



AGENDA FOR  
PLANNING COMMISSION REGULAR MEETING AND WORK  
SESSION WITH THE COUNTY COUNCIL

Thursday, May 12, 2011  
Morgan County Council Room  
6:30 PM

**PUBLIC NOTICE** is hereby given that the Morgan County Planning Commission and County Council 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. Work Session with the County Council.
4. Declaration of conflicts of interest.
5. Public Comment.
6. Discussion/Decision: To consider an amendment to the Future Land Use Map of the Morgan County General Plan in the Croydon Area to designate certain properties as Commercial and Ranch Residential 10. No zoning changes are being made.
7. Adjourn.

**MORGAN COUNTY PLANNING COMMISSION MEETING  
MORGAN COUNTY COURTHOUSE - RM. 29  
THURSDAY May 12– 6:30 P.M.**

**MEMBERS PRESENT**

Trevor Kobe, Chairman  
Roland Haslam  
Adam Toone  
Brandon Anderson  
Chris Hales

**STAFF PRESENT**

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

**MEMBERS ABSENT**

Darrell Erickson  
Alvin Lundgren

**COUNTY COUNCIL PRESENT**

Tina Kelly  
Howard Hansen  
Ronda Kippen  
Lyle Nelson  
Don Mathews (arrived late)  
Ned Mecham

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

**1. Call to order – prayer.**

Member Haslam offered the prayer.

**2. Approval of agenda.**

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

**3. Work Session with the County Council.**

Chairman Kobe noted his goal would be to find a general direction and consensus of something to work toward as growth in Morgan County occurs. He requested input from the Council members and the Planning Commission members with regard to their priority in moving forward.

Council Member Nelson –Would like to see the Planning Commission take on a more definitive role. He would like to discuss things that could be discussed and a decision rendered in the Planning Commission without it coming to the County Council.

- i.e.: Process for obtaining a business license.

- Council Member Kippen –
  - Economic Growth. Anything we can do to bring businesses into Morgan County and make the process easier.
  - Allow staff to review the temporary use ordinance and determine what can be done that would allow staff and the Planning Commission to do.
  
- Member Kobe -
  - Discussed the difference between things that will truly impact economic development versus other business.
  
- Council Member Nelson –
  - Noted business licenses should not be one size fits all, but maybe more tailored to categories.
  
- Grant Crowell –
  - Discussed the temporary use permit ordinance.
  - Noted that the new fairgrounds ordinance will make it so that staff will not have to worry about venues out there.
  - Noted that staff will look at the use table.
  
- Council Member Mecham
  - Best thing we can do for our economic development is to support and promote existing local businesses.
  
- Chairman Kobe –
  - Noted local business can only stay competitive if they are competitive. There is a message that can be put out, but doesn't know if the message is going to sway the people.
  
- Member Anderson –
  - Believed the area the County could assist in is getting the business established.
  
- Grant Crowell –
  - Snow Basin will bring special service districts.
    - Roads – they do not want their roads to be private.
    - Fire district
    - Sewer district
  
- Chairman Kobe – what specific things can go to the Planning Commission and what needs to go to the County Council?
  - Council Member Nelson - Free the Council to do the management things that they need to be doing.
  - Grant Crowell – Staff did put a table together, during the general plan process, to show the types of land use decision there are and who needs to be taking care of

them. He noted he would get a copy of that table to the Council Members and Planning Commission Members.

- Chairman Kobe –
  - Understands the argument that there are things that need to be taken care of. The question would be, do we know what the specifics are

Chairman Kobe noted the other item he would like to address is Snow Basin. He noted the following:

- Snow Basin noted they did not want to use our MPDR table. Is the direction we need to take an ordinance specific to Snow Basin? Is our current ordinance a good ordinance to have on the books?
  - Mr. Crowell believed there were better approaches than what we currently have. This ordinance only works for 790 acres. Snow Basin won't even qualify under this ordinance.
- Believed we need to have a fiscal impact study done. Will we need to bring someone in to do that analysis?
- Another question - Do we want to remain closed or do we want to open up the County so the people can enjoy it.
  - New development
  - Trails
- Dark sky ordinance – night skiing

Don Mathews arrived at 7:30 p.m.

