



PLANNING COMMISSION AGENDA

Thursday, May 14, 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
6. Recognition of time for Darrel Erickson and David Sawyer

Administrative:

7. Discussion on commercial use table text amendment.
8. Planning Commission Business/Questions for Staff
9. Approval of minutes from April 23, 2015
10. Adjourn

Members Present

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

Staff Present

Bill Cobabe
Gina Grandpre
Mickaela Moser

Public Present

Tina Cannon
Tina Kelley
David Sawyer
Darrell Erickson

1. Call to order – prayer

Chair Haslam called the meeting to order. Prayer was offered by Member Newton.

Pledge of Allegiance

2. Approval of agenda

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

3. Declaration of conflicts of interest

There was none.

4. Public Comment

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

There was none.

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

5. Recognition of time for Darrel Erickson and David Sawyer

Members Sawyer and Erickson were presented with a gift and certificate for their time and efforts while they served with the Planning Commission. Member Nance presented the gift to Member Erickson and Member Newton presented to Member Sawyer. Chair Haslam thanked them for their service.

Administrative:

6. Discussion on commercial use table text amendment.

Bill compared Morgan County to the eastern section of Summit County and he reviewed some permitted uses that are similar to Morgan's. Bill suggested taking Wasatch's commercial use table that is similar to Morgan's and making necessary adjustments so that it fits with the County's current needs.

There were current maps of the commercial areas of Morgan County distributed and there was debate over the zones of specific areas. Bill discussed the effects of the proposed changes and where the different zones lie throughout the County. The zones Commercial Highway, Industrial, General

Commercial, Neighborhood Commercial, Business Park, Light Manufacturing and their various locations were discussed. Bill clarified that before any changes are made, the property owners and business owners will be notified and their opinions considered concerning the zoning changes. The Planning Commission discussed commercial designations throughout each different area of the County.

There was some discussion about how to approach the categories and allocating the appropriate business to an appropriate zone.

Gina explained the breakdown of the commercial use table, as it is listed on the national NAICS list. Member Nance suggested adding animal production within Light Manufacturing and other applicable zones so while construction or business is being constructed, animals may be permitted. He changed his view from the last meeting after thinking it over, to the opinion that if they have the water rights, the land or business owner should be able to farm however they choose. Bill presented the example of the Old Farm Market in Mountain Green and their property that extends behind their convenience store, as the potential uses for property in a commercial zone. Member Nance suggested gathering a consensus from the Planning Commission members on agriculturally permitted activities within the commercial zones. Member Newton expressed concerns over commercial properties with greenbelt status. Member Newton suggested adding an acreage requirement as a condition on agricultural uses in commercial zones. Member Nance suggested a 5 acre minimum, while Chair Haslam disagreed with an acreage requirement. There was discussion about where to allocate C1, C2 and C3, and P in the Agriculture, Light Manufacturing, Mining and Utilities sections. Member Sessions wanted some general conditions on areas where agriculture is involved.

Member Sessions reminded that a conditional use permit runs with the property.

It was decided to stop discussion at the Specialty Trade Contractors and a consensus was agreed on the previous items discussed.

7. Planning Commission Business/Questions for Staff

Bill informed of a training opportunity in SLC on June 9 about conditional uses among other information. He also said on the same day, there will be representatives to help with the General Plan update, including the natural resources part and public involvement.

8. Approval of minutes from April 23, 2015

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

9. Adjourn

Member Stephens 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