



PLANNING COMMISSION AGENDA
Thursday, November 14, 2013
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. Public Comment

Administrative Items

5. Discussion/Decision: Sauer CUP: Requesting a Conditional Use Permit for excavation for a residential building pad located at 6502 N Highland Drive.
6. Discussion/Decision: Babcock/K2 Building Solutions CUP: Requesting a Conditional Use Permit for assembling construction material to be utilized off site located at 4070 West 5800 North in the Cottonwood Industrial Park.
7. Discussion/Decision: Earl Acres Subdivision Concept Plan: Conceptual review of a 2 lot subdivision located in the RR-1/A-20 zones on property located at approximately 2880 Morgan Valley Drive. The applicant is also seeking an exception from improvement requirements.

8. Staff Report
9. Approval of minutes from October 24, 2013
10. Adjourn

Members present

Shane Stephens
David Sawyer
Debbie Sessions
Roland Haslam
Darrell Erickson
Michael Newton

Others present

Barclay and Denise Earl
Brian and Annette Doyle
Simone Rousseau
Aaron Venz
Jamie and Brett Earl
John A. Triplett
Kipp Adam
Tanner and Kylie Earl

Meeting Minutes

1. Call to order—prayer. Chairman Haslam welcomed everyone to the meeting and he offered prayer.

2. Approval of agenda.

Member Sessions moved to approve the agenda. Second by Member Newton. The vote was unanimous. The motion carried.

3. Declaration of conflicts of interest.

There were none.

4. Public comment.

Member Stephens moved to go into public comment. Second by Member Newton. The vote was unanimous. The motion carried.

John Triplett, a resident of Highland Drive, had comments on the proposed CUP. He is concerned about evacuation plans for the future residence and also expressed concern about the safety surrounding the hillside from all of the excavating that will have to take place. He is worried the hillside will come down.

Member Sessions stated for everyone in attendance that the Planning Commission packets with maps, plans and engineering information are available online on the county website for public viewing.

Member Newton moved to go out of public comment. Second by Member Sessions. The vote was unanimous. The motion carried.

Administrative Items

5. Discussion/Decision: Sauer CUP: Requesting a Conditional Use Permit for excavation for a residential building pad located at 6502 N Highland Drive.

Ronda excused Mark Miller, county engineer, and also the applicant for this project.

Ronda invited all Planning Commission members to go and personally view the property in question, stating that the slope is very steep. Member Sessions and Member Sawyer expressed interest in postponing the application until the applicant can be present for the public meeting.

Member Sessions moved to postpone item #5: Sauer CUP application until the next meeting, December 12, 2013, so the applicant and county engineer may be present. Second by Member Stephens. The vote was unanimous. The motion carried.

6. Discussion/Decision: Babcock/K2 Building Solutions CUP: Requesting a Conditional Use Permit for assembling construction material to be utilized off site located at 4070 West 5800 North in the Cottonwood Industrial Park.

Member Sawyer asked if the work will only be done inside. Ronda affirmed that the proposal is for the assembly to be done inside and the CUP would stay with the land. There were some decibel comparisons done with a previous property and it may be suggested to add the noise level as a condition of approval. This would be a good idea for future applicants.

Member Sawyer alluded that there may be some environmental concerns with the business and that there may be other building activity going on.

Member Sawyer and Member Sessions suggested postponing this administrative item to another time when the applicant can be present. There are three business owners involved and none were present at this meeting.

Member Sawyer preferred to have Mr. Dorius present to discuss some concerns and questions about the application. He commented that about two months ago there was some sandblasting done to a large metal object that was sending stuff in the air. He stated they were doing the work outside, even though the proposal is for the last compartment. Chair Haslam clarified it is called Cold Sweep, with the use of dry ice.

Member Newton wondered about condition #4 which limits the hours of operation. Ronda said the applicant volunteered the hours.

Member Stephens moved to postpone the item until the December 12, 2013 Planning Commission meeting. Second by Member Sawyer. The vote was unanimous. The motion carried.

7. Discussion/Decision: Earl Acres Subdivision Concept Plan: Conceptual review of a 2 lot subdivision located in the RR-1/A-20 zones on property located at approximately 2880 Morgan Valley Drive. The applicant is also seeking an exception from improvement requirements.

Denise Earl: Wants to get a building lot for her son and his wife for 6 acres. One acre would be for their home with the remaining 5 acres in greenbelt. She wondered about the necessity and expense of geologic testing, since the surrounding lots within 30 feet have all cleared for building on the soil.

Chairman Haslam explained that an exception from the improvement requirements is why this is being presented here before the Planning Commission. Otherwise it goes straight to County Council. Chair Haslam explained that this is concept approval and one acre is required for RR-1 and the lot lines will have to be adjusted to accommodate that. Chair Haslam explained the process of coming before the Planning Commission and then moving forward to the County Council.

