



PLANNING COMMISSION AGENDA

Thursday, June 11th, 2026

Morgan County Commission

Room

6:30 p.m.

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:

Chair Sessions
Member Maloney
Member Taylor
Member Wilson

Absent PC Members

Member McMillan
Member King
Member Watt

Public Attendance:

John Schlichtee
Van Johanson
Lisa Jo Clark
Les Adams
Skyler Gardner
Ty Ames
Hayden Riddle

Staff:

Josh Cook – Planning Director
Kent Page – Senior Planner
Brynlee Savage – Planner I
Chris Tremea – Code Enforcement
Jessie Drage - Transcriptionist/Permit Tech

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

Motion by Member Maloney to approve the agenda for Thursday June 11th 2026. Second by Member Wilson . Motion carried unanimously.

- 4. Declaration of Conflicts of Interest – None**

- 5. Public Comment**

Lisa Clark – She asked several questions regarding the proposed Warrior Rizen Ranch CUP 2nd Amendment. She inquired whether the ranch currently operated under a Conditional Use Permit and sought clarification on fire safety measures related to the shooting range, particularly given

current drought conditions. While she noted the proposed water wagons, she expressed concern about whether those resources would be sufficient in the event of a rapidly spreading fire. She also asked whether the organization was registered as a nonprofit, whether fees would be charged for use of the proposed facilities, who would benefit from any revenue generated, whether Morgan County would receive tax revenue from the operation, and whether any new buildings or tent-like structures were proposed as part of the amendment.

Ben Johanson asked follow-up questions regarding the Warrior Rizen Ranch CUP amendment. He inquired whether the applicant would be financially responsible for fire suppression costs if a fire originated from the property. He also requested information regarding the anticipated number of visitors and employees associated with the proposed facilities and whether activity levels would be relatively consistent or fluctuate with larger group events.

Legislative

- 6. Public Hearing/Discussion/Decision – *Creskide Vista P-C Rezone*:** A request for approval of a Planned Community (P-C) Zone on 10.42 acres at approximately 4645 Old Highway Road in the Mountain Green area in unincorporated Morgan County. The current zoning is A-20 and RR-1. The properties are identified by parcel numbers 00-0060-4577, 00-0078-7724, 00-0003-3538, 00-0060-4734 & serial numbers 03-005-030-03, 03-005-030-03-1, 03-005-030, 03-005-030-04.

Department Head Josh Cook - He presented Application #26.007, a request to rezone approximately 10.42 acres at approximately 4645 Old Highway Road from RR-1 and A-20 to Planned Community (P-C) zoning. He explained the surrounding land uses and future land use designations, noting that the proposed development would serve as a transition between nearby single-family homes, townhomes, commercial development, and Town Center zoning. He stated the applicant proposed 42 clustered single-family homes at four units per acre while preserving approximately 35% of the site as open space, exceeding the 20% requirement. He noted staff supported the rezone because it provided an appropriate buffer and was consistent with surrounding densities. Staff's primary concern was ensuring the Planned Community access to the planned trail south of Cottonwood Creek.

Skyler Gardner - He represented the applicant and explained that the project proposed 42 single-family homes with lot sizes ranging from approximately 3,200 to 8,000 square feet. He stated the homes would be clustered north of Cottonwood Creek, with approximately 34% of the property preserved as open space. He explained that the public trail was proposed on the south side of the creek because it would provide greater regional access through future connections and a planned bridge associated with a neighboring development. He noted that HOA-maintained open space on the north side would include landscaping, nature trails, and a tot lot, while the south side would provide public trail access. He indicated willingness to consider additional amenities, including paved pathways, benches, picnic areas, tables, and a bowery. He also confirmed that all homes would be located outside the floodplain and later stated the south-side trail would be approximately 950 feet long. He described the proposed regional trail as an asphalt pathway extending from Old Highway Road westward along the south side of Cottonwood

Creek, with the long-term goal of connecting to the Mountain Green village and commercial area.

Member Taylor - He questioned whether a trail located across the creek would function as a meaningful amenity for project residents. He sought clarification regarding the Planning Commission's role in reviewing Planned Community applications, the level of detail required at the rezone stage, and whether additional amenities should be required in exchange for increased density. He also discussed trail connectivity, floodplain considerations, future trail planning, and suggested additional pathways and conceptual renderings of proposed recreational amenities be provided during later review stages.

