

PLANNING COMMISSION AGENDA  
Thursday, July 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 – Updating Zoning Maps
7. Planning Commission Business/Questions for Staff
8. Approval of minutes from July 14, 2016
9. Adjourn

Members Present

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

Staff Present

Bill Cobabe  
Mickaela Moser

Public Present

Tina Kelley  
Tina Cannon  
Taylor Nielsen  
Darren Stegelmeier

1. Call to order – prayer. Chair Haslam called the meeting to order and he offered prayer.
2. Pledge of Allegiance
3. Approval of agenda

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

4. Declaration of conflicts of interest  
There were none.
5. Public Comment

Taylor Nielsen: He lives in Mountain Green. He thanked Planning Commission members for their service. He has participated in the Mountain Green area sub-committee meetings. He was pleased that the County is recognizing changes to the A-20 zoning and wants to make sure that the local community residents' concerns are able to move forward as recommendations to the Planning Commission.

Member Ross handed him a packet with comments from the sub-committee meetings, summarizing the comments and concerns that were discussed. This packet of information will be addressed at an upcoming Planning Commission meeting.

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

Administrative:

6. Discussion – Updating Zoning Maps

Chair Haslam clarified what's on the agenda for tonight, using the Rex Jensen property in Commercial Zone as an example. He recommended brainstorming ideas to give them a pathway of where to go in zone planning. He encouraged discussing any ideas anyone may have. He would like to establish a good base so they can create the map based on ideas given tonight.

Bill discussed why they decided to simplify to 5 commercial zones to become more in-line with what the General Plan outlines. The intent was to simplify for business applicants. Chair Haslam said that what they have before them, isn't working. He would like to alter the commercial designations and resolve it so it will work for both existing and incoming businesses. Member Sessions thought the Business Park was a little too intense as a buffer next to residential zones. There was discussion about creating a Commercial Buffer zone. By adding "machine shop" to the Business Park zone, it would allow for that all over the County within that zone. The discussion was whether that was an appropriate action or not. Member Newton pointed out that activities similar to "machine shop" are happening by the airport. There was some concern for what activities could be allowed under "machine shop" and it could include more industrial-like activities.

Member Ross read from the current General Plan for commercial areas, which include:

- Commercial
- Business Park
- Town Central
- Heavy Industrial

Member Ross suggested adding what kinds of industries are wanted in each area. Ultimately, the area for growth includes Mountain Green, not Porterville.

Chair clarified that the table that was repealed, is the table the County Council wants.

Tina Cannon clarified that there are very limited areas for business zoning. The city center zoning in Mountain Green (the Johnson property and the Warner Pit) is in the area map where growth should be. She pointed out the area of urgent need, currently zoned Commercial Shopping. She talked about using the same standards as the Johnson property, across the street, to allow for architectural conforming.

Member Nance is concerned that the surrounding area, being residential, won't be happy with incoming businesses and their proximity to homes. He recommended creating another commercial zone to accommodate. Member Ross stated that the intent is to find a compatible buffer zone between residential and commercial. Member Newton stated that there is just very little commercial area in this County. And what few businesses are here, some residents aren't happy with any of them and probably wouldn't be happy with any change. Chair suggested a form based zoning near the airport area. He said, if the business can be contained in their building (noise, production, etc.), they should be allowed to operate. Limitations can be discussed in further detail later, but it is open for discussion.

Member Ross expanded on his idea that was taken from the General Plan:

- Commercial
  - \*Light Manufacturing
  - \*Commercial Buffer (Peterson)
  - \*Neighborhood Commercial
  - \*Business Park
- Business Park
  - \*Business Park (Mountain Green)
  - \*Light Manufacturing
- Town Center
  - \*Town Center
- Heavy Industrial

Tina Cannon voiced her concern over how to decide where to tip the scale in favor of residents. She considered the different types of future businesses said that maybe some things aren't an appropriate fit for a Business Park. Member Ross directed the conversation toward two things that are needed surrounding the airport area concerning development: money and resident safety.

Member Newton suggested they call the zone what it is: near the airport, it looks like a Business Park, they should call it a Business Park. Tina Cannon suggested creating a "Browning Zone" to allow for them to continue doing what they've always done. Chair suggested making Browning a RSD or similar and when or if they sell, the land gets rezoned. But that creates a problem as the zoning runs with the land, not the use. Member Newton suggested tailoring the zone to fit the current use, as in Rex Jensen's and Browning's situation. Tina Kelley clarified that the airport hangars are not allowed to be used as manufacturing. Member Sessions will discuss with Rex Jensen and come back with his desires for his property. Member Nance voiced his concern with "machine shop" and their use with forges.

--"Mountain Green Commercial Park" and its uses will be discussed.

