AGENDA

MORGAN CITY PLANNING COMMISSION MEETING January 21st, 2025, Work Session 6pm, General Session 7pm, Morgan, Utah

The Planning Commission meeting will be held in-person on Tuesday, January 21st, 2025, at 7:00pm in the City Council room located at 90 W. Young Street with a Work Session at 6pm.

The public meeting will be live streamed on YouTube and a recording available on morgancityut.org.

6:00 p.m. **PLANNING COMMISSION WORK SESSION MEETING**

Training-Open and public meetings act, role of the Planning Commission.

Agenda item discussion.

7:00 p.m. **PLANNING COMMISSION GENERAL SESSION MEETING**

MINUTES APPROVAL: December 17th, 2024.

AGENDA ITEMS

ITEM #1 Public Hearing-Title 10 Sections 10.14 and 10.16 implementation of mixed-use, residential, setbacks, heights, etc. in the Central Commercial Zoning designation.

Posted this 7th day of January 2025

Teresa Shope, Planning & Zoning Secretary

MORGAN CITY
EST. 1868

NOTICE OF PUBLIC HEARING

BY THE PLANNING COMMISSION OF MORGAN, CITY

Morgan City will hold a public hearing on **Tuesday, January 21, 2025**, **at 7:00pm**. to consider proposed changes to the **Central Commercial Zone (C-C)**. The hearing will provide an opportunity for the public to learn about and provide input on potential updates to the City's zoning regulations. Morgan City Office is located at 90 West Young Street.

Purpose of the Hearing
The Planning Commission will review and consider updates that may include:

- Allowing **mixed-use buildings** with commercial uses on the main floor and residential units on the upper floors.
- Permitting **residential buildings** located behind mixed-use buildings.
- Implement shared parking provisions for residential and commercial use.
- Establishing guidelines for **building step-backs and heights**.
- Considering **material requirements** and **setbacks** for new developments.

The proposed changes may involve **Title 10** of the City Code, including but not limited to **Sections 10.14 and 10.16**.

Public Participation
The public is encouraged to attend, learn about the proposed changes, and provide input. The Planning Commission's role is to evaluate the proposals and make a recommendation to the Morgan City Council.

MORGAN CITY CORPORATION

Teresa Shope, City Planning Department
Date this 8th day of January 2025

Planning Commission Meeting

Minutes of Morgan City Planning Commission WORK and GENERAL meeting held in open public session on December 17th, 2024, at 6 p.m.

MINUTES DECEMBER 17TH, 2024 6:00 PM MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair, Nathan McClellan.
MEMBERS	In-person: Mark Francis, Ray Little, Erin Bott, Justin Rees. Electronically: Jay Ackett.
EXCUSED	Wes Woods.
CITY STAFF	In-person: City Planner, Jake Young. Electronically: City Council, David Alexander; Planning Legal Counsel, Gary Crane.
OTHERS PRESENT	In-person: Geoff Grayson Electronically: Jay Bingham
INTRODUCTION	Nathan McClellan welcomed all in attendance.

WORK SESSION 6:00pm

Discussion regarding CC-Central Commercial Zoning by implementing mixed-use and incorporating housing, height restrictions, parking, etc.-Chair, Nathan McClellan turned the time over to planner, Jake Young to present and discuss the Central Commercial zoning to transition into the intent of the General Plan as well as current survey results. Jake started the work session by presenting results from the last survey of the Parks, Trails and Downtown Master Plan project in regards to the Central Commercial zoning designation. The results indicated that citizens would like mixed housing with commercial uses and a walkable downtown. Jake stated that developers have approached the city with projects of mixed use accompanied by multi-family housing that would meet the new general plan and citizens preference, and yet the current code does not support that type of project. Jake along with the commission discussed mixed-use, housing, parking requirements, setbacks, etc. At the conclusion of the presentation and discussion, staff was directed to draft amendments to the Central Commercial zoning designation.

GENERAL SESSION 7:00pm

MINUTES PLANNING COMMISSION MEETING November 19th, 2024.

