



PLANNING COMMISSION AGENDA

Thursday, October 22, 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 at Morgan County Courthouse
2. Pledge of Allegiance
3. Approval of agenda
4. Declaration of conflicts of interest
5. Public Comment

**Administrative:**

6. Discussion/Decision of Dickson Lot Line Adjustment – A proposed lot line adjustment located in the previously approved Dickson Subdivision, adding approximately 55’ to the rear of lots 4 and 5. The property is located at approximately 1280 S Hwy 66.
7. Discussion/Decision of Flap Jack Drizzle Conditional Use Permit – A proposed conditional use permit to allow for syrup manufacturing business in a Commercial-Buffer (C-B) zoning district, located at approximately 4090 W 5800 N in Mountain Green.
8. Discussion/Decision of Northside Creek Conditional Use Permit – A proposed conditional use permit to allow for a gravel pit in an RR-5 zoning district, located at approximately Silver Leaf Drive and Cottonwood Canyon Road.
9. Discussion/Decision of Northside Creek PRUD Plat Amendment – A proposed amendment to a previously approved PRUD, located at approximately Cottonwood Canyon Road and Silver Leaf Drive.
10. Discussion/Decision – Staker Parson Mountain Green/Warner Gravel Pit Conditional Use Permit – A proposed conditional use permit to allow for a gravel pit in an A-20 zoning district, located at approximately 4950 W Old Highway.

11. Planning Commission Business/Questions for Staff

12. Approval of minutes from October 8, 2015

13. Adjourn

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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 Kelley Lannie & Dalinda Jolley  
Tina Cannon Dak Maxfield  
Barbara Whittier Bill O'Malley  
Stevie Christensen Buffy Johanson  
Ben Christensen Ron Halrs  
Val Byram Robert Volk  
Darren Byram Matthew Garn  
Matt Blood Marty Thomas  
Tyson & Kaylee Martin  
Veloy & Lee Dickson  
David & Nina Rhoades  
Kraig Walker Daryl Ballantyne  
Carla Parrish Angela Weppner  
Christa Frickel Rachel Hogge  
Teri Toelcke Ben Dickman

1. Call to order – prayer. Chair Haslam opened the meeting and Member Ross offered prayer.
2. Pledge of Allegiance
3. Approval of agenda  
Chair Haslam recommended to allocate the public comment section after the Staff and applicant presentations to allow for understanding before public comments are given.  
**Member Nance moved to approve the agenda. Second by Member Sessions. The vote was unanimous. The motion carried.**
4. Declaration of conflicts of interest  
Chair Haslam indicated a conflict with items 6, 8 and 9. He will continue conducting the meeting but will not comment on those agenda items.
- ~~5. Public Comment~~

**Administrative:**

6. Discussion/Decision of Dickson Lot Line Adjustment – A proposed lot line adjustment located in the previously approved Dickson Subdivision, adding approximately 55' to the rear of lots 4 and 5. The property is located at approximately 1280 S Hwy 66.

Bill showed the existing plat with lot lines. There were no questions for Staff.

Ron Hales: He is representing the Dickson's and also the Fawson's. They just want to adjust the lot lines. There are 2 owners involved and they have signed affidavits to have him represent them.

Public Comment:  
There was none.

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

**Member Newton moved to recommend approval of the Dickson Farms Lot Amendment – Lots 3-5, application #15.066, located at approximately 1280 S HWY 66, amending the plat and adding approximately 55 feet on to the western portion of Lots 4 and 5, removing that added property from Lot 3, based on the findings and with the conditions listed in the staff report dated October 22, 2015.**

Findings:

1. That the proposed amendment is in keeping with the goals set forth in the Future Land Use Map of the General Plan.
2. That the proposed amendment meets the requirements of the Morgan County Code for subdivision plat amendments.
3. That the proposed amendment will have a negligible impact on surrounding properties.

Conditions:

1. That the owners provide an updated title report prior to recordation.
2. That all fees and taxes are paid, including any fees associated with outsourced consultants.
3. That any minor changes to the plat be handled by County Staff prior to recordation.

