

**MORGAN COUNTY PLANNING COMMISSION MEETING
MORGAN COUNTY COURTHOUSE - RM. 29
THURSDAY DECEMBER 6, 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 .

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 and Prayer

1. Approval of agenda
2. Declaration of any conflicts of interest.
3. Approval of minutes
4. 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).

Public Hearings:

5. Kim & Jeanne Allen (Tenniel Allen): Application for preliminary/final approval of the "Allen Minor Subdivision" consisting of 1 lot located at approximately 1903 W. Stoddard Lane.
 - a. Staff/Applicant Presentations
 - b. Public Hearing
 - c. Discussion/ Recommendation

Conditional Use Permit – Discussion/ Recommendation:

6. Trapper's Loop Commercial LLC, Tyler Quigley: Application for approval of a convenience store with a drive-through window and carwash, "Quig's Convenience Store," located on the northeast corner of Trapper's Loop Road & Old Highway, Mtn. Green.

Subdivision Applications – Discussion/Recommendation:

7. Bart Smith: Remanded - Concept approval of "Trapper's Pointe Phase III, Plat C," a 15 lot P.R.U.D. located as part of the northeast quarter of Section 23, T.5N., R.1E., (approximately at the end of Frontier Dr. Mtn. Green).
8. Gardner Development LLC: Continued - Application for 'final' approval of "Northside Creek P.R.U.D." subdivision consisting of 100 acres North of the county airport (eastern boundary of the airport approach surface), and Cottonwood Canyon Road; lots range in size from 1.16 to 3.20 (33.86 acres).
9. Nilson & Company Inc. dba Nilson Homes: Final approval of "Aspen Meadows" a 28 unit townhome community on 2.49 acres located at approximately Old Highway & 5400 West, Mtn. Green.

Planning Commission Business – Discussion/Recommendation:

10. Approval of the 2008 Planning Commission meeting schedule
11. Council Action Updates
12. General Planning Discussion (future agenda items)
13. Approval of Decisions for Action Reports:
14. 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.)