



PLANNING COMMISSION AGENDA

Thursday, November 13, 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. Pledge of Allegiance
3. Approval of agenda
4. Declaration of conflicts of interest
5. Public Comment

**Administrative:**

1. Discussion on commercial use table text amendment.

**Legislative:**

2. Planning Commission Business/Questions for Staff
3. Approval of minutes from October 23, 2014
4. Adjourn

Members Present

Shane Stephens  
Debbie Sessions  
David Sawyer, via electronic participation  
Darrell Erickson  
Steve Wilson

Staff Present

Bill Cobabe, Senior Planner  
Mickaela Moser, Transcriptionist

Public Present

Dylan Mansfield  
Jason Mansfield

1. Call to order – prayer  
Acting-Chair Sessions called the meeting to order. Member Stephens offered prayer.
2. Pledge of Allegiance
3. Approval of agenda  
**Member Erickson moved to approve the agenda. Second by Member Wilson. The vote was unanimous. The motion carried.**
4. Declaration of conflicts of interest  
There were none.
5. Public Comment

Dylan Mansfield, age 11, from Mountain Green introduced himself. He was in attendance to obtain his last requirement for boy scouts.

**Administrative:**

1. Discussion on commercial use table text amendment.

For the boy scout's benefit, Bill explained the reasons for meeting as a Planning Commission and introduced the topic for tonight's meeting as a discussion about commercial uses.

He continued on to discuss the four different designations of the commercial zones, which include Commercial, Business Park, Heavy Industrial, and Town Center.

Bill suggested possibly eliminating or combining a few of the designations under the current seven commercial districts, to allow for a simpler clarification and absorb unnecessary designations. Member Wilson asked Bill why he thinks they need to simplify the commercial zones, as he feels there are tools within each current district that allow for sufficient differentiation. Bill asked about the differences between a Commercial Shopping District and some others that are similar, such as Neighborhood Commercial District.

Member Wilson asked for clarification on Bill's wording of horizontal and vertical within a commercial zone. Bill explained that a horizontal mixed use is separated by space, and is outwardly, whereas a vertical mixed use is an upward expansion, as in floor one, floor two, etc, mixing office space and residential space. He also confirmed that the Morgan County General Plan currently has only four commercial areas, and they can be divided into more

specific areas within. Member Wilson expressed concern that by simplifying or eliminating some of the current designations in the commercial zone, it may open unwanted doors and create potential future problems. Member Sessions suggested a buffer area between the town commercial center and residential areas. Bill suggested they think about what transition is wanted between the different commercial zones. Member Sessions offered a suggestion of Business Park I and Business Park II, as a way to split and transition from Heavy Industrial to Commercial. Member Wilson asked about possibly preparing a visual for the next meeting to be able to see what businesses would be appropriate in certain areas of the county. Bill said he would prepare a map or other visual for presentation at the next meeting. Bill described the typical transitions within a county, beginning with the heavy industrial to other light industrial, commercial warehousing, smaller retail areas, to business park with office space. He explained that the next part in the blending or transition is the high density residential, which includes multi-family housing/apartment complexes, and then moving to single family homes and ranches/farms.

There was discussion about the different locations of commercial districts throughout the County as well as town center designations. Member Sessions suggested possible village center designations in certain areas of the County. Bill reminded the Planning Commission that these decisions are not easy, but it's important to establish a base to use as a springboard. Member Sessions suggested altering the General Plan to input a commercial buffer, or Business Park, and then allocate businesses according to four specific commercial zones, removing the light manufacturing zone within the buffer. She suggested reducing to four zones: Business Park, Commercial, Light Manufacturing, and Heavy Industrial. The other zones--Neighborhood Shopping, Highway, and General would all be incorporated into one Commercial zone. Member Wilson partially agreed with that idea but was reluctant so as to avoid a potential strip mall or fast food restaurant that would back up to a residential zone. He feels the County control would slip away if those three previously mentioned zones were eliminated to reduce the number of commercial zones to four. He suggested combining Commercial Shopping and Highway Commercial into a General commercial zone but keeping a Neighborhood Commercial option. Member Sessions agreed.

Member Erickson commented on the importance of the definitions associated with the different zoning distinctions. There was some discussion on the placement of the assisted living and discussion on the projection of development.

Member Wilson wanted to address town and village centers, incorporated areas, unincorporated areas, etc. He expressed the importance of guiding the discussions and planning for the unincorporated areas until, if ever, they become incorporated.

Member Erickson asked to postpone further discussion on this topic until Bill can provide a visual. Member Wilson also asked Bill for definitions of town centers, village centers and incorporated areas, along with a visual case study and integrated plan. Before the next meeting, Member Erickson also asked for clarified definitions. Member Sessions suggested bringing the Peterson Area Plan and map. Member Sawyer was interested about the definitions for town and village centers. Member Sessions asked Bill to present all of the different area maps from each section of the County to allow for further visual clarification of where commercial areas are currently zoned.

**Legislative:**

**2. Planning Commission Business/Questions for Staff**

Bill mentioned ideas for the next Planning Commission meeting for December 11. He suggested a meal shared with Planning Commission members and their spouses. He stated that the budget is fine to include both and took suggestions for dinner. Member Sawyer asked Bill about his current promotion as Planning and Development Director and if he could explain some of the changes associated with it. Bill explained that there have been some physical changes to the office and he hopes it will symbolize the internal changes of openness and efficiency that will take place to serve the Morgan community better. With no other planning positions currently being occupied, Bill also stated that the current administrative assistant has expressed interest in learning the planning technician duties. There was also a new building inspector recently hired who will begin next week.

**3. Approval of minutes from October 23, 2014**

**Member Stephens moved to approve the amended minutes. Second by Member Erickson. The vote was unanimous. The motion carried.**

**4. Adjourn**

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman, Roland Haslam

ATTEST: \_\_\_\_\_ Date: \_\_\_\_\_  
Mickaela Moser, Transcriptionist  
Planning and Development Services