

# Planning Commission Meeting

**Minutes of Morgan City Planning Commission GENERAL meeting held in open public session  
on February 20<sup>th</sup>, 2024, at 7 p.m.**

## MINUTES

FEBRUARY 20<sup>TH</sup>, 2024 7:00 PM

MORGAN CITY COUNCIL ROOM

<b>MEETING CALLED BY</b>	Vice Chair, Wes Woods
<b>MEMBERS</b>	In-person: Mark Francis, Erin Bott, Ray Little. Electronically: Jay Ackett.
<b>EXCUSED</b>	Nathan McClellan, Lance Prescott and Justin Rees.
<b>CITY STAFF</b>	In-person: City Planner, Jake Young; Planning Legal Counsel, Gary Crane; Mayor, Steve Gale; City Council, Eric Turner; City Council, David Alexander; City Manager, Ty Bailey.
<b>OTHERS PRESENT</b>	Ryan Nye, Cody Nye, Howard Brinkerhoff, Linda Gale, Clint Christensen, Dustin Cornelius, Carl Harding, Lane Turner, Bruce Clark, Ethan Clark, Rick London, BreeAnn Johnson, Diana Foreman, Kristine Sommers, Dave Larsen, Wayne Fry, Jeanne Fry, Lisa Benson.
<b>INTRODUCTION</b>	Vice Chair, Wes Woods welcomed those in attendance. Mr. Woods 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 PLAN UPDATE OPEN HOUSE 6:00pm**

### **PRESENTATION: 6:30 pm**

Vice Chair, Wes Woods opened the General Plan Update open house and presentation and turned the time over to City Planner Jake Young.

Jake thanked those that came to the open house and showed appreciation for the input and involvement in the process of adopting the General Plan update. Jake stated the process has been ongoing for more than two years with the Planning Commission each month going chapter by chapter reviewing and examining everything with input and thought. Mr. Young informed the group to keep in mind that a General Plan is typically a 20-year plan. The Planning Commission has given the green light to hold an open house and public hearing which is before the citizens tonight. Jake stated that Landmark Design was awarded the bid of the General Plan update and Lisa Bensen from that group gave the presentation.

Lisa Bensen thanked all for the opportunity to be here tonight. Lisa started the presentation stating she would like to provide a high-level overview of the general plan. As Jake mentioned, the general plan was intended to establish and communicate the community's vision, balancing current needs with anticipated future needs. We aimed to ensure that the community develops in line with the desired vision and takes advantage of opportunities while addressing potential changes.

Throughout the process, there were several opportunities for community involvement, including working with an advisory committee, conducting a community survey, hosting focus group interviews, utilizing online engagement tools, and holding public hearings like tonight's open house. From these engagements, along with input from staff, a series of guiding principles were developed to provide an overview and framework for the general plan.

Some key principles include preserving the community's character, maintaining agricultural identity, promoting smart growth principles in development, improving transportation connectivity and safety, enhancing housing options while preserving open

space, fostering economic development to serve local residents and tourism, and protecting the environment and natural resources.

Looking ahead to 2040, population projections suggest significant growth, potentially doubling from the current 4,000 residents. The future land use map reflects this vision, outlining areas for residential, commercial, conservation, industrial, and mixed-use development. Efforts are also underway to create comprehensive plans for specific areas, such as the downtown mixed-use zone and river-oriented commercial and recreation areas.

The plan emphasizes the importance of infrastructure readiness for development, including transportation networks, utilities, and services. Additionally, it addresses economic development strategies to attract businesses and retain local spending within the community.

Environmental considerations, hazard assessments, and strategies for community services are also incorporated into the plan. It outlines recommendations for preserving agricultural land, addressing housing needs, and promoting economic growth while maintaining the community's quality of life.

Regarding recreation and parks, the plan identifies the need for additional parkland to accommodate future population growth. Strategies include acquiring land through purchase or master-planned developments and partnering with the county and school district to address space constraints.

In summary, the general plan serves as a comprehensive guide for future growth and development, balancing the community's vision with practical considerations and opportunities for sustainable progress. Lisa thanked those in attendance.

