



PLANNING COMMISSION AGENDA

Thursday, February 12, 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/Decision – Recommendation of the Woodland Heights Lot 23 Plat Amendment – A proposed plat amendment to the Woodland Heights Subdivision, adding approximately 50 feet (.27 acres) to the eastern portion of the lot.
7. Discussion on commercial use table text amendment.
8. Planning Commission Business/Questions for Staff
9. Approval of minutes from January 8, 2015
10. Adjourn

Ordyna Plat Amendment
Public Meeting
February 12, 2015

Application No.: 14.102
Applicant: Nick and Jamie Ordyna
Owner: Same
Project Location: 5653 W. Woodland Dr.
Mountain Green
Current Zoning: R1-20
General Plan Designation: Rural Residential
Acreage: Currently ~0.46 acres, adding ~0.27 acres, total ~0.73 acres
Request: Amend a subdivision of record to add approximately 50 feet to the eastern portion of Lot 23
Date of Application: October 6, 2014

Staff Recommendation

County Staff recommends approval of the requested Plat based on the following findings and with the conditions listed below:

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.

Background

This application is to amend the approved Woodland Heights Estates Plat, originally approved in 2006. Lot 23 lies at the extreme north of Woodland Drive on the east side of the road (see Exhibit A). The original lot comprises approximately 0.46 acres, or 20,110 square feet. The proposal will add approximately 0.27 acres, or 11,629 square feet, for a total of 0.73 acres, or 31,739 square feet. The adjacent property was not originally within the Woodland Heights

Estates subdivision plat.

The application originally came in October 2014. The proposed amendment is required to accommodate the desire of the applicants to build a home on the lot that would not conform to County building setbacks. The additional 50 feet of property will allow for adherence to these requirements.

Analysis

General Plan and Zoning. Pursuant to the Future Land Use Map (see Exhibit B), the property has a Rural Residential designations. According to the General Plan, the Ranch Residential designation accommodates rural large lot development with generous distances to streets and between residential dwelling units and a viable semi-rural character setting." Rural Residential designation anticipates approximately one acre lots. This lot, at nearly $\frac{3}{4}$ acre, lies between these two designations and thus matches the desired character of the General Plan.

The zoning of the parcel is R1-20 (see Exhibit C). As noted above, the size of the lot (approximately $\frac{3}{4}$ acre) seems appropriate for the zoning that exists in the area and on this lot.

Ordinance Evaluation:

Property Layout. This lot is a uniquely-shaped parcel, lying in a section of the street network where the road surrounds the property on two sides (see Exhibit D). The frontage is along Woodland Drive and is approximately 352.05' long. The lot is approximately 204.49' wide along an approximate north-south line, and 188.85' wide along an approximate east-west line. The setbacks are noted on the plat and are typical to the respective zones.

Roads and Access. As noted above, the lot fronts onto Woodland Drive, where access will be gained to the property.

Grading and Land Disturbance. The parcel appears to lie outside of the flood plain.

Utilities. Water service in the area is provided by the Highlands Water System. Waste water will be handled in the Mountain Green Sewer District system.

Geologic Hazards. The proposed plat amendment lies within a geologic hazards unit

Model Motion

Sample Motion for *Approval* – "I move we approve the Ordyna Plat Amendment – Woodland Heights Lot 23, application #14.102, located at approximately 5653 W Woodland Dr., amending the plat and adding approximately 50 feet on to the eastern portion of the property, based on the findings and with the conditions listed in the staff report dated February 12, 2015."

Sample Motion for *Approval with additional conditions* – "I move we approve the Ordyna Plat Amendment – Woodland Heights Lot 23, application #14.102, located at approximately 5653 W Woodland Dr., amending the plat and adding approximately 50 feet on to the eastern portion of the property, based on the findings and with the conditions listed in the staff report dated February 12, 2015, *with the following additional conditions:*"

1. List any additional findings and conditions...

Sample Motion for *denial* – “I move we deny the Ordyna Plat Amendment – Woodland Heights Lot 23, application #14.102, located at approximately 5653 W Woodland Dr., amending the plat and adding approximately 50 feet on to the eastern portion of the property, based on the findings listed in the staff report dated February 12, 2015, *due to the following findings*:

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map
Exhibit B: Future Land Use Map
Exhibit C: Current Zoning Map
Exhibit D: Proposed Amended Plat
Exhibit E: Geologic Hazards Map

