



PLANNING COMMISSION AGENDA

Thursday, January 8, 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

Administrative:

6. Discussion on commercial use table text amendment.
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from December 11, 2014
9. Adjourn

Members Present

Shane Stephens
David Sawyer, via Skype
Debbie Sessions
Roland Haslam
Darrell Erickson
Michael Newton
Steve Wilson

Staff Present

Bill Cobabe
Gina Grandpre

Public Present

Tina Kelley

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

There was none.

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

Administrative:

6. Discussion on commercial use table text amendment.
Bill addressed the perception that Morgan County residents are against business development but Member Sessions argued that they have been trying for several decades to bring business development into the County and grow where possible. Bill showed a visual presentation of the commercial use table and explained the restrictions associated with different areas. Member Wilson asked Bill if the form based zoning was more map-based or if it needed additional explaining in Code to which Bill explained that there would be a written code or text to go along with a visual on the map. Chair Haslam asked about the commercial development in Mountain Green. He referenced the light manufacturing areas with operations of varying noise levels and said that he thought they shouldn't be so restrictive to the operations within buildings as long as they are able to contain the noise. He added that if the business can't be contained within a building, then it should be moved to a light industrial or a heavy industrial area. He also stated that he

visualizes a shopping area more in the region of Trappers Loop. He wants to implement general standards and if those standards are met, then it shouldn't require a conditional use permit. Bill said there are specific standards in the Code that are already in place, like street regulations. Bill further explained that they are using form based zoning to shape the community and designate where they want businesses to go. Member Wilson asked for clarification on whether they are planning for rezones and implementing town centers. Member Sessions stated that she thought they were working with the existing zones and not creating new zoning areas. Bill showed the properties available in Mountain Green that are open for development. Member Newton wants to simplify the districts on the commercial use table and use what they already have. The Planning Commission members agreed on their desire to simplify the use table so an applicant wouldn't have to obtain several different conditional use permits in order to do something that is permitted within a business park. Bill pointed out the purpose of the General Plan; that it is supposed to be "general" and flexible. Member Erickson commented that the number system in place is for identifying the types of businesses and where they should be allocated, and it would be very beneficial to Morgan County to implement it as it is the same system that the Federal Government and many others use (including developers, contractors, engineers, architects). There was some discussion on pinpointing what is wanted in each commercial zone, as there are multiple zones that are being condensed into the 5 previously discussed commercial zones. Member Sessions wanted to focus on each particular zone before allocating numbers for approved operations. Bill argued that the Planning Commission members need to focus on specific operations before proceeding and Member Sessions wanted to first establish standards for each commercial zone.

Chair Haslam called for the opinion of each Planning Commission member. Member Stephens voiced his opinion that he struggles with the idea of the County moving in a direction that leaves the rural environment. Member Wilson would like to see more discussion on how traffic, height, and other standards will protect what Morgan County already has. His idea of "standards" was in line with what Bill had presented. Member Sessions said her idea of "standards" was that a business could be approved for operation if they met certain standards, for example leaving the retail trade as an appropriate standard for its commercial zone instead of specifying exact types of possible retail trade. Member Newton suggested that the coding system within the table would accomplish a set of standards, and they could exclude any that were not appropriate from the current list. Member Sessions felt the list was extensive at this stage of the process and she commented that it felt like they were trying to eat the whole elephant when it would be more manageable to take one bite at a time so as to be less overwhelming. She suggested focusing on the Business Park and then moving on. Member Erickson argued that the coding system already does that for them. Member Newton suggested going through the existing table and comparing the coding to what they want. Member Sawyer commented that the County Council wants to simplify the current table using the coding. Member Newton suggested beginning with the use table to discuss what is wanted in the community and then apply it to a particular zone, addressing possible restrictions at that time. Chair Haslam suggested going through each area to decide what they don't want

permitted or to be made conditional and at the next meeting, they will compare and condense. It was pointed out that this process will be tedious and difficult initially, but in the end will be a great and very useful accomplishment.

7. Planning Commission Business/Questions for Staff

Bill stated that there is a Planning Conference held in April in St. George.

8. Approval of minutes from December 11, 2014

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

9. Adjourn

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

Approved: _____ **Date:** _____
Chairman, Roland Haslam

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