## **GENERAL SESSION 7:00pm**

### **MINUTES January 16<sup>th</sup>, 2024, PLANNING COMMISSION MEETING**

<b>DISCUSSION</b>	No discussion on the minutes.
<b>MOTION</b>	Mark Francis moved to approve the Planning Commission minutes for January 16 <sup>th</sup> , 2024, as presented. Second: Erin Bott Unanimous

### **ITEM #1 PUBLIC HEARING-GENERAL PLAN UPDATE ITEM #2 PUBLIC HEARING-ANNEXATION DECLARATION MAP AND ORDINANCE AMENDMENT**

<b>ITEM #1 AND #2 INTRODUCTION</b>	Vice Chair, Wes Woods along with Planner Jake Young indicated the agenda items are related and are grouped into two projects. Hence, an introduction to item one; Public Hearing-General Plan Update and item two; Public Hearing-Annexation Declaration Map and Ordinance
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	<p>Amendment were introduced at the same time along with the opening and closing of item one and two Public Hearings.</p> <p>The Commission along with the public had just participated in an open house as well as a presentation of the General Plan Update and Annexation Declaration map amendment prior to the General Session of the Planning Commission. Vice Chair, Wes Woods turned the time over to Jake Young for an introduction.</p> <p>Jake Young began with a brief screen share, followed by an overview of the annexation process. Given a recent presentation on the general plan, further discussion on the topic was deemed unnecessary. The presentation proceeded to explain the annexation policy within the framework of the general plan.</p> <p>Regarding the general plan, the city undertook a comprehensive review of its annexation area in tandem with the overarching project. Despite possessing an annexation map for over two decades, only one annexation occurred during that period. This prompted a reassessment of potential annexation areas over the next two decades. Annexation into the city necessitates contiguity with existing boundaries, as depicted on the annexation policy map. The proposed annexation areas were delineated, encompassing large properties, split parcels, and areas of strategic value, such as water source protection zones. Notably, the annexation process is voluntary, initiated by landowners rather than the city.</p> <p>Furthermore, the presentation highlighted the city's annexation policy plan, citing population growth and factors driving it, such as quality of life, commuting proximity, and economic stability. Criteria for annexation adherence to state codes and city ordinances, utility access, service provision, and tax base implications were discussed. The annexation policy plan remains subject to amendment, aligning with a long-term outlook.</p> <p>Following the presentation, questions by Commission members were entertained before proceeding with the mandated public hearing as required by Utah code for amending the general plan and annexation declaration plan.</p> <p>The Commission members had no comment at this time. Vice Chair Wes Woods addressed the public asking to please present themselves using the microphones by stating their name, keep comments to three minutes and to not repeat comments already presented. After the public comments, the commission will close the public hearing and the commission will then go into a discussion and motion.</p>
<b>OPEN PUBLIC HEARING</b>	<p>Erin Bott moved to open the General Plan Update and the Annexation Declaration Map and Ordinance Amendment Public Hearing.</p> <p>Second: Mark Francis</p> <p>Unanimous</p>
<b>PUBLIC COMMENTS</b>	<p>Carl Harding-Concerns with traffic as the city already has a problem. Mr. Harding is curious to know if there have been any traffic studies done and, as Morgan Grows, how is the city preparing for the increased traffic load.</p> <p>Breanne Johnson-How do we change the low-density housing away from two to three houses per acre. Generations have lived here, and low-density housing should be 1 acre per house. High density housing and our way of life has changed drastically and it's not somewhere I want to continue to raise my kids. Breanne gave examples of Mapleton.</p> <p>Mrs. Johnson asked for Jake Young to comment. Jake explained that the public hearing was the time for citizens to make comments, then the hearing is closed which at that time, staff along with the commission will have a discussion. Mr. Young reiterated that himself along</p>

