

## PLANNING COMMISSION MINUTES

Thursday, August 14, 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.

### Present PC Members:

Member Maloney  
Member King  
Member Wilson  
Member McMillan  
Member Telford  
Member Sessions  
Member Watt

### Public Attendance:

Tina Kelley  
Clay Rich  
Ty Eldridge  
Brandon Anderson  
Dean House  
Karen House  
Trey Stephens  
Stephanie Howard  
Row Howard  
Reeni Crowther  
Daren Stegelmeier  
Marelle Stegelmeier  
Ty Eldridge

Kent Singleton  
Jeff Glum  
Norm Thurston  
Jordan Garfield  
Marilyn Garfield  
Al Petelinsek  
Peter Van Horn  
Judy Crowther  
Theron Crowther  
Lisa Petelinsek  
Alvin Jensen  
Marion Beown  
Todd Wimpey

### Staff:

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 Sessions to approve the agenda.*

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

4. Declaration of Conflicts of Interest  
None.

5. Planning Commission Training – Craig Call  
Refer to training recording. [Planning Commission Meeting August 14, 2025](#)

6. Public Comment

Marion Brown stated he was not notified about the rezone and he lives up Deep Creek.

### Legislative

7. Public Hearing/Discussion/Decision – – The Thurston Rezone – Request to rezone property from Multiple Use (MU-160) to Rural Residential (RR-10) and reflect that change on the Future Land Use Map from a split designation of RR-10 and Natural Resources and

Recreation to RR-10 completely. The property is identified by parcel numbers 00-0000-4729, 00-0000-4745, 00-0000-5148 and serial numbers 01-003-074, 01-003-076, 01-003-079 and is approximately located at 2240 West Deep Creek Road in unincorporated Morgan County.

**Planner Lance** presented the Thurston Rezon Request. The project location is approximately 2240 West Deep Creek. The current zoning of the property is multiple use MU-160, and the general plan designation shows RR-10. The request is to rezone property from MU-160 to the RR-10 specific designation from our zoning code and reflect that change on the Future Land Use Map. The proposed amendment is in harmony with existing land uses in the area and the rezone will not adversely impact the adjacent properties, many of which are 10-acre parcels or smaller. In addition to the review, staff has completed the noticing requirements for this meeting tonight.

**Norm Thurston**, a beneficiary of the trust, explained the inconsistency in the current zoning and the need for uniform zoning. He highlighted the surrounding properties and the appropriateness of RR-10 zoning for the area. He mentioned the potential for cluster development and the financial feasibility of such development. He emphasized the need for the rezone to align with the county's goals and preserve the rural feel of the area.

### **Open Public Hearing**

***Motion by Member McMillian to open Public Hearing**  
**Second, by Member Wilson. The vote was unanimous. Motion carried.***

**Brandon Anderson** raised concerns about the safety of Deep Creek Road, citing past incidents and the need for proper ownership and maintenance.

**Row Howard** expressed concerns about the rezone and the lack of transparency in the notification process.

**Daren Stegelmeier** requested equitable application of the future land use plan, emphasizing the need for consistent zoning.

**Marilyn Garfield Thurston** explained the trustees' need to rezone to resolve family issues and ensure fair distribution of assets.

**Dean House** highlighted the safety issues on Deep Creek Road, particularly for emergency vehicles and agricultural activities.

**Todd Wimpey** raised concerns about the road's safety and the need for addressing these issues before approving the rezone.

**Peter Van Horn and Theron Crowther** expressed safety concerns related to the road's design and the need for improvements.

**Lance Crowther and Ty Eldridge** emphasized the ongoing safety issues and the need for a comprehensive solution before any development.

**Member Sessions** clarified that a P-C zone with a development agreement would be necessary for clustering.

**Planner Lance** explained the scope of a rezone application and the administrative process for subdivisions.

### **Close Public Hearing**

***Motion by Member King to close Public Hearing.***

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

The planning commission discussed the inadequacy of the road and the need for a comprehensive solution before approving the rezone.

***Member McMillian moved to forward a negative recommendation to the County Commission for the Thurston Rezone, application number 25.018, changing 356.55 acres from Multiple Use (MU-160) to Rural Residential (RR-10), and reflect that change on the Future Land Use Map from a split designation of Natural Resources and Recreation and Ranch Residential 10 to Ranch Residential 10 completely, due to the following findings:***

- ***Inconsistent with the Future Land Use Map***
- ***Inconsistent with the health and safety welfare due to inadequacy of road***

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

### **8. Business and staff questions**

**Attorney Smith** emphasized the importance of community knowledge in planning decisions, especially regarding local conditions.

**Member Watt** highlighted the value of bringing in extra information for evaluation.

**Attorney Smith** mentioned ongoing training with Craig Call to improve planning processes and decision making.

**Attorney Smith** explained the role of the appeal authority and the importance of recording and noticing public meetings.

**Member Sessions** asked about the public's ability to participate in administrative appeals.

**Attorney Smith** clarified that while not a public hearing, administrative appeals are open to the public.

### **9. Approval of minutes**

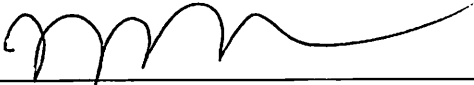
***Motion by Member Sessions.***

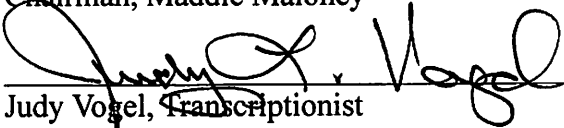
***Second, by Member Watt the vote was unanimous. Motion carried.***

**10. Adjourn**

***Motion by Member Watt***

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

Approved:  Date: 8/28/25  
Chairman, Maddie Maloney

 Date: 8.28.25  
Judy Vogel, Transcriptionist  
Planning and Development Services