**Second by Member Ross. The vote was unanimous. The motion passed.**

7. Discussion/Decision of Flap Jack Drizzle Conditional Use Permit – A proposed conditional use permit to allow for syrup manufacturing business in a Commercial-Buffer (C-B) zoning district, located at approximately 4090 W 5800 N in Mountain Green.

Bill introduced the application, giving background on the syrup manufacturer. The application includes manufacturing, not sales. He'll use about 50 gallons of water/day and employ 1-4 people. There will be no customers and no changes to the building.

Member Sessions asked when the Health Department will be notified and Bill replied that they are notified during the building permit process, as well as notification of the fire department. A representative from Mountain Green Sewer stated that they will contact the applicant independently.

The applicant was not in attendance.

Public Comment:

There was none.

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

**Member Sessions moved to forward a positive recommendation to the County Council for the Flapjack Drizzle Conditional Use Permit, application #15.065, located at approximately 4090 W 5800 N, allowing for the installation of a syrup manufacturing facility, based on the findings and with the conditions listed in the staff report dated October 22, 2015.**

Findings:

1. That the proposed use has been identified as a food-products manufacturing use, which is allowed as a conditional use in the CB zoning district.
2. That the proposed use will be relatively limited in scale, and will employ 1-4 employees.
3. That the proposed facility will not adversely impact the adjacent properties.
4. That any potential impact on the existing neighborhood will be minimal.

Conditions:

1. That there are no retail sales at the site.
2. That the exterior of the facility be maintained in an attractive manner, painted and generally kept looking aesthetically pleasing.
3. That water and sewer utilities connections are provided at the time of building permit.

**Second by Member Newton. The vote was unanimous. The motion passed.**

8. Discussion/Decision of Northside Creek Conditional Use Permit – A proposed conditional use permit to allow for a gravel pit in an RR-5 zoning district, located at approximately Silver Leaf Drive and Cottonwood Canyon Road.

Bill mentioned that reservoirs are specifically delineated under the code as conditionally permitted in RR-5 zoning districts. This is in conjunction with the Cobble Creek Canyon which has already been approved and begun construction and will greatly improve the water situation within the Cottonwoods subdivisions. Member Nance sought confirmation that the subdivision will be between the stream and reservoir. Bill confirmed. Bill pointed out the alternate accesses and the flood plain.

Skyler Gardner: He is representing the landowner, Northside Creek, LLC. He gave dimensions of the reservoir as 2200 linear feet long by 500 feet wide, which is optimized for boat usage. The boat ramp will be used for recreational use and storage. The dam will be 13 feet tall at the south end. The plan is to sort material and load trucks and haul it out; there won't be any processing onsite. The material, cobble, will be used to line the reservoir bed. The engineer provided details on noise levels, 98 decibels at full operation (105 decibels is a rock concert). He mentioned that the closest home lot will experience a decibel level of 44, sounding like a refrigerator. Skyler pointed out the relocation of the road and said the canyon road will be maintained for residents. He stated the partner is Mountain Green Secondary Water Company.

Member Wilson asked what the end of the project will look like. Skyler said the water level is a consistent 10 feet deep with a natural elevation change. He stated the boat ramp will probably be temporary and it is not represented on the current map. The approved point of diversion is Cottonwood Creek and can be supplemented in and out of in the late part of the year. Skyler stated they can close the inlet to control water levels for excess to flow back into Cottonwood Creek.

Member Nance asked about the future development sign he saw near this area. Skyler stated that it is probably his sign, near the yellow gate. He clarified that the HOA will maintain the reservoir, with a completely private lane for the 22 residents. There are fences around the perimeter but this reservoir will be accessible only for those who live there. The HOA will be responsible for maintenance and accessibility. Skyler further clarified that the embankment is 25 feet at the edge but perfectly level in the middle. Member Nance asked about hiking and biking trails. Skyler stated there are 66 acres of open space and may connect with the Cottonwoods.