	<p>with the commission members are taking notes of public comments for discussion but are not make comments during the public hearing period.</p> <p>Howard Brinkerhoff-Congratulated the city for being farsighted enough to forward and put energy into developing a plan. He would like to see a community garden adopted.</p> <p>Ethan Clark-Wants the city to remember agriculture in plan making. Those farms are where food comes from and Utah in general has been suffering. Eathan continued by discussing the importance of farming and with more housing, more consumption, more need for food.</p> <p>Bruce Clark-Commented on the freeway and the railroad tracks as being loud and noisy. The general plan calls for housing where the dairy farm is located which is right by both the freeway and railroad tracks. Mr. Clark believes there is a better place for housing density and should not be where the dairy is located.</p> <p>Steve Gale-Commented that he would rather be prepared if a landowner decides to sell that there is a plan in place and not where a developer wants.</p> <p>Wayne Fry-Stated he agrees with Carl Harding that the transportation be addressed now instead of later.</p>
<b>CLOSE PUBLIC HEARING</b>	<p>Erin Bott moved to close the General Plan Update and the Annexation Declaration Map and Ordinance Amendment Public Hearing.</p> <p>Second: Ray Little</p> <p>Unanimous</p>

## ITEM #1 PUBLIC HEARING-GENERAL PLAN UPDATE

<b>DISCUSSION</b>	<p>Jake Young Indicated to the Vice Chair, that he had made some notes during the public hearing. Jake would like to respond to some of these comments and then the planning commission could jump in to elaborate and share their thoughts. The commission agreed.</p> <p>Jake started the discussion on transportation referring to the transportation map. It was acknowledged that transportation poses a significant challenge, notably due to the singular freeway exit into town and limited street connectivity in areas, particularly in the southwest and west. The plan outlines proposed future road connections, depicted by dotted lines, aimed at facilitating potential development. Additionally, the necessity for additional bridges over the freeway and Weber River to enhance connectivity was emphasized.</p> <p>Currently, the city is engaged in additional planning initiatives focused on trails, sidewalks, and active transportation infrastructure to promote pedestrian and bicycle mobility within the community. Efforts have also been made to secure funding from the Utah Department of Transportation (UDOT) for comprehensive transportation master planning citywide. While promised funding from UDOT did not materialize last year, the city remains optimistic about future grant opportunities to conduct a more detailed transportation study in the coming years.</p> <p>The importance of increasing street connections, particularly as new subdivisions are developed, was underscored by engineering, the Planning Commission, and city staff. Several instances were cited where engineering feedback prompted revisions to subdivision plans to incorporate additional intersections. The overarching aim is to enhance traffic dispersion and accessibility across the city, leveraging the existing infrastructure such as bridges to Commercial Street and 700 East.</p> <p>A notable success in addressing transportation challenges was highlighted through the recent expansion of Young Street and the construction of a new bridge. This infrastructure improvement</p>
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	<p>has notably alleviated traffic congestion, particularly during peak hours, by providing an alternate route for commuters traveling from Mount Green. Such initiatives represent ongoing efforts to mitigate traffic congestion and enhance transportation efficiency within the community.</p> <p>There was a mention of the desire for increased density and larger lot sizes, particularly one-acre lots. It was noted that within the city, there exists a range of lot sizes, with larger lots located on the perimeter and smaller ones towards the center. The intention is to offer variety and options, ensuring affordability across different budgets. This includes options like townhomes or apartments closer to the center, or larger lots on the outskirts for those desiring more space.</p> <p>Regarding the feasibility of maintaining one-acre lots exclusively, it was acknowledged that this would require significant investment as development costs are high. For instance, recent estimates for developing a subdivision in Weber County amounted to approximately \$70,000 per lot, excluding the land cost. The discussion underscored the importance of accommodating various lot sizes to enhance affordability, leveraging economies of scale where possible.</p> <p>Furthermore, it was emphasized that while future land use plans provide a framework, detailed zoning regulations dictate specific outcomes. Input from the agricultural community highlighted the significance of private property rights and the preservation of open spaces. Balancing these concerns necessitates a collaborative approach, with community feedback informing decisions on funding mechanisms and priority properties.</p> <p>Jake also addressed agricultural preservation, acknowledging its importance for future food security. Efforts were made to delineate development focus between urban and rural areas, aiming to concentrate growth within the city while preserving farmland in the county. Various strategies, such as transfer development rights, were discussed as means to achieve this balance, with examples cited from neighboring municipalities.</p> <p>As for community gardens, Jake feels there is a lot of opportunity for that especially in the small development pockets to prompt community unity. Jake concluded with good planning, the city grows out from the core and does not leapfrog development. Jake hit most of the items and asked the commission for comments.</p> <p>Ray Little expressed his appreciation for those folks who are farmers that are actively putting together rules, regulations, and protocol for cities to follow. There is a need for farming in any community and Mr. Little discussed some of the long-time family farms in Morgan. Ray would love to see these family farms continue and yet there will be a generation that chooses not to continue and that is where a well thought out future plan is beneficial. The city is not changing the use, it is when the use chooses to change, the general plan is there as a guideline.</p> <p>The Commission appreciated the public comments. The commission discussed and explained the in-depth conversations, discussions, changes, details and thoroughness of the last couple of years of reviewing the proposed General Plan Update through countless meetings to come up with a future plan that would accommodate growth and balance the rural aspect that so many of the residents including commission members want to protect. Staff commended the commission for their due diligence and appreciated the detailed review of the plan.</p>
<b>MOTION</b>	<p>Ray Little moved to recommend adoption of the General Plan Update to the City Council for consideration.  Second: Mark Francis  Unanimous</p>

