

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session on October 17th, 2023, at 7 p.m.

MINUTES

OCTOBER 17TH, 2023 7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair, Nathan McClellan
MEMBERS	In-person: Wes Woods, Erin Bott, Justin Rees, Ray Little. Electronically: Mark Francis
EXCUSED	Lance Prescott and Jay Ackett.
CITY STAFF	In-person: City Planner, Jake Young; City Council, Tony London. Electronically: Planning Legal Counsel, Steve Garside; City Council, David Alexander.
OTHERS PRESENT	Shawn Preece, Lisa Preece, Geni Rowser.
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 SEPTEMBER 19TH, 2023, PLANNING COMMISSION MEETING

DISCUSSION	No discussion on the minutes.
MOTION	Erin Bott moved to approve the Planning Commission minutes for September 19 th , 2023, as presented. Second: Justin Rees Unanimous

ITEM #1 PUBLIC HEARING-ZONING REQUEST-RESIDENTIAL SINGLE FAMILY (R-1-10) PARCEL #00-0001-9479; 00-0001-9487; 00-0001-9461; 00-0001-9453 APPROXIMATELY 555 WEST OLD HIGHWAY ROAD, MORGAN, UT 84050.

INTRODUCTION	Nathan McClellan asked staff to give an introduction regarding the item prior to opening the public hearing.
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	<p>Jake Young displayed the staffing notes for review stating the parcels for annexation request totals 54.17 acres. Four of the properties have single-family homes currently occupying those parcels with two remaining parcels being used for agriculture purposes. The applicants on the north part of the petition area have requested a zoning of R-1-10 (single-family lots on a minimum 10,000 sq. ft. parcel). The conversation with staff has been agricultural for the rest of the parcels until an application for development occurs. Adjacent zoning includes RM-15, R-1-8, Commercial Highway, and Agricultural. The single-family homes have utilities except sewer and storm drains. Jake displayed the area of the annexation petition on the zoning map. Jake displayed the proposed new general plan as well as the current general plan and discussed that the petition is meeting the intent of the General Plan. Jake talked about the gradual slope and the river access. Nathan asked Jake to show on the map the 4 parcels which are on the north end of the annexation petition area abutting 700 East (Old Hwy) which are asking for R-1-10. (Single-Family lot on a minimum 10,000sq ft acreage). Jake also showed the utility maps produced by City Engineer, Matt Hartvigsen.</p> <p>Jake concluded the background on the property and the commission moved to open the public hearing.</p>
OPEN PUBLIC HEARING	<p>Ray Little moved to open the Public Hearing-zoning request-residential single family (R-1-10) parcel #00-0001-9479; 00-0001-9487; 00-0001-9461; 00-001-9453 approximately 555 West Old Highway Road, Morgan, UT 84050 Second: Justin Reese Unanimous</p>
PUBLIC COMMENTS	<p>Shawn Preece, an owner in the annexation petition area as well as participant in the annexation petition explained the purpose of the petition relating to his property is to have the opportunity to subdivide his parcel to build a home for his son. The reasoning behind the request of single-family with at 10,000 square foot minimum lot size is the intent to divide the property with the existing home lot at the minimum lot size and the rest of the parcel to the new home as his son is wanting to also have a garage and barn. Shawn commented that his son building the house is aware that he will need to bring city services to the new home which includes the sewer line and main.</p> <p>No other public comments.</p>
CLOSE PUBLIC HEARING	<p>Ray Little moved to close the Public Hearing-zoning request-residential single family (R-1-10) parcel #00-0001-9479; 00-0001-9487; 00-0001-9461; 00-001-9453 approximately 555 West Old Highway Road, Morgan, UT 84050. Second: Justin Rees Unanimous</p>
DISCUSSION	<p>Nathan opened the discussion for the commission and asked the commission for thoughts or comments on the item of zoning and reminded the commission the zoning is on the agenda and not the annexation.</p> <p>Wes Woods asked about utility services and how to ensure that the services are used and installed properly. Planning Legal Counsel, Steve Garside discussed at annexation, there will be an annexation agreement as well as the petitioners will be held to the same standards as the current residents by complying with City Code and City Standards. That the municipality looks at property and determines can the municipality serve the petition area. Steve stated the city has total discretion whether to bring property into the city or not.</p> <p>The commission along with staff discussed the UDOT road to the west of the annexation area. The conclusion is that the item would be discussed at the time of development as well as described the use in the annexation agreement. Jake informed Steve that City legal Counsel, Gary Crane is drawing up the agreement. Nathan asked Steve to go through the process of annexation for information only.</p>

