

# Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session  
on September 19<sup>th</sup>, 2023, at 7 p.m.

## MINUTES

SEPTEMBER 19<sup>TH</sup>, 2023 7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair, Nathan McClellan
MEMBERS	In-person: Mark Francis, Erin Bott, Justin Rees, Ray Little. Electronically: Jay Ackett.
EXCUSED	Lance Prescott and Wes Woods
CITY STAFF	In-person: City Planner, Jake Young; City Council, Tony London; Mayor, Steve Gale; City Manager, Ty Bailey. Electronically: Planning Legal Counsel, Steve Garside; City Council, David Alexander.
OTHERS PRESENT	
INTRODUCTION	Chair, Nathan McClellan welcomed those in attendance. Mr. McClellan advised the group that the meeting will be a video as well as audio recording. That the video and audio will be on the Morgan City website as well as you tube account and will be a permanent record.

## GENERAL SESSION 7:00pm

### MINUTES AUGUST 15<sup>TH</sup>, 2023, PLANNING COMMISSION MEETING

DISCUSSION	No discussion on the minutes.
MOTION	Ray Little moved to approve the Planning Commission minutes for August 15 <sup>th</sup> , 2023, as presented. Second: Justin Rees Unanimous

### ITEM #1 DRAFT ORDINANCE REVIEW-ACCESSORY DWELLING UNITS

DISCUSSION	Chair, Nathan McClellan stated that the commission has been working on the Accessory Dwelling Units Ordinance (ADU) for several meetings and tonight is a final review prior to a public hearing. Nathan turned the time over to Planner, Jake Young.  Jake stated that the draft before the commission has been cleaned up with the recommended changes from the commission and if the commission is good with the document, the document will be put into final ordinance form and have a public hearing.
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	<p>The commission along with staff reviewed the document with a few remaining decisions to be made. The commission discussed the maximum footprint size of a detached accessory dwelling unit with some members questioning why there is a maximum footprint size and some members adamite that a maximum size limit is appropriate. Planner, Jake Young indicated most all cities have a maximum footprint size as the unit is accessory to the main home. The commission concluded to leave the maximum footprint size of a detached unit in the ordinance as well as continued review the document with minor changes.</p> <p>At the conclusion of the discussion, the commission directed staff to create the final ordinance form and have the item on the agenda for a public hearing at the next scheduled Planning Commission meeting.</p>
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## ITEM #2 DISCUSSION-SHORT-TERM RENTALS

	<p>In August, the City Council had a combined work session with the Planning Commission to discuss short term rentals. Nathan turned the time over to Jake Young. During the combined work session, the Commission heard from the City Council and the takeaway was not necessarily a clear direction. Some members did not think the city needs an ordinance and to let the free market decide and some wanted an ordinance in place.</p> <p>Jake stated that before the commission tonight is to discuss the alternatives before the commission. Jay Ackett stated that he works with clients which chose short-term rentals as high risk, high reward and Jay would like designated areas. Jake stated there are cities that have short-term rental communities/developments and could be an option for Morgan City.</p>
<b>DISCUSSION</b>	<p>Justin Rees alluded to a comment by Attorney Crane at the combined meeting and again tonight by Ty Bailey that the commission can chose not to propose a Land Use Ordinance governing short-term rentals and just use the business license Ordinance and fee schedule to govern. Justin stated that governing through business licensing doesn't clog up more regulation than is necessary and is in favor of this option. Justin continued discussing tourism and the need for accommodation options. Nathan also agreed of the option for regulating through business licensing.</p> <p>The Commission along with staff continued discussing the pros and cons for land use regulations of short-term rentals with Ty Bailey giving some examples from other cities. Erin Bott as well as the other commission members concurred that regulating short-term rentals be through the business license and nuisance ordinance and not through land use requirements.</p>

## ITEM #3 RURAL OPPORTUNITIES GRANT UPDATE

<b>UPDATE</b>	Ty Bailey, City Manager gave an update on current projects, money allocation and completed projects.
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## ITEM #4 DISCUSSION-SENSITIVE LANDS ORDINANCE

<b>DISCUSSION</b>	<p>Jake stated in the Sensitive Lands Ordinance, it says that the maximum number of lots for a single point access is 20 and the city is seeing a number of developments that are like town homes on a single lot. Code reference.</p> <p><i>10.22.505(F)5. Points of access shall be provided to all developed and undeveloped acres for emergency and firefighting equipment. Double access points shall be encouraged and shall be required for developments in excess of twenty (20) lots.</i></p>
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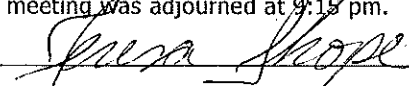
	Jake continued stating that development applications are seen with 20 or 30+ town homes on a single lot or multiple units exceedingly more than 20 units with a single access point on one lot and that a change of language to units instead of lots would be more with the intent on the code. The change of language gives engineering and planning the leverage requiring a developer to have multiple access points and a bit of public safety. Jake believes that when the code was written, Morgan was mostly building single-family homes with the mindset, one lot one dwelling unit. Changing the language from lots to units (dwelling units) will clarify the intent of the code. A public hearing is required when amending the Land Use Code. The item will be on the next scheduled Planning Commission meeting as a public hearing with a recommendation to the City Council.
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**ITEM #5                      DISCUSSION-ANNEXATION PETITION OF 54.17 ACRES OF  
PROPERTY LOCATED AT APPROXIMATELY 555 WEST OLD  
HIGHWAY ROAD, 936 AND 1075 NORTH 700 EAST, AND 1050  
NORTH 600 WEST, MORGAN, UTAH, AS REQUESTED BY LISA C.  
PREECE**

<b>DISCUSSION</b>	<p>Nathan McClellan introduced the item and turned the time over to Jake Young. Jake pulled up a presentation depicting the area of the annexation petition. Nathan was curious of the history of any annexation to the city. Jake stated that in a brief conversation with staff, they can not remember any annexation petition in the last 20 years.</p> <p>Jake explained that a property owner, as long as their property is in the annexation declaration area, can petition to become part of Morgan City boundaries. Jake continued explaining that the approval of an annexation is a legislative function which that process has extensive requirements and timeline. The petition has been accepted by the City Council and will continue the process through that legislative body. The purpose of the discussion is for the commission to be aware of the annexation and that in the next month, the commission will be making a decision on a recommendation of zoning designation to forward to the City Council for consideration.</p> <p>Jake continued the presentation showing the petition area from approximately the city boundary line on 700 East westward to 555 West and west on Old Highway Road. The westerly border would be the current dirt road that leads over the railroad tracks and continues a little past the Weber River abutting the city boundaries on the north side of the railroad tracks. Again the commission is doing a recommendation to the City Council for the zoning designation and not regarding the annexation petition.</p> <p>The commission along with staff discussed the zoning options concluding the current city boundary zoning that abuts the petition area would be appropriate and that the applicant will be submitting their request of zoning density. Nathan asked why the petition by the applicant. Jake indicated the property owner will gain more development options by annexation. They would gain density from a country setting as well as city services.</p>
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**ADJOURNMENT:**

This meeting was adjourned at 9:15 pm.

  
Teresa Shope, Secretary

These minutes were approved at the October 17, 2023 Meeting.