



PLANNING COMMISSION AGENDA

Thursday, July 14, 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 and Decision on Reynolds/Peterson Subdivision Prelim & Final – A proposed small subdivision preliminary & final plan of approximately two (2) lot subdivision of approximately 8 acres, where lot 1 will contain approximately 1.76 acres, and lot 2 will contain approximately 6.36 acres, on property located at approximately 2981 S Morgan Valley Dr.
7. Discussion and Decision on Riverwood Farms Small Subdivision Preliminary & Final – A proposed small subdivision of approximately 4 lots consisting of 5 acres each. Located at approximately 3499 Bigler Lane in Morgan, Utah.
8. Discussion and Decision on Meadowridge Plat 2nd Amendment – An amendment to the Meadowridge Condominiums Plat, eliminating the condominiums and dividing an approximately 0.913 acre parcel into two parcels of approximately 0.444 acre and 0.469 acre.
9. Discussion – Chairman Turner on Commercial Use Table and Cabin Zoning
10. Discussion – Member Nance on Enterprise Zoning Maps
11. Update – Member Ross on Mountain Green Zoning Maps
12. Planning Commission Business/Questions for Staff
13. Approval of minutes from June 23, 2016
14. Adjourn

Reynolds/Peterson Small Subdivision – Preliminary/Final Plat
Public Meeting
July 14, 2016

Application No.: 16.015
Applicant: Marvin Reynolds/Brett Peterson
Owner: Same
Project Location: Approximately 2950 S Morgan Valley Drive
Current Zoning: RR-1
General Plan Designation: Rural Residential
Acreage: Approximately 8.12
Date of Application: May 18, 2016
Date of Previous Meeting: September 3, 2015 – Concept Plan Approval

Staff Recommendation

County Staff is recommending approval of the Reynolds/Peterson Small Subdivision, application #16.015, subject to the following conditions and with the following findings:

Conditions:

1. That all outstanding fees for outside reviews are paid in full prior to recording the final mylar.
2. That all requirements of the County Engineer are met.
3. That any minor corrections are made with County Staff prior to submitting a final mylar.
4. That a current updated Title Report is submitted with the final mylar.
5. That all other local, state, and federal laws are adhered to.

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 current zoning and subdivision requirements.
4. The Planning Commission of the County shall have the ability to approve, approve with conditions, or deny a small subdivision in accordance with the regulations outlined in the Morgan County Code.
5. Those certain conditions herein are necessary to ensure compliance with adopted laws prior to subdivision plat recording.
6. That the proposal is not detrimental to the health, safety, and welfare of the public.

Background

The applicant is seeking approval of a two lot subdivision. The proposed subdivision received conceptual approval on September 3, 2015. The proposed subdivision has been designed to utilize the required access, frontage and setbacks of the RR-1 zone.

The proposal is a Small Subdivision and was reviewed for process steps and standards under the following codes:

- Zoning - MCC Section 8-5A
- Preliminary Plat - MCC Section 8-12-22 through Section 8-12-28
- Final Plat MCC - Section 8-12-29 through Section 8-12-46
- Small Subdivision - MCC Section 8-12-53 through Section 8-12-59

Staff finds that with the recommended conditions herein, the request appears to meet the requirements of the zoning ordinance, and the subdivision ordinance. Staff's evaluation of the request is as follows.

ANALYSIS

General Plan and Zoning. The subject property is located along the east portion of Morgan Valley Drive in unincorporated Morgan County in the Porterville Area (see Exhibit A). The 2010 Morgan County General Plan and Future Land Use Map have designated this area along Morgan Valley Drive as a maximum of one dwelling unit per acre (DUA) area, which is considered a Rural Residential designation. The proposed subdivision lies within the Rural Residential designation. The purpose of the Rural Residential designation is:

The Rural Residential category designation accommodates semi-rural large lot development, with generous distances to streets and between residential dwelling units in a viable semi-rural character setting. Residential density in rural residential areas is a maximum of 1 unit per acre. (See 2010 Morgan County General Plan page 6)

The purposes of the RR-1 zone are:

1. The purposes of providing a rural residential district are:
 - a. To promote and preserve in appropriate areas conditions favorable to large lot family life;
 - b. Maintaining a rural atmosphere;
 - c. The keeping of limited numbers of animals and fowl; and
 - d. Reduced requirements for public utilities, services and infrastructure.
2. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

The proposal is in compliance with these purpose statements.

Layout. The proposed two-lot subdivision fronts Morgan Valley Drive (see Exhibit E). It is currently configured as one residential lot. Each proposed lot has over one acre in the RR-1 zone. The proposed lot lines and configurations conform to existing RR-1 standards for lots, including setbacks, coverage, acreage and frontage/width. The original lot has an unusual configuration, with two separate frontages and unusual ground topography. The proposed layout represents the best possible configuration of the lots that will allow for subdivision and home construction.

Roads and Access. All lots have existing access from Morgan Valley Drive. They are each provided a minimum of 200 feet of frontage and width measured at the front and rear setback lines, which complies with Morgan County Code standards.

Grading and Land Disturbance. The land where the homes are to be built is relatively flat. There may be minor site preparation prior to building, but none so much that it will trigger the excavation review thresholds. Each lot must be graded appropriately so as to ensure positive drainage away from structures and adjacent properties. There is significant slope to the east and west portions of the property, which will allow for natural drainage into existing drainages, including East Canyon Creek on the east.

Sensitive Areas, Geology, and Geotechnical Considerations. This area lies within a geologic hazards area (see Exhibit D). A Geological and Geotechnical report have been submitted, reviewed, and accepted by the County for these lots. The requirements of these reports shall be adhered to.

Utilities. All required utilities are found adequate for the proposed use.

- Culinary water is proposed to be provided by individual wells on the respective lots.
- Sewage is proposed to be provided by individual septic systems. The septic systems will need to be reviewed and approved by the Weber Morgan Health Department as part of the building permit process.
- Gas, Electric, and telecommunication facilities run along the site's frontage along Morgan Valley Drive.

The applicant will be responsible for meeting all conditions of the applicable will-serve letters in order to attain services.

Flood Plain. The easterly portion of the site lies within the 100-year flood plain as identified on the FEMA FIRM maps. This area will lie outside the buildable area of the lots.

Model Motion

Sample Motion for *approval* – “I move we approve the Reynolds/Peterson Small Subdivision, application number 16.015, allowing for a two lot subdivision of land located at approximately 2995 S Morgan Valley Dr, based on the findings and with the conditions listed in the staff report dated July 14, 2016.”

Sample Motion for *approval with additional conditions* – “I move we approve the Reynolds/Peterson Small Subdivision, application number 16.015, allowing for a two lot subdivision of land located at approximately 2995 S Morgan Valley Dr, based on the findings and with the conditions listed in the staff report dated July 14, 2016, and with the following additional conditions:”

1. List any additional conditions

Sample Motion for *denial* – “I move we deny the Reynolds/Peterson Small Subdivision, application number 16.015, allowing for a two lot subdivision of land located at approximately 2995 S Morgan Valley Dr, *due to the following findings:*”

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map
Exhibit B: Future Land Use Map
Exhibit C: Existing Zoning Map
Exhibit D: Geologic Hazards Map
Exhibit E: Flood Plain Map
Exhibit F: Proposed Subdivision Preliminary and Final Plat