Member Stephens joined the meeting at 7:00 pm.

Member Sessions asked about the road access and whether it's in the flood plain. Skyler said the road construction will include a 6-foot embankment on the creek side to keep the road clear. Bill added that the County Engineer has approved the current proposal. Skyler said they want to begin construction this Fall, due to the ground water table. Member Sessions asked about how much material will be removed. Skyler referred to the drawings C-O1.0 and responded about 129,000 cubic yards, involving 21 cubic yards per trip or truck. This will involve 6190 trucks. The route goes from Cottonwood Canyon Road to the Fire Department building, then to Old Highway Road and onto I-84. Member Sessions asked about safety with gravel trucks on the road and the concern of people using the road. She suggested the possibility of installing a nearby sidewalk. Hours of operation for trucking are limited to the code restrictions and Skyler confirmed that they will conform with County code: 7:30am - 5:30pm. Member Nance asked about the duration of the project and Skyler responded an anticipated 18-24 months, working Monday-Friday, per County code. Skyler also stated that the developer has committed to make any necessary road repairs that may occur.

Public Comment:

Sam Wright: He lives along Old Highway Road. He expressed concern with the increased number of trucks on the road and sharing it with the many people who use it for walking, biking, horses, etc.

Val Byram: He owns property just north of the reservoir. He said the access has been moved 4 times and each time the fence gets pushed over and his land continues to get downgraded.

Kraig Walker: He is representing Browning whose property borders this project. He is in agreement with the sidewalk development and expressed concern with the increased truck traffic.

Darlene Mussleman: She is concerned with the sale of rocks coming out of the pit. She would like to see the rocks and gravel sold within the County as opposed to being trucked on the other side of the mountain. She also expressed concern with the gravel pit situation, with heavy truck traffic tearing up the roads.

Dina Hoopes: She has concerns with the subdivision going in and whether that construction will take place simultaneously with the reservoir construction. She supports this but has her reservations about the surrounding wildlife habits.

Gordon Sant: He wondered where water is coming out. He also expressed concern with those who use water downstream from this new subdivision and didn't know if those issues have been approved.

Krista Rickle: She was disturbed by comments made of "we need to be careful" and would like to see further safety precautions implemented.

Member Nance asked Kraig Walker about the yellow gate previously discussed. Mr. Walker stated they don't have any plans for development beyond that gate, but Browning property lies beyond that. He stated that Wilkinson's use that road and there are private cabins also. He gave a brief history on the roundabout, fencing issues and walking areas around the airport for safety.

Chair Haslam requested the map for Northside Creek Exhibit E for Member Nance's clarification.

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

Skyler Gardner: Member Sessions asked him and Bill clarified that this is for approval of the reservoir. Skyler said that all engineers have signed off and approve this application. Bill confirmed that he has a copy. Member Nance referred to some of the previous questions and Skyler said the County will maintain the trail there, per the agreement, as it falls outside all subdivision areas. The developer will put in the trails and widen the road but the County will maintain, as is detailed in the current agreement. Skyler addressed the increase in traffic, suggesting slower driving, installing flashing lights or signs, but it is a

street-legal truck and will be driving on the road. People walking on the road should utilize the sidewalk instead of the road for their activities.

Member Nance suggested issuing a CUP before forwarding to the County Council.

**Member Nance moved to table this item until the Planning Commission meeting on December 10, 2015 so as to allow for the County to determine whether there is adequate safety involved to accommodate the increased truck traffic and address any needs for expansion of the road. Second by Member Wilson.**

Member Wilson asked for specifics on Member Nance's request. Member Nance specified further clarification from the County Engineer (Mark Miller) and the County Road Department for a possible sidewalk. Bill stated that additional requirements need to apply to the application specifically. Bill also said the engineer has already signed off on this project as well as the developer committing to maintain the road. Chair Haslam stated that it is not just truck traffic, but pedestrian traffic. Bill said that needs to be addressed independently, and not as a part of this application.

