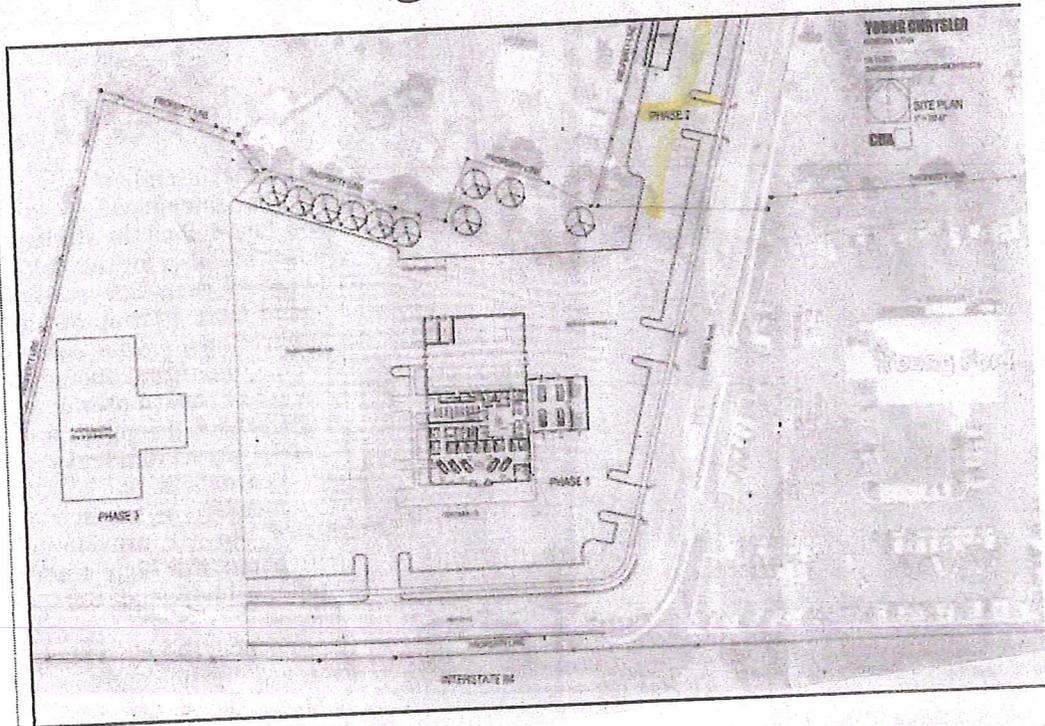


Young continued from page 1



Group is seeking an incentive to move forward with its plans that could benefit the tax base in the county. Morgan City leaders have proposed offering a post-performance tax incentive to the group by creating a Community Development Area (CDA). Part of this CDA is that each taxing entity has the ability to negotiate their own terms for the incentive.

City leaders propose a seven-year deal, where all taxing entities continue to receive the same property taxes they have always received from the property, as well as 20 percent of the new taxes created by the added value of the new improvements. Young would keep 80 percent of the new property taxes for those seven years as an incentive for developing a stronger tax base in the community.

That would mean Morgan County School District could receive an extra

maximum increment Young could claim would be \$327,000, which could be reached earlier than seven years. The seven-year time frame would begin after improvements in two phases are complete. After the seven years or \$327,000, Young would pay all taxing entities property taxes in full.

City leaders said the CDA would open up a gateway to the highway commercial area, potentially enticing other commercial developments in the area.

The new development could substantially increase regional foot traffic in the area, bringing visitors to shop and eat in Morgan, Betz said.

Garth Robinson, of Young Automotive, agreed.

"We have considered the growth will be tremendous here. We are building on the freeway. It will bring more businesses here. It will get people to stop and notice with a second dealer-

taking place," said School Board President Bruce Galbraith.

Despite the promise of a new development, city leaders are proceeding cautiously.

"We were cautious," Morgan City Mayor Jim Egbert said. "We studied and researched, and felt the CDA was a way to help our community and schools with a tax base."

In the meantime, the former location of Carrigan Motors could become the home of a new retailer, perhaps a repair shop. Robinson said he already has interest in the properties. The city may also be interested in some of the real estate.

Egbert said the city intends to keep the former location all retail to keep generating taxes.

