

Planning Commission Meeting

Minutes of Morgan City Planning Commission GENERAL meeting held in open public session on February 19th, 2019 at 6:00 p.m., in the Council Room in the City Office at 90 West Young Street.

MINUTES

FEBRUARY 19TH, 2019 6:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair, Nathan McClellan
MEMBERS	David Griffith, Lance Prescott, Wes Woods, Steve Winn.
EXCUSED	Dave Carter, Jim Brown, George Hopkin.
CITY STAFF	Steve Garside, City Planner; Ray Little, Mayor; Tony London, City Council member.
OTHERS PRESENT	Danny Wall, Carl Harding, Scott Mecham, Cindy Coleman, Steve Michaelson, Rachel Densley, Ryan Turner, Daniel Birch, Ryan Thayne, Richard Thayne, David Pitcher, Kathy DeWitt, Duke DeWitt, Jason Kros, Korey Adams, Fran Turner.
INTRODUCTION	Chair, Nathan McClellan welcomed all in attendance and expressed the Commissions appreciation for those in attendance supporting the community as involved citizens. Mr. McClellan also indicated the meeting is a public hearing and to please state your name and address the Commission of the item for discussion being that of a rezone only.

WORK SESSION

DISCUSSION	Public Hearing-Re-Zone and Concept for Quail Run-As both item #1, re-zone and item #2, concept is for the same project, the Commission discussed the items together. The current zoning for the property is Agriculture, requiring a minimum of 5 acres per development. The proposal is to change the zoning classification to R-1-10, Single family Residential, requiring a minimum of 10,000 square feet per lot. The proposed R-1-10 zone is consistent with the General Plan, which designates this property as low density residential. Nathan asked for clarification on the General Plan of Low Density Residential and what types of zoning designations are allowed. Steve stated Low Density Residential is single family units with a designation of R-1-10 meaning 10,000 square foot lots or higher. The applicant is asking for R-1-10 (10,000sq ft. minimum) Nathan has a concern with the proposal as being too dense. The development of Wasatch Shadows to the north are compact. Nathan stated this development has some good size lots but has frontage concerns. The frontage width for most lots are the minimum required 80ft for an R-1-10 zoning. With the houses being close together and large backyards, Nathan indicated the curb appeal would be cumbersome. Tony London questioned lot 32 and the frontage presented. Lance Prescott showed Tony how the curve table works. Wes Woods asked if the R-1-10 would affect the plan in the future as far as buffering. Nathan stated an R-1-12 subdivision next to the current use of Agricultural is his preference. Steve Garside stated the General Plan is for Low Density. The request for a re-zoning to R-1-10 is permitted. Requiring the applicant to have a designation of R-1-12 would be going against the Code. This does not mean the Commission could not ask the applicant to consider a R-1-12 designation. The Commission discussed the concept plan as meeting the planning requirements for lot size. From a development and engineering standpoint, there are concerns as well as standards that will need to be met prior to Preliminary review. The Commission had questions regarding the fire access road. Commission member, Lance Prescott also works for Morgan City in the Road Department and shared discussion from the staffing meeting with the City Engineer. The engineering comments are given for the purpose of conceptual
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subdivision layout. A detailed review of roadways, utilities, drainage, and grading will be made at the time of preliminary plan submittal. Lance stated there are road length limits with only one access established in the Fire/safety standards. Fire Marshall, Dave Rich was not in attendance at the staff meeting with the engineer and will address the fire access prior to the next review. Matt Hartvigsen noted the developer will be required to provide temporary turn-around facilities at the end of streets that exceed 150 feet as required for emergency services and according to city standards. Steve Garside stated the desire to have phasing for the development giving some time to work through a better solution of the fire access lane from 300 West and a possible City standard road that would benefit adjacent property owners. Tony London stated the Green Subdivision westerly of the development was planned to be a subdivision prior to the Green application and not one individual home. The development created concerns with the road circulation. The Commission along with staff discussed the Green project.

Nathan opened discussion regarding the detention pond and green space. Nathan questioned staff notes as there is a detention pond in Wasatch Shadows that is weeds. Lance Prescott stated he maintains that pond and that the Wasatch Shadow ponds are only temporary until future developments occur. Then those lots will turn back into buildable lots. Lance indicated that the detention pond for this development will be permanent. Lance stated it would be nice to have a green space for kids and moving the pond to the road will allow public access as well as easier for the City to maintain.

As discussion continued, Lance indicated the proposed development as being a concept plan. The developer does need to do some work prior to Preliminary. Nathan asked how loose a concept plan can be. Steve Garside stated if the concept basically has utilities and exits, it can move forward. Keep in mind, a concept is basically a sketch plan of intent.