Department Head Josh Cook - He explained that Planned Community zoning was a legislative decision and that the Planning Commission could request additional information, amenities, or design commitments as conditions of approval. He stated the Commission's responsibility was to determine whether the amenities offered justified the additional density and clustering requested. He reiterated staff's position that direct access to the regional trail should be provided and explained that future development agreements would further refine project details.

Member Maloney - She noted that this was the first Planned Community zoning application reviewed by the Planning Commission. She asked about the length of the proposed trail and questioned why the application was proceeding before final consideration of the related code text amendment.

Member Sessions - She expressed concern that residents should have convenient access to the trail amenity and questioned the lack of a pedestrian bridge across the creek. She stated that any remainder parcel should likely be designated as open space and discussed potential amenities for residents, including walking paths, recreation areas, picnic facilities, and a bowery. She also suggested that architectural elevations be provided during future review.

Member Wilson - He asked about flood risks associated with Cottonwood Creek and whether the proposed homes would be adequately protected from high-water events. He was informed that all homes would be outside the floodplain and that recent channel improvements had increased the creek's capacity. The applicant also informed that even during the heavy winter melt of 2023, the water did not exceed the flood plain or banks.

Department Head Cook - He clarified that approval of the future land use map amendment and the zoning amendment would require separate motions. He further explained that the related text amendment was scheduled for County Council review and that its approval would depend on Planning Commission action on the Planned Community application. He noted that the County Attorney had determined there was no issue with proceeding before final action on the text amendment.

Member Maloney moved to open the public hearing. Second by Taylor. Motion carried unanimously.

Chair Sessions – Saw no public comment.

Member Taylor moved to close the public hearing. Second by Member Maloney. Motion Carried unanimously.

Chair Sessions – Stated that the commission needed to vote on the Creekside Vista Rezone change on the future land use map first, and then make a motion for the Rezone itself.

Member Taylor moved to forward a positive recommendation for the Creekside Vista Rezone on the future land use map from RR-1 and A-20 to Planned Community completely. Second by Member Maloney. Motion carried unanimously.

Member Maloney – Stated that she loved the rezone but questioned if we had enough information, details and conditions to make a motion.

Member Taylor – Stated that he felt comfortable recommending it to the County Commission. He discussed some possible conditions including a walking trail or connecting bridge on the north side, a rendering of a playground, details regarding the types of trails to be created, presence of benches and picnic or covered seating areas.

Member Sessions – Stated that she wanted the additional parcel labeled as open space.

Member Maloney – In other counties with P-C zone, there is a flood plain and they won't build there so they get additional density in exchange. If the space is unbuildable or 30% grade have you ever seen that count toward open space or increase density?

Department Head Cook – Stated that there would simply just be parts of the year when some of the open space would not be useable for example when the creek is running high or during rainstorms.

Member Maloney – Confirmed that once entitlements are set, and approved by the County Commission then it's done. That being considered, she liked the idea of a sample elevation.

Member Maloney moved to recommend a positive recommendation to the County Commission for the Creekside Visa P-C Rezone Application #26.077. To Rezone 10.42 acres from A-20 and RR-1 to P-C Zone completely. With the findings listed in the staff report dated June 11th 2026 as well as the additional conditions listed below:

- 1. The developer shall add at their discretion either a six foot trail on the north for homeowner trail access or a foot bridge over the creek to adjoin the north and south side trails.***
- 2. An 8 foot asphalt trail on the south side***
- 3. Benches on the north side of the creek***
- 4. A pavilion or covered eating area***
- 5. The remainder parcel to be listed as open space***
- 6. A Tot Lot rendering***
- 7. Sample elevation drawing to be given to the County Commission***

Second by Member Wilson. Motion carried unanimously.

Administrative

- 7. Public Meeting/Discussion/Decision** – *Warrior Rizen Ranch CUP 2nd Amendment:* A request to amend the Conditional Use Permit (CUP) to allow additional uses for Warrior Rizen Ranch for a Dude Ranch in the A-20 and Forestry zoning districts. The project location is 3265 S. Highway 66 and covers approximately 6,500 acres in unincorporated Morgan County. The current zoning is A-20 and RR-1.

