



PLANNING COMMISSION AGENDA

Thursday, February 26, 2009

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 W Young St, Morgan, Utah. The agenda is as follows:

1. Approval of agenda
2. Declaration of any conflicts of interests
3. Approval of minutes
4. Public comment period
5. PUBLIC HEARING-Conditional Use Permit-Cliff Blonquist, 2385 Line Creek Rd. Request for an addition/expansion to a non-conforming structure (dwelling) in relation to front setback requirements.
6. Discussion of Draft 2009 Land Use Management Code
7. Council Action Updates
8. Commission Business
9. Approval of Decisions
10. Adjourn

**MORGAN COUNTY PLANNING COMMISSION MEETING
MORGAN COUNTY COURTHOUSE - RM. 29
THURSDAY February 26, 2009 – 6:30 P.M.**

MEMBERS PRESENT

John Toone
Ladd Albrechtsen
Steve Wilson
Bill Weaver
Jodee Bosen
Robert Wright
Dave Croft

STAFF PRESENT

Sherrie Christensen, County Planner
Charlie Ewert, Planner Tech
Teresa Rhodes, Planning Commission Assistant

MEMBERS ABSENT

COUNTY COUNCIL PRESENT

Tina Kelley

*** * * M I N U T E S * * ***

1. Approval of agenda

MEMBER WRIGHT MOVED TO APPROVE THE AGENDA. SECOND BY MEMBER WEAVER. THE VOTE WAS UNANIMOUS. THE MOTION CARRIED.

2. Declaration of any conflicts of interests.

There were no conflicts of interest declared.

3. Approval of minutes

MEMBER WEAVER MOVED TO APPROVE THE MINUTES OF FEBRUARY 12, 2009 WITH THE NOTED MINOR CORRECTIONS. SECOND BY MEMBER ALBRECHTSEN. THE VOTE WAS UNANIMOUS. THE MOTION CARRIED.

4. Public comment period

Sherrie noted that this would be the last meeting for two members of the Planning Commission. She presented Member Toone and Member Croft with a clock as a token of thanks for their service. It was noted that Member Toone has served for six years and Member Croft for three years.

Member Toone thanked everyone for their support, concerns, and suggestions over the years. He thanked the members of the committee for their friendship and all they had been able to accomplish over the years. He noted he has served for two terms, but he doesn't want to become a political person because he believes that two terms is sufficient in public office.

5. PUBLIC HEARING-Conditional Use Permit-Cliff Blonquist, 2385 Line Creek Rd. Request for an addition/expansion to a non-conforming structure (dwelling) in relation to front setback requirements.

Sherrie noted this was discussed at the last meeting, but the County failed post a public hearing. The purpose tonight would be for public input.

MEMBER WRIGHT MOVED TO OPEN THE PUBLIC HEARING. SECOND BY MEMBER ALBRECHTSEN. THE VOTE WAS UNANIMOUS THE MOTION CARRIED.

Cliff Blonquist noted that during the last meeting Member Weaver had asked about widening the road. He noted they had measured Morgan Valley Drive and the travel portion of it is only 24 feet and Line Creek is at 20 feet. It appears that if that is the existing road width for Morgan Valley then Line Creek should be adequate at 20 feet.

Chairman Toone asked what the average traffic load per day was on Line Creek road. Mr. Blonquist noted during the summer months there is heavier traffic due to four-wheelers and horse riders; traffic is never anything substantial.

MEMBER CROFT MOVED TO CLOSE THE PUBLIC HEARING. SECOND BY MEMBER WRIGHT. THE VOTE WAS UNANIMOUS. THE MOTION CARRIED.

Member Albrechtsen noted there needs to be clarification on the wording.
Sherrie noted the wording has been clarified to read *not less than 15 feet from the road*.

MEMBER CROFT MOVED TO RECOMMEND TO THE County Council APPROVAL OF A CONDITIONAL USE PERMIT FOR CLIFF BLOONQUIST WITH THE FOUR FINDINGS:

1. The conditional use permit can be granted without affecting the public health, safety and welfare;
2. The proposed use will not negatively effect integrity of the general plan;
3. The existing use is a legal non-conforming use that has existed prior to the adoption of zoning regulations within Morgan County;
4. The proposed setback is less nonconforming and is the maximum setback that can be achieved with suitable connectivity to the existing home and interior circulation.

AND ONE CONDITION. WITH THE CORRECTION THAT IT IS NO LESS THAN 15 FEET FROM THE ROAD:

1. The minimum setback for the addition shall be no less than 15 feet from the front property line.

SECOND BY MEMBER ALBRECHTSEN. THE VOTE WAS UNANIMOUS. THE MOTION CARRIED.

6. Discussion of Draft 2009 Land Use Management Code

Sherrie noted that a joint work session between the County Council and Planning Commission has been scheduled for March 19, 2009. She asked if the members had anything they would like to see addressed.

- Member Weaver – would like to see the area plans have more teeth to them.
- Member Albrechtsen – conflicting interpretation whether to follow the general plan versus the area plan. Member Wright noted rezone decisions should be tied back to general plans. It gets more complicated when it is tied to a subdivision because an area plan has several provisions and guidelines and it becomes difficult to interpret in the general plan with words such as “shall” and “may”. He noted it is easy to tie to a legislative action a little more difficult to tie to an administrative action.

7. Council Action Updates.

- Adoption of the amendment for Chapter 16. The applicants for the motocross will be in to discuss their site plan.
- On March 3, 2009 the County Council will be discussing the following:
 - Appointment of two new Planning Commission members.
 - To review the Envision Morgan Report and form an Envision sub-committee.

8. Commission Business

9. Approval of Decisions

MOTION BY MEMBER CROFT TO ADJOURN.

Approved: _____

Date: _____

Chairman

ATTEST: _____

Date: _____

**Teresa A. Rhodes, Secretary
Planning and Development Services**