



**MORGAN**  
C O U N T Y  
PLANNING COMMISSION AGENDA  
Tuesday, June 30, 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

**Legislative:**

5. Public Comment
6. Discussion, Public Hearing and Decision—Reconsider recommendation of the Johnson Zoning Map Amendment: A request to rezone approximately 29 acres of property located approximately at 730 N Morgan Valley Dr from A-20 to RR-1 zoning district.

**Administrative:**

7. Planning Commission Business/Questions for Staff
8. Approval of minutes from June 25, 2015
9. Adjourn

Members Present

Gary Ross  
Debbie Sessions  
Roland Haslam  
Larry Nance  
Michael Newton

Staff Present

Bill Cobabe  
Mickaela Moser

Public Present

Malan & Deanne Johnson  
Tina Kelley  
Kyle Johnson  
Lance Johnson

1. Call to order – prayer. Chair Haslam called the meeting to order and also offered prayer.
2. Pledge of Allegiance
3. Approval of agenda---Chair removed item #8 on the agenda to approve the minutes.

There was discussion and research on how the County by-laws direct to suspend the rules.

**Member Sessions moved to approve the agenda by striking item #8 and by adding a decision to suspend the rules between agenda items #5 and #6. Second by Member Nance. The vote was unanimous. The motion carried.**

4. Declaration of conflicts of interest  
There was none.

**Legislative:**

5. Public Comment

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

There was none.

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

**Member Sessions moved to suspend the bylaw rules to allow reconsideration of the recommendation of the Johnson zoning map amendment. Second by Member Ross. The vote was unanimous. The motion carried.**

6. Discussion, Public Hearing and Decision of the Johnson Rezone: Reconsider recommendation of the Johnson Zoning Map Amendment. Approximately 29 acres of property located approximately at 730 N Morgan Valley Dr from A-20 to RR-1 zoning district.

Bill did not have anything new to add and referred the Planning Commission members to the previous staff report. Chair Haslam clarified that the biggest concern with the previous consideration of the rezone was the private lane on Mr. Johnson's subdivision. Bill clarified that each lot size has to have a minimum of 5 acres with a total lot size of at least 20 acres to have a private lane. In contrast, a County road has to be maintained and meet other County standards.

There are some different setbacks and frontage requirements between RR-5 and RR-1 zones and the frontage in an RR-5 zoning distinction does not allow Mr. Johnson to divide appropriately. The other differing requirements between the RR-5 and RR-1 zones don't seem to affect Mr. Johnson's desires for subdividing. Chair Haslam clarified that there was some misunderstanding in the previous meeting. Member Nance read from the minutes from that meeting and wanted to clarify that Mr. and Mrs. Johnson both want to request the original RR-1 request.

Malan Johnson stated that at the time of the previous suggestion of changing from his original request of RR-1 to RR-5, he didn't understand the differences between the two zones. Mr. Johnson told the Planning Commission that he has contacted all of his neighbors and they are in support of his changes.

Member Nance stated that he wanted to protect Mr. Johnson in the case that someone complains about the timeframe of this meeting.

**Member Sessions moved to go into public hearing. Second by Member Ross. The vote was unanimous. The motion carried.**

Tina Kelley: She stated that the Milton Area Plan called for an RR-2 which is something that doesn't currently exist in the Code. She asked if the Planning Commission would consider adding that zone to the County ordinances. She understands Member Nance's concern to protect Mr. Johnson's request for this meeting tonight. She stated that the misunderstanding and new information for the applicant brought the need to reconvene and she mentioned that there have been similar meetings in the past. She also suggested considering an RR-20 zone.

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

Member Sessions asked about the procedure for suspension of rules and proceeded with a reconsideration.

**Member Sessions moved to reconsider the recommendation of the Johnson Zoning Map Amendment from the June 11, 2015 meeting. Second by Member Nance. The vote was unanimous. The motion carried.**

Back into discussion for the Johnson Rezone Application. There was no further discussion.

**Member Nance moved to forward a positive recommendation to the County Council for the Johnson Zoning Map Amendment, application number 15.035, changing the zoning district from A-20 to RR-1, based on the findings listed in the staff report dated June 11, 2015 and based on Mr. Johnson's request to change to RR-1.**

**Second by Member Sessions.** Member Ross wondered if there was a need to add anything from the June 11, 2015 staff report or from the discussion tonight. Chair clarified that the motion refers to the staff report and that should be sufficient. There were no further comments.

**The vote was unanimous. The motion carried.**

## 7. Planning Commission Business/Questions for Staff

Member Nance suggested revisiting the County bylaws so Planning Commission members are more familiar with procedures. Chair also suggested reviewing Robert's Rules.

8. Adjourn

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

Approved: \_\_\_\_\_ Date: \_\_\_\_\_  
Chairman, Roland Haslam

ATTEST: \_\_\_\_\_ Date: \_\_\_\_\_  
Mickaela Moser, Transcriptionist  
Planning and Development Services