Staff Contact

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

Exhibit A: Vicinity Map

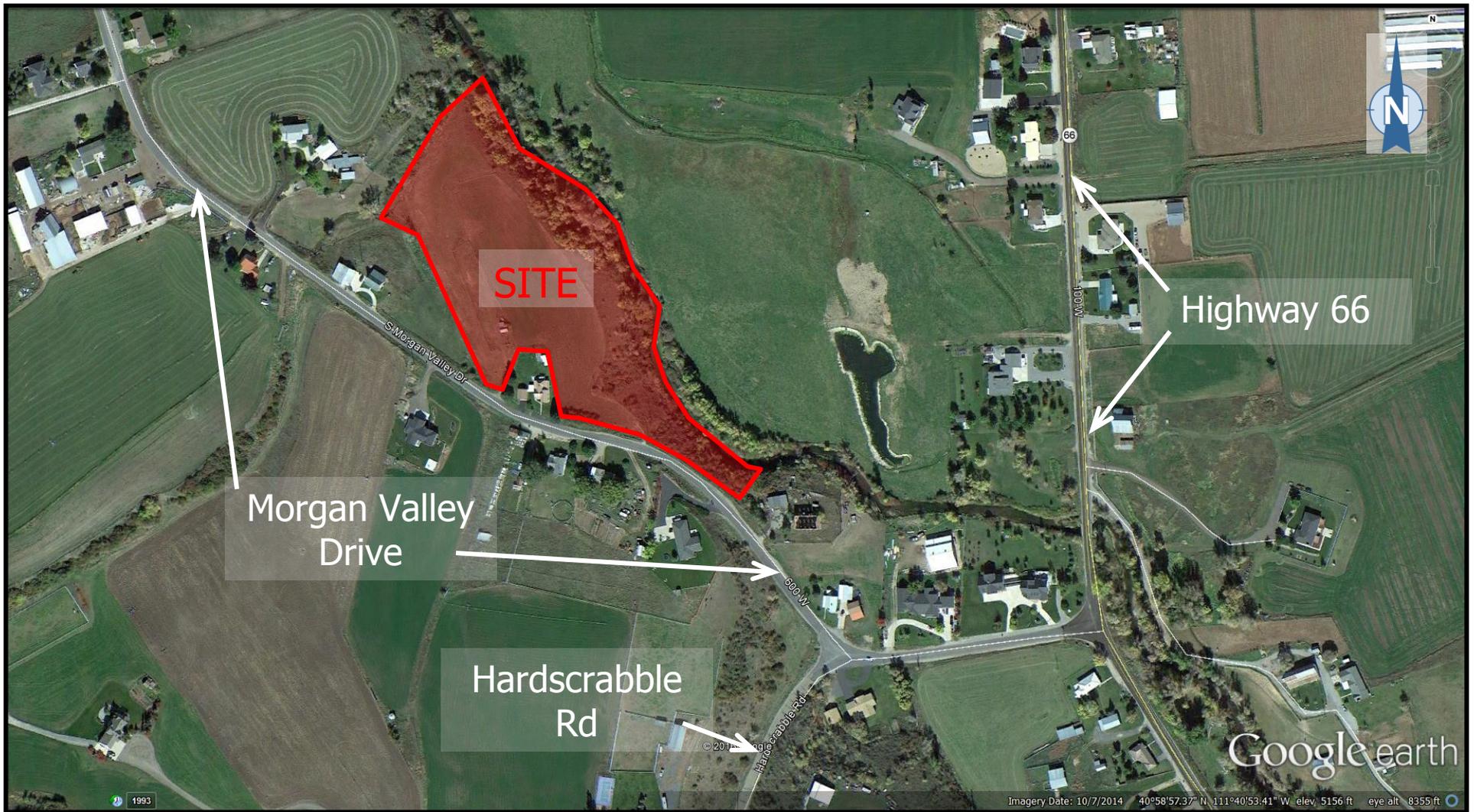


Exhibit B: Future Land Use Map

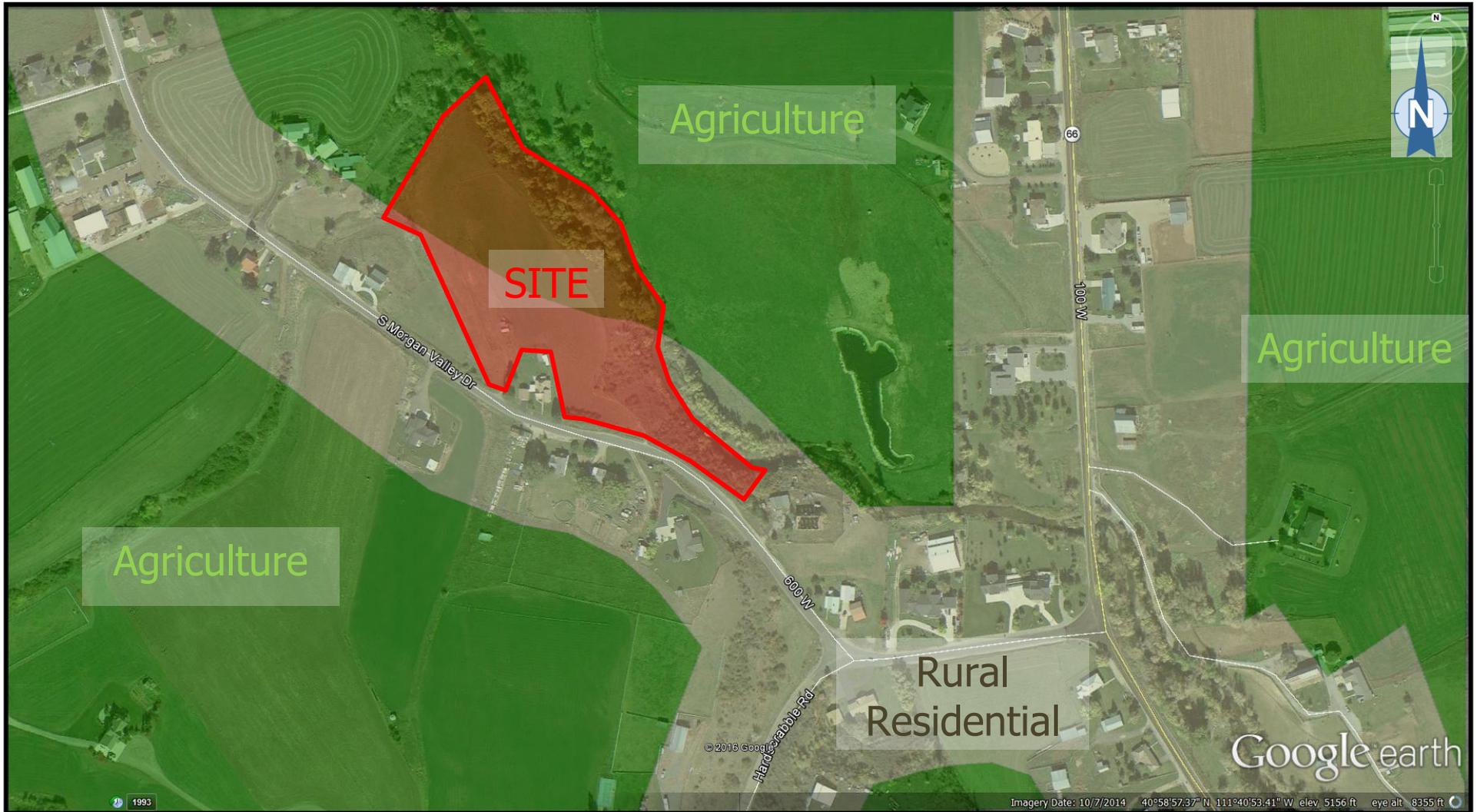
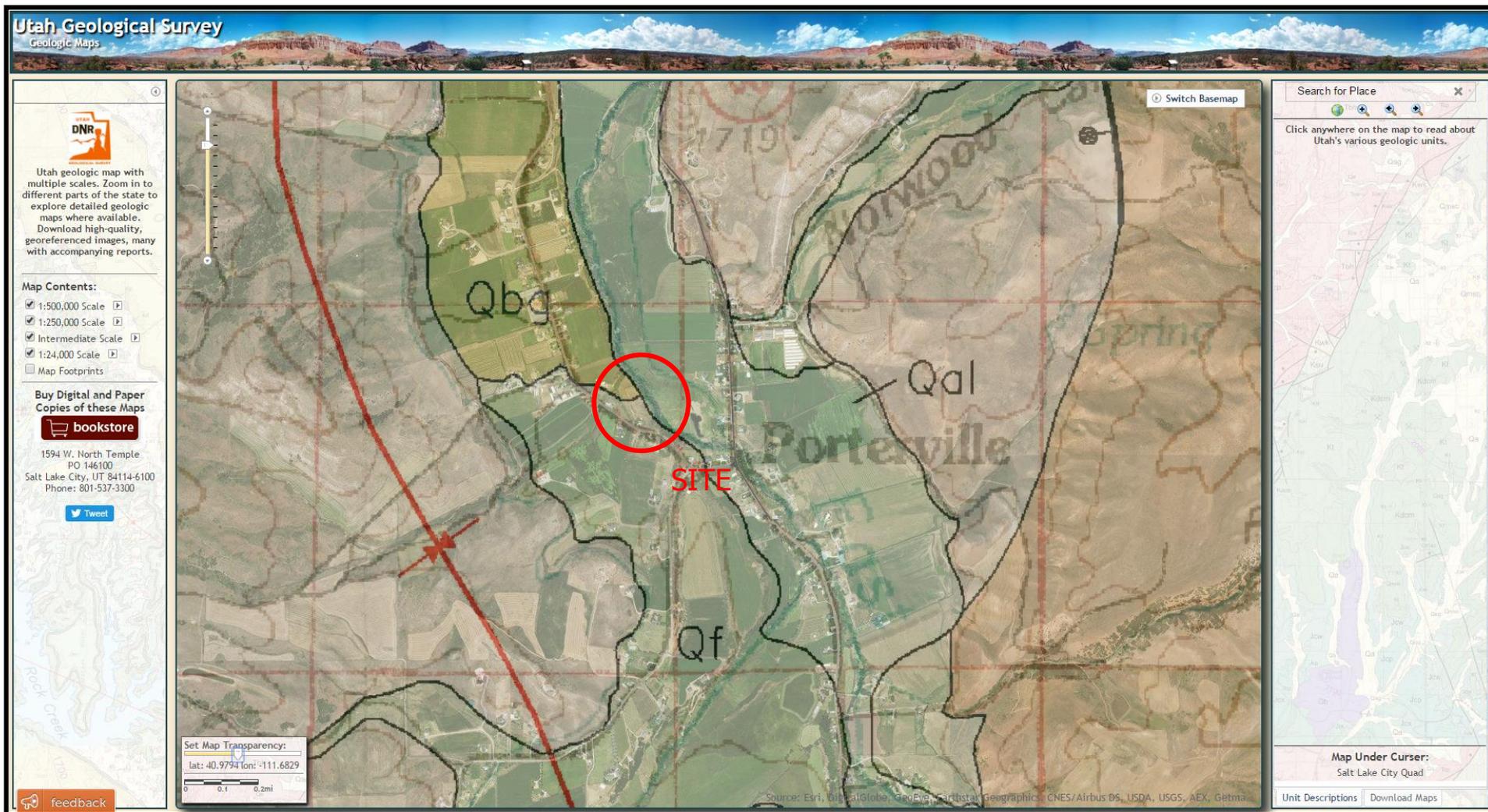


