

MEMORANDUM

TO: Planning Commission
FROM: Bill Cobabe
DATE: August 14, 2014
SUBJECT: Peterson Point CUP

On May 22, 2014, the Planning Commission met to discuss the above referenced application. Since that time, the applicant has not responded to the requests outlined in the Staff Report of the same date. The applicant did provide one drawing of cross sections to the engineer for review; however, this does not constitute a complete response to all of the requirements outstanding for review, which makes analysis impossible. Please refer to the original staff report for outstanding requirements not yet submitted – in particular, please refer to the comments from the County Engineer dated March 4, 2014.

On June 26, 2014, the Planning Commission voted to reconsider this item at the August 14, 2014 meeting. At this point, Mr. Larsen has requested that due to some technical difficulties on his end, the Planning Commission grant an extension of the hearing of the application. He said he should have things ready in one month's time.



PLANNING COMMISSION AGENDA

Thursday, August 14, 201

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: Alchemy LLC Conditional Use Permit

Legislative

6. Public Hearing/Discussion/Decision: Yaryca Future Land Use Map Amendment: An application for an amendment to the Morgan County Future Land Use Map, redesignating approximately 2980.4 acres currently designated “Natural Resources and Recreation” to “Master Planned Community
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from July 10, 2014
9. Adjourn

Yaryca Future Land Use Map Amendment
Public Hearing
August 14, 2014

Application No.: 14.064
Applicant: Robyn Scott
Owner: Yaryca LLC Profit Sharing Plan and Golden Hill Estate LLC
Project Location: Generally west of the intersection of SR 66 and SR 65 and north of East Canyon Reservoir
Current Zoning: MU-160 and F-1
General Plan Designation: Natural Resources and Recreation
Acreage: ~3000
Request: Amend the Future Land Use Map, changing the existing designation to Master Planned Community
Date of Application: June 5, 2014
Date of Previous Hearing: July 10, 2014 – Planning Commission (First Hearing)

Staff Recommendation

County Staff recommends approval of the requested future land use map amendment based on the following findings and with the conditions listed below:

Findings:

1. That the proposed amendment is in harmony with future land use planning efforts that have taken place in the past, and general direction from past County Councils, indicating a desire to see this area develop as a resort-type area.
2. That the proposed amendment will encourage resort-type development in the East Canyon Reservoir area.
3. That the anticipated development will help reduce leakage of tax dollars to neighboring counties/communities.

Background

Robyn Scott, representing Yaryca, LLC Profit Sharing Plan and Golden Hill Estate, LLC, applied for the Future Land Use Map amendment in order to pursue anticipated development of this property. The property is bounded on the east by SR 66 and SR 65, on the south by SR 66, on the north and west by East Canyon Wildlife Management Area, and on the north by Summit County. There are five contiguous parcels in this proposed amendment area, which include nearly 3,000 acres. The land is currently vacant (see Exhibit A).

Analysis

General Plan and Zoning. Changing the Future Land Use Map/General Plan is a serious undertaking. The General Plan represents the desires of the people of Morgan County, and as such should only be modified to reflect these continuing desires. Care should be taken to ensure viability of any proposed projects, as well as maintaining the desires of the people as expressed in the General Plan.

The General Plan and Future Land Use Map anticipate the development of a resort-type community in this area. The requested designation, Master Planned Community, notes that:

The intent of this use designation is to provide or planned developments and resorts that offer a mix of residential and non-residential land uses. Potential development locations would capitalize on good transportation, the physical amenities of the area, and recreational opportunities. The Master Planned Community allows for flexibility in land uses in order to encourage property assemblage and coordinated infrastructure and access. Resorts require adequate infrastructure and necessary services for each development. The assignment of this land use category should precede zoning designations to Master Planned Development Reserve (MPDR) or other similar resort or planned development zoning designations.

As can be seen in Exhibit D, there is already some resort development in the area (East Canyon Resort). The anticipated development of the Yaryca property (see Exhibit E) is expected to develop along similar lines, including a mix of residential types, commercial, and other recreation amenities. It is also anticipated that the developer will request a rezone to MPDR pending the approval of the proposed Future Land Use Map amendment.

(Additional discussion – as directed in the July 10, 2014 meeting – follows):

The Porterville/Richville Area Plan, adopted by the County as part of the General Plan as an appendix, notes the following:

COUNTY GENERAL PLAN GOAL 4: Growth must be compatible with the rural, residential, agricultural, and small village character of the County and the Porterville/Richville Area.

COUNTY GENERAL PLAN GOAL 5: Quality of life factors such as clean air and water, public safety, wildlife protections, parks/recreation, schools, and the natural beauty are major contributors to the Porterville/Richville area community character. (Chapter 2, Section 2.1 Community Character; page 9)

COUNTY GENERAL PLAN GOAL 2: Outdoor activities, tourism, and extraction industries are important to the Porterville/Richville area, but will require careful planning and management to avoid conflict and incompatibility of use. (Chapter 2, Section 2.6 Economics; page 11)

POLICY 3.3.1: The two Porterville/Richville sites are considered small villages. One resort and a marina exist in the East Canyon Reservoir, and a future resort of unknown shape and size is also contemplated in this area. All future development shall be

compatible with the rural, open space, agricultural small village character and infrastructure constraints of the Porterville/Richville area. The size and shape of a development center will vary depending on the topography of the land and existing residential and commercial uses, and its boundaries shall be determined by the details of the Area Plan, the Planning Commission, and the Governing Body.... (Chapter 3, COUNTY GENERAL PLAN GOAL 3.3; pages 15-16)

POLICY 3.3.1.7: Resort centers in the East Canyon area are to be designed around the rural, open space, and agricultural settings of the area. Development should be disbursed, complementary to environment, and conducive to preserving native vegetation and animal life. Development should contain a balanced mix of recreational, tourist, seasonal residential, and related tax-base and economic activity. Uses that are appropriate may include predominately resort related accommodations and seasonal homes; very limited commercial activity that is consistent in scale and function with the nature of the resort area, its surrounding small villages and agricultural; small motel and related uses that support the resort; parks; trails and open space; community facilities and amenities; and other similar uses typically found in a rural mountain resort area.

POLICY 3.3.1.8 Any approval by Morgan County for significant development within a resort in the Porterville/Richville area will be preceded by receipt of a long-rang development plan from the developer for the entire resort. The MPDR [staff note: this has been superseded by the existing Resort Special District, as outlined below] or other appropriate large-scale flexible zoning processes are the preferred development process in the resort creation. Said resort shall not interfere with cultural and historical assets but preserve these assets in allowing access to as well as preserving the area around these assets. These include but are not limited to the following:

- *Pioneer trails such as the Mormon Trail, California/Oregon Trail, and Pony Express Route*
- *Historically significant structures built before 1900 similar to the Old Porterville Church.*
- *Pioneer cemetery sites and Native American burial sites.*
- *Any future findings of pre-historic, Native American, or pioneer site discoveries.*

POLICY 3.3.1.10 Resort Development of dwelling units should focus on preserving the rural, open space, agriculture flavor of the area. Compatible dwelling units would include, but are not exclusive to, estate homes, ranchettes, size-restrictive multi-family accommodations, disbursed cabins, R.V. and trailer pads, and green-space tent areas. (Chapter 3, COUNTY GENERAL PLAN GOAL 3.3; page 17)

(End of added information)

Ordinance Evaluation:

Morgan County ordinance anticipates amendments to the General Plan. Section 8-3-10: General Plan indicates that:

C. Plan Adoption:

1. *After completing a proposed general plan for all or part of the area within the county, the planning commission shall schedule and hold a public hearing on the proposed plan.*

After the public hearing, the planning commission may make changes to the proposed general plan.

2. *The planning commission shall then forward the proposed general plan to the governing body.*
3. *The governing body shall hold a public hearing on the proposed general plan recommended to it by the planning commission.*

The governing body shall publish notice of the time, place, and purpose of the public hearing in a newspaper of general circulation in the county at least ten (10) days before the hearing at which the proposed general plan is to be considered and public comment heard.

4. *After the public hearing, the governing body may make any modifications to the proposed general plan that it considers appropriate.*
5. *The governing body may:*
 - a. *Adopt the proposed general plan without amendment;*
 - b. *Amend the proposed general plan and adopt or reject it as amended; or*
 - c. *Reject the proposed general plan.*

6. *The general plan is an advisory guide for land use decisions.*

D. Amendment Of Plan: The governing body may amend the general plan by following the procedures required by subsection C of this section.

This meeting is in fulfillment of subsection (D) above, in following the procedures outlined in subsection (C), which is included for reference.

(Additional discussion – as directed in the July 10, 2014 meeting – follows):

This kind of Land Use Designation (Master Planned Community) generally lends itself to zoning districts that allow for resort-type, master planned development. Currently, our Ordinance allows for only one zoning district where this kind of development could occur. That zoning district is the Resort Special District (RSD), as outlined in Section 8-5J. The purpose of this zoning district is as follows:

The purpose of each resort special district (RSD) zone is to permit a compatible, master planned mix of various types of residential and commercial land uses in combination with open space and recreational components on land that has characteristics that warrant customized development requirements. Although residential dwelling type and development size will vary from location to location, each development is intended to

consist of well designed, architecturally integrated structures which are appropriately landscaped and buffered from surrounding land uses. (Section 8-5J-1)

Some of the key phrases in the purpose include:

"Compatible" – We've seen in discussions at the previously held public meeting, in addition to conversations that have been held in the Porterville/Richville Area Plan and Goals that there is a strong desire to see the area remain as a rural, agriculturally-oriented community. It is possible to achieve this goal if development occurs along those lines with that as a guiding principle. Any development that is proposed will take these desires into account.

"Mix of various types of...uses" – The statement goes on to clarify that residential dwelling type will vary, the intent being that the development be made up of well-designed and architecturally integrated (i.e. – based around a particular theme, motif, or style) structures. All of the built environment should lend to a harmonious whole.

"...appropriately landscaped and buffered from surrounding land uses."

(emphasis added) – Finally, the purpose statement addresses concerns of how the development relates to the surrounding uses. Currently, the closest residential structure is just 150' from the southwest property line/corner, while there exists in the vicinity recreational uses and a wildlife refuge. All of these surrounding land uses will be required to be "appropriately" buffered.