Member Ross clarified that the information they are missing is whether the traffic is safe for pedestrians.

**Member Wilson amended the motion to include safety of pedestrian traffic. Member Wilson withdrew his amendment to the motion to allow for Member Ross to make the amendment.**

**Member Ross amended the motion to clarify that they are asking to table this decision to ensure that there is sufficient safety for pedestrians and residents in the area. Second by Member Sessions. The vote on the amendment was unanimous. The amendment to the motion passed.**

**The new motion reads:**

**Member Nance moved to table this item until the Planning Commission meeting on December 10, 2015 so as to allow for the County to determine whether there is adequate safety involved to accommodate the increased truck traffic and address any needs for expansion of the road, and to clarify that they are asking to table this decision to ensure there is sufficient safety for pedestrians and residents in the area.**

**The vote was unanimous. The motion passed.**

Chair declared a 5 minute recess.

9. Discussion/Decision of Northside Creek PRUD Plat Amendment – A proposed amendment to a previously approved PRUD, located at approximately Cottonwood Canyon Road and Silver Leaf Drive.

Bill corrected that this plat was recorded in 2009. The FLUM (Future Land Use Map) indicates this area as a village low density. The lots lie outside of the flood plain. He clarified Parcel F is an access road and showed where the open space lies.

Member Ross asked for clarification on the access for residents. Bill clarified that the road is private and maintained by the HOA and showed the alternate access road. Member Nance asked why Bill is recommending approval of these lot lines and Bill replied that there is no contradiction with the County code but it is not his decision. Bill showed where the edge of the reservoir is. The road is with the County's right-of-way, therefore the developer builds it and County will maintain it. Bill clarified that a PRUD or PUD is open for modifications.

Skyler Gardner: He is amending the lots only to accommodate the reservoir. As a requirement of dam safety, everything will be privately owned by the HOA. He stated that this amendment makes the lot sizes a little bit smaller.

Member Ross asked how this affects open space and Skyler responded that the lot sizes are smaller but the open space becomes larger (Parcel A) which also contains the reservoir. Member Sessions asked if the 12 foot access easement was recorded. Skyler said it is recorded on the 2009 recorded plat and is identified as an access easement. Skyler clarified that it is Parcel F on the recorded plat. Member Sessions asked how the road will run on this new plat. Skyler showed where the road will be shifted and realigned.

Member Wilson asked if local kids are welcome to use the reservoir and Skyler responded that it will be up to residents, or the HOA, to determine who could use it beyond the 22 residents of the subdivision.

Member Nance asked about County responsibility. Skyler responded that everything is privately owned except the storm drain, which is the only non-private improvement. The secondary water district will store water that they can utilize and the HOA will have a contract with the secondary water district.

Public Comment:

Sam Wright: He wondered if the Planning Commission will approve this item before approving the lake.

Dina Hoopes: She asked how long before the new road is usable for the ranchers. Skyler responded that it will be reconstructed first but there shouldn't be any interruption for ranch work. She asked if this lot size was approved.

Kraig Walker, Browning representative: He believes the County is responsible for the public road.

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

Skyler clarified that there shouldn't be any County responsibility once the asphalt ends. The County does not maintain it now and it should be the resident's responsibility for

maintenance. He also clarified that there are things they can do to proceed with this agenda item, concerning construction, since the previous agenda item is tabled until December.

**Member Sessions moved to recommend approval by the County Council the Northside Creek PRUD Amendment, application #10.037, located at approximately 6471 W Silver Leaf Drive, amending the approved plat, based on the findings and with the conditions listed in the staff report dated October 22, 2015.**

Findings:

1. That the proposed amendment is in keeping with the goals set forth in the Future Land Use Map of the General Plan.
2. That the proposed amendment meets the requirements of the Morgan County Code for subdivision plat amendments.
3. That the proposed amendment will have a negligible impact on surrounding properties.

Conditions:

1. That the owners provide an updated title report prior to recordation.
2. That all fees and taxes are paid, including any fees associated with outsourced consultants.
3. That any minor changes to the plat be handled by County Staff prior to recordation.

