



PLANNING COMMISSION AGENDA

Thursday, September 25, 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.

Legislative

5. Discussion/Decision: Revision of Residential Use Table Ordinance (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 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)
6. Planning Commission Business/Questions for Staff
7. Approval of minutes from September 11, 2014
8. Adjourn

Members Present

David Sawyer
Debbie Sessions
Roland Haslam
Michael Newton

Staff Present

Bill Cobabe, Planner
Mickaela Moser, Transcriptionist

Public Present

Nikki Wilkinson

1. Call to order – prayer

Chair Haslam called the meeting to order. Chair Haslam requested to adjust the agenda for tonight, and for meetings in the future, to include saying the Pledge of Allegiance after the prayer. There were no objections to the request. Chair Haslam offered prayer. Those in attendance said the Pledge of Allegiance.

2. Approval of agenda

Member Sessions 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

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

There was none.

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

Chair Haslam excused Members Stephens, Erickson and Wilson tonight.

Because it was not noted on the state website as a public hearing, the Planning Commission will discuss the agenda item, but the public hearing will advance to the October 9, 2014 meeting.

Administrative

Legislative

5. Discussion/Decision: Revision of Residential Use Table Ordinance (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 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 explained some concerns and issues surrounding form-based zoning. Member Sawyer mentioned that parts

of the Code are outdated and he wondered about the family food restriction in zones RR-1 and greater. He assumes that food restriction prevents people from raising chickens on ¼ acre lots. Member Sessions expressed her opinion that the food restriction code was put into place to preserve neighboring relations in favor of potential smelly animals. Having said that, the Planning Commission is open for discussion if people are concerned and want to come forward to discuss having animals on smaller lots. Chair asked about re-arranging the order of the Residential Use Table Ordinance from the current alphabetical order, to a more logical order by topic. Some discussion ensued about the Staff Level Decision with Public Comment, where Bill explained that letters are sent to affected residents who are asked to send in comments to Staff. Chair Haslam suggested clarification that residents are to respond directly to Staff. There was discussion about the different levels of public comment for residents' involvement and understanding.

The agribusiness section drew the most concern and there was some discussion about the difference between business and agriculture. It was decided that agribusiness would come before the Planning Commission. There was further discussion about which items the Planning Commission would like to see come to them and which items they'd like to see Staff handle in the Planning and Development office. Other topics for discussion included birds and bees, bed and breakfasts being listed under the C-1 zone, and cabins other than single-family dwellings. Another item of discussion was the "dude ranch" and its associated issues. Concerning a "group of dwellings", or a cluster, Chair Haslam would like to see a definition listed in the Code. Bill explained that large, commercial-scale power plants are being removed from the R-10 zone. Bill mentioned that an area CC&R can trump County Code when there's a more restrictive code in place, with the more restrictive code being enforced.

6. Planning Commission Business/Questions for Staff
Bill discussed the upcoming APA Planning Conference.

7. Approval of minutes from September 11, 2014

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

Chair Haslam said he would like the chance to say where his vote lies, even when his vote does not break a tie. He would like to have his vote recorded either way.

8. Adjourn

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

Approved: _____ Date: _____
Chairman, Roland Haslam

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