DISCUSSION	No discussion on the minutes.
MOTION	Mark Francis moved to approve the minutes of November 19th, 2024, as presented. Second: Justin Rees Unanimous

ITEM #1 DISCUSSION/MOTION-HISTORIC GUIDELINE REVIEW OF SIGNAGE FOR DEB'S SPICE PIE. LOCATED AT 113 COMMERCIAL STREET.

DISCUSSION	Nathan turned the time over to Jake Young for a review of the staffing notes and recommendation regarding the application of signage for Deb's Spicy Pie at 113 Commercial Street. Jake stated that the applicant would like to create a replica sign of the original signage for the café and that the applicant had submitted an historic picture of said sign. The building and sign are located in the Historical Overlay Zone and requires review and approval by the Planning Commission. Jake indicated that the sign company had not put a height from the sidewalk on the application and that the item of height had been addressed via email. The sign design application meets the sign ordinance and Historical Overlay requirements; however, the lighting needs to be discussed. The Historical Overly Ordinance states: The light for a sign shall be an indirect source. Internal illumination of a sign is not allowed. Jake stated the sign design does have internal lighting; however, the Planning Commission has approved two applications in the last couple of years with internal lighting, one to reduce light glare on an adjacent residential use and one to conform to a historical sign. Jake recommended approval as submitted and that the commission look at amending the code regarding lighting restrictions as this is the second historical replica, both with internal illumination. The commission along with staff questioned why that language was put in the code and Jake stated he was not aware but speculated that at the time the code was written, the quality of back lighting could have been undesirable. The commission discussed that the code allows for neon lighting which is a form of internal lighting. At the conclusion of the discussion, the commission would like to revisit the code.
MOTION	Justin Rees moved to approve the Historic guideline review of signage for Deb's Spice Pie located at 113 Commercial Street as presented. Second: Erin Bott No discussion on the motion Unanimous

ITEM #2 DISCUSSION/MOTION-HISTORIC GUIDELINE REVIEW OF SIGNAGE FOR COMFORT INN. LOCATED AT 215 COMMERCIAL STREET

DISCUSSION	The current Cobblestone Hotel is changing branding to Comfort Inn. The sign application is to change out panels on existing signage and to incorporate additional signage in total 6 signs. The hotel is in the Historical Overlay zoning which requires review and approval of compliance by the Planning Commission. Planner Jake Young went over the staff review for compliance. Jake stated that some components of the sign application meet the sign ordinance and Historical Overlay requirements; however, not all items meet the City's ordinances. The 3 signs on the building would be a panel change and are complying. The proposed panel change on the monument sign, a pole sign and a directional sign are all off premise which is not allowed as per the sign ordinance.

	Reference: Detached signs; Area and location area requirements 10.32.140. Jake discussed the monument panel change is for an existing nonconforming sign and as per 10.32.050; A nonconforming sign shall not be reconstructed. The commission questioned how the sign was erected in the first place as the hotel is not that old. Jake stated that was a good question with no clear answer. Staff had relayed to Jake that the owner of the parcel where the sign was placed was also a part owner of the hotel and assumed the sign could be there due to ownership/vestment of both parcels. When the building official brought the sign to the attention of the city, no action was taken to remove it. Both parcels have since been sold separately. For informational purposes, the monument sign did not obtain a permit. The sign is prohibited for two reasons, off-premise signage prohibited as well as the Historical Overlay zone prohibits monument signs. Jake briefly discussed the proposed directional sign on the 7/11 property again, prohibited due to off-premises. Jake moved to the proposed pole sign. The application site plan has the pole sign to be located in the utility easement of the front adjacent property which off-premise signage is prohibited as per 10.32.140. The commission along with staff and the applicant discussed moving both the monument and the pole sign to on site with the pole taking advantage of the freeway corridor code which allows to be taller. The group understands the importance of advertising and the commission along with staff tried working through the code to look at options to meet the needs of the client as well as adhere to the code. While working through the process, it was noticed that in the Historical Overlay Zone Ordinance 10.14.090 under Design Guidelines for Signs 7, c. (A) Freestanding signs, either pole mounted, or monument types are inappropriate except on open lots. In conclusion of the discussion, the commission has concerns with the Historical Overlay Zone Ordinance content and would like to revisit.
MOTION	Ray Little moved to approve sign panel replacement on the building depicted as sign,2 and 3 on the site plan for Comfort In located at 215 Commercial Street. Second: Justin Rees No discussion on the motion Unanimous

ADJOURNMENT:

This meeting was adjourned at 8:15 pm.

