



PLANNING COMMISSION AGENDA

Thursday, January 28, 2016

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 on West Wind Small Subdivision Concept Plan - A proposed small subdivision of approximately two, ½ acre lots and one, 1 ½ acre lot, located at approximately 4625 W 5800 N in Morgan, Utah.
7. Discussion/Decision on Pettit Ranchettes PRUD Plat Amendment 2 - A proposed amendment to the previously adopted Pettit Ranchettes, adjusting a lot line for two of the lots to account for required building setbacks and open space.
8. Discussion on ordinance changes.
9. Planning Commission Business/Questions for Staff
10. Approval of minutes from December 10, 2015
11. 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
Grant Salter
Robert Volk
Emily Cox
Elise Cobabe

1. Call to order – prayer. Chair Haslam called the meeting to order and welcomed those in attendance. He offered the prayer.
2. Pledge of Allegiance
3. Approval of agenda
Chair Haslam amended the agenda to clarify that concerning the Pettit Ranchettes PRUD, it should read a division to 2 lots instead of 4 lots, as listed on the current agenda tonight and to add public comment after items 6 and 7.

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

4. Declaration of conflicts of interest
There were none.
5. Public Comment
Chair asked the Planning Commission members if they preferred public comment to be up front or to insert a public comment period after each agenda item. It was determined to add a public comment section after each item. This public comment is for items not currently on the agenda.

Emily Cox: She stated that she moved to Mountain Green 8 years ago and wondered what the future zoning of the current gravel pit looks like. She is a local realtor and is interested in halting any future gravel pits from coming into the area. She wanted to proactively state her stance on the issue.

Chair Haslam responded to her concerns, clarifying that the work being done at the Warner Gravel Pit entails moving material, not mining. He stated that there are very few locations (only within current zoning A-20 or MU-160) where a gravel pit could be located. He clarified that the Warner Pit site will become a future town center and development. He also clarified the difference between a gravel pit and a development site.

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

Administrative:

6. Discussion/Decision on West Wind Small Subdivision Concept Plan - A proposed small subdivision of approximately two, ½ acre lots and one, 1 ½ acre lot, located at approximately 4625 W 5800 N in Morgan, Utah.

Bill introduced the location of the proposed subdivision and stated it would be developed into 3 different lots. The proposal is being reviewed for conceptual design standards as required by Morgan County Code. The application appears to meet the minimum requirements for the conceptual subdivision plan of the zoning and subdivision ordinances. Bill referred to the realignment of the road for the subdivision (Little Horn Subdivision) that was approved in 2010.

He clarified on the curb, gutter and sidewalk and referred to Mark Miller's (County Engineer) email. Bill stated that this application is at the preliminary stage and may not have answers to all of the possible questions. This subdivision will have utilities and Bill stated there is a well on the property.

Member Sessions asked about the improvement to exception and clarified that this exception does not need to be granted because it is stated in the Code.

Chair Haslam asked about the existing fire hydrant right at Mr. Salter's access and Bill said it could be moved. Chair Haslam asked about Mr. Salter moving his utility line through someone else's lot, rather than up his own lot.

Member Newton asked about the 300 foot requirement from the road on Old Highway and if Powder Horn has the 300 feet of frontage. He would like to grant the exception for improvement if within that distance on Old Highway Road for clarification. He checked the requirements on Google Earth. Member Newton measured 350 feet on Google Earth. Bill reminded Planning Commission members that the applicant is looking for approval to advance tonight.

Grant Salter, applicant: He said that the suggestion was to put in curb and gutter from Powder Horn Road. He is seeking an exception to improvement on Powder Horn Road. There are currently 5 lots above him and 2 lots below. Rollins Ranch lies to the North side of his property.

Member Nance sought clarification on water. Mr. Salter said the water comes from Cottonwood Water and he has a well for secondary water that he is not planning to transfer to the other lots. Member Nance read from the staff report what the intention is for water rights. Mr. Salter said he has sufficient water for lawns and isn't sure if there is enough secondary water available to share. He is only required to have culinary on the lot. Member Nance also asked about the utility easement. Mr. Salter showed the location on the map where he needs to get his swather in and where the 10 foot utility easements and gas lines are.

Chair asked about the sewer and water connections to go between lots 2 and 3 to access lot 1. Chair suggested moving lot 2 over and keeping his utilities and other connections on his

own property. There was more discussion on how to keep connections on his property and whether it matters or not to have connections running through surrounding lots. Chair expressed concern over the existing fire hydrant and asked about the possibility of moving his driveway.

Public Comment

Robert Volk: Manager for Mountain Green Water and Sewer District. He asked the distance from property lines. Chair said 170 feet. Mr. Volk stated he has to deal with utility easements from up to 30 years ago that have been forgotten about. When properties are sold, the connections are forgotten about and create problems when they have to be fixed. He stated they have to have a clean-out every 100 feet from the line. He suggested putting connections right on the road so they are not in the middle of a different lot. He explained a few options for the connections. He said the Sewer District has the capacity to pick up the 3 additional connections.