School Boardmember Ken Durrant praised the city for its efforts to accommodate Young. "I have to

4. The applicant must disclose what materials will be used for the portion of the structure that is currently listed as "metal."
5. The applicant should disclose the plans for rezoning and developing the portion of the property designated as Phase 2.
6. The applicant should disclose the plan for Phase 3 to ensure compatibility with Phase 1.
7. The buffering between this project and the residential neighboring property needs to be enhanced. The noise from a car wash and a mechanic and body shop need to be attenuated so as not to disturb the residential properties. Staff recommends a block wall and increased landscaping to deflect and absorb the noise to mitigate this impact on the neighboring property. The block wall need not be for the entire border, but must be for sections determined sufficient to deflect the noise.
8. Due to the proximity to residential properties, no exterior speakers should be permitted.
9. In order to develop this project timely, the applicant is asking for the ability to use a temporary structure. This should be done pursuant to a development agreement with the City to ensure its timely removal. The agreement should also address the development of the street and extensions of utilities.

Garth Robinson representing the Young group addressed the Commission. Garth started by thanking the city for the support they have received through the process of establishing the Young Group dealerships.

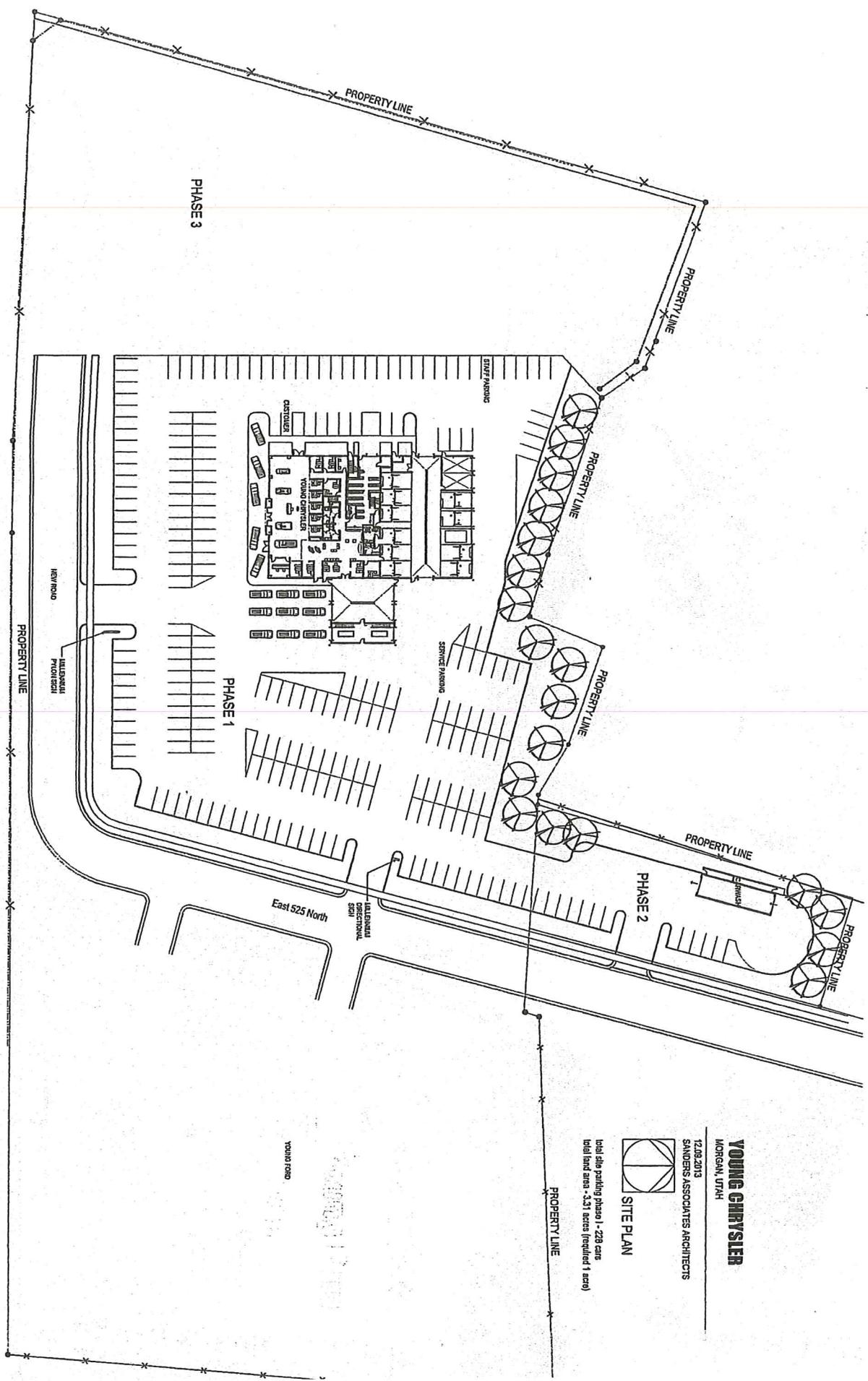
Dorothy Leishman asked Garth if the landscaping issues presented in the staffing notes would be addressed. Garth stated they were waiting for this meeting to ensure that they fulfilled the direction the city would like for the finished landscaping.