_____

Teresa Shope, Secretary

These minutes were approved at the _____ Meeting.

Staff Report for Morgan City to Planning Commission

From: Prepared by Jake Young, Contracted City Planner
To: Morgan City, Teresa Shope

Introduction:
Morgan City staff are proposing thoughtful updates to its Land Use Code, reflecting the community's vision as outlined in the adopted General Plan and supported by recent resident surveys. These changes aim to promote a vibrant, walkable downtown core by encouraging mixed-use development, integrating residential and commercial spaces, and enhancing the overall aesthetic and functionality of the Central Commercial (CC) zone. The proposed amendments focus on fostering high-quality urban design, preserving active commercial streetscapes, and optimizing parking strategies to better serve residents, businesses, and visitors while supporting sustainable growth.

Summary of Proposed Code Changes

Definitions Added to Section 10.04.010

- **Building Step Back**: Introduced as a design feature requiring upper floors of buildings to be set back, creating a tiered appearance to mitigate height impacts.
- **Mixed-Use Building**: Defined as a structure combining residential (upper floors) and commercial uses (main floor) with possible office or institutional spaces.

Changes to Section 10.16.160 (Commercial/Manufacturing Land Use Classification)

- **Mixed-Use Buildings**: Added as a permitted use in the Central Commercial (CC) zone.
- **Multi-Family Buildings**: Permitted in the CC zone only when located behind other buildings fronting public streets, maintaining a streetscape with active commercial uses.

Updates to Section 10.14.050 (Development Regulations)

- **Mixed-Use Building Requirements**:
  - 80% of the main floor must be dedicated to commercial-related uses.
  - Buildings must front the street and be within 20 feet of the front setback.
  - Parking is restricted to the rear or side lots.
  - Street-facing facades must include 40% transparency/glass on ground floors and 20% on upper floors.
  - At least one street-facing, covered entrance is required.
  - Materials must conform to the city's existing high-quality finish requirements.