**Second by Member Newton. The vote was unanimous. The motion passed.**

10. Discussion/Decision – Staker Parson Mountain Green/Warner Gravel Pit Conditional Use Permit – A proposed conditional use permit to allow for a gravel pit in an A-20 zoning district, located at approximately 4950 W Old Highway.

Bill stated this gravel pit was originally approved in 1997 but they ceased work in 2007. At the end of 2010 the CUP expired. The zoning A-20 allows for gravel pits. There will be some processing onsite as necessary. Staff believes this is in keeping with what is allowed in the current code. Bill stated many of the concerns he's received from people are about safety, air quality and noise.

Member Nance asked about the zoning and Bill clarified that if the applicant can meet all of the conditions of the current code, it is a permitted use and will be approved. Bill said the CUP expired about the same time that the General Plan was adopted. Member Nance suggested putting up a fence and Bill deferred that decision to the Planning Commission by making that a condition of approval.

Tina Cannon, County Council representative (who is the reporting party for the Planning Commission): She reported on numbers from Gwen Rich, County Recorder:  
Rollins Ranch, since 1997, taxable value is \$39.7 million  
Taxes collected this year: \$282,500  
The Parson's pit was \$28,458 in total taxes.

Bill stated the gravel pit is on UDOT road (on Trapper's Loop) but there is a small portion of County Road involved and it will be addressed.

Member Ross asked about previous ordinances and the technical side of gravel pits. Bill stated this hasn't been restored to his knowledge and no bond was required at that time. There may not have been a revegetation stipulation either. The CUP requires a bond for vegetation at the end of the project. The applicant indicated a 5-10 year window of operation. Bill presumed that when the housing market tanked, the gravel pit wasn't an asset and closed. Bill clarified that conditional uses traditionally run with the land. Production was halted in 2008. He also stated that the applicant has asked for additional conditions which he recommends denying, like additional hours of operation.

Member Sessions asked about the condition for the bond and whether there needs to be a separate condition put in place. Chair clarified that the Planning Commission will need to specify if they want a bond.

Member Nance wondered about the house that was supposed to be demolished. Bill replied that the applicant didn't meet the requirements before the permit expired and therefore has no CUP to continue with demolition. Bill further clarified that if the County doesn't like the condition of the gravel pit when they're done, a lien will be placed on the property until the problems are fixed. Member Nance also commented that the surrounding area has greatly expanded with development since previous operations and he expressed concern about the safety of the surrounding families and children.

Dak Maxfield, real estate manager for the applicant: He reviewed the history of the area and pointed out the current gravel pit in proximity to this proposal. He said they sold half of the gravel pit to the Rollins Ranch developer in 2006 and anticipated completion in 2010 but in 2012, that property they'd sold was returned to them. There is a mining and grading plan in place to finish up and allow for future development. He stated that whether work comes from the gravel pit or development, there will be construction there for a few years. He also said they would like to finish up and make way for an expanded taxable base that comes from new homes. He is willing to bond and he also stated that he is experienced with reclaiming property. His company takes precautions to ensure safety and he will commit to a compromise with rock processing, sending part to Weber County and keeping some rocks in Morgan County. He stated they processed 120,000 tons of material across the road with an existing permit and received very limited complaints. The Parsons Company employs a full-time hygienist to test and adjust dust levels. He commented that it takes gravel pits to construct homes.

Member Sessions asked about the percentage of the pit remaining. Mr. Maxfield responded just under 1 million cubic yards. He commented that there is a "shield" in place to obstruct the view from the surrounding neighbors. The pit is fenced all around Trapper's Loop and Mr. Maxfield pointed out where existing fencing lies. Member Sessions asked about water for sprinkling to inhibit dust. Mr. Maxfield said they have access to water year round from water trucks but they don't use Northwest Irrigation. They have water shares here to connect at the plant and they try to keep dust down at traffic ways. He stated they will not operate this pit until the other is done. Member Sessions also asked about removal of the old Warner Home and he responded it will be removed immediately, once an asbestos removal plan is approved. He stated they are limited on truckloads per day as to an outlet for the material.