Nathan again discussed the concern of density and his personal preference for a designation of R-1-12 or larger. The development of the property behind Tractor Supply was discussed and why the City asked for a transitioning buffer. Steve stated there is leverage when there is a request for a change in the General Plan. The General Plan is for low density in this project area and is only a zone change. Discussion continued with Steve advising the Commission voting against because a of a personal preference is going against the Ordinance. The Commission discussed changing the General Plan. Steve stated the General Plan should be review from time to time. Whoever, once an application is submitted, the application is considered vested. Vesting is once an application is on the table, changes cannot happen.

Wes Woods shared a discussion with a contractor regarding the cost of large size lots. The infrastructure is the same on any project and so developing large lots require large homes in order to be profitable and now are not affordable. Trends are occurring that large lots are not as desirable due to the time to maintain.

Concept/Sketch Plan Mahogany Ridge 4&5-Steve Garside stated he had a conversation with Matt Hartvigsen, City Engineer regarding the project. The project is in the Sensitive Lands Ordinance which has additional requirements at the concept/sketch plan submittal. Staff has talked with the developer and let them know of the additional requirements. Steve recommends tabling the item until the Sensitive Lands Ordinance requirements are included. Steve discussed with the developer to meet the requirements and next meeting, review concept along with preliminary.

Danny Wall representing the developer was asked by the chair if he had any additional input tonight. Mr. Wall stated he has the Geotech report and doesn't know why it is not in the submittals. Nathan McClellan summarized tonight as being tabled with reference to Engineering memo noting the requirements of the Sensitive Land Ordinance due to the topography and that next month would have both concept and preliminary review.

Final Mountain Vista Villas- This property was a part of a large scale development which included property on the other side of 700 East. This development was included in the calculations for the Special Improvement District (SID) in the area. It is also subject to, and addressed in a development agreement. This project received concept and preliminary approval from the Commission in its January meeting.

Steve Garside stated the only planning concerns are the landscape buffer on 700 East, angled parking and to reverse guest parking to accommodate the denser area.

Danny Wall stated 700 East has a ditch easement that runs along 700 East. The ditch company stated no deep root vegetation. Staff discussed having possibly shrubbery for a buffer. Danny stated the angle parking did not work and so they were not able to accommodate. As for reversing the guest parking to have more stalls in the dense area, could be done. Mr. Wall stated they will switch the parallel parking with the stall parking.

GENERAL SESSION

MINUTES APPROVAL

Minutes of January 15th, 2019

MOTION	David Griffith moved to approve minutes of January 15 th , 2019 as presented. Second: Lance Prescott Unanimous
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ITEM #1 PUBLIC HEARING-REZONE FROM AGRICULTURAL TO R-1-10, SINGLE FAMILY RESIDENTIAL APPROXIMATELY 175 N. 525 W. 17.298 ACRES

INFORMATION	Chair McClellan asked Steve Garside to give a background on the rezone request. This property is located at approximately 175 North and 525 West. It is adjacent to the Wasatch Shadows Subdivision. It is currently zoned and used for agricultural purposes, and, other than the existing subdivision and the Scott Green single home development, it is surrounded by other agricultural uses. The current zoning for the property is Agriculture, requiring a minimum of 5 acres per development. The proposal is to change the zoning classification to R-1-10, Single family Residential, requiring a minimum of 10,000 square feet per lot. The proposed R-1-10 zone is consistent with the General Plan, which designates this property as low density residential. Steve Garside stated the Commission is the recommending body and the City Council in the Legislative body which will make the final decision.
OPEN PUBLIC HEARING	Chair, Nathan McClellan declared the public hearing Rezone from Agricultural to R-1-10, Single Family Residential approximately 175 North 525 West for 17.298 acres opened.
DISCUSSION	Chair McClellan asked those in attendance when coming to the microphone, please state your name, keep comments brief and to keep comments addressed to the public hearing item of rezone request. Mr. McClellan read an email comment from Scott Green regarding ditch access road to the north of the project. Ryan Turner is representing Fran Turner, owner of the adjacent property. Mr. Turner stated they are not opposed to the project as long as rights are protected. Ryan indicated Mr. Green is also an adjacent property owner and there is a shared ditch road to the north of the project. The Turners and Greens would like the road kept with access and a fence installed on the developer's property. The Turner family intent is to continue with farming. Steve Garside stated City Code requires fencing from Residential to Agricultural uses. Language will be placed on the plans for potential purchasers, that they are on notice of an agricultural use and the agricultural rights are to be preserved. David Griffith stated his concerns on the backside with the descriptive easement. Steve stated the applicant will need to get with the adjacent property owners to resolve them and represent the solution on the plans. Mayor Little and staff informed the Commission there is a Water Advisory meeting to be held as the development progresses. The Water Advisory board is comprised of a representative from each ditch company, City Council member representative, Mayor and Legal Counsel. At said meeting, the board along with Legal Counsel reviews, discussed and ensures water rights are preserved. Carl Harding, seller of the parcel to be developed addressed the Commission asking for a clarification on surrounding zones as there was some confusion on his part. Steve Garside stated the southerly development of Wasatch Shadows is an R-1-8 zoning designation but was subject to a provision stating that all new development in an R-1-8 required 10,000 square feet minimum. The northerly property is Agricultural. The General Plan indicates Low Density for the project parcel and then changes to Rural Residential.

