



PLANNING COMMISSION AGENDA

Thursday, April 9, 2015

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

Legislative:

6. Discussion/Decision/Public Hearing for the Anderson Zone Change: A request to change the Morgan County Zoning Map for approximately 40 acres of property located at approximately 3760 W Ridges Rd from the MU-160 zoning district to the A-20 zoning district.
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from March 12, 2015
9. Adjourn

Members Present

Shane Stephens
Gary Ross
Debbie Sessions
Roland Haslam
Larry Nance
Michael Newton
Steve Wilson

Staff Present

Bill Cobabe
Mickaela Moser

Public Present

Tina Kelley
Brent Anderson
Hollie Anderson

1. Call to order – prayer. Chair Haslam called the meeting to order and welcomed those in attendance. Prayer was offered by Member Nance.

2. Pledge of Allegiance

3. Approval of agenda

Chair Haslam clarified that item #6 on the agenda was noticed as a public hearing but it was not noted on the current agenda.

Member Nance moved to approve the agenda. Second by Member Newton. The vote was unanimous. The motion carried.

4. Declaration of conflicts of interest

There were none.

5. Public Comment

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

Tina Kelley: She stated that she didn't think the Planning Commission was shirking any responsibilities by having a joint session with the County Council a few days ago. She expressed her opinion in that meeting after several members had dispersed, but wanted the Planning Commission members to know their work is appreciated. She stated that the County Council is aware they were seeking clarification and guidance of how to proceed with the work sessions concerning the commercial use table.

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

Legislative:

6. Discussion/Decision/Public Hearing for the Anderson Zone Change: A request to change the Morgan County Zoning Map for approximately 40 acres of property located at approximately 3760 W Ridges Rd from the MU-160 zoning district to the A-20 zoning district.

Member Nance asked Bill if this property included 20 acres minimum for this subdivision. He also asked if all of the neighbors were notified and Bill responded that the neighbors were all notified. Bill also confirmed that both lots will have a minimum of 20 acres with one home per lot. There is currently an access road and there will be a right of way between them. There were no further questions.

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

There were no comments.

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

Chair Haslam asked if there were any questions for staff or the applicant. None was noted.

Member Sessions moved to forward a positive recommendation to the County Council for the Anderson Zone Change, application number 15.025, changing the zoning district from MU-160 to A-20, based on the findings listed in the staff report dated April 9, 2015. Second by Member Ross.

Findings:

1. The proposed amendment is in accordance with the County's general plan, goals, and policies of the County.
2. Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this title.
3. That the proposed amendment will be in harmony with existing land uses to the east (Ridges Subdivision).
4. That the anticipated development will not adversely impact the adjacent properties.

The vote was unanimous. The motion carried.

7. Planning Commission Business/Questions for Staff

Member Ross asked if the members of the Planning Commission would advise on Roberts Rules for public meetings. Chair Haslam led the discussion concerning motions, amendments, discussions, and how public meetings are conducted. Bill expounded on the effects that conditions can place on an approved motion.

8. Approval of minutes from March 12, 2015

Member Nance moved to approve amended the minutes. Second by Member Sessions. The vote was unanimous. The motion carried. Members Stephens and Wilson abstained, as they were absent.

9. Adjourn

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

Approved: _____ Date: _____
Chairman, Roland Haslam

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