

# Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session  
on March 19<sup>th</sup>, 2024, at 7 p.m.

## MINUTES

MARCH 19<sup>TH</sup>, 2024

7:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair, Nathan McClellan
MEMBERS	In-person: Erin Bott, Lance Prescott, Justin Rees, Ray Little. Electronically: Jay Ackett, Mark Francis.
EXCUSED	Wes Woods
CITY STAFF	In-person: City Planner, Jake Young; Planning Legal Counsel, Gary Crane; Mayor, Steve Gale; Electronically: City Council, David Alexander.
OTHERS PRESENT	Mike Higbee, Eric Hazen. Electronically: Chase Roberts.
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

### ITEM #1 HISTORICAL OVERLAY DESIGN REVIEW-SIGNAGE FOR HIGBEE HONEY LOCATED AT 119 NORTH COMMERCIAL STREET

DISCUSSION	<p>Chair, Nathan McClellan introduced the agenda item and turned the time over to Planner, Jake Young to give the overview and staff report.</p> <p>Jake Young stated, during the review session, the location of the property situated on Commercial Street within the Historic Overlay Zone was discussed. Due to its placement in this designated zone, it necessitated compliance with specific ordinances regarding signage, unlike those subject to standard staff review and permits. The application presented by the applicant delineated the property's precise location, emphasizing its adjacency to a vacant lot and the main road, 125 North. Visual aids were employed to illustrate the current appearance of the building, characterized by a wooden facade adjacent to Morgan Mercantile, along with a proposed sign design comprising three components: a front sign, a projecting sign, commonly known as a blade sign, and an additional sign affixed to the building's side. Clarification was sought regarding the lighting arrangement for the proposed signage, confirming illumination from both above and behind. The discussion also touched upon the adherence to regulations concerning signage dimensions, height, and materials, ensuring compliance with stipulated requirements. Jake Young concluded that the proposed signage meets the intent and requirements layout in the Historical Overlay Guidelines.</p>
------------	--

	<p>Chair, McClellan invited the applicant to address the Commission. Mike Higbee of Higbee Honey stated the store will primarily sell the honey he produces from our own Morgan Valley Wildflower and continued explaining the uniqueness and benefits from locally produced honey. Mr. Higbee also indicated the store would house some other locally produced products as well as local artists who create pottery, handmade mugs, etc. All honey related.</p> <p>Ray Little asked if the picture presented was an accurate portrayal of the colors and design element. Mr. Higbee stated that the submittal was pretty accurate. Ray questioned the sign on the side of the building as the background of a wood type finish is not correct. The side is metal siding and Mr. Little also asked on the side sign, is it an attached metal with vinyl sign or just vinyl peel directly on the siding. The applicant indicated the side sign will be a metal sign with vinyl. The commission discussed the vacant lot next to the building which will be housing the signage application. That the side sign would need to be removed when the new building is built. The applicant stated that the owner of the current and future building is the same and that he was made aware of the possibility the sign would come down with the new building. The commission continued by discussing the lighting to be backlit and the single lettering to the required height of 10 feet or higher above a sidewalk.</p>
<b>MOTION</b>	<p>Justin Rees moved to approve the Historical Overlay sign design for Higbee Honey located at 119 Commercial Street as presented and that the sign lettering signage is 10 feet or higher than the sidewalk.</p> <p>Second: Erin Bott</p> <p>Unanimous</p>

## **ITEM #2                    HISTORICAL OVERLAY DESIGN REVIEW-SIGNAGE FOR MORGAN GRACE FELLOWSHIP LOCATED AT 101 COMMERCIAL STREET**

<b>DISCUSSION</b>	<p>Chair, Nathan McClellan introduced the second agenda item being that of another sign review in the Historical Overlay Zone and turned the time over to Planner, Jake Young to give the overview and staff report.</p> <p>Jake stated that the applicant would like to have two signs at 101 Commercial Street. Jake displayed the application and the proposed signage. The sign colors are black and white with a simple design. The sign would have graphics over metal plating as do so many of the signs on Commercial. The flush mount sign does not meet the height requirement of a minimum of 10 feet above sidewalk for safety concerns as per code. Jake indicated that he had discussed the requirement with the applicant prior to meeting and the applicant still wanted to pursue the blade sign portion knowing the flush mounted sign did not meet code. Mr. Roberts apologized for missing the height requirement prior to his submittal. The Commission along with the applicant Chase Roberts talked about the blade sign and where that would be located on the building as the location was questioned. The applicant indicated the sign would be on the vertical white wood trim between building 101 and 103. The height can be adjusted to meet the 10-foot minimum.</p> <p>The Commission discussed the challenges for businesses that lease from 101/103 Commercial Street with limited sign area. The Commission would like to see the owner have an option for the businesses.</p>
<b>MOTION</b>	<p>Ray Little moved to approval the application for Historical Overlay design signage for Morgan Grace Fellowship located at 101 Commercial Street for the blade sign only. That the flush mounted sign be denied due to the noncompliance of height requirement.</p> <p>Second: Justin Rees</p> <p>Unanimous</p>

**ITEM #3****PRESENTATION-MIXED RESIDENTIAL OVERLAY ZONE PROJECT  
APPROXIMATELY 690 EAST 100 SOUTH-UTAH LAND COMPANY****PRESENTATION**

Chair Nathan McClellan indicated the commission would spend the balance of the time on a presentation regarding a development relating to the city's new Mixed Residential Overlay Zone. Nathan turned the time over to Jake Young for a short background and introduction of the presenter representative from Utah Lands Company.