Member Nance asked about previous complaints and Mr. Maxfield said they are usually concerning noise and dust. Magnesium Chloride is used to minimize dust, which is what counties use on their roads. Chair asked additional questions and Mr. Maxfield confirmed that Jack B Parson's Company is the sole owner of the property. He also confirmed they are not installing an asphalt plant.

Randy Anderson, with Parsons Company: He estimated a minimum time frame of 3 years to finish up, running 150 truck-loads per day.

Public Comment:

Sam Wright: He doesn't want the County to miss out on working with this great company. He vouched for the quality of Parson's Company and stated they do quick, quiet, safe work and he lived very close to another gravel pit.

Nina Rhoades: She lives in the Rollins Ranch subdivision with her husband and 18 month old. She feels the safety concerns cannot be mitigated. She is concerned with the silica dust emitted by gravel pits and the increased chance for lung problems for those exposed to silica dust. She gave results of a study that stated residents within 4 miles of a quarry suffer from lower property values.

Marty Thomas: He asked about zoning, with this being in the A-20 zone. He asked for clarification on the CUP. His backyard goes right to the gravel pit and would like to see them go elsewhere.

Emily Mendenhall: She is a stay-at-home-mom with young children. Sunday morning at 7:00, she hears construction and sees lights coming through her windows. She also has concerns with residents' well water.

Brandon Love: He is in support of this bid and sees the land as useless until the gravel pit is gone and makes way for housing development. He would like to see egress. He is negatively affected by the gravel pit until it is finished, whereby his property values will increase. He said the silica dust numbers are related to rock quarries, rather than gravel pits.

Cori VanDerBeek, Realtor: Morgan County has decreased by 9.9% in property values so far this year. She addressed home sales and values. She supports letting the gravel pit finish up and move on.

Jessie JoAnn Bell, resident of Rollins Ranch: She presented a copy of a petition with 90 signatures in opposition.

Armel Beardall: He would like to see dust control consistency and specifics on some of the company standards on dust emissions.

Matt Blood, Rollins Ranch resident: He would like to see this request tabled to allow for surrounding residents to become informed on what exactly is being proposed with the gravel pit. He has read company statements and feels some questions were evaded concerning health. He believes it is possible to be a good neighbor and he feels there may be other options for the current

abandoned gravel pit.

Rachel Hogge: She distributed a copy of the last page of the previous CUP that expired. She highlighted the last section that says the consequences for the abandonment and feels another bond isn't necessary as the previous bond wasn't met. Therefore they had their chance and didn't uphold their part the first time. She feels they shouldn't be given another chance. She disagrees with the proposal.

Jared Noorda, resident of Rollins Ranch: He is undecided on this application but he sees the current eyesore and he stated that the Rollins Ranch community has really been unified over this issue. He proposed the residents of Rollins Ranch be allowed to write conditions for Parsons to uphold so they may continue.

Sabrina Maller: She read a letter from an engineer who resides in Rollins Ranch. His concerns are time, road usage, dust, noise and he suggested restrictions on CUPs expire every 2 years to allow for review.

Darlene Musslemen: "How many gravel pits do we need in Morgan County?" She named many throughout the County. She stated the County doesn't make money on gravel pits and she is concerned that the trucks are ruining the road and not keeping up with maintenance. She stated Wardell's have a bond for \$2500/acre with increases every year. Her concerns are also with the steep slope, safety and noise.

Christa Frickel: She is concerned with renewing the permit. She feels Parsons are threatening to use the pit however they want with implications that there is no other use for that land.

Marshall J. Arts, future resident of Rollins Ranch: He asked about the chemicals in the water to reduce dust and potential long-term effects of such chemicals. He asked the Planning Commission to envision the Rollins Ranch area in 10 years, especially concerning the road conditions. He proposed the Parson Company sell to a development company.

