

Morgan County Planning Commission
Meeting Minutes
February 28, 2017 – 7:00 p.m.
Morgan County Commission Meeting Chambers

I. OPEN MEETING

Meeting was opened at 7:02 p.m.

Members present: Jack Soronen, Justin Andrews, Susan Parker, Robert White, George Didawick, Scott Swaim.

Members absent: Lori Hansroth, Robert Ford, Carl Cowgill, Eric LaRue, Wayne Omps.

II. MEETING MINUTES

On a S. Parker/G. Didawick motion, the Planning Commission unanimously approved the December 6, 2016 meeting minutes.

III. ELECTION OF OFFICERS

Floor was opened for nominations for President and Vice President of the Morgan County Planning Commission.

On a S. Parker/G. Didiwick motion, Jack Soronen was nominated to serve as President of the Morgan County Planning Commission for 2017 and Scott Swaim was nominated to serve as Vice President of the Morgan County Planning Commission for 2017. Motion carried.

IV. PHASED PRELIMINARY PLAT CHANGE REQUEST

Kesecker Knoll Subdivision Phased Preliminary Plat – Phase 4
Approved – January 2010; Expired January 2015.

Re-Applied and approved June 2015 for Phases 4 through 6

Phase 4 – 22 Lots

Phase 5 – 20 Lots

Phase 6 – 11 Lots

Phase 4 Preliminary Plat submittal deadline is June 2017

*Corrected + Approved
5.23.17*

Developer is requesting to proceed with the preliminary plat application for 6 lots Of Phase 4.

Article 13 Plat Requirements, Section 13.1 Phased Preliminary Plat

(f) Changes to the Phased Preliminary Plat submittal

Staff Report - Kesecker Knoll Subdivision

Prepared by A. Gorse, County Planner

February 21, 2017

Kesecker Knoll Subdivision Phase Preliminary Plat timeline:

Phases 1 thru 3 are completed.

Phased Preliminary Plat was approved in January 2010, expired January 2015.

Re-applied for Phased Preliminary Plat approval in May 2015 and approved June 23, 2015 for Phases 4 thru 6.

Phase 4 – 22 Lots – deadline for Preliminary plat is June 2017

Phase 5 - 20 Lots

Phase 6 – 11 Lots

Developer is requesting a reduction of lots for Phase 4 to 6 lots (instead of 22).

Morgan County Subdivision Regulations

Article 13 Plat Requirements, Section 13.1 Phased Preliminary Plat

(f) Changes to the Phased Preliminary Plat Submittal

Items of consideration:

If the request is approved:

- A Preliminary Plat for the 6 lots will need to be submitted by the May 2017 deadline for review and approval in June 2017;
- The deadline for Preliminary Plat submittal for the remaining 16 lots in Phase 4 is June 2017 so the developer will need to submit an extension request of one year for the remaining 16 lots in Phase 4.

If the request is not approved:

- A Preliminary Plat will need to be submitted for the 22 lots by May cutoff time for review and approval by June 2017; or
- An one year extension request for the 22 lots will need to be submitted and approved by June 2017; or
- A new Phased Preliminary Plat will need to be submitted showing 6 lots for Phase 4.

Planning Commission discussion points:

- If approved, designating a Phase 4A (6 lots) and Phase 4B (remaining 16 lots) for clarity purposes;
- The timelines for preliminary plat approvals will not coincide for Phase 4A & 4B, staff will need to monitor timelines once preliminary plat is approved;
- Submittal Deadlines for Phases 4A and 4B are as follows:

Preliminary Plat deadline for entire Phase 4 is June, 2017 therefore:

Phase 4A – 6 lots must be submitted by May, 2017. If this deadline cannot be met, then an extension request must be submitted by May, 2017 for consideration in June 2017. This would extend the preliminary plat deadline for one year; June 2018.

Phase 4B – remaining 16 lots – an Extension Request must be submitted by May, 2017 for review and approval in June 2017. This would extend the preliminary plat deadline to June 2018.

On a S. Parker/G. Didawick motion, the Morgan County Planning Commission granted the developer's request to proceed with a preliminary plat for 6 lots, calling this Phase 4A and the remaining 16 lots Phase 4B for the purposes of discussion and all timelines will remain the same for these preliminary plat submissions. The Planning Commission does not view this request as a subsequent change to the existing Phased Preliminary Plat for Kesecker Knoll Subdivision so no public hearing will be required. Motion carried.

V. COMPREHENSIVE PLAN UPDATE

The Morgan County Commission adopted the updated Comprehensive Plan on February 14, 2017.

VI. OTHER BUSINESS

Within the next few months, staff will begin the process of making recommended changes to the Morgan County Subdivision Ordinance and reviewing these changes at our monthly meetings.

VII. ADJOURNMENT

Meeting adjourned at 8:00 p.m.