



PLANNING COMMISSION AGENDA

Thursday, April 13, 2023

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 Discussion:

1. **CONTINUED FROM 2-23-23 Public Meeting/Discussion/Decision - Ray Nettleton** – Request for approval of a Conditional Use Permit to allow for the construction of a 300,000 to 500,000 gallon water tank on property he owns for the purpose of providing Cottonwood Water an additional source of water for the development of both his adjacent properties, and the future Cottonwood Phases in Mountain Green, Utah.
2. **Public Meeting/ Discussion/Decision – Blair Gardner – Short Field Landings Preliminary Plat** – Request to combine two lots, identified as parcel number 00-0056-3492 & 00-0055-1844 with serial numbers 03-005-123-BC & 03-005-123-A, into a single lot and to create 14 condominium units within the buildings located on parcel number 00-0055-1844 & serial number 03-005-123-A.
3. **Public Meeting/Discussion/Decision – Chase Freebairn - The Range Subdivision Preliminary Plat** – Request for preliminary plat approval to develop a 43-lot residential subdivision in the Trapper's Loop area and is identified as parcel number 00-0090-6450 & serial number 03-005-019-07-2 and is located near 6651 Trapper's Loop Rd, Morgan County, Utah.
4. **Public Meeting/Discussion/Decision – Chase Freebairn - ROAM Commercial (Lots 1 & 2) Preliminary Plat** - Request for preliminary plat approval to develop the Roam Commercial Preliminary Plat, lots one and two, identified as parcel numbers 00-0090-6516 & 00-0090-5460 and serial numbers 10-005-044-02-1-4-4 & 10-005-044-02-1-3-5 and is located at approximately 4950 W S Hwy 66, Morgan County, Utah.
5. **Public Meeting/Discussion/Decision: Ed Schultz – WPR Phase 3A Preliminary Plat** – Request for approval of a 26-lot subdivision preliminary plat located at approximately 4195 N. Morgan Valley Drive near Peterson, UT 84050, and within 11 T4N R1E, 14 T4N R1E and 23 T4N R1E, SLB and M.
6. **Public Meeting/Discussion/Decision – Pentz Subdivision Preliminary Plat** - Request for approval of a small two-lot subdivision identified as parcel number 00-0004-8643 & serial number 01-004-675-02 and is approximately located at 3995 N Lost Creek Rd, Morgan County, Utah.

Legislative Discussion:

7. **Discussion/Public Hearing/Decision – Clay Rich/Matt Slate – Rich Rezone** - Request to change the Future Land Use Map designation from Agriculture (A-20) to Rural Residential – 5 acre minimum (RR-5) and rezone property from A-20 to RR-5 for a parcel of land located approximately 1,500 feet south and west of the Line Creek and N Morgan Valley Dr intersection in Milton, Utah.
8. **Discussion/Public Hearing/Decision – Crouch Rezone** - Request to rezone a 10.25-acre parcel from the current designation of A-20/RR-1 to RR-5 zone designation identified as parcel 00-0087-9715 (PN) & 01-004-671-03-1 (SN) and located at 3825 N Lost Creek Rd, Morgan County, Utah.
9. **Discussion/Public Hearing/Decision – Val Poll Land Use Text Amendment** - Request approval of a text amendment to modify section 8-5C-3 and add section 8-5M to allow for live-work dwelling units within commercial zones.

Other:

10. Business/Staff Questions.
11. Approval of March 23, 2023, Planning Commission minutes.
12. Adjourn.