The Code then goes on to give specific requirements and standards that must be met prior to granting the rezone:

Each RSD zone is intended to allow a master planned, resort focused development where customized zoning requirements apply in order to permit flexibility and initiative in site development. The RSD is intended to be utilized only where the general plan future land use map has identified property for the master planned community designation. The following requirements shall apply to the establishment of any RSD zone:

*A. Each RSD shall be at least **one thousand two hundred eighty (1,280) acres** in size.*

*B. Each RSD shall **dedicate a minimum of sixty percent (60%) of the gross acreage of the project in perpetual open space**. Each RSD application shall submit an open space management and maintenance plan.*

C. To establish an RSD zone an application shall be submitted for a text and zoning map amendment as provided in this title:

- 1. Proposed zone name and legal description for the subject property.*
- 2. Proposed zone text which shall include:*
 - a. Permitted, conditional, and accessory uses.*
 - b. Proposed development standards, including the following:*

- (1) *Land use standards establishing mix of land use types, location and density.*
 - (2) *Lot standards establishing requirements for lot area and dimensions.*
 - (3) *Building setback standards for front, side, and rear yards.*
 - (4) *Design standards addressing building height, building orientation, common and private open space, natural resource protection, architectural design.*
 - (5) *Landscaping and buffering standards.*
 - (6) *Signage standards.*
 - (7) *Parking standards.*
- c. *Proposed process for approval of development in the RSD zone.*
3. *A conceptual land use plan which shows the following:*
- a. *Location of proposed uses.*
 - b. *Location, arrangement, and configuration of open space.*
4. *A proposed project specific **development agreement** for the RSD.*
5. *A project specific **transportation study**, prepared by a licensed professional engineer.*
6. *A project specific **fiscal impact analysis**, prepared by a professional economist.*
7. *An **infrastructure master plan** with descriptive text and maps, prepared by a licensed professional engineer, which addresses at least the following utilities:*
- a. *Culinary and irrigation water.*
 - b. *Sanitary sewer.*
 - c. *Stormwater.*
 - d. *Transportation plan, layout and proposed road cross sections.*
 - e. *Electricity provision.*
 - f. *Natural gas.*

g. Renewable energy.

D. In considering a petition for an RSD zone, the proposed zone text and zoning map amendments may be modified by the county to meet the intent of this title and may include regulations and standards other than those proposed by the applicant.

*E. A proposed RSD text and zoning map amendment and schematic development plan shall be approved **only if**, in the opinion of the county council, development proposed on the property will:*

- 1. Conform to applicable provisions of the county's general plan.*
- 2. Conform to applicable provisions of this title and this code.*
- 3. Better preserve the property and neighborhood by integrated planning and design than would be possible under other zoning regulations of this title.*
- 4. Establish that development of the property will contribute positively to the county's long term economic stability.*
- 5. **Present an infrastructure plan that will not be detrimental to the county's health, safety, and welfare.***

F. Upon approval, each RSD zone shall be given a unique name following the designation "RSD-" and shall be independent of any other RSD zone.

G. After approval of an RSD zone and schematic development plan, and prior to the issuance of any building permits, applications for conditional use permits, site plan approval, subdivision approval, and any other needed permits shall be submitted as needed to implement the schematic plan. (Section 8-5J-2, emphasis added)

As can be seen, there are some fairly exhaustive guidelines in the ordinance that will need to be addressed. All of these things will be addressed at the time the developer requests the appropriate zone change, and prior to hearing the request for the zone change by the Planning Commission/County Council. If the provisions of the Code cannot adequately be addressed, the County may require the developer take appropriate action to mitigate the impact of the zone change, or may deny the request based on inability to mitigate the impact of the development. The example we have seen of the application of these guidelines is in the Snow Basin Development, the development agreement for which was just recorded.

While amending the Future Land Use Map of the General Plan allows for this kind of zone change request, it does not guarantee that such a zone change will be granted, give leeway on what conditions are associated with the requested zone change, nor does it give any kind of vesting under the current ordinance. Only those laws in place when the zone change application is received will be applicable, and the development agreement governing the ultimate development and entered into by the County and the developer will grant the vesting date. Any such vesting does not preclude the County from applying new ordinances that are in keeping with updated standards related to health, safety, and welfare. In short, there are no

entitlements or guarantees associated with Future Land Use Map amendments, other than the fact that it opens the way for the above mentioned RSD zoning application.

There are significant concerns associated with any development that would be proposed in this area. Preserving the natural environment, the quality of life for current and future residents, ensuring the viability of and access to appropriate water resources, infrastructure improvements, school requirements, addressing geologic and other natural hazard concerns, and many others, all are valid and pressing issues which should be addressed. As can be seen in the ordinance cited above, the developer must address those issues prior to applying for a zone change. During the Snow Basin rezone process, many public meetings were held to discuss and address those issues and how to best resolve/mitigate them. Undoubtedly such an effort would be required in this case as well.

(End of added information)

Model Motion

Sample Motion for a *Positive* Recommendation – “I move we forward a positive recommendation to the County Council for the Yaryca Future Land Use Amendment, changing the designation from Natural Resources and Recreation to Master Planned Community, based on the findings listed in the staff report dated August 14, 2014.”

Sample Motion for a *Negative* Recommendation – “I move we forward a negative recommendation to the County Council for the Yaryca Future Land Use Amendment, changing the designation from Natural Resources and Recreation to Master Planned Community, based on the findings listed in the staff report dated August 14, 2014, *due to the following findings:*

1. List any additional findings...

Supporting Information

- Exhibit A: Vicinity Map
- Exhibit B: Future Land Use Map
- Exhibit C: Existing Zoning Map
- Exhibit D: Resort Developments in Morgan County
- Exhibit E: Correspondence from Concerned Citizens