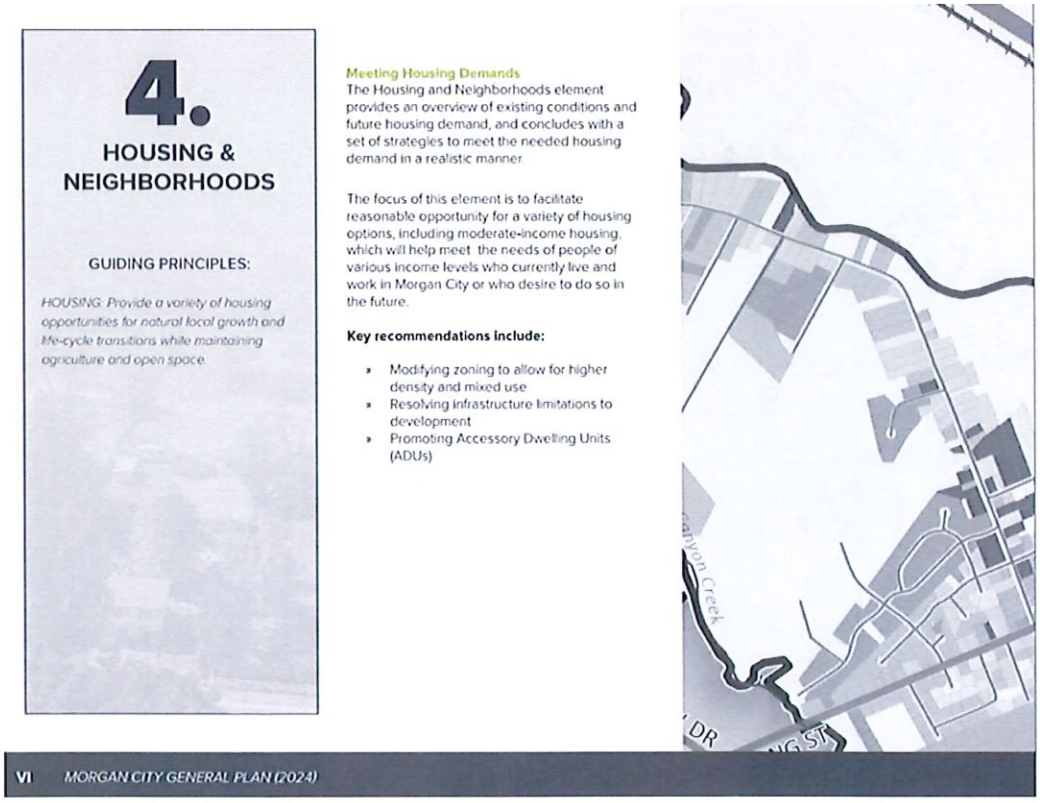
Parking Updates to Section 10.30.070

- **Shared Parking**: Allows the reduction of parking requirements based on a parking study approved by the Planning Commission. Shared parking works when demands vary throughout the day and week.
- **Community and Economic Benefits**: Provisions are included to consider community and economic significance, historical relevance, and potential impacts on surrounding properties when reducing parking.

These updates are intended to promote a vibrant, walkable downtown by encouraging mixed-use developments, preserving active commercial frontages, and supporting efficient use of parking resources. The changes also ensure quality design with transparency, material, and setback standards for mixed-use buildings.

General Plan

The following are related segments of the adopted General Plan.



4.

HOUSING & NEIGHBORHOODS

GUIDING PRINCIPLES:

HOUSING: Provide a variety of housing opportunities for natural local growth and life-cycle transitions while maintaining agriculture and open space.

Meeting Housing Demands

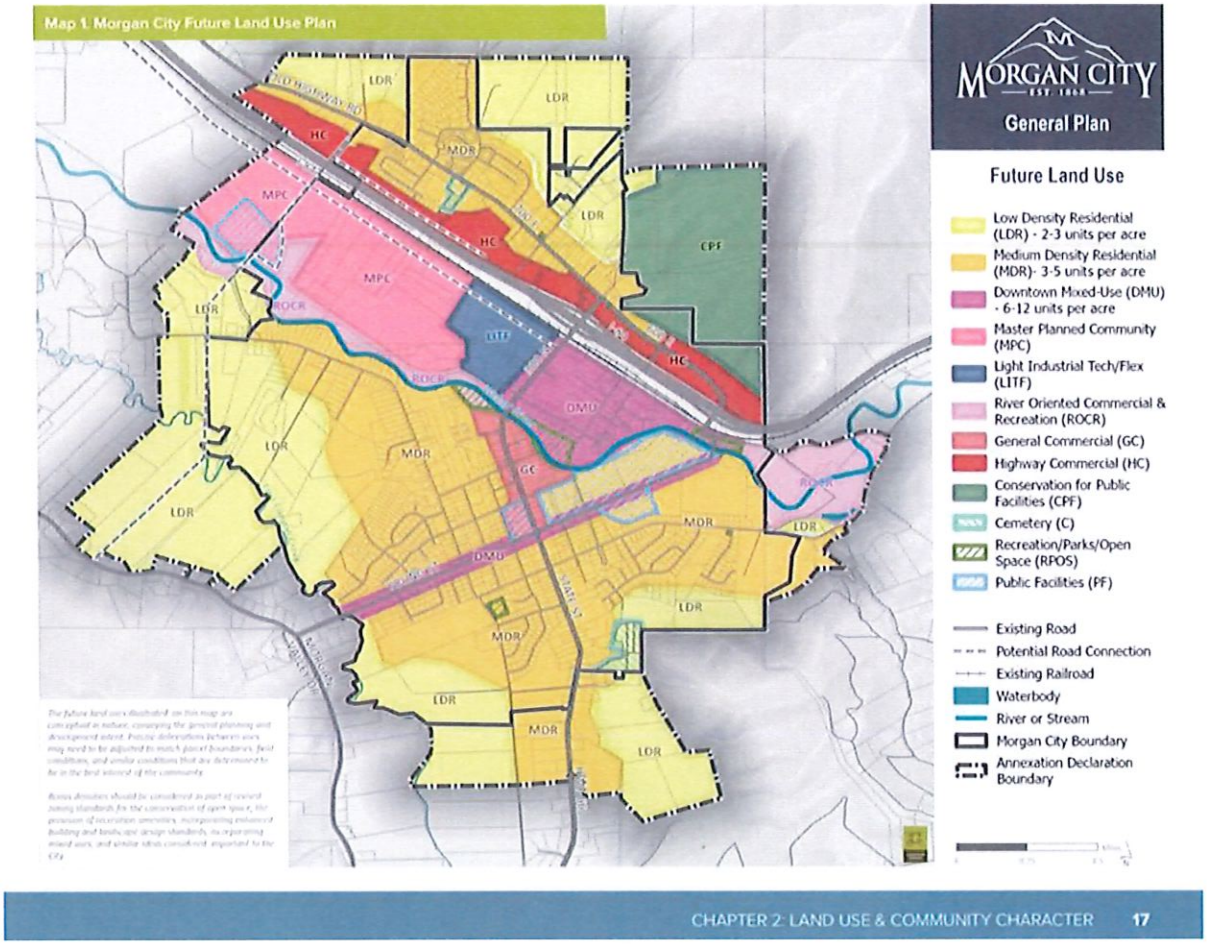
The Housing and Neighborhoods element provides an overview of existing conditions and future housing demand, and concludes with a set of strategies to meet the needed housing demand in a realistic manner.