	No other public comments.
CLOSE PUBLIC HEARING	David Griffith moved to close the public hearing Rezone from Agricultural to R-1-10, Single Family Residential approximately 175 North 525 West for 17.298 acres. Second: Steve Winn Unanimous
DISCUSSION	Nathan McClellan talked the proposed usage to this property. Nathan indicated the concept is in line with the General Plan and that the rezone request is consistent with the General Plan. Mr. McClellan stated his concern is with the density. Nathan recapped the engineering notes stating concerns with no access from 300 West, single point of entry, fire and safety standpoint consideration and the detention for public access. These items need to be addressed on the next submittal. Steve Winn commented the Chair for doing well on the outline. Mr. Winn stated the Commission is to determine if there are adequate utilities and exits to approve a concept. During preliminary and final reviews, there be more items to consider. Steve indicated the change to move to residential is not a concern. Mr. Winn's concern is the density. The General Plan is low density with a designation of a minimum R-1-10 or larger. The applicant has requested the R-1-10 meaning 10,000 square foot lots. Steve stated he understands the R-1-10 is allowed and yet would prefer larger lots for transitioning to the adjacent property which General Plan is Rural Residential. Rural Residential is a minimum one acre lots. Nathan McClellan asked David Pitcher, the developer about considering larger lots and changing the application to a different designation such as; R-1-12. Nathan stated the concept plan has deep lots and yet the frontage is at minimum requirements. Esthetically, the homes would be close together. Changing to an R-1-12 would increase the minimum frontage requirement making the homes more pleasing for curb appeal. Mr. Pitcher agreed and discussed the narrowness of the parcel and the challenge to create the subdivision. Mr. McClellan and Mr. Pitcher discussed changing the configuration of the lots, possibly adding cu de sacs, lot count, etc. Nathan McClellan reiterated encouragement to increase rezone to R-1-12 to Mr. Pitcher. Mr. Pitcher stated the concept lot size majority are larger than 10,000 sq ft and indicated this is a concept. David stated his willingness to look at options to increase frontage but did not want to run into problems with a restriction size of 12,000 sq. ft. Lance Prescott indicated item #1 is a rezone request to R-1-10 which is consistent with the General Plan. The proposed development as being a concept plan. The developer does need to do some work prior to Preliminary.
MOTION	Lance moved to recommend an approval of rezone request from Agricultural to R-1-10 designation at approximately 175 North 525 West to the City Council for consideration. Second: David Griffith Unanimous

ITEM #2 **CONCEPT/SKETCH PLAN-QUAIL RUN SUBDIVISION**

DISCUSSION	BACKGROUND The subject property is located at approximately 175 North 525 West. It is adjacent to the Wasatch Shadows Subdivision, and one access point will be from a stub road created in that development, namely 525 West. The Scott Green single lot development is to the west, and the remaining surrounding properties are agriculture uses. This property is currently zoned Agricultural, and in anticipation of this proposal, a petition has been submitted to change the zoning designation to R-1-10, Single Family residential. That petition is consistent with the General Plan for this property. REVIEW The applicant is proposing a single family development of 40 units on 17.298 acres. Based on the General Plan designation and the petitioned zoning classification for this property, the application is consistent with each of those requirements. Each of the proposed lots has the minimum required square footage and required frontage.
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	The primary issues to be addressed are regarding subsurface utilities and transportation circulation and connections. 525 West contains main utility lines and its location and direction will need to be reviewed for consistency with the utility needs and the Transportation Element of the General Plan. The applicant has stated the plans for providing utility services to the project. In addition, the applicant will need to obtain letters from each of the utility providers regarding the availability and capacity of those utilities. The applicant will also need to meet with the Water Advisory Board. The applicant will need to designate the location of a community mailbox. RECOMMENDATION For purposes of Concept/Sketch Plan review, the application is consistent with the requirements of the ordinance. Planning staff recommends approval of this Concept/Sketch Plan, with the understanding that the applicant will need to address the above enumerated issues when requesting preliminary approval. This item had been discussed in conjunction with the rezone application for the same parcel. The Commission discussed roadways, lots size, emergency lane, etc. Lance Prescott stated concept fits the area well. Mr. Prescott advised the applicant to work well with the engineering notes and also to work with adjacent property owners in regard to the project.
MOTION	Lance Prescott moved to approval Concept/Sketch plan for Quail Run Subdivision pending rezone approval at the City Council level. Second: Wes Woods Unanimous