MOTION	Justin Rees moved to recommend Residential Single family with a minimum lots size of 10,000 square feet (R-1-10) zoning designation for Parcel #'s 00-0001-9479,00-0001-9487, 00-0001-9461 and 00-0001-9453 and that the two remaining parcels default to agriculture to the City Council for consideration. Second: Erin Bott Unanimous
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ITEM #2 PUBLIC HEARING-AMENDMENT TO THE SENSITIVE LANDS ORDINANCE

INTRODUCTION	Jake Young introduced the item stating in the Sensitive Lands Ordinance the language reads double access points are required for all development in excess of 20 lots. Lots should be units. In a multi-family zoning designation, there could be more than one unit on a lot and the intent of this section is for public health, welfare and safety. The amendment is a clarification in the language from lots to units.
OPEN PUBLIC HEARING	Nathan McClellan declared the Public Hearing amendment to the Sensitive Lands Ordinance opened.
PUBLIC COMMENTS	No public comments.
CLOSE PUBLIC HEARING	Erin Bott moved to close the Public Hearing amendment to the Sensitive Lands Ordinance. Second: Justin Rees Unanimous
DISCUSSION	No discussion as the amendment is a basic language clarification. Erin Bott recommended some language narrative changes as well.
MOTION	Erin Bott moved to amend the Sensitive Lands Ordinance with the language clarification from lots to units and narrative change as favorable to the City Council for consideration. Second: Justin Rees Unanimous

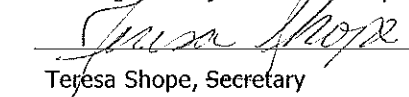
ITEM #3 PUBLIC HEARING-ACCESSORY DWELLING UNIT ORDINANCE

INTRODUCTION	Jake Young stated that the commission has been working on the Accessory Dwelling Unit (ADU) draft for several meetings. Before the commission is the draft in Ordinance form. Accessory dwelling units are essentially by right throughout the State and now in most cities Code. Existing homes may have what are called internal accessory dwelling units where the homeowner can remodel or change the existing home to accommodate an accessory unit which is allowed by State law. Prior to State Law, Morgan City did not have an accessory dwelling unit ordinance. By enacting an ordinance, the city is able to use land use levers to regulate.
OPEN PUBLIC HEARING	Nathan McClellan declared the Public Hearing Accessory Dwelling Unit Ordinance opened.
PUBLIC COMMENTS/ DISCUSSION	No public comments. Jake took the time to walk through the Ordinance with the commission and staff. Jake stated the Ordinance was sent to Gary Crane, City Legal Counsel, to which Mr. Crane added some valid points of consideration. Jake went through the items presented by legal staff which included discussion with the commission with changes.

	The conclusion was that Mr. Young would take the notes from the meeting with Mr. Cranes' recommendations and incorporate those items in the Ordinance form. That the public hearing stays open until a time certain for the public to review the revised ordinance and make comment prior to a recommendation to the City Council for consideration.
CLOSE PUBLIC HEARING	The Public Hearing to stay open until a date certain.
MOTION	Wes Woods moved for a continuance of Public Hearing Accessory Dwelling Unit until a date certain and modifications can be presented. Second: Erin Bott Unanimous

ADJOURNMENT:

This meeting was adjourned at 8:45 pm.


Teresa Shupe, Secretary

These minutes were approved at the November 21st 2023 Meeting.