Exhibit C: Existing Zoning Map



Exhibit D: Geologic Hazards Map



Site appears to lie within the Qf and Qbg Geologic Units

Exhibit E: Flood Plain Map

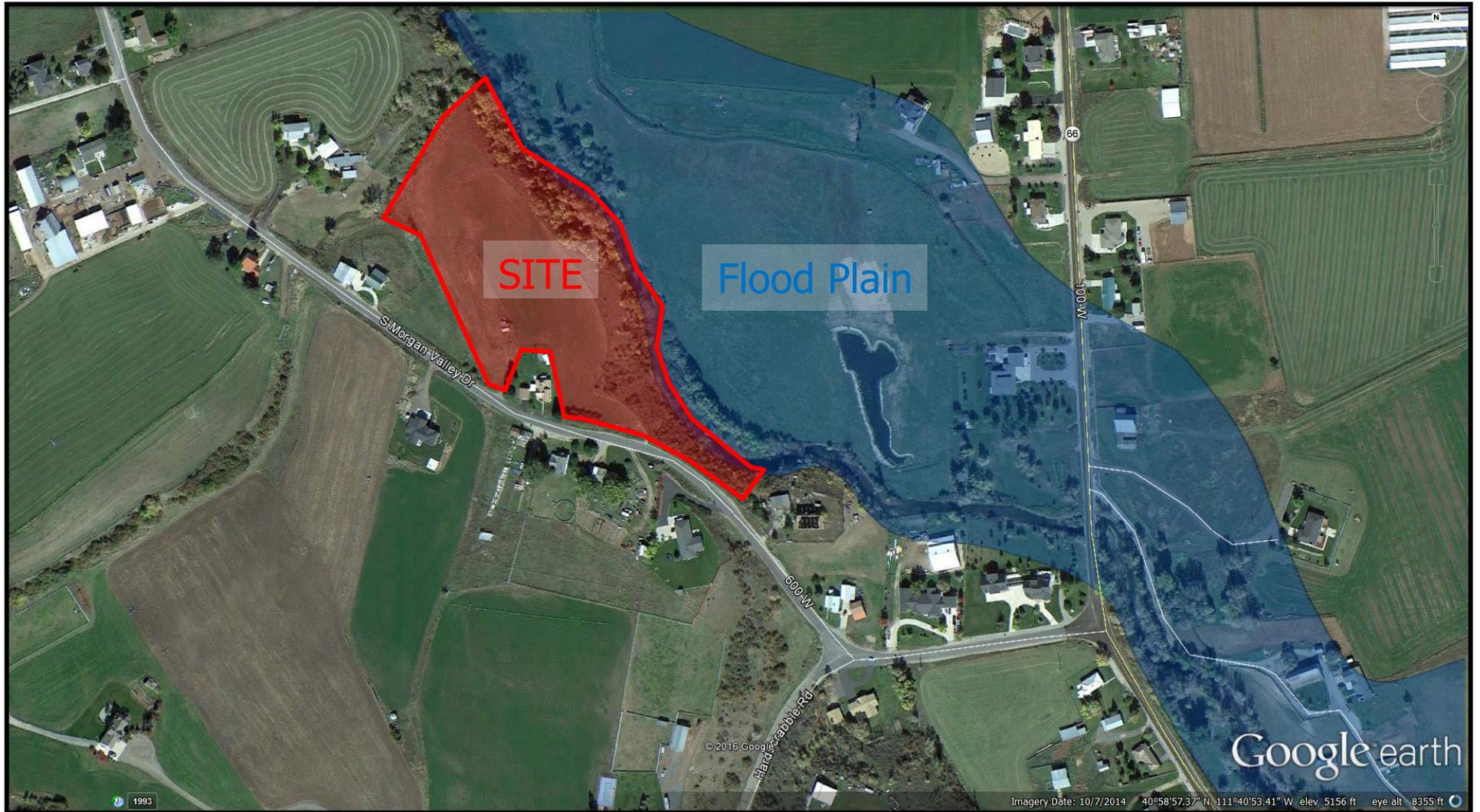


Exhibit F: Proposed Preliminary Plat

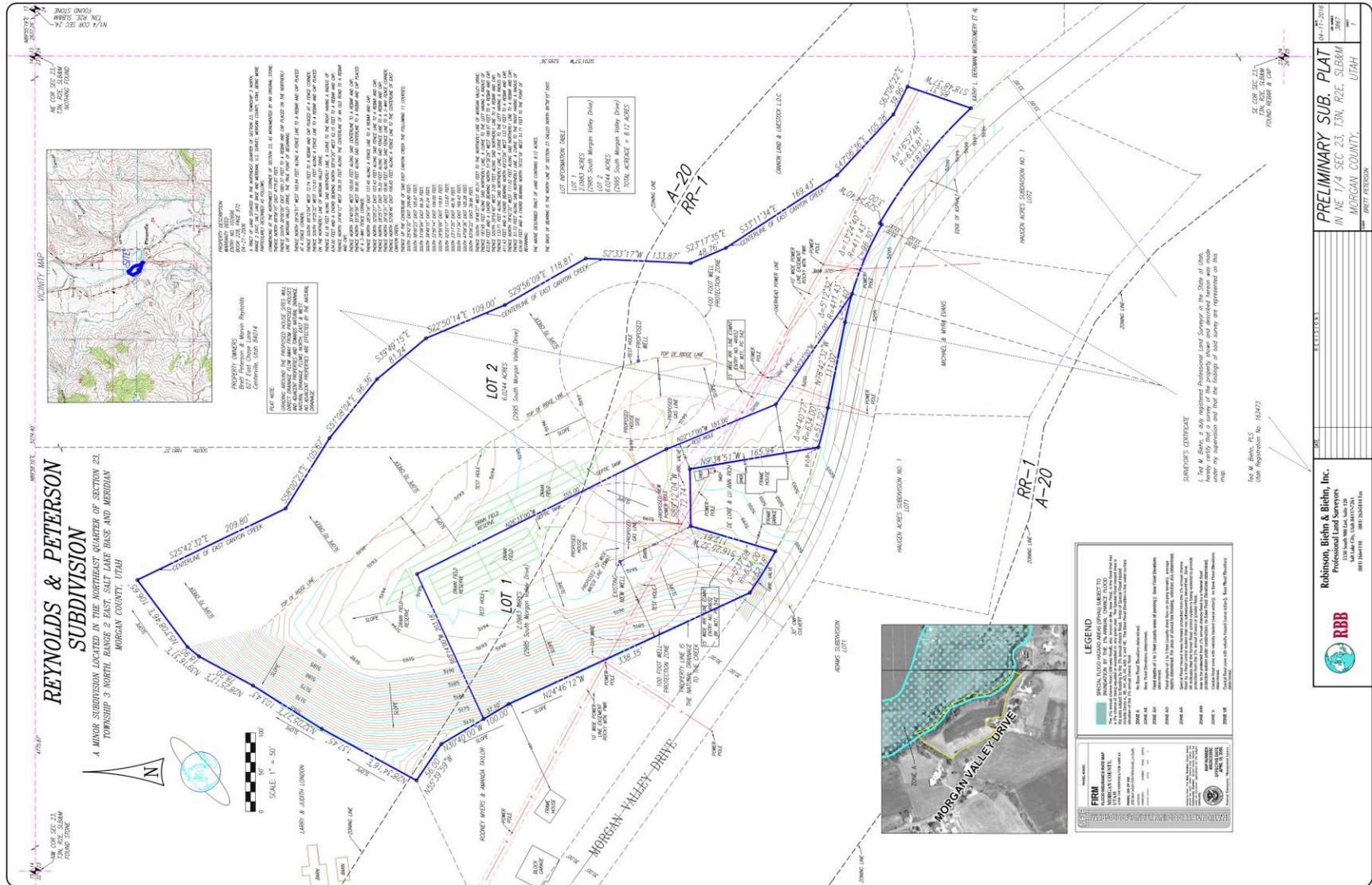
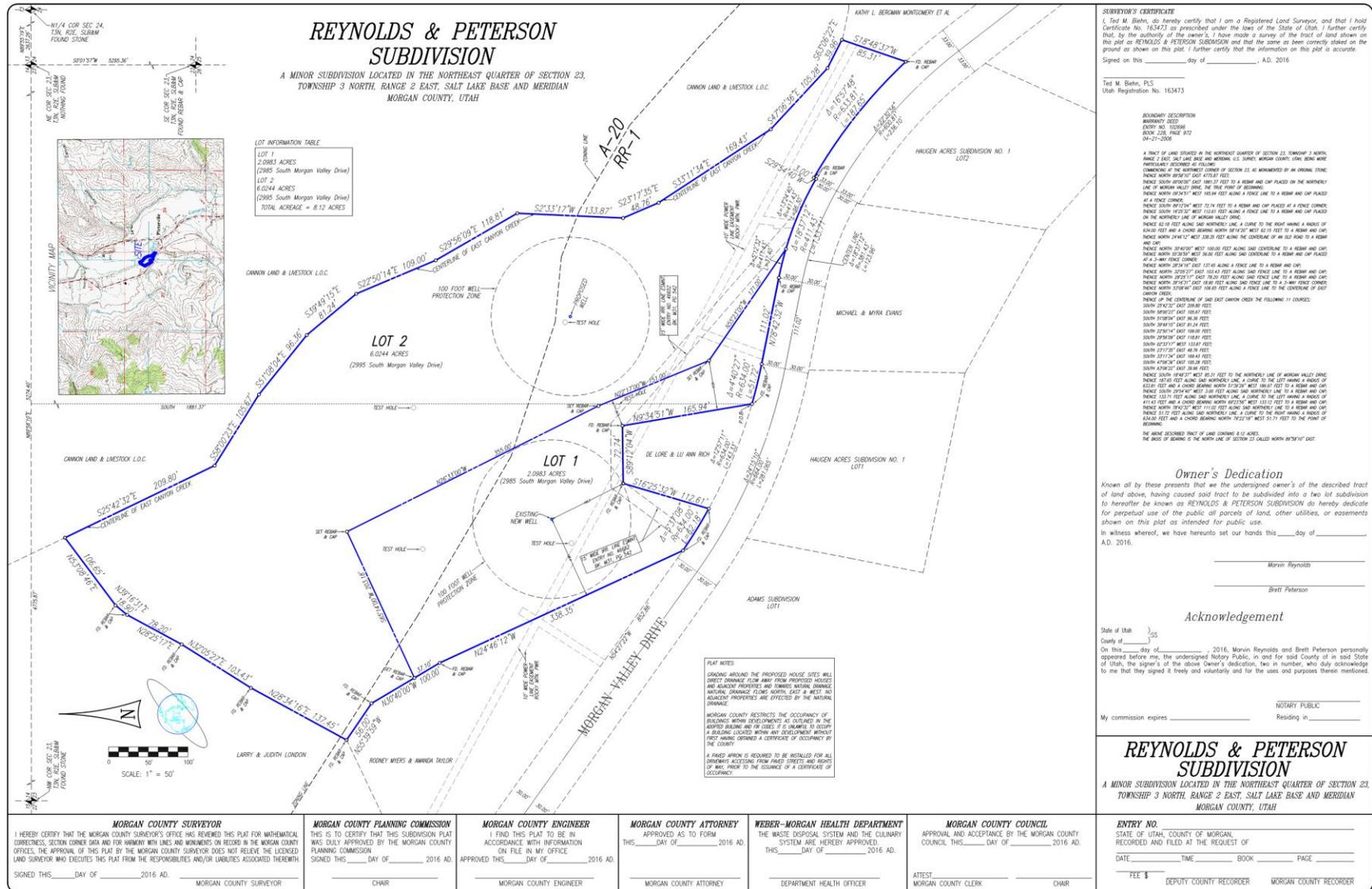


Exhibit F: Proposed Final Subdivision Plat



Riverwood Farms Small Subdivision – Preliminary/Final Plat
Public Meeting
July 14, 2016

Application No.: 16.012
Applicant: Jared and Lisa Penrod
Owner: Same
Project Location: approximately 3499 Bigler Lane
Peterson
Current Zoning: RR-5
General Plan Designation: Ranch Residential 5
Acreage: Approximately 20.84
Date of Application: April 12, 2016
Date of Previous Meeting: February 25, 2016 – Concept Plan

Staff Recommendation

County Staff is recommending approval of the Riverwood Farms Small Subdivision, application #16.012, subject to the following conditions and with the following findings:

Conditions:

1. That all outstanding fees for outside reviews are paid in full prior to recording the final mylar.
2. That all requirements of the County Engineer are met.
3. That any minor corrections are made with County Staff prior to submitting a final mylar.
4. That a current updated Title Report is submitted with the final mylar.
5. That all other local, state, and federal laws are adhered to.