**ITEM #2 PUBLIC HEARING-ANNEXATION DECLARATION MAP AND ORDINANCE AMENDMENT**

<b>DISCUSSION</b>	Minor discussion on the Annexation Declaration map and Ordinance Amendment.
<b>MOTION</b>	Ray Little moved to recommend the amendment to the Annexation Declaration Map and Ordinance to the City Council for consideration. Second: Erin Bott Unanimous

**ITEM #3 PUBLIC HEARING-MIXED RESIDENTIAL OVERLAY ORDINANCE TITLE 10, CHAPTER 15 AMENDMENT**  
**ITEM #4 PUBLIC HEARING-REZONE FROM CENTRAL COMMERCIAL (CC) TO GENERAL COMMERCIAL (CG) PARCEL #00-00056-1256 LOCATED APPROX. 300 NORTH 300 EAST, MORGAN, UT 84050**  
**ITEM #5 PUBLIC HEARING-MIXED RESIDENTIAL OVERLAY ZONE ON PARCEL #00-0056-1256 AND PARCEL #00-0004-9278 LOCATED APPROXIMATELY 300 NORTH 300 EAST, MORGAN, UT 84050**

<b>ITEM #3,4,5 INTRODUCTION</b>	<p>As mentioned before, items three, four and five are related to the same project. Jake Young will introduce the items together as well as the Commission will open the public hearing for items three, four and five together. Vice Chair Wes Woods turned the time over to Jake Young for the introduction.</p> <p>Jake Young commenced with an overview of items three, four, and five, highlighting their interconnection. The proposed development (item five) necessitates a rezoning of one property. Additionally, adjustments to the ordinance are proposed to facilitate this development. Notably, while items three and four are linked to item five, they can also proceed independently. The presentation then shifted to the specifics of the proposed development, situated on approximately 4.12 acres east of State Street. Currently, the land is designated for agricultural use. The applicant's proposal entails rezoning the parcel from commercial to General Commercial, with an overlay for mixed residential use. This would allow for a combination of townhomes and single-family homes, alongside designated open spaces. The mixed residential overlay mandates 15% of land as usable open space. Further, architectural and landscaping details were discussed, emphasizing adherence to water-wise practices and architectural variety. The introduction concluded with considerations regarding the connection of the development to adjacent roadways and its placement within a sensitive lands ordinance area, with provisions for potential flood mitigation measures as well as an HOA and development agreement.</p>
<b>OPEN PUBLIC HEARING</b>	<p>Erin Bott opened the public hearing of Mixed Residential Overlay Ordinance Title 10, Chapter 15 text amendment, rezone from Commercial Central (CC) to Commercial General (CG) parcel #00-0056-1256 and Mixed Residential Overlay Zone on parcel #00-0056-1256 and parcel #00-0004-9278 located approximately 300 North 300 East, Morgan, UT 84050 Second: Mark Francis Unanimous</p>
<b>PUBLIC COMMENTS</b>	<p>Howard Brinkerhoff stated he abuts the project and likes the configuration of the housing. He is concerned with wildlife, specifically the deer herd that graze in the field and wants to make sure the open ditch is considered.</p> <p>No other public comments.</p>

