

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session
on December 19th, 2023, at 7 p.m.

MINUTES

DECEMBER 19TH, 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	Wes Woods and Lance Prescott.
CITY STAFF	In-person: City Planner, Jake Young; Planning Legal Counsel, Gary Crane; Mayor, Steve Gale. Electronically: 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 NOVEMBER 21ST, 2023, PLANNING COMMISSION MEETING

DISCUSSION	No discussion on the minutes.
MOTION	Mark Francis moved to approve the Planning Commission minutes for November 21 st , 2023, as presented. Second: Erin Bott Five aye and one abstained as the commissioner, Ray Little was not at meeting.

ITEM #1 DISCUSSION-FINAL DRAFT OF THE GENERAL PLAN UPDATE

INTRODUCTION PRESENTATION	Chair Nathan McClellan thanked the commission for their collaboration. During the meeting, we'll focus on one significant agenda item—the General Plan update. This comprehensive effort, initiated before 2023, had been in progress for most of the year. The main discussion centered around the final draft review, with Lisa Benson, our special guest, presenting highlights. Nathan expressed gratitude to Lisa for her contribution.
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The Chair passed the floor to Jake to guide the commission through the General Plan review. Jake thanked Chair McClellan and stated Lisa will walk us through the plan's highlights, addressing changes made over the past year.

Jake Young took a moment to give the commission updates indicating the City Council swiftly approved the new Accessory Dwelling Unit ordinance last week, thanks to the team's commendable efforts. Additionally, city leadership is exploring annexation possibilities for areas on the city's perimeter. Discussions on these areas, slated for January, will lead to minor adjustments to the General Plan draft and other necessary updates. Jake asked Legal Counsel, Gary Crane to provide insights into the annexation declaration process and discuss potential alignment with the General Plan update.

Gary stated during a discussion, Jake and Ty initiated a conversation with city staff, the mayor, and the council. They suggested exploring areas beyond the city's jurisdiction and evaluating the types of services that could be extended outside the current boundaries, as this had not been assessed for over 20 years. The discussion emphasized the importance of reviewing policies, which are expected to last for 20 years but require periodic examination. The primary objective was to encourage city development over county development.

Some counties, like Davis County, had implemented rezoning to control property development, illustrating a reluctance to accommodate septic tanks without proper sewer services. In contrast, cities aimed to expand their annexation policies to cover as much serviceable area as possible. The suggestion was made to incorporate an element into the general plan process that focuses on potential future additions to the city, aligning with an approved annexation policy declaration for Morgan City. Gary highly recommends amending the annexation policy and map in conjunction with the updated General plan adoption project.

Jake thanked Gary for his input and stated that the annexation policy and map will be on the next scheduled Planning Commission agenda for review. Jake turned the time over to Lisa Benson for the General Plan update changes.

Lisa expressed her appreciation of the time and effort invested in reviewing the draft plan and updates for the city. Your input has been valuable in shaping a vision for the future. The public engagement process, along with guiding principles, played a crucial role in refining various plan elements.

As of now, the city's population is below 5,000, projected to slightly exceed that number by 2040. A notable change from the previous draft is in the future land use map, particularly in the master plan community area, providing more flexibility. The downtown mixed-use area and highway commercial zone remain consistent.

In terms of residential areas, adjustments were made to define density more clearly. The proposed plan suggests two to three units per acre for low-density residential areas, differing from the previous 0 to five units per acre. Similarly, medium-density residential areas now range from 3 to 5 units per acre, as opposed to 6 to 15 units per acre in the previous plan.

The master plan community area emphasizes mixed-use diversity and increased density for a more walkable environment. The transportation section notes future roads and sidewalks, with a comprehensive study planned for potential new interchanges off the freeway.