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 current zoning and subdivision requirements.
4. The Planning Commission of the County shall have the ability to approve, approve with conditions, or deny a small subdivision in accordance with the regulations outlined in the Morgan County Code.
5. Those certain conditions herein are necessary to ensure compliance with adopted

- laws prior to subdivision plat recording.
6. That the proposal is not detrimental to the health, safety, and welfare of the public.

Background

The applicant is seeking approval of a four lot subdivision. The proposed subdivision received conceptual approval on February 25, 2016. The proposed subdivision has been designed to utilize the required access, frontage and setbacks of the RR-5 zone.

The proposal is a Small Subdivision and was reviewed for process steps and standards under the following codes:

- Zoning - MCC Section 8-5A
- Preliminary Plat - MCC Section 8-12-22 through Section 8-12-28
- Final Plat MCC - Section 8-12-29 through Section 8-12-46
- Small Subdivision - MCC Section 8-12-53 through Section 8-12-59

Staff finds that with the recommended conditions herein, the request appears to meet the requirements of the zoning ordinance, and the subdivision ordinance. Staff's evaluation of the request is as follows.

ANALYSIS

General Plan and Zoning. The subject property is located along the east portion of Morgan Valley Drive in unincorporated Morgan County in the Peterson Area (see Exhibit A). The 2010 Morgan County General Plan and Future Land Use Map have designated this area along Morgan Valley Drive as a maximum of one dwelling unit per acre (DUA) area, which is considered a Rural Residential designation. The proposed subdivision lies within the Rural Residential designation. The purpose of the Rural Residential designation is:

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. Livestock privileges are a part of this character. Areas in this category are generally larger lots with accessory structures that may be used for livestock. (See 2010 Morgan County General Plan page 6)

The purposes of the RR-5 zone are:

1. The purposes of providing a rural residential district are:
 - a. To promote and preserve in appropriate areas conditions favorable to large lot family life;
 - b. Maintaining a rural atmosphere;

- c. The keeping of limited numbers of animals and fowl; and
 - d. Reduced requirements for public utilities, services and infrastructure.
2. These districts are intended to be primarily residential in character and protected from encroachment by commercial and industrial uses.

The proposal is in compliance with these purpose statements.

Layout. The proposed two-lot subdivision fronts Morgan Valley Dr via Bigler Lane and an access easement (see Exhibit D). It is currently configured as one residential lot. Each proposed lot has over five acres in the RR-5 zone. The proposed lot lines and configurations conform to existing RR-5 standards for lots, including setbacks, coverage, acreage and frontage/width.

Roads and Access. All lots have existing access from Morgan Valley Drive via Bigler Lane. They are each provided an access easement, which complies with Morgan County Code standards.

Grading and Land Disturbance. The land where the homes are to be built is relatively flat. There may be minor site preparation prior to building, but none so much that it will trigger the excavation review thresholds. Each lot must be graded appropriately so as to ensure positive drainage away from structures and adjacent properties.

Sensitive Areas, Geology, and Geotechnical Considerations. This area lies outside any geologic hazards area. A geotechnical report has been submitted, reviewed, and accepted by the County for these lots. The requirements of these reports shall be adhered to.

Utilities. All required utilities are found adequate for the proposed use.

- Culinary water is proposed to be provided by the Peterson Pipeline Association.
- Sewage is proposed to be provided by individual septic systems. The septic systems will need to be reviewed and approved by the Weber Morgan Health Department as part of the building permit process.
- Gas, Electric, and telecommunication facilities run along the site's frontage along Morgan Valley Drive.

The applicant will be responsible for meeting all conditions of the applicable will-serve letters in order to attain services.

Flood Plain. The property appears to lie outside the FEMA flood plain.

Model Motion

Sample Motion for *approval* – “I move we approve the Riverwood Farms Small Subdivision, application number 16.012, allowing for a four lot subdivision of land located at approximately 3499 Bigler Lane, based on the findings and with the conditions listed in the staff report dated July 14, 2016.”

Sample Motion for *approval with additional conditions* – “I move we approve the Riverwood Farms Small Subdivision, application number 16.012, allowing for a four lot subdivision of land located at approximately 3499 Bigler Lane, based on the findings and with the conditions listed in the staff report dated July 14, 2016, and with the following additional conditions:”

1. List any additional conditions

Sample Motion for *denial* – “I move we deny the Riverwood Farms Small Subdivision, application number 16.012, allowing for a four lot subdivision of land located at approximately 3499 Bigler Lane, *due to the following findings.*”

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map

Exhibit B: Future Land Use Map

Exhibit C: Existing Zoning Map

Exhibit D: Proposed Subdivision Preliminary and Final Plat

Staff Contact

Bill Cobabe, AICP

801-845-4059

bcobabe@morgan-county.net

Exhibit A: Vicinity Map



Exhibit B: Future Land Use Map



Exhibit C: Existing Zoning Map



Meadow Ridge Plat 2nd Amendment
Public Meeting
July 14, 2016

Application No.: 14.035
Applicant: Skyler Gardner
Owner: Gardner Meadow Ridge LLC
Project Location: Majestic Dr and Silverleaf Road
Current Zoning: RR-1 PUD
General Plan Designation: Village Low Density (2 DUA)
Acreage: .931
Request: Amend a subdivision of record to eliminate the condominiums that were previously approved and divide the property into two roughly 1/2 acre lots (Lot 101 - 0.444 acre; Lot 102 – 0.469 acre)
Date of Application: March 20, 2014
Date of Previous Meeting: Originally approved in 2007; Amended 2008

Staff Recommendation

County Staff recommends approval of the requested amended 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 Meadow Ridge Subdivision Plat, originally approved in 2007, and amended in 2008. The proposed subdivision amendment would eliminate the approved condominiums (see Exhibit D) and replace them with two roughly 1/2 acre lots (see Exhibit E). Because this is a PUD subdivision, there is some discretion on the part of the County

as to what density is most appropriate. This is a decrease in the overall density and seems to be better suited for what the General Plan anticipates in this area.

Analysis

General Plan and Zoning. Pursuant to the Future Land Use Map (see Exhibit B), the property has a Village Low Density designation. According to the General Plan, the Village Low Density designation "... provides for a lifestyle with planned single family residential communities, which include open space, recreation and cultural opportunities, including schools, churches and neighborhood facilities located in established village areas (formerly area plan boundaries) or master planned communities. The residential density is a maximum of 2 units per acre." These lots, at just under ½ acre each, matches the desired character of the General Plan.

The zoning of the parcel is RR-1 (see Exhibit C). As noted above, this is in a Planned Unit Development which originally called for six condominium or townhouse type units. The proposed change to the lots appear to be more in keeping with the purposes of the underlying zoning.

Ordinance Evaluation:

Property Layout. The lot is located in the Mountain Green Area of unincorporated Morgan County, generally west of Silverleaf Road in the vicinity of Mountain Green Elementary. The setbacks are noted on the plat and are typical to the zone.

Roads and Access. The lot fronts onto Majestic Way and Fairfield Circle, where access is gained to the property. There is also frontage along Silverleaf; however, no access will be gained to the lots from Silverleaf.