The focus of this element is to facilitate reasonable opportunity for a variety of housing options, including moderate-income housing, which will help meet the needs of people of various income levels who currently live and work in Morgan City or who desire to do so in the future.

Key recommendations include:

- Modifying zoning to allow for higher density and mixed use
- Resolving infrastructure limitations to development
- Promoting Accessory Dwelling Units (ADUs)

VI MORGAN CITY GENERAL PLAN (2024)



The future land use calls for Mixed-use in the downtown area which includes the C-C zone.

DOWNTOWN MIXED-USE (DMU)

The Downtown Mixed-Use area will establish a larger, vibrant downtown destination district that builds upon the character of Commercial Street and Morgan City's Historic District, while offering a more flexible approach to future development. Anticipated uses include a wide range of commercial, multi-family residential, and recreational options developed in both horizontally and vertically[3] mixed use configurations.

Future development should enhance and capitalize on nearby uses, amenities, or unique opportunities such as the Weber River corridor and the County Fairgrounds. The district includes sub-areas such as the area between Commercial Street and the Weber River, which could take on a more historic look and feel, similar to Commercial Street. The area south of Young Street, with its close proximity to the existing Morgan County Fairgrounds, could accommodate a larger community use such as an events center or an agricultural education/events center. The DMU might focus on unique residences, which could include uses such as a garden court residential form with greater density and community open spaces in a form that fits the community.

The area west of State Street is another potential sub-area that could potentially host commercial, residential, live-work units, light industrial, and recreation uses focused on the river setting. Light industrial, commercial, and a variety of residential uses located in proximity to I-84 would benefit from a frontage road south of the railroad. This would enhance the entrance experience into the City from I-84 while also meeting demand for a greater range of development types.

The road network in this area should be characterized by a traditional street grid with smaller, pedestrian-scale blocks that are aligned with the railroad and interstate corridors.

Densities should range from 6-12 units per acre, with a bonus density of up to 3 units per acre for increased community amenities.

3 *Horizontal mixed use projects "include multiple single-use buildings within the same site or zoning parcel". Vertical mixed-use projects "combine multiple uses into a single building often placing more public uses (like retail) at or close to ground level, with more private uses (like housing or offices) higher up".* https://www.planetizen.com/definition/mixed-use-development

Comments are in blue. Proposed changes are in red. Gray/black text is existing code and not recommended for change, but relevant to the conversation.

It is proposed to add the following definitions to 10.04.010.

10.04.010 DEFINITIONS

Building Step Back - A building step back is an architectural and urban planning design feature where upper floors of a building are set back further from the property line or the facade of lower floors. This creates a tiered or stepped appearance as the building rises in height.

Mixed-Use Building - A Mixed-Use Building is a development type that integrates multiple complementary uses within a single structure, typically combining residential (above main floor), commercial, and sometimes office or institutional spaces.