Staff Contact

Bill Cobabe, AICP
801-845-4059
bcobabe@morgan-county.net

Exhibit A: Vicinity Map

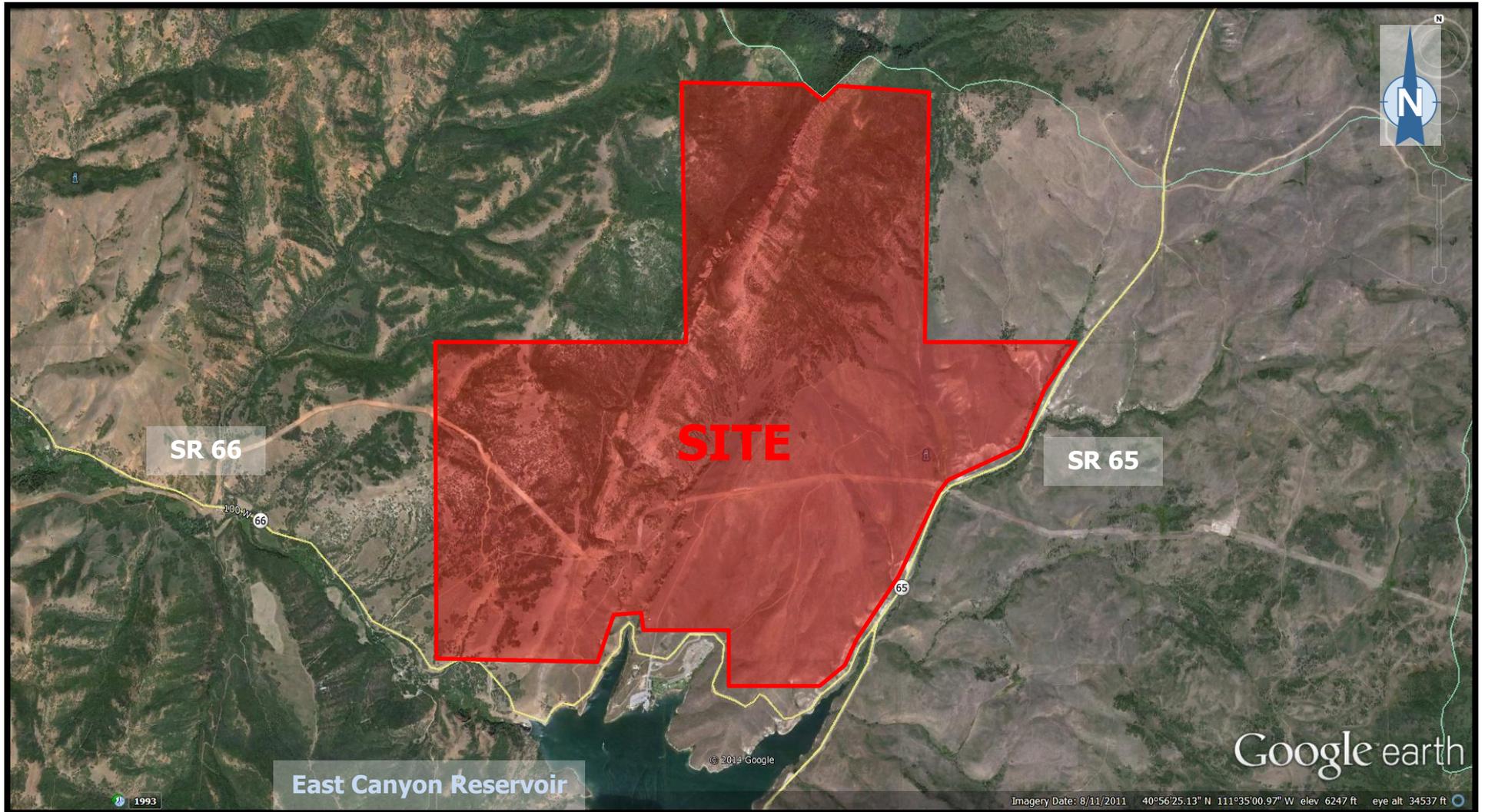


Exhibit B: Future Land Use Map

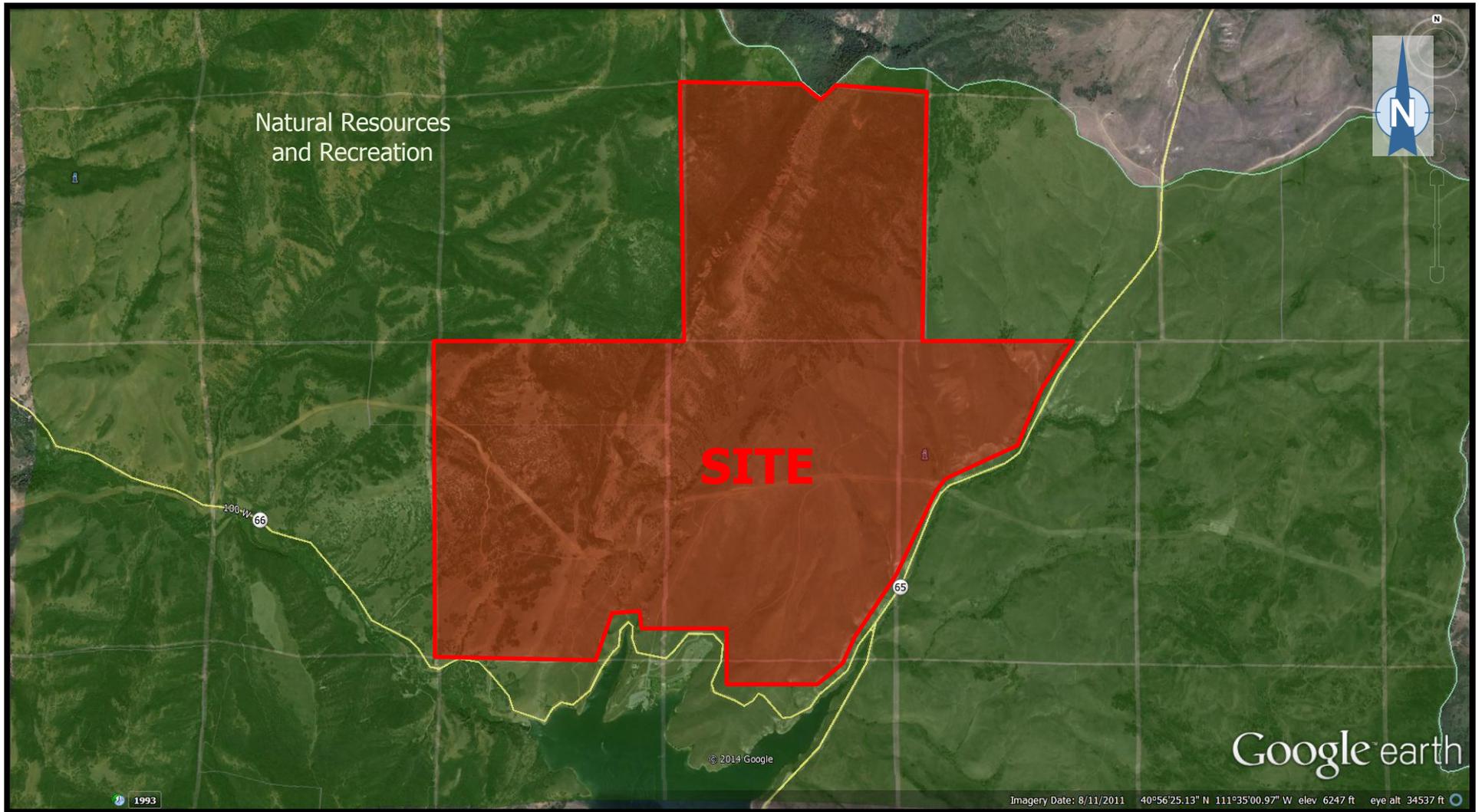


Exhibit C: Existing Zoning Map

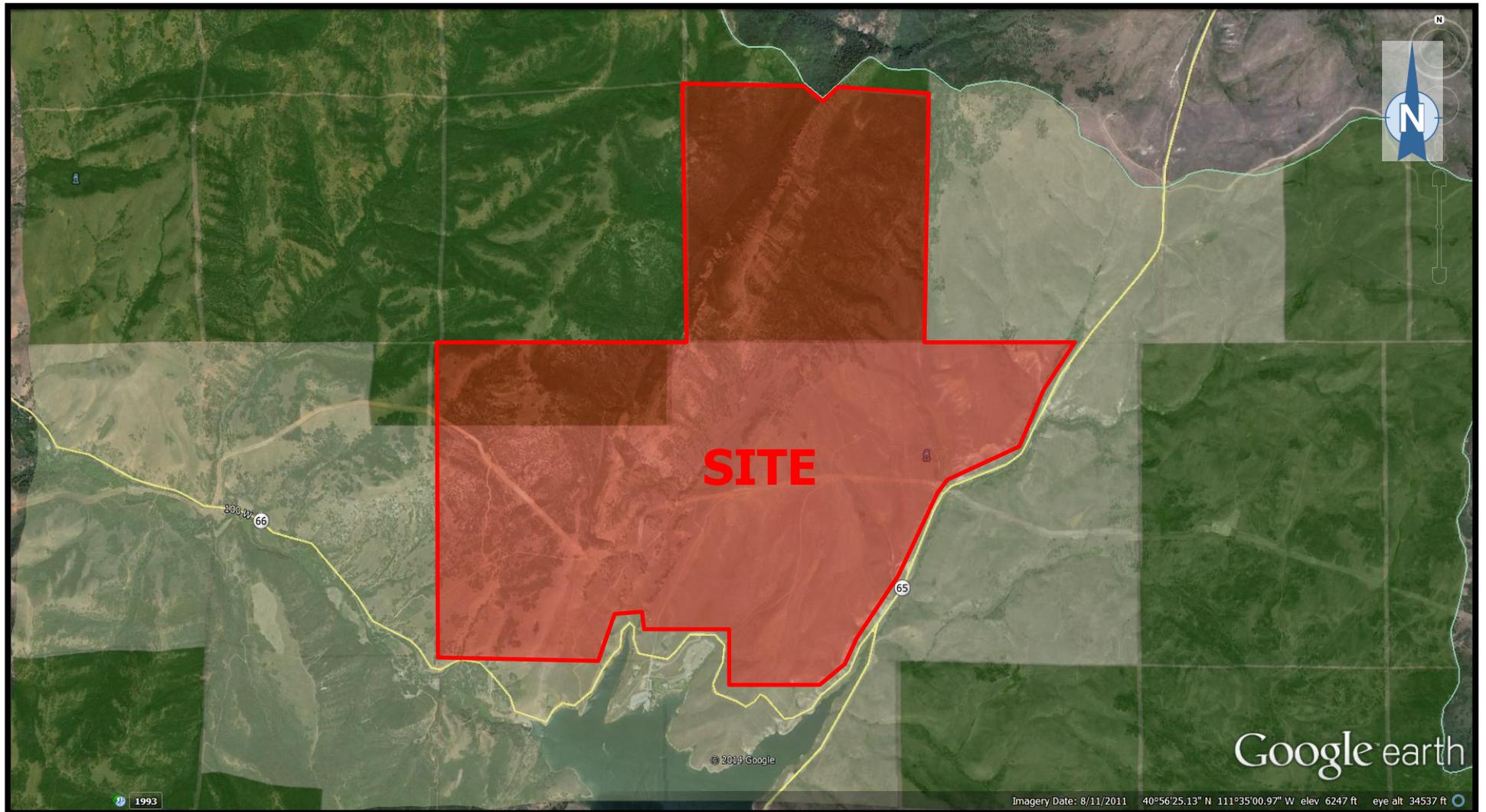


Exhibit D: Resort Developments in Morgan County

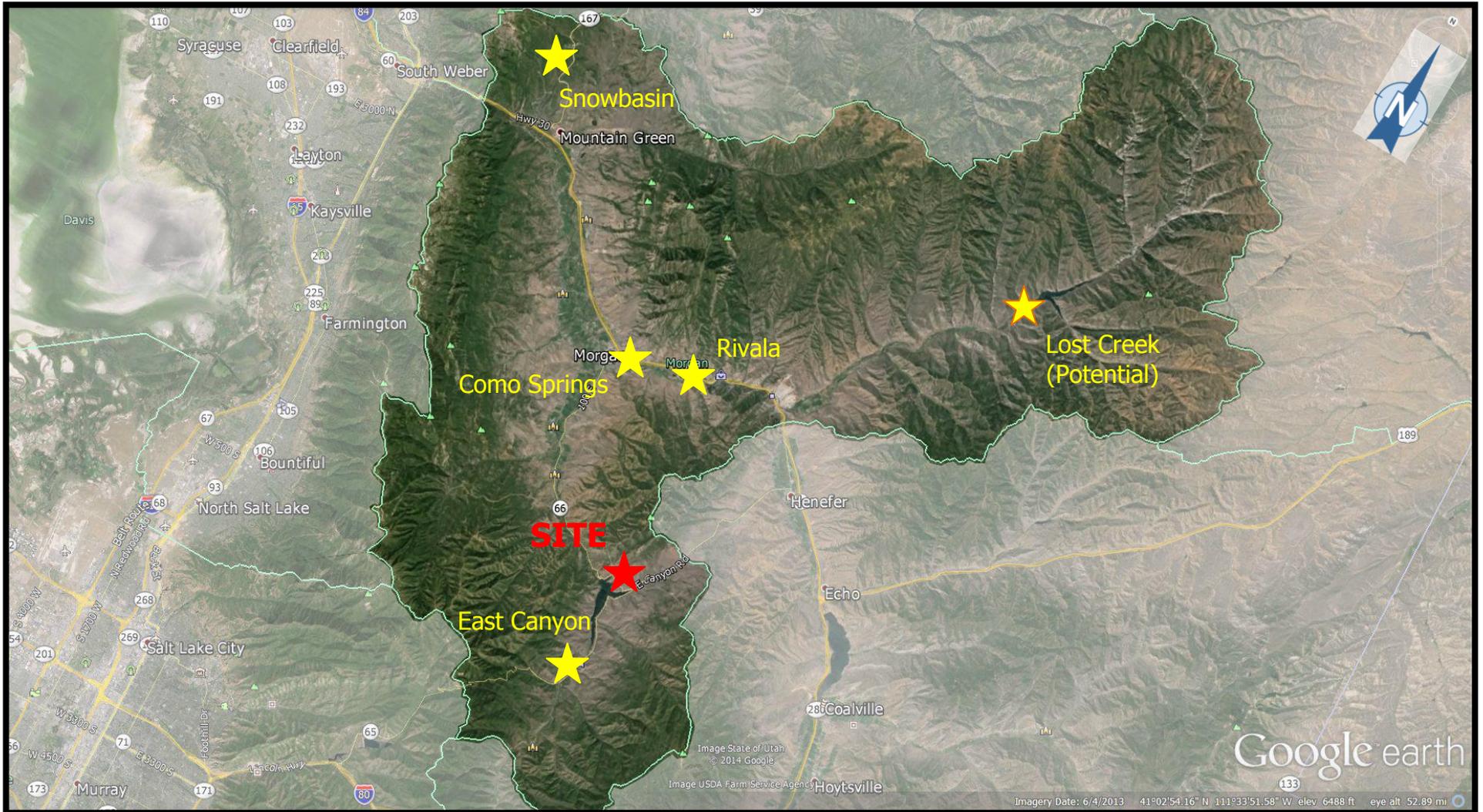


Exhibit E: Correspondence from Concerned Citizens

2441 Evening Star Drive
Salt Lake City, UT 84124
August 1, 2014

Morgan County Planning Commission
PO Box 886
Morgan Utah, 84050

Dear Commissioners:

We recently became aware that there could possibly be a development that would involve the very long time lek for sage grouse to display near Morgan.