Dina Hoopes: She does not feel Parsons are a responsible company, as they didn't uphold their previous agreement. She stated they currently have a civil action from MicroCon Technologies for broken contracts. She said that dust contributes to lung problems and will cause problems for young and old.

Jody Anderson: She is in opposition to this application. She wondered if there has been an environmental study done on Parsons. She suggested putting so many conditions on this project that they don't want to come to Morgan County.

Carla Parrish, Rollins Ranch resident: She finished reading the petition that didn't get completely read during the 3-minute time frame. She continued with concerns about the time frame allowed to work, fencing, safety and would like to have HOA communication with Parsons.

John Gates, Rollins Ranch resident: His concern is tax dollars and would like to see housing development instead of gravel pit work. He also addressed light intrusion from the pit before sunrise and after sunset.

Ron Musslemen: He moved to Morgan 45 years ago next to an abandoned gravel pit which left

cliffs for the neighbor's property. He doesn't want to see that happen with this project.

Josh Heater: He is frustrated with the lack of options to reduce the eyesore and feels there may be other options to consider.

Kreaton Green: He expressed concern about those just building new homes and the investment they are making with this gravel pit in their backyard. He'd like to see the gravel pit finish.

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

Randy Anderson, representing Parsons Company: He addressed those who had expressed concerns and reiterated that they would like to finish their job and get out so those surrounding residents don't have a gravel pit in their locale. He also reiterated that gravel is needed for progress. He informed the well currently used for the Rollins Ranch community was donated by them for the benefit of residents, as well as land for the existing fire station.

Dak Maxfield: He apologized that his previous comments were taken by those in attendance as a threat. He also addressed silica dust and confirmed that levels are closely monitored. Cases of silicosis exist, but there are nearly non-existent in North America. He responded to the comments regarding the number of gravel pits by saying that there are as many gravel pits as necessary to build to suit demand.

Chair read from the County bylaws concerning voting regarding items discussed after 10pm. It is currently 10:24 pm.

**Member Nance moved to postpone further action on the Warner Gravel Pit Conditional Use Permit until the next Planning Commission meeting, November 12, 2015. Second by Member Ross.**

Member Sessions commented that she has about 30 additional conditions she would like to impose on this application and invited others to compose a list of possible conditions. She also would like to see the engineer report and ask him a few questions. Bill will invite him to the next meeting. Member Sessions will email her additional conditions to the other Planning Commission members. Member Nance asked for clarification from Bill about the inactivity of the gravel pit for the next meeting.

**Member Nance amended the motion to include an engineer report and Holly Pit conditions. Second by Member Sessions. The vote was unanimous. The amendment to the motion passed.**

The new motion reads:

**Member Nance moved to postpone further action on the Warner Gravel Pit Conditional Use Permit until the next Planning Commission meeting, November 12, 2015 and will include an engineer report and Holly Pit conditions.**

**The vote was unanimous. The motion passed.**

**Member Stephens moved to change the motion on the Northside Creek Conditional Use Permit (item #8) from “tabled” to “postponed”. Second by Member Nance. The vote was unanimous. The motion passed.**

11. Planning Commission Business/Questions for Staff

Bill informed of a new website called [www.listeningtoMorgan.com](http://www.listeningtoMorgan.com) and encouraged the Planning Commission members to take the survey on the website. He also listed upcoming training opportunities. December 10, 2015 will be the Planning Commission Christmas dinner, before the meeting. Spouses are invited. Member Nance suggested inviting the County Attorney to the next meeting and/or providing a statement from him on the gravel pit issue.

Compliments were given to Chair Haslam on how he conducted the meeting. Everyone was in agreement that Chair Haslam handled the meeting very well, especially rearranging the public comment section to come after the applicant and staff made their respective presentations.

12. Approval of minutes from October 8, 2015

**Member Stephens moved to approve the amended minutes from September 24, 2015. Second by Member Nance. The vote was unanimous. The motion passed. Members Ross and Newton abstained.**

13. Adjourn

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

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

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