<b>CLOSE PUBLIC HEARING</b>	<p>Ray Little closed the public hearing of Mixed Residential Overlay Ordinance Title 10, Chapter 15 text amendment, rezone from Commercial Central (CC) to Commercial General (CG) parcel #00-0056-1256 and Mixed Residential Overlay Zone on parcel #00-0056-1256 and parcel #00-0004-9278 located approximately 300 North 300 East, Morgan, UT 84050</p> <p>Second: Mark Francis</p> <p>Unanimous</p>
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**ITEM #3 PUBLIC HEARING-MIXED RESIDENTIAL OVERLAY ORDINANCE TITLE 10, CHAPTER 15 TEXT AMENDMENT**

<b>DISCUSSION</b>	<p>Jake Young stated that the Mixed Residential Overlay (MRO) is new and the project in front of the Commission tonight is the first application request of an MRO, we have found some language in the code that prohibits a good design. The item before the commission discusses the usable open division with the amendment to increase the areas of division and also to clarify the HOA language.</p> <p>The Commission had no comment.</p>
<b>MOTION</b>	<p>Ray Little moved to recommend amending Mixed Residential Overlay Ordinance Title 10, Chapter 15 as presented to the City Council for consideration.</p> <p>Second: Erin Bott</p> <p>Unanimous</p>

**ITEM #4 PUBLIC HEARING-REZONE FROM COMMERCIAL CENTRAL (CC) TO COMMERCIAL GENERAL (GC) PARCEL #00-0056-1256**

<b>DISCUSSION</b>	<p>Jake Young discussed that the underlining zone for an MRO project can be housed in residential zones as well as General Commercial zoning. The applicant has a requirement to install a detention pond for storm water. Parcel #00-0056-1256 would house the pond and is currently zoned Commercial Central. Hence, the need to rezone the parcel to be part of the MRO project.</p> <p>The Commission had not comment.</p>
<b>MOTION</b>	<p>Ray Little moved to recommend rezone from Commercial Central (CC) to Commercial General (GC) parcel #00-0056-1256 to the City Council for consideration.</p> <p>Second: Mark Francis</p> <p>Unanimous</p>

**ITEM #5 PUBLIC HEARING-MIXED RESIDENTIAL OVERLAY ZONE ON PARCEL #00-0056-1256 AND PARCEL #00-0004-9278 LOCATED APPROXIMATELY 300 NORTH 300 EAST, MORGAN UT**

<b>DISCUSSION</b>	<p>Ryan Nye stated a lot of thought was put into the project. Ryan Nye indicated the purpose of the proposal is to create a place for long time residence children to have a place to live as well as his employees that are on an entry level income that both groups can afford to live in Morgan Valley as they cannot afford traditional housing. Mr. Nye stated that the density is not to just make money but to have housing options that the upcoming generation can afford. Besides development is not cheap, costs are high and is expensive to install.</p> <p>Erin Bott stated that the project looks great, and her only concern is the lack of architectural variety in the town homes, and she is assuming that will be resolved with staff as the project proceeds. The commission discussed the project and included admiration for the developer and his patience as the commission created a new development tool in the MRO.</p>
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<b>MOTION</b>	Mark Francis moved to recommend Mixed Residential Overlay Zone on Parcel #00-0056-1256 and Parcel #00-0004-9278 located approximately 300 North 300 East, Morgan Ut to the City Council for consideration. Second: Jay Ackett No discussion on the motion. Unanimous
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**ADJOURNMENT:**

This meeting was adjourned at 9:15 pm.

  
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Teresa Shope, Secretary

These minutes were approved at the April 16, 2024 Meeting.