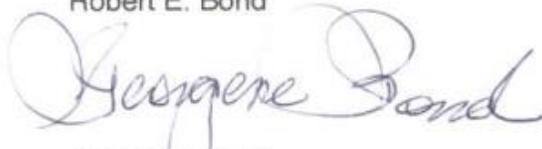
We have visited the area many times to watch the grouse in the spring and would be extremely dismayed should this area be disturbed. The lek area is a valued natural Utah treasure. It would seem to us to be a crime against nature to tamper with or destroy this valued natural area. The habitat loss for the grouse has been severe over the decades, and to have a lek that is accessible for the public to visit easily be lost would be most disappointing.

Please do not allow this to happen!

Thank you,



Robert E. Bond



Georgene Bond

From: Carol Gwynn <cgwynn1210@gmail.com>
To: bcobabe@morgan-county.net

Thu 7/31/2014 9:47 PM

Subject: Hearing re: sage grouse lek/ pioneer trail

I am writing to request that you not subdivide and sell the property where the sage grouse lek and pioneer trail remains are. Wildlife watchers love to come here to watch the grouse, because it is a rarity to find a lek that is accessible by car during the early spring. Also, remnants of the pioneer trails should be preserved. Most of the Mormon Trail has not been preserved, and it is a vital part of our state's history, regardless of one's religion.

Thank you,
Carol Gwynn
Salt Lake City

Things will work out.=

From: Patricia Chadwick <pcstudio78@gmail.com>
To: bcobabe@morgan-county.net

Sat 8/2/2014 7:37 AM

Subject: "Master" planned community

Seems to me you are NOT the "masters" as in a "Master Planned Community"...seems to me a higher power has already planned for its usage...and that you are supposed to be custodians and protectors of that "plan". To condemn that wild area to be "developed" may put money in your pockets, but it is sadly, and shortsightedly, completely contradictory to the greater "Master Plan" already in effect...the one our creator has reserved for wildlife and recreation. Is it really good planning to risk the increased decline of one of God's creatures? One that is already in jeopardy? Are you sure you're willing to pay the price? Is it "good planning" to cut down on recreational (re-creation) space...especially when populations are growing so fast...as is the need for such re-creation areas? Are you sure you have the right to? Are you sure it is wise?... As wise as its current status and usage?

Sent from my iPad=

(After my response indicating that I'd forward her comment along):

Mon 8/4/2014 12:09 PM

Thank you...I've always loved that state, which you consider "yours", but I consider a beautiful, valued PART of my great country...not to be shortsightedly bespoiled by narrow, shortsighted, short-termed interests, but to be protected and wisely administered for current and future generations to enjoy.

Respectfully,

Patricia Chadwick

Sent from my iPad

From: kent wilkerson kent.wilkerson.7@gmail.com

To: bcobabe@morgan-county.net

Sun 8/3/2014 12:57 AM

Subject: Public Hearing - Yarcrya - Morgan Trails

Bill,

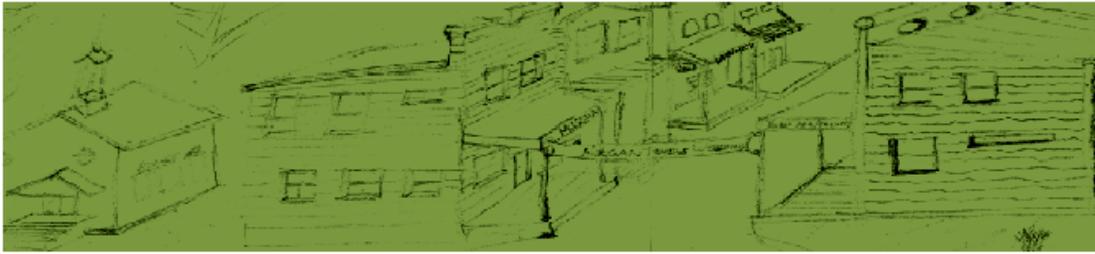
I look forward to meeting you some day. See attached extensive comments, thoughts and ideas for the Aug 14th meeting.

In summary, I support /encourage the map / General Plan change, but the site layout really could use help to preserve the key elements and achieve County hopes.

Feel free to call or e-mail me.

Kent Wilkerson

(Attached document follows. Please note that this appears to be Mr. Wilkerson's original work and does not necessarily represent the ideas of Staff or of the property owner/applicant):



Morgan Trails

(California Trail — Mormon Pioneer — Pony Express)

Bill Cobabe, AICP
Morgan County Zoning Administrator
Via: e-mail bcobabe@morgan-county.net

Executive Summary:

I highly recommend approval of the amendment of the Morgan County Future Land Use Map from Natural Resources and conservation to Master Planned Community for the Yaryca parcel above East Canyon Reservoir.

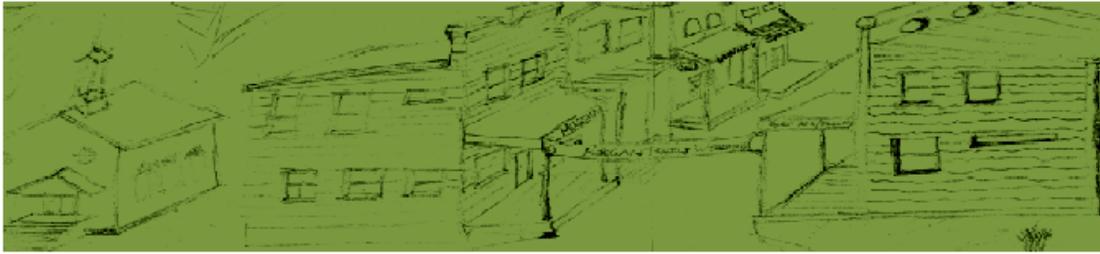
However, the layout and configuration of the uses need significant refinement prior to granting a zoning and development approval. The "Morgan Trails" (California-Mormon Pioneer-Pony Express) should and can be preserved in a 'visual preservation' while still granting a very significant density designed to achieve both developer and County goals. Where visual preservation is currently lost, such as near the reservoir, by design, the unique characteristics of the parcel may be recaptured and enhance market opportunities.

There are many challenges associated with the parcel development. All of them can be addressed in working cooperatively with the owner / developer and other interested parties. I recommend doing so.

Background

I've watched this parcel for over 10 years with great interest. While I served as the County Engineer and Zoning Administrator (2001-2005), I researched prior entitlement efforts, area hazards, environmental context, and the history of the trail in this exceptional piece. I worked with Gold Fleck Corp on a similar concept as illustrated in the public hearing of July 10, 2014 packet. Since then I've worked with other master planned and recreational communities and watched the parcel as listed with a price between \$78-\$31 Million. This is truly singular tract of the Pioneer Trail.

I recognize I've missed the initial Planning Commission Public Hearing. I wish I had paid more attention to the postings. Please consider this public input as the request continues in consideration with the Planning Commission and forwarded to the County Council.



Summary History:

I did not see in reports mentioned the most important features: The Trails. The most prominent was the Mormon Pioneer route, but not to forget the Donner Reed and the Pony Express. I don't profess to be a known authority on any of these. I do know the context and many issues as described briefly below:

I hope this is not too elemental but there are three classifications of historic trails. Types 1, 2, and 3:

Type 3: Went through a general area – no remaining evidence or specific location

Type 2: Went through a specific area, but the all evidence is gone

Type 1: Evidence still exists in the form of tracks or otherwise

This site is all type 1 and 2: particular care is needed in preservation of all type 1 areas. Type 2 areas are opportunities to fully enjoy the history. What history do we have? Only two generally known documented events occurred on / near the site:

- 1) Broad Hollow – Brigham Young took the long way. One short hard pull saved some travel distance for the following Pioneers. This site is at the north end of the site where the bottom to the canyon became too narrow and congested with vegetation to travel directly towards East Canyon. The highway was forced through later. So they turned and entered the property.
- 2) Martins Cove of Utah – A small company was still moving but got stranded at this site and was rescued with the return party from Martins Cove. I don't currently have all the details but you can get them from the Morgan County Historical Society and others.

Nearby are many others:

- Just to the North - A Pony Express station
- Heart Break Ridge – approx 3 miles north – Morgan / Summit County line – the hardest part of the journey ahead, see plaque at the County lines. Though only 20 miles from the trails end ("This is the place Monument") – this was the most difficult area to cross.
- Mormon flats: State ground surrounded by a conservation easement on the final climb into the Salt Lake Valley at the Salt Lake County line at the top of Big Mountain.
- Many notable events in Henefer happened including a scouting party towards Morgan County, turned back at Devils Gate in Mountain Green.
- The trail was re-routed in Summit County to Parleys Canyon. This is when the subject area was lost in time: As you traverse most of this site, you see the area just the way it was as the



70,000 pioneers traversed it, until you get to the ridge and East Canyon reservoir comes into view.