Commission member Jim Brown asked the applicant about details of Phase II which on the site plan shows a carwash. Garth stated this is a concept, and they do not have a time frame as to completion. Mayor Egbert informed the commission that the City and Young Automotive Group entered into a CDA agreement which provides some incentives for the Young Group. They have a deadline of 2015. Steve Gale asked what type carwash.

Dave Whitaker, contractor for the project stated the concept would be an automatic and hand carwash with an RV area. The carwash would be opened 24hrs and available for the dealership as well as the public. Concerns arose regarding the placement and noise issue of an automated system. The site plan also indicates setbacks are not met. Dave Whitaker stated doors could be put on the carwash and rotate the building to accommodate neighboring residential area and also to meet required setbacks. Resident Richard Slate stated that this parcel was not in the CH zone but in the residential zoning. Steve Garside stated that Mr. Slate is correct and that a re-zone request application would need to be submitted prior to a submittal of a carwash. Steve reiterated that the Conditional Use application on the agenda for tonight is for a dealership on Phase I and is the only item on the agenda.

Lighting-Garth Robinson stated that lighting has changed in the last ten years. Steve Garside indicated a lighting site plan was submitted showing fixture distribution, foot-candle plot and fixture layout. Garth stated lights are design to direct on the dealership/parking lot and chop at the property line. The Commission and residents discussed the concern of light in the windows of houses and keeping the residents awake. Resident Richard Slate stated that the existing Ford dealership promised there would be no lighting issue and that did not happen. Garth stated again that lighting has changed in the last ten years and that the Young Group would like to be good neighbors and will work with the residents. Garth also stated they could possibly look at the Ford dealership for a new lighting plan. Steve Gale commented that the Residential area neighbors Commercial. Is the concern just common light that comes with living next to a commercial area or direct glare into the residential area? The Commission needs to address the glare.

The Commission and staff came back to landscaping and Fencing. A landscaping and fencing site plan was not included in the application. With the proximity to residential and transition fencing requirements, the Commission is requiring an 8 foot cinder block fence. Steve Gale stated that the placement of the dealership and the shop bays located in the back part of the building closest to the rear lot line having the 8 foot cinder block fence should help with noise. Richard Slate asked the applicant why the dealership was placed so far back in the lot. Garth stated that the display of vehicles is mainly outside. The placement was to maximize inventory and visibility of product. Steve Garside stated noise has the potential to bounce between building and fencing. The minimum landscape buffer between commercial and residential is a continuous 10 foot strip with trees planted every 20 feet, and those trees should have a dense canopy with a height of 25 feet at maturity. Steve Continued with the requirements outlined in Section 10-9-6. Garth Robinson stated they have a landscape site plan that will exceed the city's requirements and indicated he would get a copy to the city. Discussion regarding the front park strip landscaping concluded well placed clusters of landscape to allow the dealership to be visible from the



YOUNG CHRYSLER
MORGAN, UTAH

12.08.2013
SANDERS ASSOCIATES ARCHITECTS



SITE PLAN

Total site parking phase 1 - 228 cars
Total land area - 3.31 acres (rounded 1 acre)