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

Member Nance moved to approve the West Wind Subdivision Concept Plan, application number 15.067, allowing for a three lot subdivision of land located at approximately 4625 W 5800 N (Powder Horn Rd), based on the findings and with the conditions listed in the staff report dated January 18, 2016. And to be sure the Staff Report includes the Engineer Report.

Findings:

1. The nature of the subdivision is in conformance with the current and future land uses of the area.
2. The proposal complies with the Morgan County 2010 General Plan.
3. The proposal complies with applicable zoning regulations.
4. That the developer will install any requisite infrastructure, including roadways, water lines, etc.
5. That the proposal is not detrimental to the health, safety, and welfare of the public.

Conditions:

1. That all outsourced consultant fees are paid current prior to final plat recordation.
2. That the required front, side and rear public utility easements are identified on all lots within the subdivision.
3. That proof of culinary shares/rights (800 gallons per day) and irrigation shares/rights (3 gallons per minute) are provided for each lot at preliminary plat application.
4. That all requirements and concerns of the County Engineer are met during the preliminary/final plat approval stages.
5. That the requirements of the County Surveyor are addressed.

6. That all proposed utilities provide a will serve letter indicating their willingness to serve the property in a manner that complies with County ordinances.
7. That approval of the sewage disposal mechanism is provided by the Weber-Morgan Health Department with preliminary plat submittal.
8. That all other local, state, and federal laws are adhered to.

Second by Member Wilson. The vote was unanimous. The motion carried.

Mr. Salter clarified that the Planning Commission did not accept his request for exception and the Chair concurred.

7. Discussion/Decision on Pettit Ranchettes PRUD Plat Amendment 2 - A proposed amendment to the previously adopted Pettit Ranchettes, adjusting a lot line for two of the lots to account for required building setbacks and open space.

Member Nance noticed that the applicants were not present. Bill summarized that they are not increasing the buildable area, but just moving the lot line. He clarified they are eliminating the common area so the garage area conforms. Bill stated there is an affidavit that was previously presented at a Planning Commission meeting.

Chair remembered there were homemade ponds on the property, which have since been filled. The property owners (Randy Krantz and Randy Pettit, File #14.130) have signed that they are both in agreement with these changes. Gina and Bill confirmed they have signed paperwork stating the agreement with the involved parties for this application.

Bill stated there are no setbacks for building envelope lines, as Member Newton asked about the building envelope.

Chair asked about the applicant's proposal for adding 25 additional acres to this application and the current application does not include adding acreage. Bill stated that once approved from the County Council, they will need additional signatures with notary.

Member Newton asked about the common open space requirements and wondered if this approval will stir up problems in the future. He stated that ultimately they are bound by the ordinance.

Member Nance suggested postponing to research boundaries of the open space. Bill concurred that he will research the 1997 ordinance and the conditions wherein it was created.

Member Nance moved to postpone the Pettit Ranchettes PRUD Plat Amendment 2, application #14.130, until the next meeting, February 11, 2016 to allow Staff time to clarify the common area issue.

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

There was a 3 minute recess.

8. Discussion on ordinance changes.

Bill stated he attended a meeting with Mark Miller (County Engineer) and Mike Wade (Public Works) about street cross sections, involving both private and public roads. They are divided into categories and he reviewed each, with rights of way and dimensions, including private street and private lane.

Chair asked if the ordinance will state that private streets will never become public, as they don't meet County specs. He referred to residents' complaints. Currently there is no maximum number of lots or residents for each category of street cross sections.

Bill addressed the various ordinance changes, making adjustments and cleaning up according to Planning Commission direction. Ordinance changes included:

- lot and lot frontage definitions
- approval of conditional uses
- lot standards (access)
- improvements required
- deferral agreement, and
- private lanes/small subdivision

Member Nance asked about lot access and Bill responded that all lots are required to have access. Bill mentioned the public hearing concerning this item will be next week.

9. Planning Commission Business/Questions for Staff

Bill mentioned upcoming training opportunities at the Davis Conference Center in April and a conference in May.

Member Sessions addressed Emily Cox's comments and suggested discussing the General Plan at the next Planning Commission meeting.

10. Approval of minutes from December 10, 2015

Member Nance moved to approve the amended minutes from December 10, 2015. Second by Member Newton. The vote was unanimous. The motion carried. Member Stephens abstained as he was absent.

Member Nance suggested not hearing an agenda item if an applicant is not present. Other Planning Commission members felt that it is a natural consequence if the Commission does not approve it the way the applicant is requesting. Bill referred to extenuating circumstances that may prevent an applicant from coming.

11. Adjourn

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

Approved: _____ Date: _____
Chairman, Roland Haslam

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