



PLANNING COMMISSION AGENDA

Thursday, May 9, 2024

Morgan County Commission Room

6:30 pm

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Commission Chambers; 48 West Young St., Morgan, Utah. The agenda is as follows:

1. Call to order – prayer.
2. Pledge of Allegiance
3. Approval of agenda
4. Declaration of conflicts of interest
5. Public comment

Administrative

6. **Public Meeting/Discussion/Decision – Bright Start Preschool CUP – A request for approval of a conditional use permit (CUP) that is necessary for the approval of a Class III Home Occupation, identified by parcel number 00-0055-6892 and serial number 01-LJ1-0001, and is approximately located at 1090 W Island Rd in unincorporated Morgan County.**
7. **Public Meeting/Discussion/Decision – Rhonda's Fresh Produce & Diamond D Beef Agribusiness CUP – A request for approval of a conditional use permit (CUP) that is necessary for the approval of a Class III Home Occupation, identified by parcel number 00-0001-6145 and serial number 01-004-234, and is approximately located at 2245 N Morgan Valley Dr near Peterson**
8. **Public Meeting/Discussion/Decision – TTD Customs Business CUP – A request for approval of a conditional use permit (CUP) that is necessary for the approval of a commercial business type for a property identified by parcel number 00-0005-3841 and serial number 03-005-103-01 and is approximately located at 6343 N Cottonwood Canyon Rd in Mountain Green.**
9. **Public Meeting/Discussion/Decision – B.E.E. Well With Jill CUP – A request for approval of a conditional use permit (C3) required for a Class III Home Occupation for Group Child Activities, identified by parcel number 00-0058-7822 and serial number 01-WAL1-0001, and is approximately located at 2725 S Morgan Valley Dr near Porterville. **** Staff is requesting for this item to be continued to the Planning Commission Meeting on May 23, 2024 ******
- 10.. **Public Meeting/Discussion/Decision – Gee Plat Amendment – Request for approval of the Amended Monte Verde Subdivision No. 1 plat amendment for a consolidation of a parcel into lot 21 within the Monte Verde Subdivision, which is identified as parcel numbers 00-0003-4460 & 00-0003-7257 and serial numbers 03-005-064-09 & 03-MV1-0021 and is approximately located at 6102 W. Valley View Rd in Mountain Green.**

11. **Public Meeting/Discussion/Decision – Rindlesbach Plat Amendment – Request for approval of the Rindlesbach Minor Subdivision Amendment Plat No. 4, a plat amendment to subdivide lot 2A of the Rindlesbach Minor Subdivision, Amended Plat No. 2, with a portion of lot 3, Elquist Estates, Amendment Plat No. 1, which is identified as parcel number 00-0088-1026 and serial numbers 01-RINDLA-0002-A3, and is approximately located at 1340 N Morgan Valley Dr in Milton.**

Legislative

- 12.. **Public Hearing/Discussion/Decision – Brown Rezone – Request to rezone property zoned Rural Residential 5-Acre Minimum (RR-5) to Rural Residential 1-Acre Minimum (RR-1), and reflect that change on the Future Land Use Map from a split-designation of Ranch Residential 5 and Rural Residential 1 to Rural Residential 1 completely. The property is identified by parcel number 00-0077-5927 and serial number 01-SURLA-0001 and is located at 790 W Young St near Milton.**
13. **Public Hearing/Discussion/Decision – Sign Code Text Amendment – Request for approval of a text amendment to modify Morgan County Code (MCC) § 155.008 Definitions & 155.368 Signs. **** Staff is requesting for this item to be continued to the Planning Commission Meeting on May 23, 2024 ******
14. **Public Hearing/Discussion/Decision – Planning Commission Text Amendment Revisions – The County Commission of Morgan County requests a text amendment to revise § 155.028 Planning Commission. The County is interested in potential revisions to the text following the adoption of CO-24-07 Planning Commission Text Amendment by the County Commission on March 19, 2024.**
15. **Public Hearing For Public Input – Stoddard Area Plan Discussion – Request for a Public Hearing to gather valuable feedback from the community on an early draft version of the updated Stoddard Area Plan. Please note, this meeting is solely intended for the purpose of collecting input, and no final decisions will be made, nor will any new version of the updated area plan be adopted during this session. **** Staff is requesting for this item to be continued to the Planning Commission Meeting on May 23, 2024 ******
15. Business/Staff Questions
16. Approval of April 25, 2024, Planning Commission minutes
17. Adjourn