Jake Young stated the 21-acre property is located approximately 690 East 100 South with a current zoning designation of R-1-12 and Rural Residential (RR). The Rural Residential underlying zoning designation would need to be rezoned to accommodate the MRO. Jake presented the submitted concept plan stating that the applicant had been working with staff on several plans and the concept before the commission is the result. The purpose for tonight's presentation is to have a conversation with the Planning Commission and talk about the project with comments. Jake pointed out that there is one large common or park area with a smaller area by the hillside, that the multi-family housing is located in the middle by the park with the smaller lots and homes abutting Red Rock Subdivision. Traditional housing is located by the hillside. The housing combination meets the intent of the Mixed Residential Overlay (MRO). Jake turned the time over to Eric Hazen, Utah Land Company representative for his presentation.

Eric introduced himself, indicating the company had been a joint owner of the parcel with the Porter family for quite some time and the Porter's indicated they were ready to sell their portion and we were ready to develop. The events worked out to coincide with the city's adoption of the MRO and tonight Mr. Hazen wants to be proactive by coming and addressing the project with commissions comments prior to a formal submittal.

Eric stated the design approach with the single-family homes abutting the Red Rock Subdivision gives a good buffer to the multi-family housing. The group did have to redesign to include the required alley way entrance for the townhomes to enhance curb appeal and then the project would conclude with traditional housing at the foot of the hillside. Mr. Hazen indicated that Jake Young did a good job introducing the project and was open for comments. Eric stated that his group is really looking for comments and suggestions from the Commission prior to a formal submittal.

Justin asked for a clarification of the City boundaries which showed that there is another parcel prior to the city boundaries. Justin also asked for clarification on the ingress and egress of the subdivision to ensure more than one entrance. The submitted plans show one to 100 South with another entrance from the existing Red Rock Subdivision and two entrances to the future develop. As per standards and code, the proposed ingress and egress is sufficient. The conversation led to the new realignment of 100 South by the city. Lance Prescott, City Road Supervisor gave a brief explanation of the realignment, and that the city has been working with Mr. Hazen team on incorporating that alignment in the subdivision design. Justin asked the total amount of units for the project with the developer indicating 87 units.

The commission discussed the design elevations, garages, open requirements, etc. which staff along with the developer stated the concept before the commission currently is just the layout. At formal submittal, the requirements of the MRO will be met. Nathan McClellan asked planner, Jake Young regarding the design layout, is this concept meeting the intent of the MRO. Jake went into some explanations and after those, he stated the concept does need work but meets the intent of the MRO. Ray Little asked if there would be an HOA. Jake

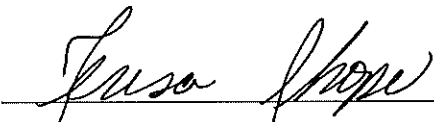
indicated with any common area; an HOA would be required as well as the MRO requires an HOA. The commission talked about options for the hillside as a trailhead or walking path.

The discussion moved to the General Plan and Erin Bott brought up a good point from the plan. Mrs. Bott stated she has two concerns. That the General Plan calls for density in the city center and as development moves to the outskirts of the limits, the density would become more rural. The proposed project is adding density right up against the city limits. Clarification was made that there is one other parcel between the development and the city limits. Erins second concern is the 100 South and the added traffic. Traveling westbound on 100 South houses a major school student crossing which already has safety concerns with unapproved parent pick-up and drop off. Also, 100 South is fed by State Street but to the east, the road turns to county and is basically a one-way dilapidated road. 87 units with two cars and two trips a day will add a significant amount of traffic westbound to State Street. Jake Young stated that both are valid concerns and should be discussed in the formal submittal. Lance Prescott commented from a City Road Supervisor aspect stating the city has safety concerns for the students as well. Development is going to occur in this area and at a future transportation meeting with the school, the city intends to discuss a new location for student drop-off/pick-up on school property to the east of the elementary school.

At the conclusion of the discussion, the consensus for an MRO development was mixed with more interested in the pursuance of a formal submittal than not. No vote was taken as this is a presentation only and not a formal submittal.

#### **ADJOURNMENT:**

This meeting was adjourned at 9:00 pm.

  
Teresa Shope, Secretary

These minutes were approved at the April 16<sup>th</sup> 2024 Meeting.