Planner Page – He provided a history of the existing Conditional Use Permit for Warrior Rizen. He explained that the original CUP was approved in 2018 for a dude ranch and did not allow cooking facilities or accessory lodging structures without additional Planning Commission approval. He stated that the first CUP amendment, approved in 2023, changed the use from a dude ranch to a private park, recreation grounds, and resort use, including accessory dwellings and support facilities managed by the recreational operation. That amendment also expanded permitted uses to include weddings, receptions, events, and programs serving groups beyond disabled veterans, and was approved with 12 conditions.

He explained that the second amendment request sought approval for additional recreational and agritourism activities, including horseback riding, clay shooting, target shooting, snowcat rides, livestock interaction, culinary events, yoga, fishing, foraging, hiking, backcountry skiing, social media content creation, cattle roundups, survival training, hay rides, hunting-style activities, roping, biking, wildlife viewing, and agribusiness-related uses. He noted that the application also referenced "other low-impact activities," which staff believed should be more clearly defined.

Based on the information provided, he stated that staff recommended approval of the CUP amendment subject to all applicable conditions, including mitigation of any identified negative impacts and compliance with fire department requirements for emergency access and safety at the shooting range. He noted that the fire department had reviewed and approved the proposed tent structures and access plans and advised that the Planning Commission could add additional conditions if specific impacts were identified.

Member Wilson - He asked whether staff had reviewed any renderings or prototypes for the proposed shooting range.

Chris Tremea - He explained that he had been involved in discussions with the applicant for approximately three months and had worked with them to evaluate proposed amenities and potential impacts associated with the CUP amendment. He stated that concerns regarding the shooting range, including noise, fire risk, and safety, had been extensively reviewed. He noted

that the applicant proposed mitigation measures including encouraging suppressor use, creating fire breaks, clearing vegetation, implementing a fire response plan, maintaining trained personnel and equipment on site, and coordinating with emergency responders. He confirmed that the ranch already operated under an approved CUP and that the fire prevention and emergency response plans had been reviewed and approved by the fire department. He stated that annual fire inspections would be required as part of normal business operations and that additional CUP conditions could reinforce those requirements. He also explained that future nuisance concerns could be addressed through measurable standards such as decibel limits, lighting restrictions, and operating hours.

Department Head Josh Cook - He clarified that if annual fire inspections were incorporated as a condition of approval, failure to comply could result in enforcement action, including potential revocation of the CUP. He also noted that the applicant's fire, medical, and emergency response plans were available in Civic Review and could be incorporated into the CUP as formal conditions. Later, he suggested that the Commission could establish conditions allowing occasional nighttime shooting activities subject to specific restrictions.

Member Taylor - He questioned how compliance with annual fire inspections would be ensured and raised concerns about long-term enforcement if inspections were not completed. He sought clarification regarding the Commission's ability to regulate nighttime shooting activities and discussed the possibility of establishing measurable noise standards rather than relying on subjective complaints. He ultimately proposed several conditions, including removing Activity #26, requiring annual written requests for fire inspections, incorporating the fire, medical, and public safety plans into the CUP, and limiting nighttime shooting activities to a maximum of 50 decibels at the property line after 9:00 p.m.

John Schlichte - He explained that the ranch's mission focused on serving veterans, first responders, youth groups, and families, and that the shooting program was intended to provide therapeutic and recreational opportunities consistent with that mission. He stated that revenues generated from shooting activities supported ranch operations and programs and that no individuals received compensation from the program. He also noted that the property was subject to a conservation easement that limited commercial activities and emphasized that the shooting range would remain consistent with permitted agricultural and recreational uses. He further explained that the ranch utilized annual fire-prevention treatments and vegetation management practices as part of its wildfire mitigation efforts.

Chair Sessions - She asked questions regarding the business license, nonprofit status, future public use of the property, lighting, and proposed operating conditions. She expressed support for removing Activity #26 from the approved activity list and discussed requiring annual fire marshal inspections. She also sought clarification regarding the proposed hours of operation for the shooting range.