- Ill fated Donner Read Party was the first party to traverse the Morgan County Route, causing the delay that created the travesty in the Sierra-Nevada Mountains.

So what does this have to do with the site? It creates an attraction – in the millions of people. This attraction includes myself and a majority of County residents and other notable persons.

Attractions:

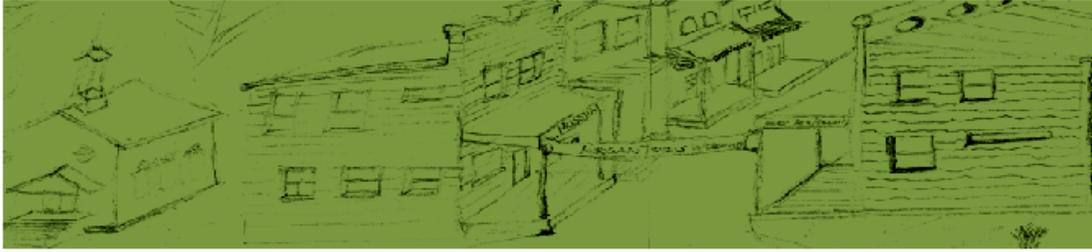
As stated, properly developed, it should be an attraction for the millions as generally follows:

1. Family Reunions
2. Individual Family
3. Couples (young and more mature)
4. LDS Church:
 - a. Youth groups
 - b. Wards / Stake
 - c. Leadership
 - d. Tour Groups
 - e. LDS Groups 1-3 above
 - f. Possible pageantry
5. Special interest groups
 - a. Historic Trails Associations (California Trail, Pony Express)
 - b. Old West advocates
 - c. Sage grouse / nature or bird lovers
6. I understand also some international attractions exist to the "old west"

To understand how the above may come together in a unique attraction, an understanding of the context is required:

Current conditions are categorized as follows:

- Infrastructure
- Site Constraints / Hazards
- Political context.



Infrastructure:

Few services exist. In my working with East Canyon Resort, these are understood. For example, East Canyon Resort operates a private waste-water lagoon system and provides most of their own services which supplements the County's limited resources in the area. This site would also need to provide infrastructure as follows.

Water: An older well has been drilled on the site associated with the first development attempts of the site. This would need to be analyzed and supplemented depending on the final entitlements.

Sanitary Sewer: No public system exists. Only one option is currently available for this type of area: septic tanks. The ideal system would be a community system. To create a community system, a special service district would need to be created. A recommendation would be to cover all necessary systems under one umbrella with the waste water being the primary driver.

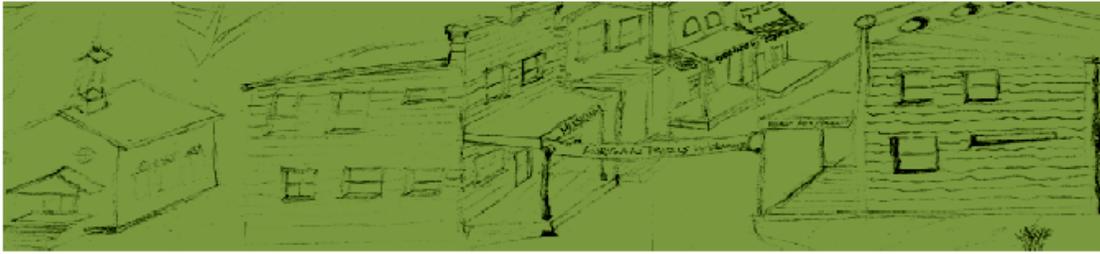
Waste: Morgan County contracts for this service. Two possibilities need to be investigated, private contracting as East Canyon likely does or expansion of the Morgan County contract.

Dry Utilities:

- Natural Gas - not likely available, propane or investigate availability
- Power and phone-line extensions needed.
- Internet / fiber –unknown – dish likely.

Access: State roads to Morgan and Henefer offer year round access. They are lower priority maintenance. Seasonally, SR-65 continues to Salt Lake County. Private maintenance of the dirt road toward Summit County, Park City may be key in project marketability. Traffic impact will need to be assessed but currently roads are low volume. Recreation / cyclists are the most common users and an additional attraction.

Emergency Services: Most services are 20 minutes away in Morgan City. Summit County is also only 45 minutes away via dirt / seasonal access. The most comfortable access is via Henefer. UDOT provides these services and would be the primary transportation agency. Private / public roads would be a careful consideration as Morgan County does not regularly maintain the area.



Site Constraints / Hazards:

The largest risk is the East Canyon fault. A fault study will need to be conducted in the immediate areas of development. Conjugate faults to the main East Canyon fault is the most probable condition. Other geo hazards need to be investigated but are not likely as great of a concern.

- Wildfire – some concern, possible sprinkled structures, and defensive space needed
- Flood – no known problem

Site constraints – other site constrains exist such as slope, wild life habitat (sage grouse leks) , and major petroleum lines. Each is a consideration that adds to and are opportunities associated with the site.

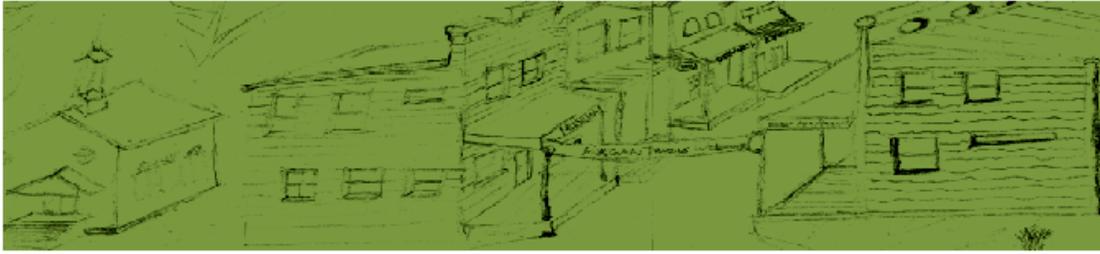
Political Constraints:

As is known, current County zoning is – MU-160. Historically this zone has well protected the area as follows.

A. Multiple Use Districts: The purpose of providing a multiple use district is to establish areas in mountain, hillside, canyon, mountain valley, desert and other open and generally undeveloped lands where human habitation should be limited in order to protect land and other open space resources; to reduce unreasonable requirements for public utility and service expenditures through uneconomic and unwise dispersal and scattering of population; to encourage use of the land, where appropriate, for forestry, grazing, agriculture, mining, wildlife habitat and recreation; to avoid excessive damage to watersheds, water pollution, soil erosion, danger from brushland fires, damage to grazing and livestock raising, and to wildlife values; to avoid the premature development of lands by discouraging intensive development until the ultimate best use of the land can be recommended by the planning commission to the governing body; and to promote the health, safety, convenience, order, prosperity and general welfare of the inhabitants of the community *.emphasis added!*

This property is unique in that the 160 Acres and 1,320 feet of frontage would actually allow about 5 lots as currently zoned. These lots could be readily marketed with a value of around \$1M each (land value = \$5M), but the historic value would forever be destroyed. This failure of the zoning to protect and enhance also establishes the need for the general plan amendment as requested. However, it will require one or more legislative (law making) actions by the County to achieve any reasonable entitlement (rezone) and the needed services. I would also suspect the Special District authority be will helpful, also a legislative action. Legislative actions are construed in favor of the will of the Governing Body (County Council) unlike the subdivision code.

The legislative actions should be, but are not always, governed by the General Plan of the County. The Zone District contemplates rezoning as a better and higher uses are determined.



Recommended Site Design:

The letterhead herein is a crude sketch of the recommended entrance and the heart of the attraction. All the elements will need to work together to make a truly great place. Attached are figures: each in a simple form, but sufficient to illustrate the general opportunities.

1. Existing constraints
2. General Site Lay-out
3. 1850's Settlement Village

Existing Constraints:

Defining the areas of limited utility and historic significance helps define project opportunities. Each limitation may also provide project enhancement if viewed in context of the whole.

Wildlife – Sage Grouse / vegetation compatible with habitat. My understanding is that wildlife do not use the apparent meadow illustrated as the 1850's Village based on existing vegetation type.

Gas line – a major petroleum corridor traverses the site. While minor concerns exist, site design and impacts of the site values need to be considered. Crossing of the line may need to be coordinated with the easement holder.

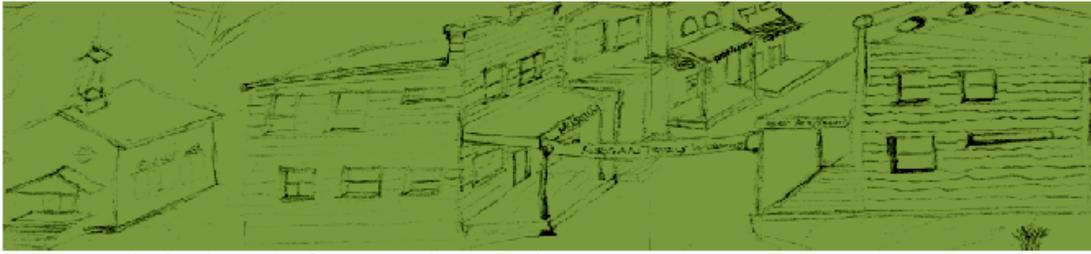
Visual Analysis – in preservation of the site historic values, many of the areas need to be preserved as is. One of the largest assets of the site is the fact that while traversing most of the trail, it remains roughly identical to the conditions they were when used as historic trails, possibly one of the greatest allures to the track.

Slopes / fault: The main East Canyon fault traverses near and through some of the roughest parts of the tract. However, some of the most interesting areas may be affected by conjugate faults.

General site Lay-out:

Based on the constraints analysis above, only a limited amount of space is usable, but clearly enough to generate an exceptional project with a variety of uses. Few projects layout so naturally. There are three general developable areas. The remainder would be perpetual open space.

1. The 1850's Village (across from the marina)



2. The family reunion/resort core (west ridge)
3. The recreational homes (east side)

Each needs to work in concert with one another by a carefully crafted agreement. But each can be very complementary to a complete site make-up.