The proposed changes to the 10.16.160 Commercial/Manufacturing Land Use Classification include adding a Mixed-Used Building and allowing Multiply Family Buildings to be placed behind Mixed-Use Buildings. The Multiple -family residential footnote will require that in the CC zone multi-family buildings are located behind other buildings and not directly fronting public streets.

10.16.160 COMMERCIAL/MANUFACTURING LAND USE CLASSIFICATIONS; TABLE 4-2				
P Permitted use, C Condition use permit Use not permitted	Table 4-2 Commercial/Manufacturing Land Use Classifications			
Land Use	Commercial/Manufacturing Zoning District			
	C-G	C-C	C-H	M-D
Home occupation				
Household pets				
Live-work unit	C			
Mobile home park				
Multiple-family residential unit		**P2**		
Mixed-use building (commercial/residential)		**P**		

2 In the Central Commercial (C-C) Zone Multiple-family residential shall be permitted only when located behind other commercial buildings which are fronting public streets.

10.14.050 PROFESSIONAL BUSINESS, COMMERCIAL AND MANUFACTURING ZONES; DEVELOPMENT REGULATIONS

a. Private Access To Nonresidential Uses: Private roads providing access to professional, commercial or industrial properties shall not be permitted to be constructed through properties zoned primarily for residential use. (Ord. 040202, 4-2-2002)
b. Gasoline Pump Islands: Gasoline pump islands, where permitted, except those under roofs or canopies, shall comply with the following setback requirements: (Ord. 040202, 4-2-2002; amd. 2003 Code)

    1. Those parallel to property line, twelve foot (12') setback;
    2. Those set at an angle with respect to the property line shall be set back the distance required to provide one parking space ten feet (10') wide and twenty feet (20') long on each side of the pump island between property line and the closest pump to property line in the normal service position along a line lying parallel to the pump island.

c. Canopies Or Overhead Structures: On commercial or industrial uses, canopies or other overhead structures, whether freestanding or extending from a structure, may extend no closer than fifteen feet (15') from any lot line.
d. Reduction Of Commercial Setbacks Adjacent To Residential Districts: The planning commission may reduce or waive the building setbacks for commercial uses adjacent to residential zoning districts with consideration to the following stipulations:

    1. The building setback requirements may be waived or modified where the adjacent land is designated on the zoning map or in the general plan for a use similar to that of the parcel under site plan consideration.
    2. The building setback requirements may be waived or modified where the adjoining property is used for any public purpose other than a school or hospital.
    3. The building setbacks may be waived or modified where the adjacent residential property is used for any conditional use. (Ord. 040202, 4-2-2002)

e. Exterior Finish Of Buildings In Commercial Zones: All buildings constructed or remodeled within the commercial zoning districts of the city shall have an approved finished surface. Architectural renderings and elevations of a proposed structure or remodel shall be submitted to the planning commission for its approval before a permit may be issued. A metal finished surface is not allowed in commercial zoning districts; however architectural metal may be approved by the Planning Commission. Approved finished surfaces include a decorative block, brick, rock, stucco, or other cementitious material, and hardy board, and similar products. An applicant desiring to utilize another material may present said application to the planning commission for approval. The commission may approve the alternate material upon finding it meets the objectives of durability, consistency with existing building finishes, and that it preserves the aesthetics of the area. (Ord. 13-03, 4-9-2013)
f. **Mixed-Use building. The Mixed-Use Building requires commercial related uses on 80% of the main floor. Buildings must front the street and be located within 20 feet of the front setback. Parking is located in the rear and side lots. Materials must conform to the requirements in item E. (see above). Street facing facades shall have a minimum transparency/glass on 40% of ground floors and 20% of 2nd floors and above. One more entrance must be on the street. Entrance must be covered.**

Table 10.14.080 is recommended to have the following changes to accommodate mixed-use buildings and a more walkable downtown.