Nick Seiffert - He explained that the activity list had intentionally included a broad range of potential uses and stated that Activity #26 could be removed if desired. He clarified that the proposed tent structures would not be used for overnight occupancy and would primarily serve as shelter areas for supervised youth activities. He emphasized that the shooting range had been

intentionally located in an area with minimal wildfire risk, characterized by agricultural land and limited vegetation. He explained that steel-core and steel-jacketed ammunition would be prohibited due to fire concerns and that fuel reduction efforts, fire breaks, and a dedicated fire-response vehicle equipped with fire suppressant would further reduce risks. He stated that suppressor use would be encouraged to minimize noise impacts and noted that noise testing indicated little to no measurable impact in surrounding residential areas. He indicated that shooting activities could occasionally occur after dark but would not be a regular occurrence and that the organization wished to remain a good neighbor to surrounding property owners.

Member Maloney - She reviewed existing CUP conditions related to operating hours and noted that current limitations had originally been established for weddings and concerts. She discussed whether restrictions on ammunition types and nighttime shooting should be added as formal CUP conditions and supported prohibiting steel-core and steel-jacketed ammunition within the rifle and pistol ranges.

Chris Tremea - He explained that noise complaints would be investigated through existing nuisance and enforcement procedures. He stated that objective decibel standards would provide a clearer enforcement mechanism than subjective complaints and noted that repeated violations could result in enforcement action.

Member Taylor moved to approve the Warrior Rizen CUP 2nd Amendment Application# CUP26.009 located at approximately 3265 S Highway 66 in unincorporated Morgan County based on the findings and conditions listed in the staff report dated June 11th 2026 and with the additional conditions listed below:

- 1. Item #26 "other low impact activities" to be removed***
- 2. Owner is required to request in writing annual fire inspections from fire marshal for shooting operations***
- 3. No steel-core or steel-jacketed ammo on the rifle or pistol range***
- 4. Fire and medical and public safety plans would be incorporated as part of the CUP***
- 5. Shooting at the rifle and pistol range may operate outside of normal operating hours past 9pm but only with a limitation of maximum 50 decibels measurement at the property line***
- 6. Other shooting ranges limited to 9-9pm operational times***

Second by Member Wilson. Motion carried unanimously.

- 8. Public Meeting/Discussion/Decision – Cottonwood Spring View A PUD Subdivision Phase 7B 5th Amended:** A request for approval of an Amended Plat for Cottonwood Spring View A PUD Subdivision Phase 7B 5th Amended. The properties are identified by parcel number 00-0094-0418 & serial number 03-COSPR7B-0756-A1 and is located at approximately 3059 West Summit View Circle in unincorporated Morgan County.

Planner Page – Introduced the topic and stated that the request was made to subdivide this lot into two lots in 2025. He explained that for tracking purposes, staff had labeled and noticed this item as the 5th amendment when it was actually the 2nd amendment. Staff recommended approval with the following conditions. All comments by the County Surveyor and County Recorder were to be addressed. All fees were to be paid prior to recordation and all local state and federal laws are adhered to.

Member Taylor – He asked if there were HOA hurdles to do this?

Planner Page – No.

Department Head Cook – He agreed that the property owner, if they have the room, are allowed to combine lots or divide them. The property owner actually combine the lots in 2025 and now they wanted to split them back out again.

Member Wilson recommended approval of Cottonwood Spring View A PUD Subdivision Phase 7B 2nd amendment, Application #26.006. The properties are identified by parcel number 00-0094-0418 & serial number 03-COSPR7B-0756-A1 and is located at approximately 3059 West Summit View Circle in unincorporated Morgan County based on findings and conditions listed in the staff report dated June 11th 2026. Second by Member Maloney. Motion carried unanimously.

