



PLANNING COMMISSION AGENDA

Thursday, October 9, 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:

Legislative:

6. Public Hearing/Discussion/Decision: Revision of Residential Use Table Ordinance (Section 8-2-1 "Definitions", Sections 8-5A-2 and 8-5B-2 "Codes and Symbols", 8-5A-3 and 8-5B-3 "Use Regulations", and 8-8-1 "Scope and Authority", repealing the existing Sections and replacing them with revisions to Section 8-2-1 "Definitions", Sections 8-5A-2 and 8-5B-2 "Codes and Symbols", 8-5A-3 and 8-5B-3 "Use Regulations", and 8-8-1 "Scope and Authority" revising the conditional use symbols, making changes to the "Use Regulations" tables in residential districts, and providing for the authority for review)
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from September 25, 2014
9. Adjourn

Members Present

Shane Stephens
Debbie Sessions
Roland Haslam
Darrell Erickson
Steve Wilson

Staff Present

Bill Cobabe, Senior Planner
Mickaela Moser, Transcriptionist

Public Present

Tina Kelley

1. Call to order – prayer. Chair Haslam called the meeting to order. Member Stephens offered prayer.
Members Newton and Sawyer were excused from the meeting tonight.
2. Pledge of Allegiance
3. Approval of agenda
Member Sessions moved to approve the agenda. Second by Member Erickson. The vote was unanimous. The motion carried.
4. Declaration of conflicts of interest
There were none.
5. Public Comment

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

There was none.

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

Administrative:

Legislative:

6. Public Hearing/Discussion/Decision: Revision of Residential Use Table Ordinance (Section 8-2-1 "Definitions", Sections 8-5A-2 and 8-5B-2 "Codes and Symbols", 8-5A-3 and 8-5B-3 "Use Regulations", and 8-8-1 "Scope and Authority", repealing the existing Sections and replacing them with revisions to Section 8-2-1 "Definitions", Sections 8-5A-2 and 8-5B-2

"Codes and Symbols", 8-5A-3 and 8-5B-3 "Use Regulations", and 8-8-1 "Scope and Authority" revising the conditional use symbols, making changes to the "Use Regulations" tables in residential districts, and providing for the authority for review)

Bill gave a summary of the conditional uses in residential areas. They are divided into 3 sections, with the purpose of streamlining as many things as possible to the Staff and Planning Commission levels for approval. Chair Haslam wanted to see clarification on the public comment period at the Staff level to avoid confusion with the public. There was some discussion on the levels of involvement with Staff, Planning Commission and County Council. Member Sessions has concerns with the current definition of agribusiness. She is concerned that the definition is too loose and would like to see some stricter wording to prevent potential legal issues. There was some discussion on the definitions of agribusiness versus agriculture and how the definitions would affect local farmers. Member Erickson suggested leaving the current wording and dealing with possible concerns if they arise. Member Wilson suggested that Bill look around to other counties and see if there are other definitions out there that may help guide with Morgan County's defining. The Planning Commission members debated over whether to define according to profit margin, acreage, employees, etc. They weren't comfortable setting the limit on anything discussed tonight. Bill acquiesced to look around for possible wording and definitions to present in two weeks time.

Chair Haslam wondered about the monthly limitations on the dude ranch definition. Bill explained that there may be other "cowboy-style" activities that could be explored during off-season months. Member Sessions preferred to take out completely the "Family Vacation Ranch" that's currently listed alongside Dude Ranch. It was decided to allow a dude ranch on 160 continuous acres. There was discussion on the size of a structure that could be allowed on a dude ranch and monthly/seasonal time-frame restrictions as well. They discussed limiting operational months for a dude ranch to March 1 – November 1.

Bill clarified that "clustering" (or group of dwellings) would only be allowed in the RSD zone.

Bill said he would take the group of dwellings out of the table and the definitions also.

Concerning the Bed and Breakfast Inn, Chair Haslam requested to add it to the A-20, and remove from the F-1. Member Erickson recommended going on record to say that other than the items discussed, the rest of the items listed in the staff report are acceptable and satisfactory.

Member Sessions moved to go into public hearing concerning item #6 on the agenda. Second by Member Erickson. The vote was unanimous. The motion carried.

There was none.

Member Stephens moved to go out of public hearing. Second by Member Wilson. The vote was unanimous. The motion carried.

Member Stephens moved to postpone approval of the revised Residential Use Table until the October 23, 2014 meeting. Second by Member Sessions. The vote was unanimous. The motion carried.

7. Planning Commission Business/Questions for Staff

Bill presented options for upcoming training.

8. Approval of minutes from September 25, 2014

Member Sessions moved to approve the amended minutes. Second by Member Erickson. Member Sessions and Chair Haslam voted in favor. The motion carried. Members Stephens, Erickson, Wilson abstained.

9. 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