



PLANNING COMMISSION AGENDA
Thursday, December 16, 2010
Morgan County Council Room
5:00 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, and 48 West Young St, Morgan, Utah. The agenda is as follows:

1. Dinner.
2. Call to order – prayer.
3. Approval of agenda.
4. Declaration of conflicts of interest.
5. Public Comment.
6. Approval of Minutes for December 2, 2010 & December 9, 2010.
7. Discussion: Zoning Map update report.
8. Discussion: Projection Prioritization for 2011.
9. Discussion: Amendment of Planning Commission by-laws.
10. Discussion/Decision of 2011 meeting schedule.
11. Adjourn.

**MORGAN COUNTY PLANNING COMMISSION MEETING
MORGAN COUNTY COURTHOUSE - RM. 29
THURSDAY December 16 – 6:00 P.M.**

MEMBERS PRESENT

Robert Wright
Brandon Andersen
Steve Wilson
Bill Weaver
Roland Haslam

STAFF PRESENT

Grant Crowell, Director
Charlie Ewert, Planner Tech/Code
Teresa Rhodes, Planning Commission Assistant

MEMBERS ABSENT

Trevor Kobe
Adam Toone

COUNTY COUNCIL PRESENT

Tina Kelly
Howard Hansen

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

1. Call to order – prayer.

Chairman Wright called the meeting to order. Member Kobe and Toone were excused. Chairman Wright welcomed Councilmember Hansen.

2. Approval of agenda.

Member Wilson moved to approve the agenda. Second by Member Anderson. The vote was unanimous. The motion carried.

3. Declaration of conflicts of interest.

There was no conflict of interest declared.

4. Public Comment.

There was no public comment at this time.

5. Approval of Minutes for December 2, 2010 & December 9, 2010.

Morgan County Planning Commission Meeting Minutes
December 16, 2010 – approved 011311FINAL

Member Anderson moved to approve the minutes of December 2, 2010. Second by Member Wilson. The vote was unanimous. The motion carried.

Member Weaver moved to approve the minutes of December 9, 2010. Second by Member Anderson. The vote was unanimous. The motion carried.

6. Discussion: Zoning Map updates report.

The following was discussed:

1. Incomplete zoning – There was discussion between GIS staff and Planning members that often it is best to wait for an applicant to come in to correct.
2. Mountain Green - MD zone should be Grey not white.
3. Deep Creek – All lots are not legal/non-conforming in the Deep Creek area. Map shows zoning, but not what has been done with the lot in all cases.
4. PRUD – zoned at a specific density, but allows more homes than the zone. PUD is also a zone which allows this.
5. Gravel Pits/land excavation - Some are allowed independent of zoning.

Dave Manning noted he has completed or is working on the following zoning map changes:

1. Whisper Ridge updated
2. Trappers Loop - south end
3. Creager Subdivision - R110
4. Aspen Meadows
5. Rollins Ranch zoning - R120
6. Cottonwoods cleanup
7. PUD overlay
8. Meadowbrook
9. Cloverdale
10. Croft rezone
11. Holyoak rezone
12. Island Road
13. Deep Creek
14. Rivala MPDR
15. Rerun legal description on Highway 66
16. Rees rezone
17. Croydon
18. RR5 in Peterson
19. Enterprise changes

Possible changes

- a. McMillan rezone to half acre
- b. Peterson – Lucido property in February 1999
- c. Commercial zoning along Morgan Valley Drive - Hinds to Peterson Creek

7. Discussion: Projection Prioritization for 2011.

PRUD

- Non standard development
- Agricultural issues
- Rural development

Fence in fence out

- February meeting with CC and law enforcement

Appeals authority use

Conditional use approval

- Resort ordinance - Maybe Snow Basin
- Design standards
- Replacement of CD zone
- Hillside protection

Area Plans –

- Croydon
- Stoddard
- Mountain Green

It was noted the following chapters of the LUMC (Land Use Management Code) were currently pending with the County Council:

- Ch 15 Sensitive Area District
- Ch 1 Purpose and Applicability
- Ch 2 Planning Documents
- Ch 3 Rules of Construction and Definitions
- Ch 4 Decision Making Bodies and Officials
- Ch 5 Administrative and Development Review Procedures
- Ch 25 Signs

The following LUMC chapters were listed in order of priority for discussion/review:

Priority One Chapters

- Ch 3 Rules of Construction and Definition
- Ch 26 Supplementary Development Standards

Priority Two Chapters

- Ch 6 Non Conforming Uses
- Ch 7 Enforcement
- Ch 8 Zone Establishment
- Ch 9 Multi Use, Agriculture and Rural Development Zones
- Ch 10 Residential and Multi-Family Residential zones
- Ch 11 Commercial and Industrial Zones
- Ch 21 Outdoor Lighting
- Ch 21 Design Standards and Guidelines
- Ch 22 Landscaping and Screening
- Ch 23 Natural Resources Inventory
- Ch 24 Off-Street parking and loading
- Ch 31 Home Occupations

Priority Three Chapters

- Ch 30 Multi-family Dwelling Development Standards
- Ch 35 Residential facilities for Elderly Persons and Persons with a Disability
- Ch 36 Temporary Uses
- Ch 37 Wireless Telecommunication Facilities

Low Priority Chapters

- Ch 29 Accessory Development Regulations and Second Kitchens
- Ch 33 Public Utility Substations
- Ch 34 Recreation Vehicle Parks
- New Nuisances
- New Adopted Building Code
- New Sexually-Oriented Businesses

Chapters to be considered for repeal

- Ch 12 Central Development Zone
- Ch 16 Master Plan Development Reserve
- Ch 18 Planned Unit Development Overlay Districts/Zones
- Ch 32 Manufactured and Mobile Home Park
- Delete all reserve chapters: 13, 19, 27, 28

Chapters with no change

- Ch 17 Airport Overlay Zone
- Urban Wildland Interface Code

Additional Chapters to be considered

- Rural Development Ordinance
- Gravel Pits
- Water management – well head, wells, sewers, etc
- Child Care

8. Discussion: Amendment of Planning Commission by-laws.

Member Haslam noted our bylaws do not coincide with Roberts Rule of Order and would like to amend the Planning Commission by-laws to match.

Chairman Wright asked if this would be a full re-write of the document. Member Haslam noted it would not. It would be mainly so we had something to fall back on if we get stuck on something.

9. Discussion/Decision of 2011 meeting schedule.

The members decided to add a November 3, meeting date to the schedule.

Member Haslam moved to approve the 2011 meeting schedule with the addition of a meeting November 3, 2011. Second by Member Anderson. The vote was unanimous. The motion carried.

10. Adjourn.

Member Haslam moved to adjourn.

Approved: _____
Chairman

Date: _____

ATTEST: _____
Teresa A. Rhodes, Clerk
Planning and Development Services

Date: _____