9. **Public Meeting/Discussion/Decision** – *Wasatch Peaks Resort Oaks Lodge Site Plan: A request for approval of a Site Plan for Wasatch Peaks Resort Oaks Lodge. The properties are identified by parcel numbers 00-0093-1362 and 00-0091-9997 & serial numbers 12-004-014-01-1-1-3 and 12-004-013-01 and is located at approximately 5233 West Wasatch Peaks Road in unincorporated Morgan County.*

Planner Page: Introduced the request for a new 63,000 square foot lodge on 4.28 acres. He stated that the owners are WPR LLC. Staff had reviewed and recommended approval based on findings and conditions listed below. The Development Agreement included a lodge up to 90 feet in height in sections C OR D could be constructed. Other conditions include that it must address parking and landscaping and overall elevations. The structure cannot be a detriment to the health, safety or welfare of the public. He stated that all federal and state laws must be adhered to and that the developer was required to install all required infrastructure. He stated that Planning Staff believed the Oak Lodge site plan met all of the requirements for parking, roof, building height and landscaping requirements of the development agreement and building materials. He offered to answer questions and indicated that a representative from WPR was also in the audience.

Member Wilson: Asked where is the 90-foot height shown?

Planner Page: He stated that it is not specifically depicted at that height. The requirement is simply that the building remain under the 90-foot maximum allowed.

Member Taylor: Stated that the structure was impressive.

Chair Sessions: Confirmed that staff indicated that they had reviewed the plans against the Development Agreement and found that the proposal complied with its requirements.

Member Taylor moved to recommend approval to the county commission for the WPR Oaks Lodge Site plan Application #26.008 located at approximately 5233 West Wasatch Peaks Road in unincorporated Morgan County based on the findings and conditions listed in the staff report dated June 11th 2026. The motion was seconded by Member Maloney. Motion carried unanimously.

10. Business/Staff Questions

Department Head Cook- He introduced Brynlee Savage as the new Planner I and stated that he would be eventually stepping away from the Planning Commission and would be focusing solely on County Commission matters. He invited Ms. Savage to introduce herself.

Planner I Savage – She stated that she had graduated from Utah State University the previous year and that this was her first planning position. She explained that she grew up in Panguitch, Utah, and was looking forward to branching out and learning new things. She noted that she had majored in Landscape Architecture.

Chair Sessions – Questioned whether Member Wilson would be the individual replacing Member McMillan as Vice Chair.

Department Head Cook - He responded that he would be, but that a nomination would need to be made. He noted that he had not yet received a resignation letter via email.

Chair Sessions – She stated that Kate Becker had received the resignation letter.

Member Maloney – She asked about the procedure for filling the vacancy.

Department Head Cook - He explained that the item could be placed on the agenda for the next meeting and that the Commission could then approve a new member.

Member Taylor – He asked what happens to a Planning Commission member who was appointed by a County Commissioner if that commissioner was voted out of office.

Department Head Cook – He explained that the appointment would end at that time, but the newly elected County Commissioner could choose to reappoint the individual. If reappointed, the member would serve the remainder of the commissioner's term.

Member Taylor -He commented that the process seemed unnecessary.

Department Head Cook -He explained that the County Commission believed the appointment structure would facilitate better communication. Each County Commissioner appoints one

member to the board and is expected to maintain communication with that appointee. He noted that members should periodically touch base with the commissioner who appointed them. He also stated that at-large appointments serve four-year terms.

Member Taylor – He asked whether a County Commissioner’s term was four years.

Chair Sessions – She asked about alternates.

Department Head Cook – He stated that he had spoken with the County Attorney the previous day and that the attorney’s intern had prepared Planning Commission text amendments related to alternates as well as notification requirements.

Member Taylor -He jokingly asked whether he was the only one not doing his job.

Chair Sessions – She inquired about the bylaws.

Department Head Cook – He responded that he would need to ask Janet, the County Deputy Attorney, about that matter.

11. Approval of May 28th 2026, Planning Commission Minutes –

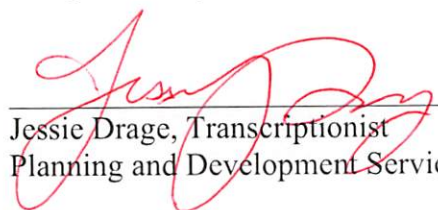
A motion to approve the minutes was made by Member Maloney and seconded by Member Wilson. The motion passed unanimously.

12. Adjourn

Motion by Member Maloney to adjourn. Second by Member Taylor. Motion carried unanimously.

Approved:

 Date: 6-25-26
Chairman, Debbie Sessions
Morgan County Planning Commission

 Date: 6-25-26
Jessie Drage, Transcriptionist
Planning and Development Services