10.14.080 COMMERCIAL/MANUFACTURING ZONES; TABLE 3-2

TABLE 3-2

COMMERCIAL/MANUFACTURING ZONE REGULATION CHART

	C-C	C-G	C-H	M-D
Setbacks, lots:				
Principal uses:				
Minimum front yard	20' 1	20'	0'	30'
Minimum side yard (internal)	0'	0'	0'	0'
Minimum side yard (street)	20' 2	20'	0'	20'
Minimum rear yard	0'	0'	0'	0'
Distance between structures on same lot	0'	0'	0'	0'
Accessory uses:				
Minimum front yard	25'	25'	25'	25'
Minimum side yard (internal)	1'	1'	1'	1'
Minimum side yard (street)	0'	0'	0'	0'
Rear yard	1'	1'	1'	1'
Adjacent to residential zones:				
Rear^	35'+^^	35'+^^	35'+^^	35'+
Side^	20'+	20'+	20'+	20'+
Height:				
Principal uses (maximum)	40' 3	40'	60'	60'
Accessory uses (maximum)	40'	40'	40'	60'
Minimum uses (maximum)	10'	10'	10'	10'
Lot coverage:				
Maximum for all buildings	40%	50%	60%	60%
Minimum landscaping	10%	10%	10%	

1. Mixed-use buildings may have a 0' front setback however approval is by City Engineering/Planning and utilities standards must be met. Doors must not open into the sidewalk or public ROW.
2. Mixed-use buildings street sideyard setback may be reduced if corner clear sight triangles and visibility is approved by the City Engineer
3. Mixed-use buildings height may be increased by 7' if the top floor has one or more stepbacks of 5 or more feet and open balconies on 50% of the street frontage.

10.30.070 PARKING SPACE REDUCTION OR COMBINATION

The planning commission may authorize the reduction of off street parking spaces as follows:

1. Reduction: Reduction in parking spaces requirements of this chapter may be authorized by the planning commission if it finds that in the particular case, the peculiar nature of the buildings or premises, or an exceptional situation or condition would mitigate the need for the parking spaces specified in this chapter. Situations or conditions to be considered in the request include:

    1. Community Need: There shall be a community need for the proposed use at this location, and approval of the use would not result in a detrimental impact on the city, the surrounding area or the site.
    2. Effect On Surrounding Property: The use will not result in undue adverse effects on adjacent properties from noise, traffic, light, etc.
    3. Historic Significance: The use, building or site is associated with a historical event or activity in the community and as a result has historical significance.
    4. Economic Significance: The use provides substantial benefit to the community because of either the employment of a large number of people in the community, or the generation of considerable business tax revenues to the city.

5. The applicant may conduct a parking study to provide information on how shared parking resources would benefit the project and community. Shared parking works when the demand for the parking spaces is spread throughout the day and week depending on the type of land uses. The Planning Commission may approve a lesser parking number based on the study.

2. Combined Use: When two (2) dissimilar uses are located adjacent to each other, or are part of the same complex, and the demand for parking in conjunction with those uses would not conflict, the planning commission may authorize the use of such combined facilities, requiring the maximum number of parking spaces for the larger use. (Ord. 040202, 4-2-2002)

10.30.050 PARKING REQUIREMENTS BY USE

Land Use	Minimum Number Of Parking Spaces
Motels, hotels	1 per room
Banquet, meeting rooms	1 per 200 square feet
Restaurant, cocktail lounge	1 per 200 square feet
Office: general, professional or medical, dental	1 per 400 square feet
Residential:	
Single-family	2 per unit - 1 covered, second space not in side or front setback
Duplex or twin home	2 per unit - 1 covered, second space not within 5 feet of front entrance
Multi-family:	
Studio	1 per unit
2 or more bedrooms	2 per unit
Guest parking (cannot include garage, carport, or driveway parking spaces) 1	1 per 3 units
Restaurant, tavern, club, etc.	1 per 100 square feet, excluding kitchen, storage, etc.
Retail, shopping center	1 per 250 square feet
Retirement, senior housing, nursing home	1 per employee on highest shift, plus 0.4 per unit
Schools:	
Elementary	2 per classroom
Middle or junior high	3 per classroom
High school	5 per classroom
Storage building, space	1 per 2,000 square feet of storage space or 1 space for each employee at highest shift,
All other uses not listed above	As determined by the planning commission based on nearest comparable use standards

(Ord. 040202, 4-2-2002; amd. Ord. 08-05, 5-27-2008)

1. Guest parking may include street parking directly in front of the buildings.