Chair Haslam expressed concern about the slope percentage. Wants the surveyor to state what the percentage is, where a slope analysis is conducted before progressing on to preliminary. Chair Haslam said that it would be anything over 15%, as indicated in the conditions for approval in the staff report. Member Sessions commented that the surveyor needs to identify the slope. Member Newton said the code indicates the entire lot needs to be identified. Member Erickson stated that there are geologic maps for use so a surveyor does not necessarily have to be used; as long as that requirement is satisfied to adequately show the slope. Member Sessions reminded Mrs. Earl that a private lane needs to be engineered. The Planning Commission referred her to Charlie to identify and complete other necessary steps for preliminary.

Ronda pulled up the geologic map to show the building envelope. Chair Haslam pointed out how long their building envelope is and the Planning Commission needs to know the slope percentage. Chair Haslam asked that they define the slopes where the house will be sitting and get an accurate map of the building envelope before proceeding. Ronda indicated where the zone changes from the A-20 zone to an RR-1 zone and informed them that the sloping setbacks are more robust in the A-20 zone.

Member Sessions referred to the county code for a private lane, 8-12-44P, for specifications. Chair Haslam asked if the Earl's understand the recommendations and conditions associated with the application.

Chairman Haslam asked for any questions for Earls or staff. Member Sessions doesn't want to continue to grant exceptions from improvements; but rather, change the ordinance.

Member Sessions moved to forward a positive recommendation for the Earl Acres Subdivision Concept Plan, application 13.131, as listed in the November 14, 2013 staff report, and as modified by the additional recommendations below:

1. That all outsourced consultant fees are paid current prior to final plat recordation.
2. That the plat is revised prior to preliminary plat submittal to provide the minimum acreage requirements for both lots.
3. That a slope analysis is provided for the subdivision clearly identifying areas over 15% and 25% slope with preliminary plat submittal.
4. That a geologic hazards scoping meeting is held prior to preliminary plat submittal in compliance with MCC §8-5I, and that all reports, studies, and certifications related to geologic hazards studies are provided with the preliminary plat submittal. The preliminary plat shall be designed in a manner that addresses the recommendations of the geologist and geotechnical engineer.
5. That an improvements plan for the proposed private lane is provided with sufficient engineering detail with the preliminary plat submittal.
6. That an improvements exception for the project is conditioned on the current width of Morgan Valley Drive being 22 feet wide with adequate shoulders, as verified by the project surveyor or engineer; or that improvement of the existing street is provided to a minimum width of 22 feet with adequate shoulders. Construction drawings, if necessary, illustrating the improvements shall be provided with the preliminary plat submittal, and final plat approval shall be conditioned on the execution of a cash bond and agreement or completion agreement for said improvements.
7. That proof of culinary shares/rights (800 gallons per day) and irrigation shares/rights (3 gallons per minute) are provided for each lot at preliminary plat application.
8. That addresses for both lots are added to the design prior to preliminary plat submittal, with a note that specifies that depending on residential building locations, the address of Lot 1 may need to be changed prior to building permit issuance.
9. That the culinary water proposal is approved by the Weber-Morgan Health Department prior to preliminary plat submittal.
10. That a sewer disposal mechanism is approved by the Weber-Morgan Health Department prior to preliminary plat submittal.
11. That all red/bluelines on the plat herein are corrected with preliminary plat submittal.
12. That all other local, state, and federal laws are adhered to.

This recommendation is based on the following findings:

1. The nature of the subdivision is in conformance with the current and future land uses of the area.
2. The proposal complies with the Morgan County 2010 General Plan.
3. With the recommended conditions the proposal can be revised to comply with current zoning requirements and subdivision requirements.
4. That additional work is necessary to make the proposal comply with preliminary plat requirements.
5. That with the listed conditions the proposal is found to comply with the findings required for an improvements exception; namely, that requiring the full street infrastructure improvements:
 - a. Is not roughly proportional, in nature or extent, to the impact of the development on the community;
 - b. Is not beneficial to the county; or may be detrimental to the neighboring property abutting the development;
 - c. Is not necessary at this time to protect the public's health, safety, and welfare.
6. That approval of the concept plan and the improvements exception renders the project "routine

and uncontested” and as such qualifies for approval by the Zoning Administrator in compliance with adopted laws.

7. That the proposal is not detrimental to the health, safety, and welfare of the public.

Second by Member Erickson. The vote was unanimous. The motion carried.

8. Staff Report

The Planning Commission Christmas party is set for December 12, 2013 at the next Planning Commission meeting. Taggarts will be catering. Starting time for the party was proposed to begin at 6:00 pm with the Planning Commission meeting to follow. Member Sawyer will not be present and will be participating via phone for the meeting. Ronda gave an update on the Snowbasin project. Member Sawyer asked for an update on Mountain Green Village.

Ronda gave an update on Rollins Ranch phases 4a, 4b, 5, 6--they will go back for reconsideration regarding bonding.

9. Approval of minutes from October 24, 2013.

Member Sessions moved to approve the minutes. Second by Member Newton. The vote was unanimous. The motion carried. Member Stephens abstained.

10. Adjourn

Member Stephens moved to adjourn. Second by member Erickson. The vote was unanimous. The motion carried.

Approved: _____ **Date:** _____
Chairman

ATTEST: _____ **Date:** _____
Mickaela Moser, Transcriptionist
Planning and Development Services