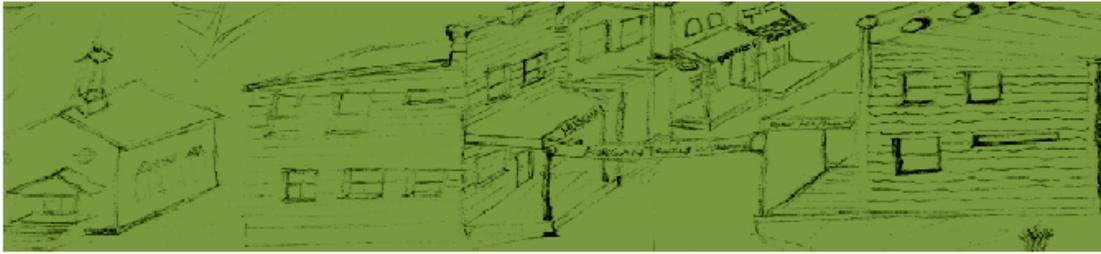
1. The 1850's Village: This would be the place of primary focus, lending to the refocus on the primary elements of the site. I would not expect this to be a great developer income generator, rather a donation to preserve the greater area. The preferred recipient seems to be the Church of Jesus Christ of Latter Day Saints (LDS Church, Mormons) based on its resources, local ties and prior interests. The primary elements of the site will be preserved such as access, trails, utility, and activity coordination. The village is roughly illustrated in this report's header. A possible plan view is in the attached figures. The greater land mass would be trail and wildlife preservation.
2. The Family Reunion: While typically not an easy business model, this would be a boon to the overall project. The area is unique and provides a needed diversity to the overall project.
3. Recreational Homes: Many estate lots are appropriate, but generally a diversity of product is recommended to create a complementary community. If well planned, a very small space can sell for millions each, and be less costly to service.

Market overview:

A detailed market analysis and business plan is recommended. In general, I believe that covering the entire tract with large cabin lots would not preserve the market values desired. Nor would a 100' wide corridor preserve the trail. The real draw and preservation would be in the fact that traversing the site today provides the same visual experience as when it was used by the pioneers.

A range of vacation opportunities should be provided to visitors. Everything From a free , quick educational day trip to exclusive multi day stays and ownership opportunities. The site can be very memorable and enjoyable with a basis of a historic and natural motif. I would recommend using pages out of most successful projects to create the total experience. Visitors would range from day trips(30 minutes to the Wasatch Front) to extended stays of 5 day stays or more. Thus the family gathering area which would be more attractive to revenue retention. Lakeview cabin lots appear to be most marketable and profitable. Other comparable products are available within reasonable proximity for market research.

Market attractions need to be both internal created and external as existing:



External existing

- East Canyon reservoir
- Park City (ski, dining, etc., etc.)
- Golf
- Cross Country and downhill skiing
- Trails external – such as Big Mountain
- Salt Lake and all its attractions

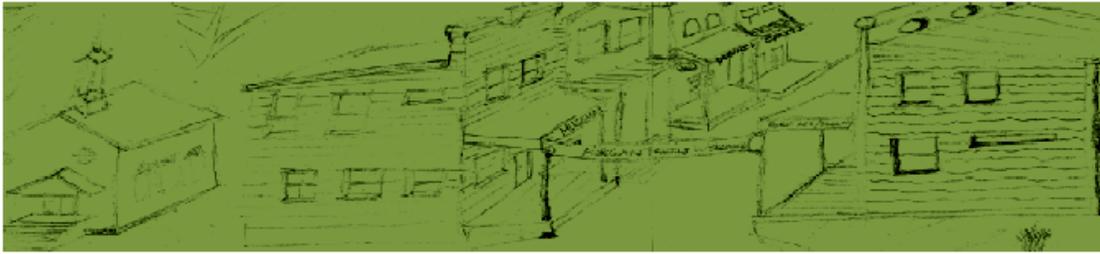
Possible Internal created attractions:

Trail tours and hikes, Family History, 1850's style lodging, wagon rides, etc are just a few possible created attraction. With the strong community and site LDS connection, request of LDS specialized missionary resources to run it should be considered. Young Performing Missionaries and seniors would have quick access to their own residences (3 days on 3 days off). This is not huge expense to visit as is other known sites for visitation, ie. Nauvoo or Martins Cove in Wyoming, etc. Possibly a pageant using local talent would be considered. Village content should include 3 to 5 live and quality films venues. Dining, lodging and themed retail could be integrated as appropriately as the City Creek Center has established in their model. I would recommend even a visitor themed dress code.

I would assume the secondary home portion would be a possible gated community with public trails and carefully selected architectural elements to ensure sustainable values. The community should have a diversity of product (not just huge estate lots). Golf should be carefully considered but not mandated unless market and golf is determined to be a true enhancement to the overall community. It could go either way in my opinion.

Recommended extended entitlements:

Zone application / development agreements should provide for the LDS Church to be owners, partners and long term great neighbors to a recreational community. Should no immediate interest in village development occur within the Church, private interests need to be complementary until such may happen. Entitlements would be fully in place and the LDS Church or others would hold development rights / conservation easements. Morgan County and organizations such as Utah Open Lands could also hold open space conservation easements as determined to be ideal.



Conclusion:

I hope the details of this information are not overdue, overwhelming or restate much of what is already stated. However, far more details are available. I would enjoy detailing the rough concepts illustrated. I am happy to discuss or e-mail this with the developer or County at any time.

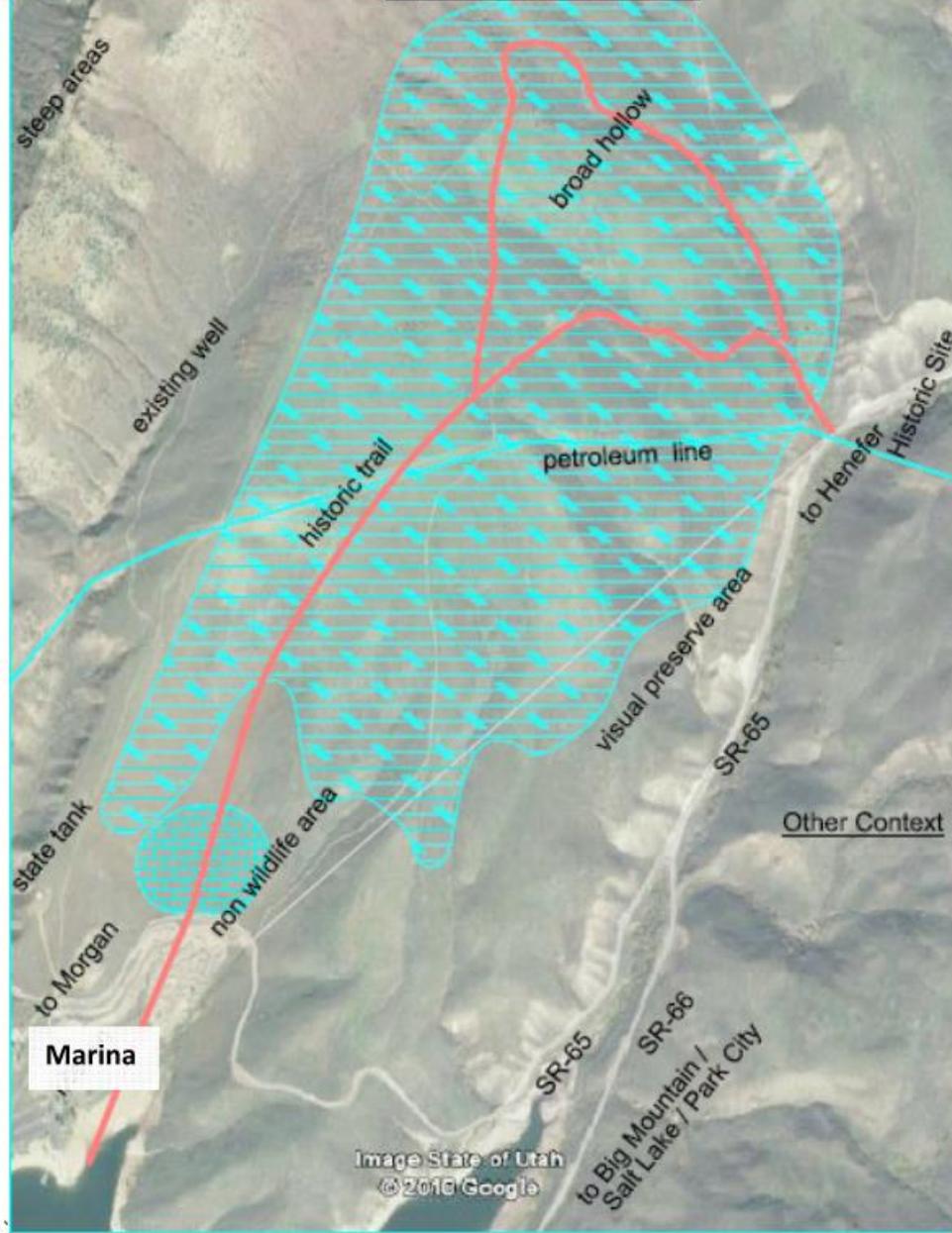
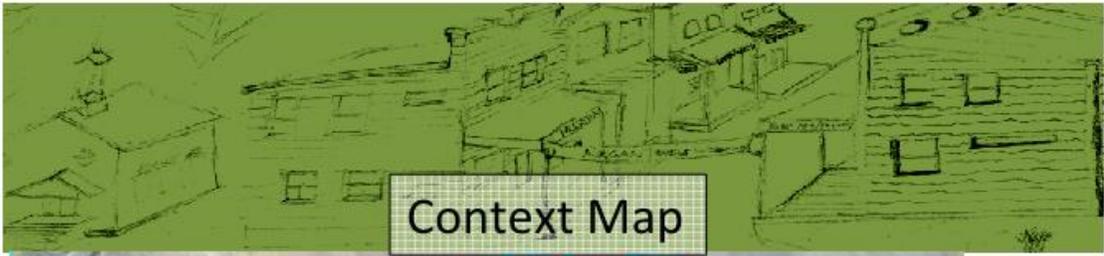
This should clearly be a Master Planned Community / Resort Center in the General Plan. The design and layout of the community needs to be carefully considered in context of the unique environmental (natural and cultural) characteristics of the site.