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

Utilities. Water service in the area is provided by Cottonwoods Mutual Water Company. Waste water will be handled in the existing sewer lines. Culinary water and sanitary sewer connections will be required at building permitting.

Geologic Hazards. The subdivision was completed prior to the County Geologic Hazards Ordinance. The property appears to lie outside of any geologic hazards area.

Model Motion

Sample Motion for *Approval* – "I move we recommend approval by the County Council of the Meadow Ridge Plat 2nd Amendment, application #14.035, located at approximately 6060 N Majestic Way, amending the plat and eliminating the condominiums, replacing them with two lots, based on the findings and with the conditions listed in the staff report dated July 14, 2016."

Sample Motion for *Approval with additional conditions* – "I move we recommend approval by the County Council of the Meadow Ridge Plat 2nd Amendment, application #14.035, located at approximately 6060 N Majestic Way, amending the plat and eliminating the condominiums,

replacing them with two lots, based on the findings and with the conditions listed in the staff report dated June 23, 2016, *with the following additional conditions:*"

1. List any additional findings and conditions...

Sample Motion for *denial* – "I move we recommend denial by the County Council of the Meadow Ridge Plat 2nd Amendment, application #14.035, located at approximately 6060 N Majestic Way, amending the plat and eliminating the condominiums, replacing them with two lots, *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: Existing Meadow Ridge Amended Plat
Exhibit E: Proposed Second Amended Plat

