

## **PLANNING COMMISSION MINUTES**

Thursday, June 12th, 2025  
Morgan County Commission Room  
6:30 pm

Minutes of the Morgan County Planning Commission meeting at the above time and date at the Morgan County Courthouse, Commission Chambers; 48 West Young Street, Morgan, Utah.

<b>Present PC Members:</b>	<b>PC Members Absent:</b>	<b>Public Attendance:</b>
Member Maloney	Member McMillan	Debbie Sessions
Member King		
Member Wilson		
Member Watt		
Member Telford		

### **Staff:**

Joshua Cook – Planning Director  
Jeremy Lance -Planner I  
Judy Vogel, Transcriptionist/Permit Tech

- 1. Call to order – Prayer**
- 2. Pledge of Allegiance**
- 3. Approval of agenda**

*Motion by Member King to approve the agenda.*

*Second by Member Wilson. The vote was unanimous. Motion carried.*

### **4. Declaration of Conflicts of Interest**

- 6. Public Comment**  
No Public Comment

### **Administrative**

**7. Public Meeting/Discussion/Decision – Ponderosa Subdivision Phase 2 Preliminary Plat –**  
A request for preliminary plat approval of a subdivision of 24 lots, which is identified by parcel numbers 00-0083-4593, 00-0083-4595, and 00-0063-3521 and serial numbers 03-POND1-0101, 03-POND1-0103, 03-005-029, and is approximately located at 6113 N Hidden Valley Rd in unincorporated Morgan County.

**Planner Lance** stated that this item will be continued until July 10th. He explained that staff had not received all the documentation that was needed to move this item forward.

*Motion by Member Watt, “I move we continue the Ponderosa Subdivision Phase 2 Preliminary Plat to the Planning Commission Meeting on July 10<sup>th</sup>, 2025*  
*Second by Member Telford. The vote was unanimous.*

## **Legislative**

**8. Public Hearing/Discussion/Decision – Cemetery Code Text Amendment** – Request for approval of a text amendment to modify the Morgan County Code (MCC) to define public and private cemeteries, clarify where cemeteries are permitted, and establish detailed approval standards for cemetery layout, infrastructure, and long-term maintenance.

**Planning Director Cook** Presented the code text amendment was brought about by the County Commission. This was done in the effort to Combine the public and private definition of a cemetery. We deleted the “private cemetery” from the land use section and called it just “cemetery”. There are minor changes that need to be made without changing the substance. Section A says site plan; it should say application. B4, states area covered by base flood, should read, area covered by flood plain with corresponding base flood elevations. C3, add an additional sentence, “These areas shall be noted on the plat, which kind of ties into before the potential for flooding, high topographic relief shot, shallow depths to groundwater, things like that. Those areas need to be denoted on the recorded plat. C6 denotes that 12 feet of roadway is for one way traffic. If it is 2-way traffic, it should be 24 ft. Adding a 6 to D stating that existing vegetation will be counted toward the total required trees and shrubs. F should not say Planning Commission; it should say County Commission.

**Member Telford** questioned if the county would have to go through the application process if they were to have a county run cemetery?

**Planning Director Cook** explained that they would not since Supreme Court dictates they do not have to comply with rules and standards they have adopted.

**Member Watt** questioned whether this can be moved forward tonight or have to return after changes are made.

**Planning Director Cook** explained that it can move forward because changes do not change the content.

## **Open Public Hearing**

*Motion by Member Wilson to open Public Hearing*

*Second, by Member King. The vote was unanimous. Motion carried.*

No public comment

## **Close Public Hearing**

*Motion by Member King to close Public Hearing.*

*Second, by Member Watt. The vote was unanimous. Motion carried.*

*Motion by Member King “I move we recommend approval to the county commission of the cemetery code text amendment based on the findings listed in the memorandum dated June 12, 2025, with the following additional conditions, and that is the changes as they were put forth in a narrative to us this evening,*

*Second by Member King. The vote was unanimous. Motion carried.*

## **9. Business and staff questions**

**Deputy Attorney Christoffersen** discussed propriety for using personal cell phones for County business. You should be using County email. Private cell phones can be GRAMMA-ed.  
Discussion on making Planning department aware of absences, issues with not have a quorum.  
Approved absences must go through Judy.

**Member Wilson** questioned the need to continue the Ponderosa Subdivision Preliminary Plat several times as it prevents the public from voicing their opinions.

**Planning Director Cook** explained why it was continued and how it is right of the applicant to continue.

Discussion continues about the continuance of the application.

**Chair Maloney** questioned the status of the ridgeline protection code.

**Planning Director Cook** explained there are many other code text requests that have been brought forth by the County Commission that take precedence.

**Chair Maloney** questioned ADUs and the reversing of the primary residence.

**Planning Director Cook** explained that it doesn't matter which is the primary if it fits within the code parameters.

**Chair Maloney** expressed concern for applicants switching primary residence and feels it should be enforced to not switch.

**Planning Director Cook** explained that they can do what ever they want on their property as long as it follows code and he will not enforce otherwise.

**Member Wilson** questioned who is in charge of the meeting and feels the Planning Commission has no say. He continued stating that he feels the Planning Director just does what he wants and tells the Planning Commission what he will and won't do and doesn't feel that is proper.

**Deputy Attorney Christoffersen** explained that the Zoning Administrator, Josh Cook, is the one to interpret code as well as state law regarding land use.

**Member Watt** verified his thoughts about applications being reviewed and properly prepared before being brought before the planning commission.

**Planning Director Cook** confirmed Member Watt's thoughts.

**Member Wilson** continued to state that Planning Director Cook's decisions and enforcement of Code was questionable. He asks the Deputy Attorney if she agrees.

**Deputy Attorney Christoffersen** explained that it is solely the Planning Director's decision and responsibility how to interpret and enforce code.

## **8. Approval of minutes**

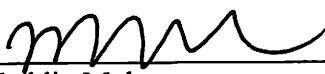
*Motion by Member King*

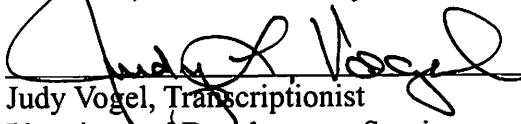
*Second, by Member Telford. The vote was unanimous. Motion carried.*

## **9. Adjourn**

*Motion by Member Wilson*

*Second, by Member King. The vote was unanimous. Motion carried.*

Approved:  Date: 6/26/25  
Chairman, Maddie Maloney

 Date: 6-26-25  
Judy Vogel, Transcriptionist  
Planning and Development Services