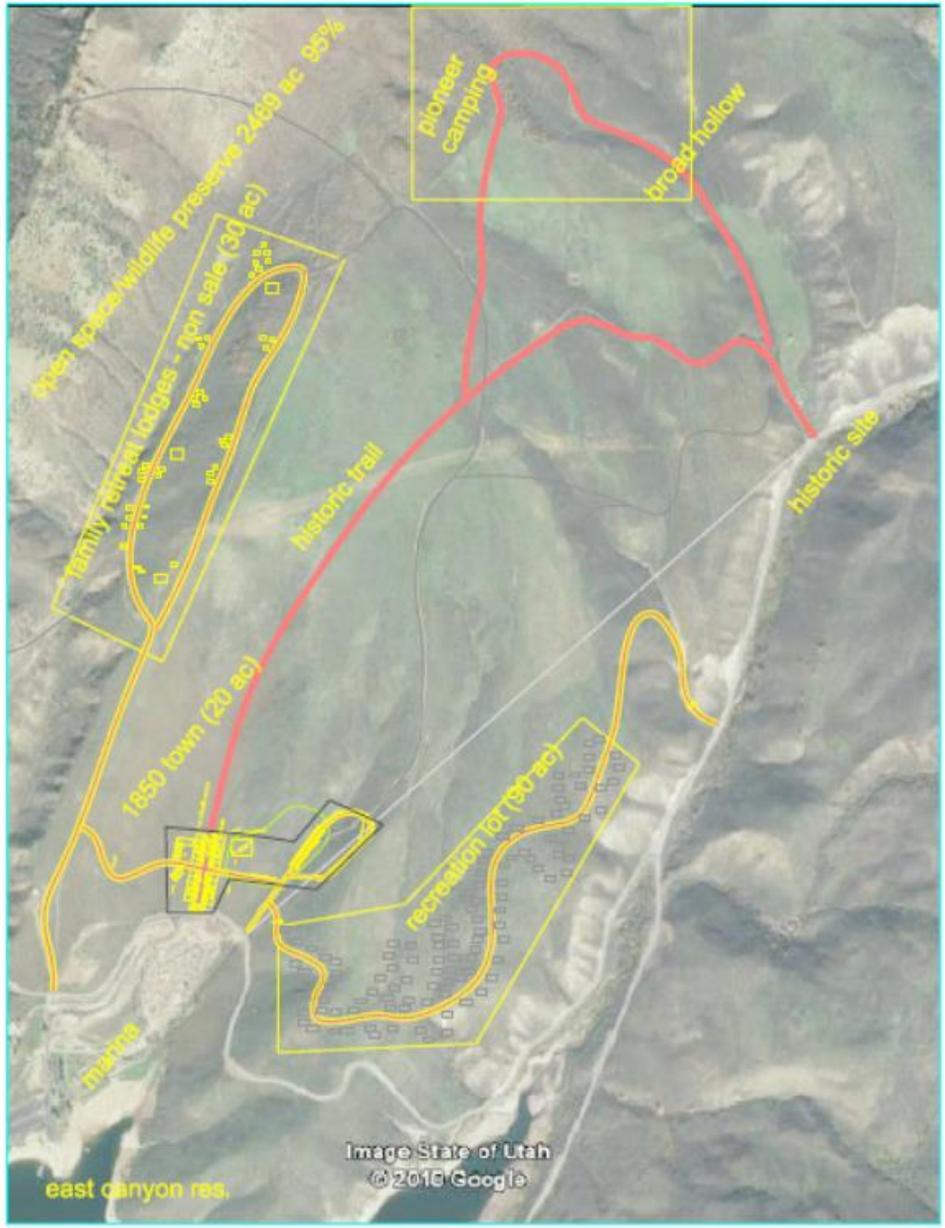
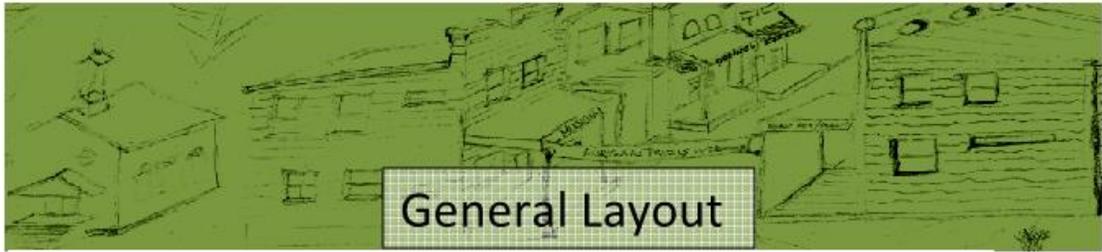
Thank you for your service and consideration.

Kent S. Wilkerson, PE
5833 Cascade Dr.
Mountain Green, Utah 84050
801.876.3327
kent.wilkerson.7@gmail.com

Rough attachments:

1. Context Map
2. General site layout
3. 1850's Village Design









PLANNING COMMISSION AGENDA

Thursday, July 10, 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/Hearing: Yaryca Future Land Use Map Amendment: An application for an amendment to the Morgan County Future Land Use Map, redesignating approximately 2980.4 acres currently designated “Natural Resources and Recreation” to “Master Planned Community
6. Discussion/Decision: Revision of Improvements Exemption Ordinance (Section 8-12-44 (D)(2))
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from June 26, 2014
9. Adjourn

Members Present

Shane Stephens
David Sawyer
Debbie Sessions
Roland Haslam
Michael Newton
Steve Wilson

Public Present

Tina Kelley
Chris Haramoto
Bruce Sanders
Glen Burton
Nikki Taylor
Ronda Kippen
James Tracy
Robyn K. Scott

Staff Present

Bill Cobabe, Planner
Mickaela Moser, Transcriptionist

1. Call to order – prayer

Chair Haslam called the meeting to order and welcomed those present to the meeting tonight. Member Newton offered prayer.

2. Approval of agenda

The public hearing was added on item 5 after the applicant and staff presentations.

Member Sessions moved to amend the agenda. Second by Member Newton. The vote was unanimous. The motion carried.

Chair Haslam excused Members Stephens and Erickson from tonight's meeting.

3. Declaration of conflicts of interest

There were none.

4. Public Comment

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

There were no comments.

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

Administrative

Legislative

5. Discussion/Decision/Hearing: Yaryca Future Land Use Map Amendment: An application for

an amendment to the Morgan County Future Land Use Map, redesignating approximately 2980.4 acres currently designated “Natural Resources and Recreation” to “Master Planned Community.”

Glen Burton: He is the applicant and property owner with Golden Hills and with Yaryca, as well as their local government consultant. He is involved with Envision Utah and Envision Morgan. He stated that this application was originally left off of the General Plan but his understanding is that it was an oversight and should be a part of it now. He said the Envision Utah and this application follows Morgan County’s guidelines and would bring in revenue through the resort.

Member Stephens joined the meeting during Mr. Burton’s presentation, about 6:35 pm.

Chair Haslam called for any questions for Mr. Burton from the Planning Commission members. Member Wilson asked him if he had read the County’s General Plan to which he responded that he had but was not familiar with the newest and updated version.

James Tracy: He is currently working with the purchaser for this property and he concurred with what Mr. Burton presented. He explained the map of the Heritage Peak Resort and what his team pictures as a perfect use for the land north of East Canyon State Park. This resort would be a luxury community, offering high-end condominiums, upscale single family homes, and hotel. It would be an ideal location with its proximity to Morgan and Park City, and would also serve as an overflow from the Park City area and other outlying communities. They plan on constructing a resort golf course, similar to the Jeremy Ranch golf course. Another major part would include a grocery store, gas station and possibly a hotel which he feels would boost the local economy and generate a tax revenue from visitors.

Mr. Burton stated that 65% of the whole parcel is buildable with plenty of room for open space. There are 5 points of access from the highway with a UDOT study providing the numbers that it can handle traffic increase.

Member Wilson asked about sewer, water, and the impact on communities. Mr. Burton responded that there are two agricultural wells. He stated that Summit County gave a commitment to provide water. He indicated the option for a package plant for the sewer, instead of septic tanks. He indicated that Summit County Water (they are adjacent to the property) has provided a letter stating that they will provide the water necessary for a golf course and other provisions, bringing water from the Jeremy Ranch area.

James Tracy explained that they have plans for water tanks, with ideas for 3 million-gallon water tanks. They have 22 water shares from the Weber/Davis canal. He gave assurance that the water would not impact the local community.

Member Wilson asked about traffic increase and their impact. Mr. Burton responded that UDOT provided the study and that the road was only at 50% capacity concerning the roads from Henefer and Highway 65.

James Tracy: He compared this project to Wolf Creek and the developers there estimated the purchasing numbers at 70/30, meaning 70% of people who purchase a condo do so as a hotel program or a brief stay, as opposed to 30% who purchase for themselves. There would be opportunities to provide concerts during the summer overlooking the lake and beautiful scenery.

Mr. Burton addressed the road concerns by describing Ogden Valley Canyon. It's a two way highway that is plowed and maintained and he compared that to what this future project could look like. He stated that before he was a County Commissioner, he was a Fire Chief.

Chair Haslam asked for clarification about the water. Mr. Burton said that Summit County is willing to sell the water they need, as this project borders their county as well. As for the source, it is not clear to the applicant.

Mr. Tracy explained that this project will be done in phases, however they haven't gotten as far as planning out each phase yet. Commercial parts would be done first and as soon as possible, and then possibly building condos, mixed-use development with family housing. The soonest they could start construction would be 3 years from now. The purchaser of the property is very motivated, especially concerning the construction and sales involving the mixed-use housing. He provided information that Wolf Creek currently rents a 2-3 bedroom condo unit for \$300-\$400 per night. He sees that Morgan County can only benefit from this resort. It is a draw for people who want to be close to ski resorts. He also said the draw is for those people looking to create a summer/second home out of the city in a resort-type of community. He said that overflow from Northern Utah development would spill over into this development.

Chair Haslam asked about whether the roads would be private or public. Mr. Tracy stated that the roads could remain private, but if the County would like to see them made public, that could also happen. Chair explained that the County does not maintain the roads that far south and expressed concern for the future residents of those communities getting to school. Chair also asked for clarification on the resort part of the development, as he sees a plan that is mainly residential.