Staff Contact

Bill Cobabe, AICP
801-845-4059
bcobabe@morgan-county.net

Exhibit A: Vicinity Map



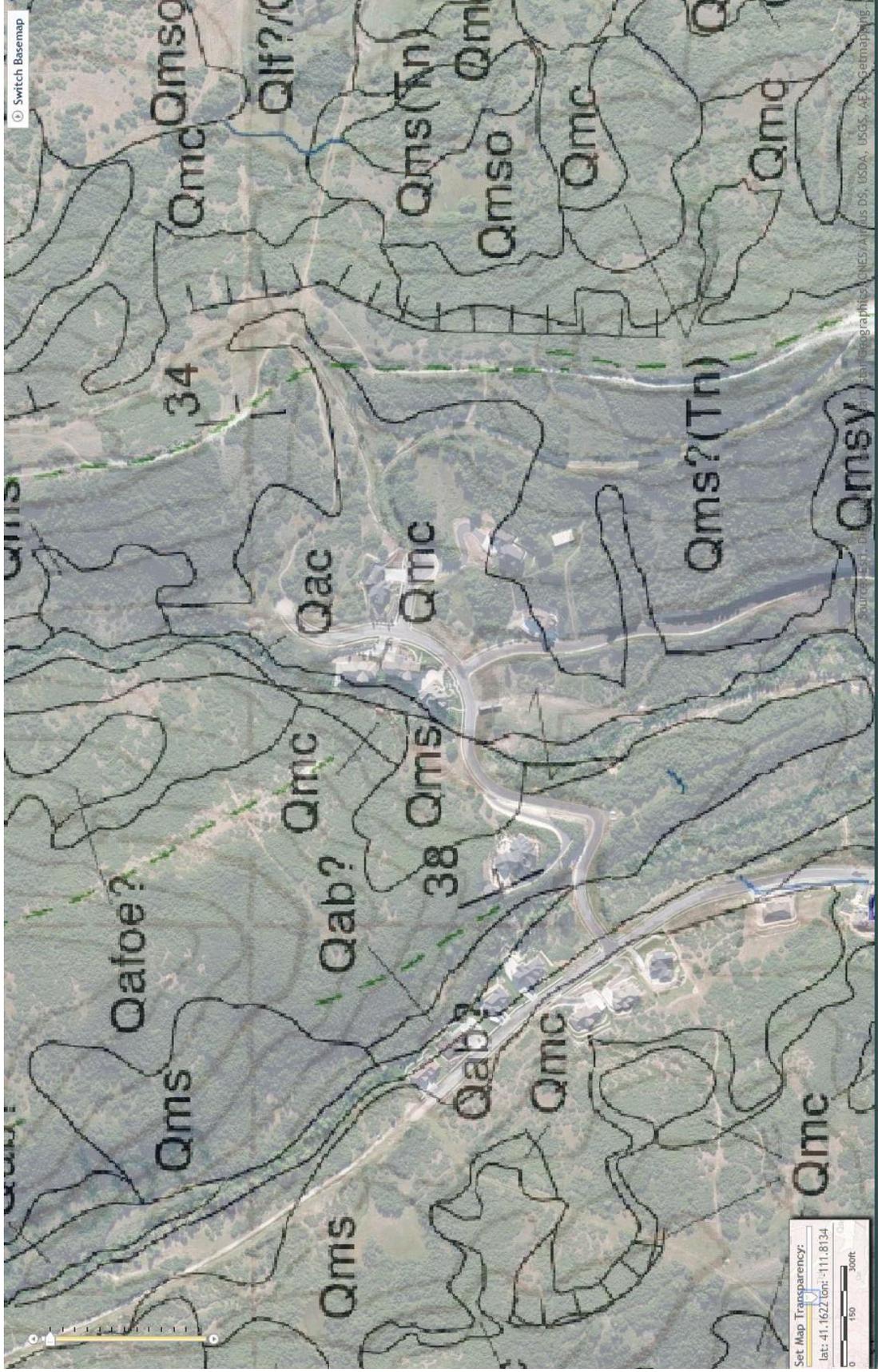
Exhibit B: Future Land Use Map



Exhibit C: Current Zoning Map



Exhibit E: Geologic Hazards Map



Site appears to lie within the Qmc Geologic Unit



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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