

PLANNING COMMISSION AGENDA
Thursday, January 26, 2012
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 from November 17, 2011 & December 15, 2011.
5. Public Hearing/Discussion/Decision: Croydon Well House C.U.P.: A Conditional Use Permit to construct a well house in the A-20 zone of the Croydon area.
- ~~6. Public Hearing/Discussion/Decision: To amend portions of sections 8-2, 8-3, 8-4, 8-6, 8-8, and 8-19 of the Morgan County Code pertaining to conditional uses and related noticing, public comment, and land use authority provisions.- CANCELED~~
7. Adjourn.

PLANNING COMMISSION MINUTES

Thursday, January 26, 2012
Morgan County Council Room
6:30 p.m.

MEMBERS PRESENT

Trevor Kobe, Chairman
Roland Haslam
Brandon Anderson
Darrell Erickson
Adam Tone

STAFF PRESENT

Teresa Rhodes, Planning Commission Assistant

MEMBERS ABSENT

Alvin Lundgren
Chris Hales

COUNTY COUNCIL PRESENT

Tina Kelly

***** MINUTES *****

1. Call to order - Prayer

Chairman Kobe called the meeting to order.
Chairman Kobe offered the prayer.

2. Approval of agenda.

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

3. Declaration of Conflicts of interest.

There were no conflicts of interest declared.

4. Approval of minutes from November 17 2011 & December 15, 2011.

The members reviewed the minutes of November 17, 2011

Member Anderson moved to approve the minutes of November 17, 2011 with the noted corrections. Second by Member Erickson. The vote was unanimous. The motion carried.

The members reviewed the minutes of December 15, 2011

Member Anderson moved to approve the minutes of December 15, 2011 with the noted corrections. Second by Member Toone. The vote was unanimous. The motion carried.

5. Public Hearing/Discussion/Decision: Croydon Well House C.U.P.: A Conditional use permit to construct a well house in the A-20 zone of the Croydon area.

Chairman Kobe read the summary paragraph of the staff report.

Member Anderson moved to open a public hearing for the Croydon Well House C.U.P.: A Conditional use permit to construct a well house in the A-20 zone of the Croydon area. Second by Member Erickson. The vote was unanimous. The motion carried.

There was no public comment.

Member Haslam asked if the applicant had any issues with what staff has written in their report. Mr. Wilde noted they did not.

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

Chairman Kobe called for a motion.

Member Haslam moved to forward a positive recommendation to the County Council for the Croydon Pipeline Company Hilltop Well conditional use permit request application 11.093 as per the eight conditions listed in the staff report dated January 4, 2012 (business date January 26, 2012) as follows:

- 1. That fencing shall be black vinyl coated or wrought iron.**
- 2. That a cash escrow and escrow agreement shall be secured by the County in the amount of 115% of the cost of fencing and revegetation/erosion control prior to the issuance of a building permit to assure satisfactory completion of the proposed fencing and revegetation/erosion control. The proposed cost of the improvements shall be approved by the County Engineer.**
- 3. Prior to building permit issuance a physical color scheme (paint samples or other acceptable sample method) shall be submitted for approval by the zoning administrator.**
- 4. That all exterior lighting shall be proposed as focused downward directional lighting prior to the issuance of a building permit. Certificate of occupancy shall be contingent on the actual construction of the same.**
- 5. That all setbacks shall comply with the zoning designation listed in the Title 8 of the Morgan County Code.**
- 6. That a note be placed on the plans stating that all runoff will be detained on site and that a swale will be constructed around the building for storm water runoff.**
- 7. In the event that all conditions of approval and all County ordinances are not upheld, compliance shall be attained through the withholding of escrow funds, the withholding of a building permit, and/or the withholding of final occupancy.**
- 8. That all County, State, and Federal laws are upheld.**

The recommendation is based on the following six findings:

- 1. That the utility use is allowed by conditional use permit in the A-20 zone.**
- 2. That the use is compatible with the surrounding land uses.**
- 3. That the use will provide an essential public service to the community of Croydon.**
- 4. That the Morgan County code lists specific performance and other general standards for conditional uses such as landscaping/revegetation, lighting, storm water runoff, and bonding.**
- 5. That a building color scheme is required by Morgan County Code.**
- 6. That the use is not detrimental to the health, safety, or welfare of the residents of Morgan County.**

Second by Member Anderson.

Chairman Kobe called for discussion.

Member Tone asked if the engineer's comments about the silt fence were pertinent. It was his understanding that there really isn't anywhere for erosion or silt to go. Mr. Wilde noted that the Federal government regulations require that he meet certain specifications and that is one of them. He noted it really isn't necessary but a requirement.

Member Erickson noted that the application drawings that are in the packet do not reflect the retention pond area, but would assume that would happen under the building permit application.

Mr. Wilde noted there will be water that is ejected out of the building but they will have a drain field that holds it. Member Erickson asked about a swale area around the building and then it collects into a detention pond area; it just needs to be identified. He just wanted to make sure Mr. Wilde understood that.

Mr. Wilde noted there is a lighting plan, from the County, that also has to be submitted to the state.

Member Anderson believed it looks good and is very similar to the one approved in the Cottonwoods but not in an area that is as residential as the Cottonwoods; which is good.

Chairman Kobe called for a vote.

The vote was unanimous. The motion carried.

- ~~6. Public Hearing/Discussion/Decision: To amend portions of sections 8-2, 8-3, 8-4, 8-6, 8-8, and 8-19 of the Morgan County Code pertaining to conditional uses and related noticing, public comment, and land use authority provisions. CANCELED~~

Member Toone moved to adjourn. Second by Member Anderson.

Approved: _____
Chairman

Date: _____

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

Date: _____