Staff Contact

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

Exhibit A: Vicinity Map

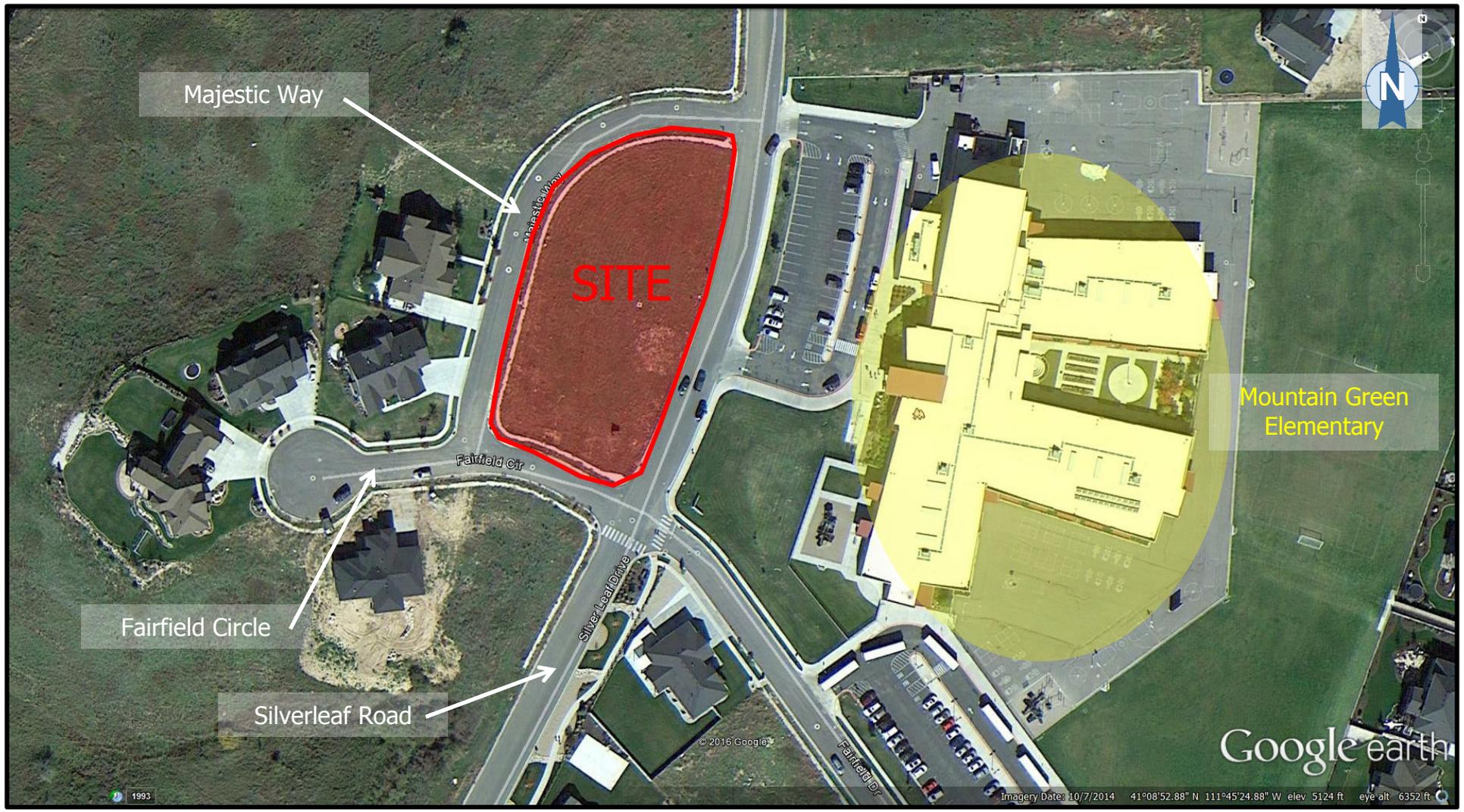


Exhibit B: Future Land Use Map



Exhibit C: Current Zoning Map

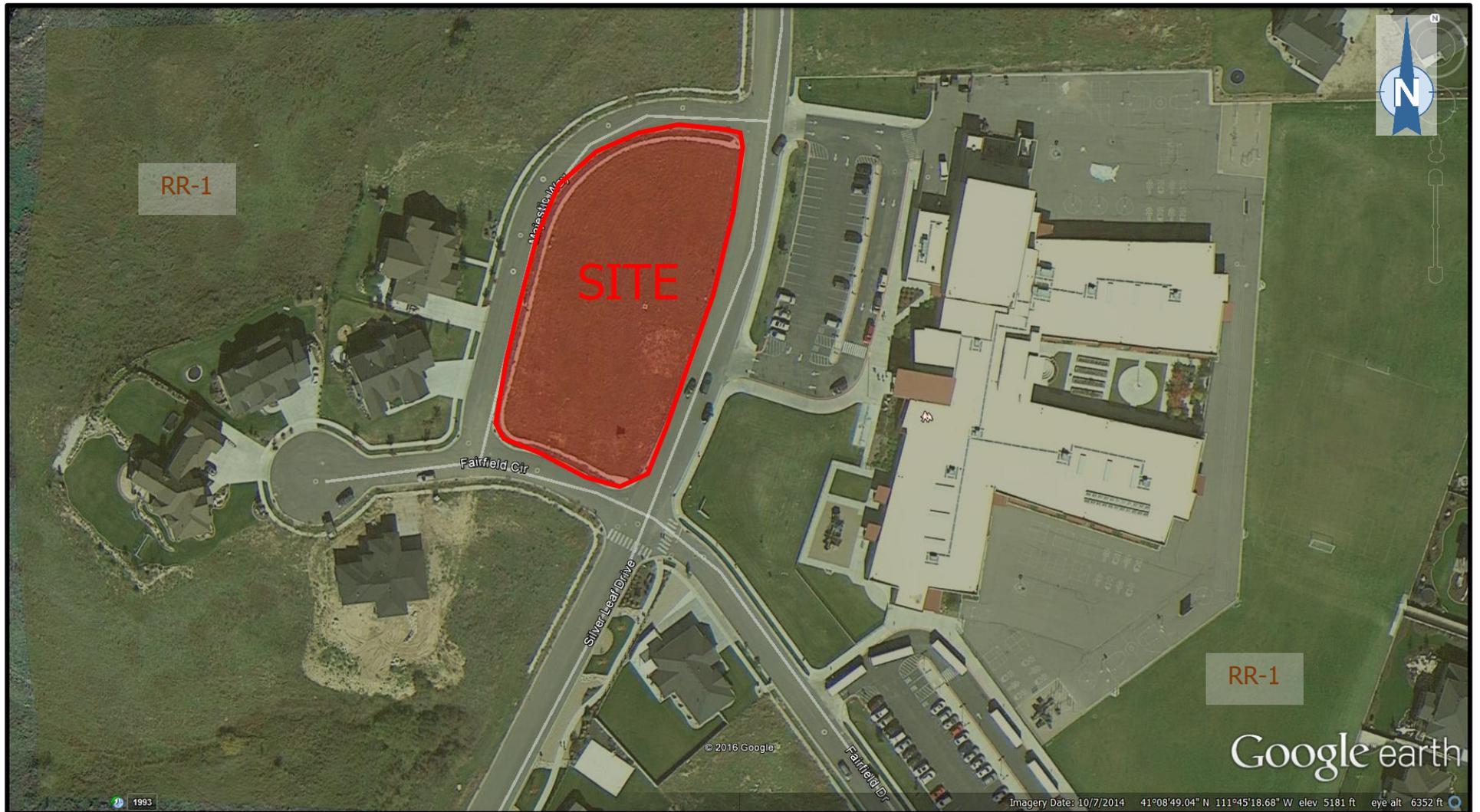
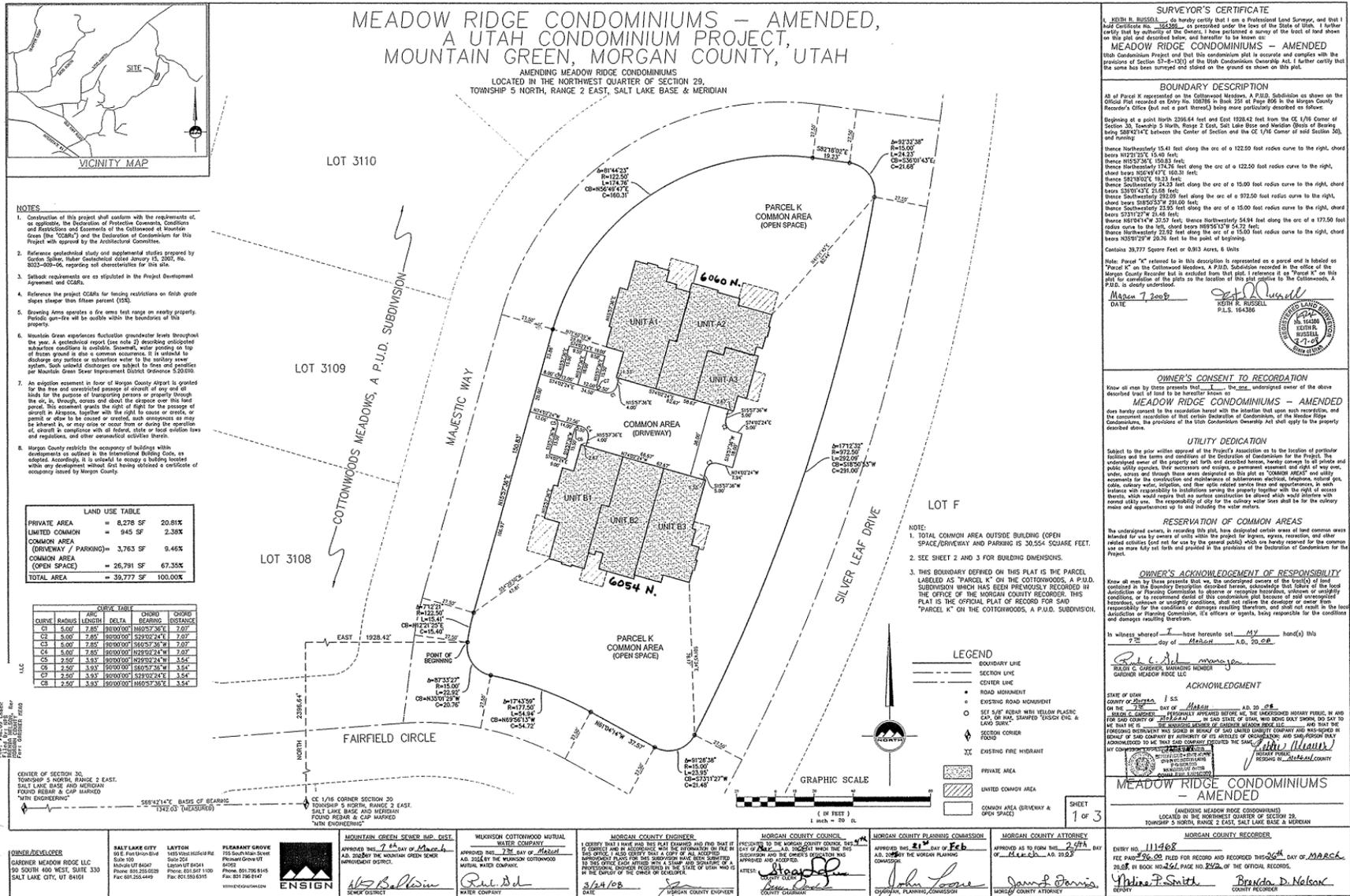


Exhibit D: Existing Meadow Ridge Amended Plat





PLANNING COMMISSION AGENDA
Thursday, June 23, 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

Legislative:

6. Discussion/Public Hearing/Decision: York Re-Zone Request: A request to re-zone approximately 4.373 acres of property located at approximately 2329 W Spring Hollow Rd from the MU-160 to RR-1 zoning.
7. Discussion/Public Hearing/Decision: Whitear Re-Zone Request: A request to re-zone approximately 6.37 acres of property located at approximately 4195 N Morgan Valley Dr. from the A-20 to RR-5 zoning.

Administrative:

8. Discussion/Decision: Giles Plat Amendment #1 – A proposed amendment to the previously adopted Giles subdivision, removing approximately .051 acres from lot 1 at approximately 296 N Morgan Valley Drive.
9. Planning Commission Business/Questions for Staff
10. Approval of minutes from June 9, 2016
11. Adjourn

Members Present

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

Staff Present

Bill Cobabe
Mickaela Moser

Public Present

Tina Kelley
Bill York
Jill York
Kim Green
Rainey Miller
Robert Bohman

1. Call to order – prayer. Chair Haslam opened the meeting and Member Nance offered prayer.
2. Pledge of Allegiance
3. Approval of agenda – Chair added Member Nance’s report on the Enterprise Area Plan to the Staff Business agenda item.

Member Sessions moved to approve the amended agenda with these changes. Second by Member Stephens. The vote was unanimous. The motion carried.

4. Declaration of conflicts of interest

Member Stephens has a conflict on agenda item #8. He will participate in discussion if there are questions, but he will refrain from voting.

5. Public Comment

Rainey Miller: She attended the Enterprise Area Plan meeting that was held last night (June 22) and she currently has 10.3 acres and would like to have her property changed to RR-1 when the changes occur.

Kim Green: Some of his property is zoned for ½ acre lots up front, in his R1-20 zone. He would like his property in Spring Hollow to be zoned RR-1 all the way across. He is not currently planning to develop but would like the flexibility and option in the future.

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

Legislative:

6. Discussion/Public Hearing/Decision: York Re-Zone Request: A request to re-zone approximately 4.373 acres of property located at approximately 2329 W Spring Hollow Rd from the MU-160 to RR-1 zoning.

Bill Cobabe reviewed the application. Chair requested confirmation that each of the upcoming agenda items has been noticed correctly. Bill responded that it was advertised correctly.

Jill York, applicant: There were no questions for her.

Public Hearing:

There were no comments.

