



PLANNING COMMISSION AGENDA

Thursday, May 8, 2014

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

Legislative

5. Discussion/Public Hearing/Decision: Michael D. Jones Rezone: A request to rezone a 1 acre parcel located at 5065 West Old Highway Road from the RR-1 zone (Rural Residential 1 acre minimum per residential unit) to the R1-8 zone (Residential 8,000 sq. ft. per residential unit).

Administrative

6. Discussion/Decision: Allgood Tow Yard Conditional Use Permit: A conditional use permit request for clean outdoor storage located at 4132 West 5800 North in the Cottonwood Industrial Park.
7. Discussion/Decision: AW Towing Conditional Use Permit: A conditional use permit request for clean outdoor storage located at 4032 West 5800 North in the Cottonwood Industrial Park.
8. Staff Report
9. Approval of minutes from April 24, 2014
10. Adjourn

PLANNING COMMISSION MEETING

Thursday, May 8, 2014

Morgan County Council Room

6:30 PM

Members Present

Debbie Sessions, Acting-Chair
David Sawyer
Michael Newton
Steve Wilson

Staff Present

Bill Cobabe, Planner
Ronda Kippen, Transcriptionist

Public Present

Tina Kelley
Dale Winterton
Linda Winterton
Bridget Teson
Glen Allgood
Craig Walker

1. Call to order – prayer.

Acting-Chairman Sessions called the meeting to order.

Acting-Chairman Sessions excused Chairman Haslam, Member Stephens, and Member Erickson from the meeting tonight. Member Newton offered prayer.

2. Approval of agenda

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

3. Declaration of conflicts of interest.

There were none

4. Public Comment

There were none

Legislative Items

- 5. Michael D. Jones Rezone:** A request to rezone a 1 acre parcel located at 5065 West Old Highway Road from the RR-1 zone (Rural Residential 1 acre minimum per residential unit) to the R1-8 zone (Residential 8,000 sq. ft. per residential unit).

Staff Presentation by Bill Cobabe

Applicant Presentation from Amy Jones read by Bill Cobabe-

“We are not planning to make any immediate changes, but basically are interested in improving the property so that it fits in with the future plans. We would like to build a duplex on the property in the next few years and with any income earned fix up and landscape the property so that it is aesthetically pleasing.”

Ronda explained that the applicant is aware that with the requested change of zone, there will not be animals permitted. There is currently a pasture on the lot and they do not have animals at the present time, but they are aware that the possibility of having animals on the property under the new zone is not an option.

Member Sawyer moved to go into Public Hearing. Second by Member Newton. The vote was unanimous. The motion carried.

Dale Winterton: He expressed concern about the location of future development at the intersection of Trapper’s Loop and Old Highway Road. He feels this is a dangerous area that has had frequent accidents.

Member Sawyer moved to go out of Public Hearing. Second by Member Newton. The vote was unanimous. The motion carried.

Member Sawyer moved to forward a positive recommendation to the County Council for the Jones Rezone Request, application #14.045, located at approximately 5065 W Old Highway Road, rezoning approximately 1 acre from the RR-1 zone to R1-8 zone, based on the findings listed in the staff report dated May 8, 2014 and outlined below:

Findings:

1. The proposed zone amendment is consistent with the County’s General Plan.
2. Mountain Green is a developing community. Areas of historically agricultural uses are transitioning to higher density uses. The proposed zone change is in harmony with the anticipated growth in the area.
3. The proposed amendment will not adversely affect adjacent property.
4. There is sufficient capacity in existing facilities and services to provide for the proposed zone change. See discussion below.

Second by Member Newton.

There was discussion regarding the possibility of a future road system and where it may be located. There was also discussion on the ability to require architectural design criteria to the future uses of this property to ensure it would mirror the adjacent developments.

The vote was unanimous. The motion carried.

Administrative Items

6. Allgood Tow Yard Conditional Use Permit: A conditional use permit request for clean outdoor storage located at 4132 West 5800 North in the Cottonwood Industrial Park.

Staff Presentation by Bill Cobabe

Glen Allgood, applicant: He addressed questions regarding the proposed use, where the tow trucks would be parked and if the applicant would like to utilize two separate tow companies for the lot or just one. The applicant answered that he has a carport that is fully enclosed and is used to park the tow trucks.

Member Sawyer moved to forward a positive recommendation to the County Council for the Allgood/Stauffers Conditional Use Permit, application #14.045, located at approximately 4132 W. 5800 N., allowing for the expansion of a towing yard as a clean outdoor storage, based on the findings and with the condition listed in the staff report dated May 8, 2014 and with the following conditions:

1. That the applicant enter into an aviation and hazard agreement pursuant to requirements of Morgan County Code, Section 8-5H-7 (B) for nonaeronautical uses in the airport overlay zone.
2. There will be no long-term or permanent storage on the lot, and it will not be used as a junkyard/scrap yard.
3. Customers will only be allowed to access the lot by appointment between the hours of 8 am to 5 pm, Monday through Friday.
4. There will be no office for this business located on the site.

Findings:

1. The proposed conditional use would meet the anticipated general planning designation.
2. The proposed conditional use permit is an expansion of an existing clean outdoor storage area.
3. The site is already adequately screened from visual impact to surrounding properties.
4. The proposed conditional use permit will not adversely impact adjacent properties or businesses.

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

7. AW Towing Conditional Use Permit: A conditional use permit request for clean outdoor storage located at 4032 West 5800 North in the Cottonwood Industrial Park.

Staff Presentation by Bill Cobabe. He mentioned that this business's location is close in proximity and situation to the previous application.

Applicant Presentation by Dale Winterton: He addressed questions regarding where the tow truck would be parked, saying they are parked in South Weber.

Member Newton moved to forward a positive recommendation to the County Council for the AW Towing Conditional Use Permit, application #14.045, located at approximately 4032 W. 5800 N., allowing for the expansion of a towing yard as a clean outdoor storage, based on the findings and with the condition listed in the staff report dated May 8, 2014, with the following conditions:

1. That the applicant enter into an aviation and hazard agreement pursuant to requirements of Morgan County Code, Section 8-5H-7 (B) for nonaeronautical uses in the airport overlay zone.
2. There will be no long-term or permanent storage on the lot, and it will not be used as a junkyard/scrap yard.
3. Customers will only be allowed to access the lot by appointment between the hours of 8 am to 5 pm, Monday through Friday.
4. There will be no office for this business located on the site.
5. Also subject to conditions enumerated in Council Approval Letter dated April 6, 2010 in file # 10.004.

Findings:

1. The proposed conditional use would meet the anticipated general planning designation.
2. The proposed conditional use permit is an expansion of an existing clean outdoor storage area.
3. The site is already adequately screened from visual impact to surrounding properties.
4. The proposed conditional use permit will not adversely impact adjacent properties or businesses.

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

8. Staff Report

Bill updated the Planning Commission Members of the new staff that will start this month. Ronda mentioned some items for review by the Ordinance Update Committee. Ronda gave some updates on hearings that were previously addressed and discussed.

9. Approval of minutes from April 24, 2014.

Member Sawyer moved to approve the minutes from April 24, 2014 with the corrections as discussed. Second by Member Wilson. The vote was unanimous. The motion carried.

10. Adjourn.

Member Newton moved to adjourn. Second by Member Wilson. The vote was unanimous. The motion carried.

Approved: _____ Date: _____
Acting-Chairman, Debbie Sessions

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