Council Member Nelson – what does it gain us to have a separate resort ordinance?

Mr. Crowell noted some of the biggest changes are going to be:

- Demographic changes.
- How we use consultants.
- How we craft development agreements.

Member Anderson – have to be considerate of what we allow in Mtn. Green and try to keep some of the revenue in Morgan County.

Chairman Kobe noted he would also like to address the following:

- Parks and trails – What he has noticed in business travel is that most communities, when they have parks and trails, are usually really nice places to live. A County concern would be maintenance.
  - County should master plan for trails so when there is enough tax revenue from Snow Basin, the County is ready to go. When someone comes into re-zone then we are ready to say, “Perfect, we would like you to plan for a trail that connects to our master plan.”
- Commercial design standards.
  - Do we have an ordinance in place?

- Larger subdivisions – Would like to look at mixed housing - mansions, starter homes, condos, all mixed together and then property value remains high because it is kept up. A place where grandma can have her own little place next to a larger home. This eliminates “the other side of the track” scenario. Mixing these housing types allows you to then have lifestyles of all ages within communities.

**Member Haslam moved to adjourn the work session. Second by Member Hales.**

**4. Declaration of conflicts of interest.**

There were no conflicts of interest declared.

**5. Public Comment.**

Paul Toone –

- Noted that Michael Brown is on the Planning Commission in Summit County. His family owned Summit Valley milk and sold out to Winder Dairy. He would be a good resource person for the County to talk to. Has a very interesting take on what is happening in Summit County.
- Most of generating properties of Earl Holding is in Weber County. There should be some equal share of income producing property so that Weber County doesn’t get all the revenue and Morgan County gets the rough edge.

Member Haslam moved to close the public comment. Second by Member Anderson. The vote was unanimous. The motion carried.

**6. Discussion/Decision: To consider an amendment to the Future Land Use Map of the Morgan County General Plan in the Croydon Area to designate certain properties as Commercial and Ranch Residential 10. No zoning changes are being made.**

Staff memorandum - (Please see attached exhibit A)

Grant Crowell noted the last time the Croydon general plan land use amendment was discussed staff was given the following direction:

- To make some modifications to the map.
  - Staff has revised the map and put Ranch Residential on both sides of Lost Creek Road. Rural Residential has been extended to Crouch/Pentz corner.
- To conduct an informal survey.
  - They received three responses on the community survey

**Member Toone moved to send a positive recommendation to the County Council to consider an amendment to the Future Land Use Map of the Morgan County General**

**Plan in the Croydon Area to designate certain properties as Commercial and Ranch Residential 10 based on the following finding:**

- **It is our best interpretation of existing text with the community input that the Planning Commission has received to put it in conformance with the area plan from 1997.**

**Second by Member Haslam. The vote was unanimous. The motion carried.**

**7. Member Toone moved to adjourn.**

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

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

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

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

**Exhibit A – Discussion/Decision:** To consider an amendment to the Future Land Use Map of the Morgan County General Plan in the Croydon Area to designate certain properties as Commercial and Ranch Residential 10. No zoning changes are being made – **staff memorandum**

## MEMO

**TO:** Planning Commission  
**FROM:** Grant Crowell  
**DATE:** 5 May 2011  
**SUBJECT:** Croydon General Plan Amendment Update

After the initial public hearing, Staff was directed to work on a few follow-up items, particularly a revised map and an informal survey. Please find attached a revised map based on the verbal instructions from the last Planning Commission meeting and some review of aerial photos and property lines (also attached). The map basically doubled the proposed area of Ranch Residential 10 to 1938 acres.

Additionally, we sent out a community survey to a set of property owners identified by Member Toone, and have received three responses, which have also been attached. Finally, to clarify any confusion as to dates, further research showed that the County Commission adopted the recommendations of the Planning Commission - which were essentially the Croydon Area Plan Committee's recommendations – on July 2, 1997 (we originally found a date in June 1997, but that was when the Planning Commission reviewed it). The adoption of the area plan recommendations was never in question by Staff, but we have received a few questions about it.

Please let me know if there are any further questions.