	<p>In the housing chapter, minimal changes were made. The placemaking map aims to establish a distinctive identity for the city, highlighting key gateways. Transportation safety and connectivity concepts were updated based on the latest developments.</p> <p>Discussions on potential new freeway interchanges were part of the plan, with a focus on comprehensive studies for feasibility and safety considerations. While challenges exist, collaborative efforts with UDOT are ongoing to address traffic flow and potential new exits.</p> <p>The economic chapter saw minimal changes, focusing on clearer language. In the Environment and Community Services chapter, Parks and Recreation updates included finer details on smaller parks within a half-mile walking distance, with an emphasis on additional parks to meet the level of service goals. The level of service was raised to 4.5 acres per thousand residents, prompting the need for additional parkland by 2030 and 2040, strategically placed within designated areas. The Recreation Concept map illustrates the integration of future park sites with the proposed Trail Network and existing recreation sites. Concerns about gaps in walkable areas were addressed, considering the saturation of facilities in certain built-out zones, particularly around schools and the county fairgrounds. The role of schools in providing recreation spaces after school hours and on weekends was also acknowledged.</p> <p>Lisa concluded the update presentation stating the document is still in the draft form. Jake thanked Lisa for the presentation and the updates she accommodated from this last year's review by staff and the commission. Jake stated staff will work on the annexation policy and map which will then be added to the General Plan update along with any additional changes from the presented draft.</p>
<p>DISCUSSION</p>	<p>Nathan thanked Lisa and Jake for the work that had been accomplished in the document and opened discussion with commission.</p> <p>The commission then began discussing various topics for review. The conversation touched upon the city planning commission members and the need to consider updating their information. There were also observations about issues with images not displaying correctly in the document.</p> <p>As the discussion progressed, attention was drawn to inconsistencies in the description of growth and development pressure. It was suggested to modify the wording to reflect that the pressure is more local, specifically within Morgan Valley, as opposed to using the term "Regional." The intensity of development pressure was acknowledged, with a focus on the local context, and the idea that landowners are not currently eager to sell their properties. The need to align the description with the reality of the situation, considering both the external and internal pressures on development, was emphasized.</p> <p>During the discussion, there was a mention of intense pressure to develop further, specifically referring to growing pressure from both internal and external sources. The external pressure includes a legislative requirement for starter home zoning in all cities. A letter from the governor emphasized the need for compliance, indicating a significant external influence.</p> <p>There was also a review of maps, including observations on inaccuracies, such as a nonexistent stream along Morgan Valley Drive and a proposed annexation area with potential geological risks. The need for consistency in labeling sewer locations on maps was raised, with a suggestion to include a buffer around sewer areas.</p> <p>Regarding land use categories, there was a consideration of whether light industrial zones should be retained or shifted to master plan communities. The discussion explored the current uses in the light industrial areas, with a consensus that they were generally clean and low-impact. However, there was a suggestion to add the term "clean manufacturing" to the plan. There was</p>

also a question about whether light industrial should be included in the downtown mix use category.

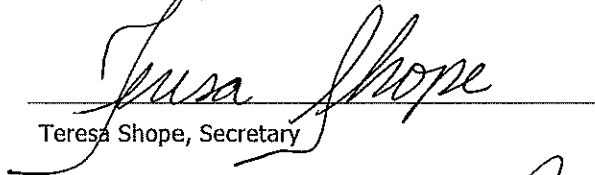
Concerns were raised about the verbiage in the plan, specifically in the light industrial tech flex category, which seemed to imply a complete shift away from industrial uses. The need for flexibility and consideration of potential future needs for light industrial spaces was discussed. There was agreement that the plan should not eliminate the possibility of light industrial development entirely.

In summary, the discussion covered various aspects of the current plan, including external pressures, map inaccuracies, and considerations for land use categories, particularly in the context of light industrial zones and their potential future development. The Planning Commission expressed a desire for flexibility in the plan to accommodate changing needs over time.

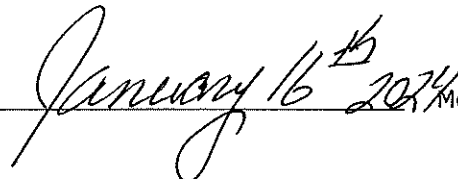
Jake Young suggested that members send the minor changes such as typing or verbiage corrections to staff instead of going through those changes at meeting. The February Planning Commission meeting will have the presentation of the draft annexation designation map amendment with the amendment reviewed and added to the General Plan Update.

ADJOURNMENT:

This meeting was adjourned at 9:15 pm.


Teresa Shope, Secretary

These minutes were approved at the

 Meeting.