



PLANNING COMMISSION AGENDA  
Thursday, November 18, 2010  
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. Approval of agenda.
3. Declaration of conflicts of interest.
4. Approval of Minutes for November 4, 2010.
5. Public comment.
6. Discussion/Decision: Adoption of the Morgan County General Plan.
7. County Council update.
8. Adjourn.

**MORGAN COUNTY PLANNING COMMISSION MEETING  
MORGAN COUNTY COURTHOUSE - RM. 29  
THURSDAY November 18, 2010 - 6:30 P.M.**

**MEMBERS PRESENT**

Robert Wright  
Trevor Kobe  
Bill Weaver  
Roland Haslam  
Steve Wilson  
Brandon Andersen

**STAFF PRESENT**

Grant Crowell, Director  
Teresa Rhodes, Planning Commission Assistant

**MEMBERS ABSENT**

Adam Toone

**COUNTY COUNCIL PRESENT**

Tina Kelly

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

**1. Call to order – prayer.**

Chairman Wright called the meeting to order.  
The prayer was offered by Member Weaver.

**2. Approval of agenda.**

Chairman Wright noted that there would be no minutes to approve tonight. Therefore that would be removed from the agenda.

Member Haslam moved to approve the agenda as amended. Second by Member Weaver. The vote was unanimous. The motion carried.

**3. Declaration of conflicts of interest.**

There were no conflicts of interest declared.

**4. Approval of Minutes for November 4, 2010.**

This was removed from the agenda because no minutes were available.

## 5. Public comment.

**Brent Bohman** – Noted he submitted a Memo from the Peterson Area Plan with regard to the Bohman Dry Farm. (Please see attached exhibit A)

### **Brent Porter** –

Nothing of what the Planning Commission discussed at the last meeting touched upon what he wanted answered.

- Relationship to area plans.
  - Understands it to be consulting and advising only.
  - Acknowledging that it is occurring is what he is looking for.
- Page 17 – residential development – please indicate where the county villages are in order to define it.
  - Member Wright noted it is referenced one time and that is the only place the village locations will be referenced.
- Objective #2
- Page 22 – income and wages
  - Chairman Wright noted this section would be taken completely out.

## 6. Discussion/Decision: Adoption of the Morgan County General Plan.

- Housing Element - Define quality
- Agriculture – define
  - Allow children to build close to the ranches and farms in order to continue and support agriculture.
  - Fencing
  - Open space
- Recommended road classifications
  - Bicyclists- there was a lengthy discussion on this issue.
    - Minor arterial, village collector, rural collector, residential local. – Roads were discussed.
    - Remove map #9 future Bicycle routes.

**Member Kobe moved to add a section that addresses agriculture. And asked that someone who understands the agricultural issues supply wording so it can be addressed.**

Member Wilson asked who will write this for us.

### **Second by Member Wilson**

Discussion:

Jim Carter stated it would be very possible to modify the language so that it does not take sides by saying we are having growth and cyclists issues.

**Member Kobe withdrew his motion.**

Chairman Wright noted he would invite staff to re-write and acknowledge agriculture and cyclists and to reduce significantly, and simplify, the wording on cyclists.

Mr. Carter noted Morgan County is not the first County that has dealt with this issue.

Discussion continued regarding the general plan.

- Trails were discussed.
- Public facilities elements
  - Environment, natural resources and historic preservation
- Flood plains were discussed
- Discourage up-zoning
- Lighting ordinance
- Area plans will be attached as appendixes behind this general plan.

The members reviewed the proposed maps and map changes. (Please see attached exhibit B)

The planning commission members decided to hold another Planning Commission meeting on December 2, 2010 to review the final revisions of the general plan draft.

**7. County Council update.**

There was no discussion on this.

**Motion by Member Wilson to adjourn.**

**Approved:** \_\_\_\_\_  
**Chairman**

**Date:** \_\_\_\_\_

**ATTEST:** \_\_\_\_\_  
**Teresa A. Rhodes, Clerk**  
**Planning and Development Services**

**Date:** \_\_\_\_\_

**Exhibit A**- Letter from Peterson Area Plan Committee Members - (this exhibit cannot be viewed online, but is available for review with the official recorded minutes in the Morgan County Clerk's office)

**Exhibit B** – Maps - (these exhibits cannot be viewed online, but is available for review with the official recorded minutes in the Morgan County Clerk's office)