordinance that addresses PRUDs and PUDs so now this can be addressed. The decision making process was explained to Mr. Choppin.

Member Newton moved to go out of public hearing. Seconded by Member Sessions. Vote was unanimous. Motion carried.

Member Sessions moved recommend approval to forward to the County Council of the revision of the MCC 8-12-65a regarding the removal of parcel boundary adjustments within the subdivision code based on the text listed in the Staff Report dated March 9, 2017. Seconded by Member Newton. Vote was unanimous. Motion carried.

Member Sessions moved to recommend approval to the County Council of the revision of MCC 8-6-41 regarding the addition of parcel boundary adjustments within the subdivision code based on the text listed in the Staff Report dated March 9, 2017. Seconded by Member Mayerle. Vote was unanimous. Motion carried.

9. Discussion/Public Hearing/Decision: A proposed ordinance change for MCC Section 8-12-44 regarding the inclusion of access easements in the Subdivision ordinance.

Gina gave presentation. This was a request from Mark Miller, county engineer. He saw that the access easement code is not in the subdivision code. He suggested that the access easement code be included in the subdivision code. She reviewed Mark's comments and recommended changes. Gina and Mark worked together to change the Private Lane ordinance to an Access Easement ordinance. She reviewed the suggested verbiage from Mark Miller. Commissions gave feedback to the verbiage.

Members discussed various concerns with suggestions. Gina will return it to Mark with the noted suggestions.

Member Stephens moved to go into public hearing. Seconded by Member Sessions. Vote was unanimous. Motion carried.

Mark Rees. Questioned what a "qualifying subdivision" means (referring to Mark Miller's comments, top of page 2). What is the interpretation of the council? How does it match the zoning? The Commission answered that they will take his concern into consideration and ask Mark Miller for clarification.

Member Newton moved to go out of public hearing on item #10. Seconded by Member Sessions. Vote was unanimous. Motion carried.

Member Newton moved to postpone Item #10 until the Planning Commission Meeting dated April 13, 2017. Seconded by Member Stephens. Vote was unanimous. Motion carried.

Administrative Items:

10. Discussion on Transportation Corridor

Gina reviewed Mark's comments, noted in handout distributed to PC members. She introduced new verbiage. Chair Ross asked staff to take the verbiage to Jann Farris, County Attorney for his review and approval.

11. Discussion Airbnb/Vacation Rental Ordinance

Chair Ross explained the importance of getting a recommendation to Council so that the County

can put an ordinance in place and collect the taxes on a county level and not the state. It would also allow the county to regulate through business licensing. Gina made the changes discussed in past Planning Commission meetings and has the verbiage ready for the next meeting

12. Discussion on adding zones RR-2 and RR-3 to the Land Use Tables

Gina presented the Land Use Tables and welcomed comments from Commissioners. Debbie showed a change on the first page of the Land Use Tables: it should read AR "Agricultural Residential". General discussion followed.

13. Discussion on Commercial Use Table

Gina showed that the Commercial Use Table is almost ready to go to Public Hearing during our next meeting. Member Sessions asked Gina to forward to the commissioners all of the items that were designated "red" (eliminated). Chair Ross implored the group to keep on top of it and see the project through.

14. Business/Staff Questions and Planning Commission Training

Chair Ross noted that in the bylaws, in the first meeting of March, Chair and Vice Chair should be voted on. Because of impending ordinance changes, he asked to postpone the voting until it is done. Council Member Haslam said that the terms of Member Sessions and Member Newton were extended.

Member Stephens moved to add item for election of Chair and Vice Chair. Member Mayerle seconded. Vote was unanimous. Motion carried.

Member Newton moved to nominate Member Ross as Chair. Seconded by Member Sessions. Vote was unanimous. Motion carried.

Member Stephens moved to nominate Member Sessions as Vice-Chair. Seconded by Member Newton. Vote was unanimous. Motion carried.

Chair Ross asked Council Member Haslam to take back to council that Member Sessions and Member Newton be reappointed.

15. Approval of February 23, 2017 Planning Commission minutes

Member Stephens moved to approve the Feb 23, 2017 Planning Commission minutes. Second by Member Sessions. Vote was unanimous. Motion carried.

Adjourn

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

Acting

Approved: Debbie Sessions Date: 5-11-17
Chairman, Gary Ross Debbie Sessions

ATTEST: Laurel Orr Date: 5/17/17
Laurel Orr, Transcriptionist
Planning and Development Services