--Include a Town Center commercial zone, incorporating the CD (Commercial District) zone.

Tina Kelley gave a brief history of how the CD zone came to be in 2006 and it has its own development agreement.

Chair proposed taking the center line that runs through the airport and moving it down to Willow Creek. Member Sessions pointed out the lots at the far north end of the County property by the airport. Member Ross mentioned MA restrictions.

--Mountain Green Commercial Business Park would contain form-based zoning. Bill said it can be a hybrid form, allowing for standards taken from the Commercial Use Table as well as being able to fit inside the building. Member Sessions suggested limiting the square footage for the buildings and decibel levels. There was some discussion about other restrictions but they can be discussed at a later date.

In reference to form-based zoning, Bill recalled a potential business owner in Mountain Green bringing in arsenic and him wanting to store it in a warehouse facility. The fire chief was adamantly against it, saying, “Over my dead body.” The potential business owner replied that he could arrange that, considering the large amount of arsenic he possessed.

Darren Stegelmeier: He brought up the amount of money that goes down the canyon every time a resident needs a professional service; orthodontics, etc. He said putting in the zoning with appropriate wording will invite the appropriate businesses, like “High Tech Business Park.” He suggested using words like “technical” or “professional services” where people will feel comfortable going and it would have the possibility to promote additional development. He believes it matches the demographics of Mountain Green and also includes those businesses already there.

Member Sessions suggested “Business Campus” wording to house professional buildings.

Tina Cannon believes that comment solves the problem we’re having. She would love to see those residents in Mountain Green locate their businesses and services in Mountain Green.

Tina Kelley mentioned that there will be a need to put in a new sewer building to accommodate growth in Mountain Green.

Member Nance suggested changing the zone of light manufacturing.

Chair asked if they need to clarify definitions of each new commercial zone. Bill clarified what he has been directed to do tonight. Bill will have it all ready in 2 weeks. The next step is to go through the table. Bill encouraged the planning members to let him know if they think of anything else to include over the next few days. He is happy to discuss and include further options.

Switching over to the table, Chair asked if they want to eliminate things they don’t want from the NAICS or make their own list of things they do want to be allowed. Member Nance suggested adding or subtracting from the table that is currently in use, as opposed to looking at the new table. The NAICS table is exhaustive and overwhelming, which leads to oversight in the sub-categories. Crematoriums didn’t raise any red flags before the application was made and then public outcry happened because it was a permitted use. Member Sessions pointed out that land excavations on sites (along with other land uses) are not included in the NAICS table. There are no current land uses permitted on commercial sites.

Tina Cannon stated that many other places have development plans that exclude and restrict, as opposed to Morgan County including and allowing. She also suggested adding businesses incrementally, over a year or so, reviewing 3,000 of the 10,000 uses of the NAICS table per year. When the Planning Commission originally began to review the NAICS table, it quickly became overwhelming to consider each use and therefore, they gave up trying to get through the table. Chair Haslam said he thinks they should review the table and scratch everything they don’t want. The County Council has directed this table to be finished as soon as possible.

Member Ross volunteered himself, Member Nance and Tina Cannon to review the NAICS table and decide what is appropriate in Mountain Green in the specific Business Park area near the airport. Each member will review for their respective areas in the County.

Chair Haslam, Members Nance, Wilson, Sessions and Stephens requested a printed copy of the table to review. Bill will oblige by Monday afternoon. Another copy will be printed for Tina Kelley.

Tina Cannon will report to the County Council on the progress for tonight's meeting. Member Nance clarified that the Enterprise Area sub-committee discussions and suggestions will be addressed at the August 11<sup>th</sup> meeting.

7. Planning Commission Business/Questions for Staff

Bill discussed upcoming training on October 6-7 in Farmington.

8. Approval of minutes from July 14, 2016

**Member Nance moved to approve the amended minutes from July 14, 2016. Second by Member Sessions. The vote was unanimous. The motion carried.**

Member Ross asked about the Mountain Green area discussion. Member Newton wondered if there weren't other, more constructive options than rezoning all of the A-20 zones in Enterprise to avoid gravel pits. He asked to consider more creative options for the same solution. Member Nance informed that there were other options discussed, but John Barber (from the County Council) attended the sub-committee meeting and wouldn't entertain other zoning changes. Member Nance took the Future Land Use Map concerning Enterprise to the sub-committee meeting and many of the zones are RR-1. Member Newton suggested having other options available to the public when they arrive at the next meeting. He feels the residents think they have only 2 options: to either change their zoning to RR-1 or nothing. He proposed that they discuss with the public the concerns with gravel pits and other possible solutions, thinking outside the box.

Member Ross asked about a timetable for the Mountain Green area sub-committee hearing. Enterprise will happen first and then Mountain Green.

9. Adjourn

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

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

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