



PLANNING COMMISSION AGENDA

Thursday, September 11, 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

Administrative

5. Discussion/Decision: Croydon Substation Conditional Use Permit: A conditional use request for the construction of an electrical substation. The substation is proposed to be located at approximately 1600 North 6800 East in Croydon.

Legislative

6. Planning Commission Business/Questions for Staff
7. Approval of minutes from August 28, 2014
8. Adjourn

Members Present

Shane Stephens
David Sawyer
Debbie Sessions
Michael Newton
Steve Wilson

Public Present

Tina Kelley
Dave Fletcher
Andrew Peterson
Ernie Durrant
Chad Ambrose
Heidi Gordon
Debbie Munteer
Tony London
Kevin Freestone

Staff Present

Bill Cobabe, Senior Planner
Mickaela Moser, Transcriptionist

1. Call to order – prayer.

Acting-Chair Sessions welcomed everyone to the meeting tonight. Member Wilson offered prayer. Member Sessions excused Member Erickson and Chair Haslam. Member Stephens was on his way but would be late.

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. Member Sessions stated that she has an acquaintance and friend, Mr. Freestone from Rocky Mountain Power in the audience, but she doesn't foresee it as a conflict of interest.

4. Public Comment

Steve Peterson: He said he met with those involved after the previous meeting and felt a compromise could be in order. They mentioned a pre-cast fence system. He stated that if the sight can't be moved, he'd like to see a 10-ft high fence of pre-cast materials to go around, along with the pine trees previously discussed. He wants a screen so as to detract from the visual impact.

Administrative

5. Discussion/Decision: Croydon Substation Conditional Use Permit: A conditional use request for the construction of an electrical substation. The substation is proposed to be located at approximately 1600 North 6800 East in Croydon.

Bill began by reviewing the NESC height requirements, as they are federal standards that are referenced by the state. These requirements must be followed by the power company and are exhaustive and comprehensive. He addressed the requested landscaping plan. Bill does not know about the pre-cast fencing and will let the applicant address concerns and questions associated with that. He stated that any wall above 6 feet requires the approval of an engineer.

Member Stephens arrived and joined the meeting at this time, 6:40 pm.

Bill also stated that there have been public complaints concerning the road.

Steve Rush: Customer Committee Planner on this project. He clarified that the power company has to maintain safety clearances concerning possible obstructions above and underground. He addressed the issue of a wall vs. a fence. He expressed the opinion that the wall isn't appropriate in this setting. He also stated that the type of trees for landscaping have not been decided. Fat Albert's have been discussed, however Mr. Wilde needs to continue to farm the land surrounding the substation and they need to be able to fit around his farmland. He mentioned that construction is the only time traffic will be a problem and leave its footprint. Mr. Wilde offered his water during irrigation to establish the trees surrounding the power substation. They plan to present a traffic plan to the County.

Member Wilson asked about the traffic damage they anticipate from the truck traffic. Mr. Rush responded that they will fix any damage done to the road, without question. They anticipate 6-8 months of construction, working 5 days a week. The project will be bid, but they don't anticipate much overtime. Member Wilson asked about the cost of the concrete wall.

Kevin Freestone, Rocky Mountain Power: He responded that, typically, the rock wall surrounding the substation would be \$250 per foot. It is 1300-1400 feet around the substation. Mr. Wilson asked about putting the rock wall along two sides, instead of all the way around. Mr. Freestone said it is 500 feet on one side, 300 feet on the other. Member Sawyer asked where it would be appropriate to put a fence. Mr. Freestone responded in residential and possibly commercial, but not agriculture or industrial. For the latter two areas, they use a chain-link fence.

Member Newton asked about how many loads of fill they anticipate. Mr. Freestone responded they'll raise the ground 2-3 feet with fill dirt.