ITEM #3 CONCEPT/SKETCH PLAN-MAHOGANY RIDGE PHASE 4&5

DISCUSSION	Engineering notes depict additional information is needed for Concept review as the application is part of the Sensitive Land area. Matt Hartvigsen's staff notes reference the Sensitive Land Use Chapter of the City Ordinance for review.
MOTION	David Griffith moved to continue Concept/Sketch Plan for Mahogany Ridge Phase 4&5 until the applicant submits requirements of the Sensitive Land Use Chapter of the City Ordinance. Second: Wes Woods Unanimous

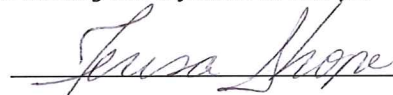
ITEM #4 FINAL-MOUNTAIN VISTA VILLAS-APPROX. 900 NORTH 600 EAST

DISCUSSION	BACKGROUND: This property was a part of a large scale development which included property on the other side of 700 East. This development was included in the calculations for the Special Improvement District (SID) in the area. It is also subject to, and addressed in a development agreement. While the referenced location above reflects 700 East, this project does not have direct access onto 700 East. While adjacent to 700 East, this project will have two access points onto 650 East in phase 2 of the Mountain Vista Subdivision. This project received concept and preliminary approval from the Commission in its January meeting. REVIEW: The remaining items for review from the preliminary approval, and their status, are as follows: 1. Landscaping. The submitted landscape plan has addressed staff's concerns with the exception of the buffering between the homes and 700 East. Unless restricted by the easements in this area, additional landscaping should be placed in this area in order to buffer these homes from the traffic and related impacts from 700 East. 2. Utilities. It has been determined that there is sufficient utility capacity to service this development. 3. The creation of a Homeowners' Association. The applicant has provided this documentation.
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	4. Evaluation of the sufficiency and the location of the guest parking. Staff had asked the applicant to explore the possibility of angle parking in place of the proposed parallel parking. The illustration has not changed, leaving staff to assume it wasn't feasible. Another option would be to switch the parking as illustrated, as there are more units on the westerly side of the project, thus needing more guest parking. 5. Fire marshal review regarding the designation of the roadways as fire lanes. Planning staff has not heard any determination from the fire marshal. 6. A location for the community mailbox. This has been addressed. RECOMMENDATION: Upon the applicant satisfactorily addressing the landscaping and guest parking issues, Planning staff would recommend that the Commission forward this to the City Council with a recommendation that this project receive final approval. Otherwise, this application should be continued until those issues are addressed to the satisfaction of the Commission. Danny Wall stated a ditch easement runs along 700 East. The ditch company stated no deep root vegetation. Staff discussed having possibly shrubbery for a buffer. Danny stated the angle parking did not work and so they were not able to accommodate. As for reversing the guest parking to have more stalls in the dense area, could be done. Mr. Wall stated they will switch the parallel parking with the stall parking. Mr. Garside stated the Commission could recommend Final approval with the agreement that the change in parking be submitted and that the Fire Marshall as well as the City Planner review those changes prior to coming before the City Council.
MOTION	David Griffith moved to recommend Final approval of Mountain Vista Villas to the City Council for consideration. That the item does not go in front of the City Council until the guest parking has been address and resubmitted to staff for review and approval from the Fire Marshall regarding the fire lane. Second: Lance Prescott No discussion on the motion Unanimous

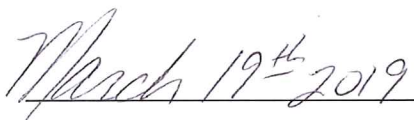
ADJOURNMENT:

This meeting was adjourned at 8:20 pm



 Teresa Shope, Secretary

These minutes were approved at the

 meeting.