PROPERTY LINE

YOUNG ROAD

East 525 North

SALES/SALES SERVICE CENTER

SALES/SALES SERVICE CENTER

PHASE 1

PHASE 2

PHASE 3

INTERSTATE 84

HAWKINS ROAD

PROPERTY LINE

STAFF PARKING

SERVICE PARKING

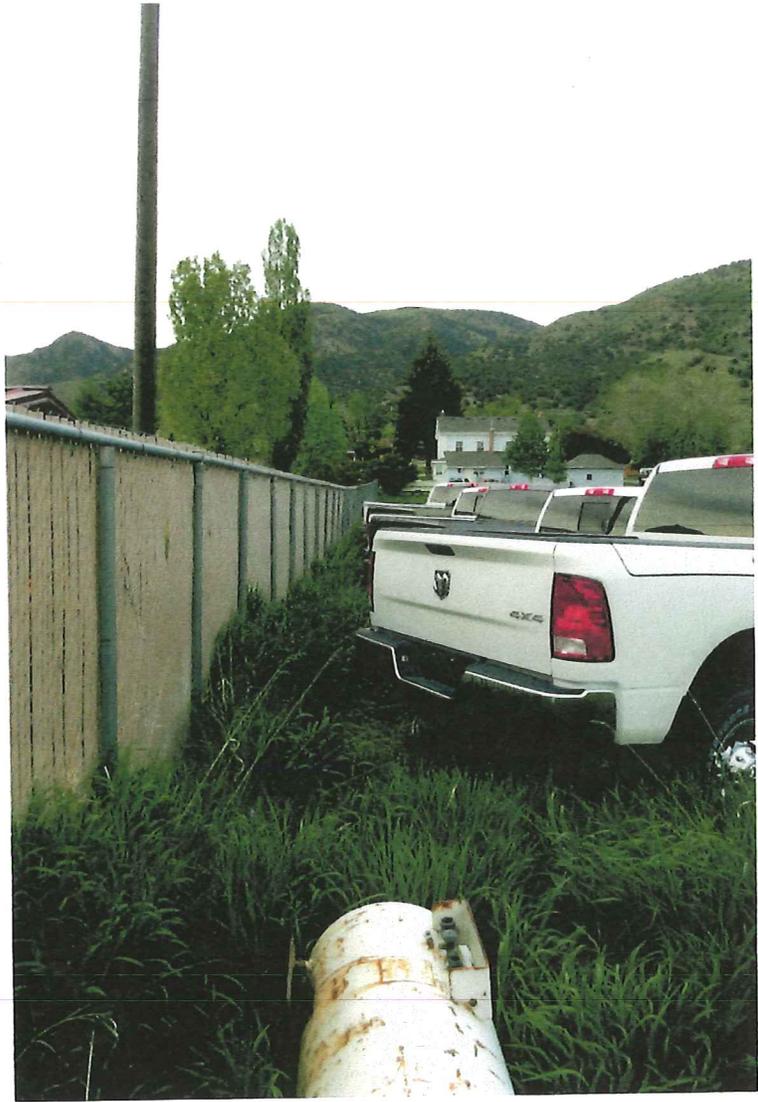
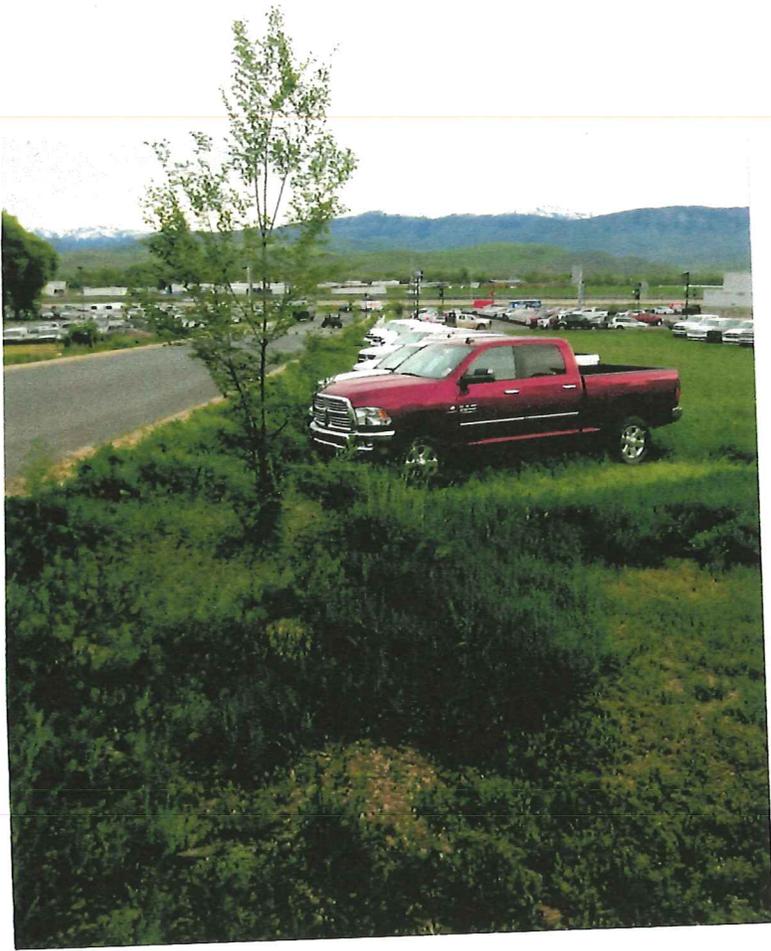
PROPERTY LINE



THIS IS BEING USED AS A COMMERCIAL LOT. WE NEED OUR 8 FT WALL TO ENJOY OUR PRIVACY! THIS IS YOUR PROPERTY AND YOU HAVE THE RIGHT TO PARK YOUR CARS HERE. THE REASON TRENT JACQUES AND GARTIN ROBINSON ARE USING TO NOT COMPLETE THIS WALL UNTIL PHASE II TAKES PLACE. THIS IS ONLY AN ARM-LENGTH TO GET A CAR WASH PUT IN OUR BACK YARD.



THE NEW BUILDING AND PARKING LOT ALSO HAVE A LIGHTING ISSUE, ILL ADDRESS LATER.





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