Mr. Tracy responded that luxury is what makes it a resort. The price for up-scale condos would start at \$400,000 and single-family homes beginning at \$600,000-\$700,000. Because of the quality and location, he believes their proposal will maximize usage both for residents and Morgan County. He explained that he wants to maximize land use for property owners and recreationists.

Mr. Burton stated that much of the information and decisions will be addressed along the way and the Planning Commission can approve each piece as it comes.

Member Sessions addressed the Porterville Area Plan Policy 3.3.1.7. She read the policy and it concerns the resort area of East Canyon and how it is to be designed.

Mr. Tracy explained that there would be a general open area with a visitor's center, natural hiking trails, scenic overlook, etc. He said their proposal is in accordance with the Porterville Area Plan Policy 3.3.1.7 that Member Sessions read and described, however Member Sessions disagreed,

arguing that homes and school buses does not imply seasonal. Mr. Tracey rebutted that he envisions there to be probably be a handful of people wanting to make a year-round home. Mr. Burton added that typically with this type of housing, they are not anticipating many full-time residents, but attracting more retirees. He stated that currently, Morgan County residents spend 60% of their money outside the county because many things simply are not available. He indicated this to be the starting point and many more questions will be addressed at different stages of planning, but at this stage it needs to pass through to continue the development process. He assured that the map being shown may not be what the end project looks like, as things will be proposed and possibly rearranged as the project proceeds to fit the interests of the community.

Bill Cobabe: He provided the staff report. Member Sawyer asked about the interest from past county councils concerning a resort area. Bill showed a slide he created, showing the resort area to include Rivala, Snowbasin, Como Springs, Lost Creek and East Canyon. Member Sawyer wanted to know what past councils had in mind for development. Member Sessions clarified that the General Plan says that the County supports a resort. Bill thought that this resort application's 3-year projection would probably be more like 5 years. Member Stephens asked if this had been brought before the public and Bill stated that the notice appeared in the Morgan County Newspaper twice. There were signs posted to get the word out and advocated for the generation of information, but as to how many residents pay attention to that is not known.

Member Sawyer noticed that this information was not posted on Facebook prior to this meeting and maybe that is why there are not many people in attendance tonight.

Member Sessions supports the General Plan and does not feel that the concept presented fits with the concept of "resort" listed in the General Plan.

Bill stated that this idea has been discussed before and wants involvement from the community and Planning Commission members so that the presenters and applicants know in which direction to head concerning planning the resort and property. He stated that the applicants are proposing a zone change. Member Sessions asked if it was a Resort Special District rezone, like Snowbasin. Bill replied that this is not an RSD, but he anticipates this going forward as a zone change. Ronda stated that the MPDR (Master Plan Development Reserve) was repealed. Bill reminded the Planning Commission members that any approval given tonight does not grant the applicants allowance or entitlement.

Ronda: She explained that as of 2011, the PRUD, PRD and MPDR have been repealed. The only zone under Master Planned Community that can be applied for is under the Resort Special District. It has a lot of protection for the County. Ronda stated that tonight the request is to allow a change on the General Plan to allow for a Master Planned Community. The next step would be a request for a Resort Special District, which would be made at the next Planning Commission meeting.

Mr. Burton stated that as part of the Envision Morgan project, the resort had overwhelming support.

Chair indicated to go into public comment.

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

Bruce Sanders: He stated he was the chairman of the committee that developed the Porterville area and would not be in favor of a project this size. He believes a survey of local residents would reveal not a single person in the area would be interested in supporting this current proposal.

Ronda Kippen: She spoke on behalf of Porterville residents, Bud Carter (water master of East Canyon Reservoir) and Brent Porter, who asked her to address their concerns as they were unable to be in attendance. They are both very much against this development and ask Planning Commission members to adhere to the Porterville General Plan. They are asking that they not gamble a possible tax increase for Morgan County and not jeopardize the water usage for those whose livelihood of farming and ranching are dependent upon the water from East Canyon. Bud Carter had concerns with the sewer and water. The East Canyon Resort well had to be dug to 500 feet in order to reach water. His calculations indicated that to support a community of 1700 residents, they would need 1 million - 1.5 million gallons of water per day, not including water to support a golf course and he feels it's not worth the gamble of water.

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

Chair Haslam expressed desire to have more information on what is being done with the resort and would like to postpone until the next meeting. Member Newton stated that some of the concern is a wording issue but the end result will be the same, no matter how the wording is presented. Member Wilson stated that he is in favor of following the General and Area Plans but acknowledged the land owner's rights to develop. He may be in favor of postponing until the next meeting if more answers would come forward. Member Stephens was concerned that the community is not in the know with this proposal and he would like to see many more people in attendance to discuss the issue before proceeding. Member Wilson also expressed concern for water issues. Chair stated that the water concerns will come into play more with development and will be discussed along the way. Member Newton agreed with the resort designation, but would prefer not to even have seen the proposed 1700 housing units. Member Sawyer pointed out that the commercial side of this project has been proposed as a beginning of the development and he believes that to be positive as it addresses the concern of lack of businesses in the County. Member Sessions stated that the Porterville Area Plan does support a resort and the place and time to build a resort are in accordance with the County's vision. Mr. Tracy clarified that the number of 1700 units was not put in by him or the applicant, but someone else. Deleting the exhibit that proposed 1700 units was discussed. Exhibit E contains the map and the proposed 1700 units. Bill stated that everything is negotiable and up for discussion and will be addressed as this project proceeds. Ronda stated that this project is a newborn and we can make changes and shape this for the best interests of the community and also including the marketers and developers. Member Sessions stated that the County is in the driver's seat with this project. Bill said that there are minimum standards that cannot be relaxed or compromised as to the health, safety and welfare of the community. Chair called for a motion.

Member Sawyer moved to forward a positive recommendation to the County Council for the

Yaryca Future Land Use Amendment, changing the designation from Natural Resources and Recreation to Master Planned Community, based on the findings listed in the staff report dated July 10, 2014. He also moved to delete Exhibit E from the report that is forwarded to the County Council. Second by Member Sessions. Those in favor were Members Sawyer, Sessions, and Newton. Those opposed were Members Stephens, Wilson and Chair Haslam. The vote was a tie and failed.

There must be a motion to proceed.

Member Newton wondered if it ought to be considered a resort. Member Wilson would like clarification on the possibilities of water use and sewer to get a better idea of the impact on the local community and Members Newton and Sawyer stated that those kinds of issues can't really be concluded at this stage of development. Member Wilson was concerned for the response time of emergency personnel. Chair agreed with the resort idea but struggled with the development of the 3000+ acres as residential. Member Sessions read from the County Code about the Resort Special District. Member Newton stated that the last sentence concerning the health, safety and welfare of the community is the arguable point where they can escape undesired proposals. Chair Haslam was concerned with the idea that this proposal will change the face of Morgan County and felt that there was not enough information to forward a positive recommendation at this point. Member Wilson agreed with Chair.

Member Wilson moved to postpone this item until the next Planning Commission Meeting, August 14, 2014, in order to clarify what is meant by Master Planned Community versus a Resort Special District and if the County Council changes the General Plan, what that entitles them to. Second by Member Stephens.

Member Stephens amended the motion to include publishing an announcement in the Morgan County News each week until the next meeting, August 14, 2014, as a public hearing. Second by Member Sessions.

Member Sawyer amended to delete Exhibit E from the Staff Report dated July 10, 2014. Second by Member Newton.

The vote for Member Sawyer's amendment to delete Exhibit E was unanimous. The amendment to the motion carried.

The vote for Member Stephens' amendment to publish weekly notices in the Morgan County News as a hearing and also to delete Exhibit E was unanimous.

The vote on the main motion by Member Wilson to postpone the item until August 14, 2014 was unanimous. The motion carried.

Agenda item #5 was postponed until the August 14, 2014 meeting.

Member Newton moved to take a 5 minute break. Second by Member Sawyer. The vote was unanimous. The motion carried.

The Planning Commission meeting reconvened and proceeded with agenda item #6.

6. Discussion/Decision: Revision of Improvements Exemption Ordinance (Section 8-12-44 (D)(2))

Bill presented copies of the ordinance with the previously discussed changes. Chair Haslam wondered about the issue of 300 feet and whether it ought to be removed. Member Sessions agreed that the Chairman was correct on that issue. Member Sessions stated that ultimately if the health, safety and welfare of the community was jeopardized, it would be thrown out, regardless of the distance. Member Newton led discussion about the 300 feet mentioned throughout the ordinance and whether there was sufficient clarity. Bill mentioned that there was enough flexibility to allow for curb and gutter and sidewalk where it makes sense. It was decided to remove "INFRASTRUCTURE PREVIOUSLY INSTALLED" in the last paragraph along with the partial sentence that followed. Member Newton wanted to put the rest of the last paragraph up to the end of the first paragraph. It was determined to delete the last sentence of the first paragraph after "County Staff." After removing the beginning sentence of the final paragraph, join the rest of that final paragraph (beginning from "Pavement width, curb, gutter...") to the end of the first paragraph, making them one. The rest of the paragraphs from ordinance remained in order and correct as discussed from the previous meeting.

Member Newton moved to recommend approval of the revised Small Subdivision Ordinance (Section 8-12-44 (D)(2)) with the revisions noted in the Staff Report dated July 10, 2014 with the following changes: Paragraph 1 item 2, to eliminate the rest of the sentence after "County Staff" and move from the final paragraph (which would be paragraph 6). Eliminate from "Infrastructure Previously Installed" through "county" in that first sentence, and move the section starting with "Pavement Width" up to the bottom of paragraph 1 item 2 starting with "County Staff". Second by Member Sawyer. The vote was unanimous. The motion carried.

7. Planning Commission Business/Questions for Staff

Member Sawyer asked about any upcoming training opportunities to which Bill responded there were none he was aware of.

8. Approval of minutes from June 26, 2014

Member Sessions moved to approve the amended minutes for June 26, 2014. Second by Member Sawyer. The vote was unanimous. The motion carried. Member Stephens abstained from the vote as he was absent.

9. Adjourn

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

Approved: _____ **Date:** _____
Chairman

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

DRAFT