

**MORGAN COUNTY PLANNING COMMISSION MEETING**  
**MORGAN COUNTY COURTHOUSE - RM. 29**  
**THURSDAY APRIL 5, 2007 – 6:30 P.M.**  
**AMENDED AGENDA**

*Pursuant to Utah Code, Title 52, Chapter 4, notice is hereby given to members of the Planning Commission and to the general public that the Planning Commission will hold a Public Meeting on the above date and time. This agenda may be amended up until 24 hours before the scheduled meeting. The latest agenda will be posted in the Morgan County Courthouse & [www.morgan-county.net](http://www.morgan-county.net).*

**NOTE:** (1) With the exception of those items listed under the heading “**Planning Commission Business**” no new agenda items will be addressed after 10:30 p.m. except that of general discussions pertaining to other business, as directed by the Chair. (2) All public hearings scheduled and noticed to be heard must begin prior to 10:00 p.m. or they will be rescheduled. (3) If the Planning Commission is discussing an agenda item, but has not voted on the item before 10:30 p.m., the Planning Commission may take a vote to decide whether to vote on the agenda item, continue discussion of the item for a set period of time and then vote on said item or to continue the item to the next appropriate meeting. (4) The Planning Commission may also vote to consider discussion and action on additional agenda items that require action, due to legal requirements or other time sensitive matters, in a specified time period. All remaining agenda items, not heard due to time constraints, will be given priority at the next appropriate Planning Commission Agenda. If you have any questions, please contact Sherrie Christensen 801-845-6091.

**6:30 PM – Meeting Called To Order & Prayer**

1. Appointment of Planning Commission Chairman
2. Approval of agenda
3. Declaration of any conflicts of interest.
4. Approval of minutes
5. Public comment period

(Public input on items/ issues listed only on this agenda; suggestions regarding items for future discussion by the Planning Commission will be considered for upcoming agendas). **Note:** Effort will be made to follow the agenda as outlined, but agenda items may be discussed out of order as circumstances may require. If you are interested in a particular agenda item it is therefore suggested that you attend from the beginning of the meeting).

**Worksession and Public Input**

6. Sketch plan of the Round Valley Golf Course M.P.D.R. application for a proposed resort/golf community comprised of a variety of housing types totaling 523 residential units and a Johnny Miller signature golf course.

**Public Hearings**

7. Jennie L. Earl & Brett J. Earl: Preliminary/Final approval of the “Brett Earl Minor Subdivision” located at approximately 2780 So. Morgan Valley Drive.

a. Staff/Applicant Presentation      b. Public Hearing      c. Discussion/Recommendation

8. Mac Ray & Sheila Baxter: Preliminary/ Final approval of the “Baxter Minor Subdivision” comprising 3 building lots located at approximately 3780 W. 3800 N. Peterson.

a. Staff/Applicant Presentation      b. Public Hearing      c. Discussion/Recommendation

9. Bruce Nilson/Nilson Homes, Jed Iverson: Preliminary approval of “Aspen Meadows PUD” a 28 unit townhome community located as a portion of the North half of Section 26, T5N, R1E (Old Highway Rd, Mtn.Green).

a. Staff/Applicant Presentation      b. Public Hearing      c. Discussion/Recommendation

**Conditional Use Permit- Discussion / Recommendation:**

10. Robert & Ange Workman: Land Use Conditional Use Permit to construct for non commercial use, on property located as a part of Section 9, T2N – R3E (approximately 215 acres) the following: single family residence, pool/exercise building, equipment shed, pump house, craft barn, guest cabins, RV parking, and pavilions.

**Subdivision Applications-Discussion / Recommendation:**

11. Bruce Nilson/Nilson Homes, Jed Iverson: Development Agreement application review for “Aspen Meadows P.U.D.”
12. Joan Patterson/Wentworth Development: Application for Final approval of “Hidden Hollow Ranch” a 47 lot subdivision located as a part of the East ½ of Section 22, T4N, R2E (approximately 1270 W Old Highway Rd., Stoddard).
13. Gardner Cottonwood Creek L.C: Final application for the approval of “Cottonwood Meadows” Phase III, a P.U.D. subdivision located within Sections, 20, 29, & 30, T5N, R2E, (112 lots ranging in size from 0.218 to 0.681 of an acre on a total of 87.203 acres).

**Planning Commission Business – Discussion / Possible Recommendation:**

14. Land Use Management Code Amendments: Chapter 3: Organization for Administration & Review; Chapter 4: Code Amendment, Document Submission, Review Procedures and Process Steps; Chapter 16: Redevelopment Overlay Zone. **Adjourn**

**Note:** Commission may vote to discuss items in Executive Session as provided by Utah Code Ann. & 52-4-4

and 52-4-5. In compliance with American with Disabilities Act, individuals needing special accommodations (including auxiliary

communicative aids and services) during this meeting should notify Lyn Montgomery at 845-4008 at least 24 hours before this meeting.)