Member Newton asked about watering trees. Mr. Freestone said the landscaper will plant trees and as part of his contract, he'll guarantee maintenance and care for 2 years. Mr. Freestone also said they will replace them if they don't survive. He said the trees will be placed along the irrigation ditch so as to allow Mr. Wilde to farm the flat area. Member Sessions asked who would be responsible for reseeding the grass and hay. Mr. Freestone said they don't anticipate disturbance to the farm, as trucks will use the main road once dirt is brought in.

Member Sawyer asked about the height of the trees being 6-7 ft. initially. Mr. Freestone said that height is pretty standard from the nursery. Member Sessions asked about the chain-link fence having slats. Mr. Rush responded that the metal slats can't be used. There has been talk about vinyl slats, but they don't usually put slats in their chain-link fences.

Member Wilson asked Bill about the requirements imposed by the code, specifically those that concern Mr. Peterson. Bill replied that the field surrounding the substation should receive minimal impact, but conditions may be placed upon approval for additional concerns. The visual impact of the towers is difficult to mitigate.

Member Wilson also asked, as the area expands, about future options for the County. Bill stated that in the future, a developer would be responsible for fencing options, not Rocky Mountain Power. Member Newton asked about setbacks from the substation. Bill confirmed that only the property touching Mr. Wilde's property would have to fence. Member Newton asked how much of this parcel is within the RR-1 zone. Bill responded the 200 feet closest to the road.

Mr. Peterson asked about the noise the transformers will make. Mr. Freestone responded typically 65 db. There will be 2 transformers in the substation. Typically you can talk and hear comfortably at that level which is right at the transformer.

Acting-Chair Sessions called for a motion.

Member Sawyer moved to forward a positive recommendation to the County Council for the Croydon Substation Conditional Use Permit, application #14.074, located at approximately 1600 N. 6800 E., allowing for the installation of an electrical power substation, based on the findings and with the conditions listed in the staff report dated August 28, 2014.

Findings:

1. That the proposed use has been identified as a public utility. These kinds of uses are conditionally allowed in A-20 and RR-1 zoning districts.
2. That the proposed public facility utility is a use that may be permitted based on meeting certain criteria in the Code.
3. That the proposed facility will implement measures in an effort to not adversely impact the adjacent properties.
4. That any potential impact on the existing neighborhood will be minimal.
5. That there will be no employees – this will be a largely remotely-run, automated facility requiring only periodic visits for maintenance and upgrades.
6. That the requirements of the County Engineer have been addressed (see note attached in Exhibit G).

Conditions:

1. That there are no permanent employees at the site.
2. That the exterior of the facility be maintained in an attractive manner that is aesthetically pleasing. This shall include landscaping that will be installed in a manner to help mitigate the visual impact of the substation on surrounding properties/residential areas.
3. That staff approval on the trees and landscaping plan happen prior to construction beginning.
4. That a traffic plan and post-construction road plan be submitted prior to construction beginning.
5. That the maintenance of landscaping be guaranteed by Rocky Mountain Power.

Second by Member Wilson.

Discussion on the motion: Member Wilson expressed his empathy for the surrounding landowners, as he feels this decision was already made before involving them and their opinions.

The vote was unanimous. The motion carried.

Legislative

6. Planning Commission Business/Questions for Staff

Bill informed about an upcoming training in October in Salt Lake City. He addressed personnel issues affecting the Planning and Development Office. There was also discussion about the upcoming Yaryca Future Land Use Map Amendment meeting. Member Sawyer said he did research on Beehive Broadband and they have been exclusively fiber-optic and wondered if that was the case in Morgan County. Bill didn't know.

Planning Commission Meeting Minutes

September 11, 2014, Approved September 25, 2014, FINAL

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7. Approval of minutes from August 28, 2014

Member Newton moved to approve the amended minutes. Second by Member Wilson. The vote was unanimous. The motion carried. Member Stephens abstained as he was absent.

8. Adjourn

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

Approved: _____ Date: _____
Chairman, Roland Haslam

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