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

Member Newton moved to forward a positive recommendation to the County Council for the York Zoning Map Amendment, application number 16.014, changing the zoning district from MU-160 to RR-1, based on the findings listed in the staff report dated June 23, 2016.

Findings:

1. That the proposed amendment is in harmony with future land use planning efforts.
2. That the proposed amendment will be in harmony with existing land uses in the area.
3. That the anticipated development will not adversely impact the adjacent properties.

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

7. Discussion/Public Hearing/Decision: Whitear Re-Zone Request: A request to re-zone approximately 6.37 acres of property located at approximately 4195 N Morgan Valley Dr. from the A-20 to RR-5 zoning.

Bill said the Future Land Use Map shows that the village low density is 2-3 lots per acre and the applicant is requesting much less. It is currently zoned A-20 and not legal to build. The applicant desires a rezone to RR-5. The lot does involve the flood plain and the process involves an elevation certificate as part of the building permit process.

Member Nance questioned whether this property is included with the future Business Park area. He did not see a buffer between the residence and the commercial zone. Chair Haslam clarified that the fence line divides the property. The map they were looking at was drawn incorrectly and was difficult to discern property lines. Member Sessions said she believes they have a solution they can discuss. Chair Haslam clarified for those in the audience that they are currently reviewing the Commercial Use Table and discussing locations for commercial areas, including Peterson.

Ron Whitear, applicant: Member Nance asked what he irrigates on his property. Mr. Whitear explained what he irrigates, including 140 acres of alfalfa.

Public Hearing:

There were no comments.

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

Member Sessions moved to forward a positive recommendation to the County Council for the Whitear Zoning Map Amendment, application number 16.018, changing the zoning district from A-20 to RR-5, based on the findings listed in the staff report dated June 23, 2016.

Findings:

1. That the proposed amendment is in harmony with future land use planning efforts.
2. That the proposed amendment will be in harmony with existing land uses in the area.
3. That the anticipated development will not adversely impact the adjacent properties.

Second by Member Newton.

The vote was unanimous. The motion carried.

Administrative:

8. Discussion/Decision: Giles Plat Amendment #1 – A proposed amendment to the previously adopted Giles subdivision, removing approximately .051 acres from lot 1 at approximately 296 N Morgan Valley Drive.

This property is located in the RR-1 zone. The applicant currently owns 1.2 acres and Bill showed the area they want to section off on the map. Many of the surrounding lots are zoned RR-1. Bill showed what the area will look like if their request is granted. He explained that one benefit of the plat amendment would reduce the non-conforming of the smaller parcel.

Staff recommends approval of this application. They are currently legal, non-conforming. Member Newton asked about the sewer field and Bill said they will need to record an easement so it can be maintained. Member Nance asked if this adds to the “L-shape” lot.

Bill explained they are taking away from that and adding 2000 square feet. Bill clarified that Flag Lots are not allowed in the County, but L-shaped lots are allowed.

Dave Pike: He confirmed that the survey noting the easement will be recorded on the final plat. Chair clarified that this is noted on the conditions of approval.

Member Nance moved to recommend approval by the County Council the David Giles Plat Amendment, application #16.020, located at approximately 296 N. Morgan Valley Drive, amending the plat and reducing the size of the lot and creating a remnant parcel to be added to the Pike property to the north and west, based on the findings and with the conditions listed in the staff report dated June 23, 2016.

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 record an easement in favor of the existing David Giles subdivision lot regarding the septic discharge and drainage field that exists on the property.
2. That the owners provide an updated title report prior to recordation.
3. That all fees and taxes are paid, including any fees associated with outsourced consultants.
4. 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. Member Stephens abstained.

9. Planning Commission Business/Questions for Staff

Member Nance: He reported on the Enterprise Area meeting held last night. There were 35-40 people in attendance, including County Council member John Barber. He reported that surrounding property owners at David Potter's property on Old Highway Road would like to change from A-20 to RR-1. Many other property owners agreed. Summer Ridge PRUD area

wants to stay in the residential zone. Bill confirmed that that property will not be built on. Many property owners in the current A-20 also want to change their zoning to RR-1. Member Nance suggested they let the individual property holders decide whether they want RR-1, RR-5 or RR-10. He included the northwest area of Spring Hollow Road and other surrounding areas. Brent Bohman, currently in MU-160 zone, wants to have his property changed to RR-10. Member Nance stated that Mr. Bohman requested all 160 acres of his property be changed. There were questions from the Miller's about the overlay on the map shown. There seems to be a misrepresentation of zone lines, as a few lots are split down the middle, with the two sides being in different zones.

Mr. Pike stated that there is a PRUD involved and it shouldn't be confused with surrounding properties.

Member Nance discussed areas that want changes:

- All property from the Interstate to the East – change from A-20 to RR-1. (If it's East of the Interstate and West of Wardell's property on Old Highway Road, they recommend changing from A-20 to RR-1.)
- 2, 1-acre pieces in A-20 - change to RR-5
- To the North, currently in the MU-160 – change to RR-1
- Mr. Bohman's property in the MU-160 – change to RR-10

Member Nance reported that the Enterprise community wants a buffer zone by changing to the Rural Residential zoning. The commercial areas were discussed but there was no consensus reached at this meeting. Their main concern voiced at the meeting was no more gravel pits and no more asphalt plants in the community, zoning out A-20 which allows for those facilities. All property owners involved will be notified of the proposals. Chair Haslam requested a map displaying the proposed changes. Bill referred Member Nance to Jeff Ward who is the contracted GIS map person for the County. Chair asked if it could be ready in 2 weeks to make it an agenda item. Bill, Member Nance and Jeff Ward will meet to discuss and make a map for the upcoming meeting.

Bill showed the different designations on the Future Land Use Map and explained the different colors and what they represent.

Mr. Pike noted that he owns several surrounding properties, including the Allen Family Trust, his father's property, among others. Many of the letters sent out for notification are being sent to these properties and should just be sent to him.

Member Nance clarified that when the map is drawn up, many residents are cross-zoned and should be notified of any changes and given the chance to choose zoning. Bill explained that many properties don't have enough acreage to allow for very much change—they're too steep to develop, or have other restrictions making it difficult or impossible to change zoning.

Member Sessions brought up that the Wild Oats Sewer concern needs to be on the future agenda and discussed. The drains that have been disconnected from the sewer need to be brought to the Health Department's attention and a letter of compliance issued. Chair requested that this issue be noted so they can follow up on it.

Chair Haslam reported that he attended the County Council meeting two days ago to represent the Planning Commission about the maps and Commercial Use Table concerns. He explained to the County Council the Planning Commission's intentions to rescind the commercial use table in order to discuss and get it ready to send together with the maps and standards and send all three together. He clarified for them that they don't want to get rid of the Commercial Use Table altogether, as that was a misunderstanding. Also, the intent is not to penalize existing businesses. He proposed a possible form based zoning. Chair Haslam also encouraged the Planning Commission members to think of ways to address the problems and concerns they've faced in the last several months, while reviewing the Commercial Use Table. Member Nance voiced his concern for any loopholes that may exist, specifically referring to the pet crematorium.

Robert Bohman, member of Bohman Ranch commented: He wanted to clarify about his family's property in the MU-160 zone in Enterprise. With the proposal to change to RR-10, they are not objecting to the changes. It isn't that they sought to change, but they do not object, as it would eliminate the possibility of having a gravel pit. Currently, gravel pits are allowed in the MU-160 zone.

10. Approval of minutes from June 9, 2016

Member Nance moved to approve the amended minutes from June 9, 2016. Second by Member Sessions. The vote was unanimous. The motion carried. Member Newton abstained.

11. Adjourn

Member Stephens moved to adjourn. Second by Member Sessions. The vote was unanimous. The motion carried.

Approved: _____ Date: _____
Chairman, Roland Haslam

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