



PLANNING COMMISSION AGENDA
Thursday, November 12, 2015
Morgan County Council 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, Council Chambers; 48 West Young St., Morgan, Utah. The agenda is as follows:

1. Call to order – prayer at Morgan County Courthouse
2. Pledge of Allegiance
3. Approval of agenda
4. Declaration of conflicts of interest

Administrative (Postponed Items):

5. Discussion/Decision of Northside Creek Conditional Use Permit – A proposed conditional use permit to allow for excavation for a reservoir in an RR-5 zoning district, located at approximately Silver Leaf Drive and Cottonwood Canyon Road.
6. Discussion/Decision – Staker Parson Mountain Green/Warner Gravel Pit Conditional Use Permit – A proposed conditional use permit to allow for a gravel pit in an A-20 zoning district, located at approximately 4950 W Old Highway.

Administrative:

7. Public Comment
8. Discussion/Decision of Whittier Estates Subdivision Preliminary Plat - A proposed Preliminary Plat for the Whittier Estates Subdivision, located at approximately 4000 N Morgan Valley Drive. Comprising approximately 104 acres and a proposed 26 lots and a remainder parcel. Current zoning is 31.68 acres of R1-20 (19 lots), 43.25 acres of RR-1 (7 lots with some remainder parcel), and 33.02 acres of A-20 (remainder).

Legislative:

9. Discussion/Public Hearing/Decision for Various Land Use Management Code Amendments – Proposed amendments to the Land Use Management Code for Morgan County:
 - Revision of Commercial and Industrial Districts Purpose Statement (Section 8-5C-1), revising the names and purposes of the districts.
 - Revision of the Codes and Symbols used in the Commercial and Industrial Use Tables (Section 8-5C-2), allowing for different levels of approval, including C1 (Staff), C2 (Planning Commission), and C3 (County Council).
 - Revision of the Commercial and Industrial Use Tables (Section 8-5C-3), specifying which uses are allowed in the various zoning districts.
 - Revision of Improvements Completed or In Progress before Building Permit Issued (8-5C-6), with changes to reflect the new zoning district types.
10. Planning Commission Business/Questions for Staff
11. Approval of minutes from October 22, 2015
12. Adjourn