



PLANNING COMMISSION AGENDA
Thursday, July 9th, 2026
Morgan County Commission Room
Morgan County Courthouse – 48 West Young Street

5:00 p.m. WORK Session

Public Meeting/Discussion – Proposed addition to the Morgan County Code addressing Food Trucks

6:30 p.m. Regular Meeting

1. Call to Order – Prayer
2. Pledge of Allegiance
3. Approval of Agenda
4. Declaration of Conflicts of Interest
5. Public Comment

Legislative

6. **Public Hearing/Discussion/Decision** – *Rollins Ranch Development Agreement 6th Amendment*: A request for approval of a 6th amendment to the Rollins Ranch Development Agreement located in the Mountain Green area in unincorporated Morgan County. The current zoning is A-20.

Administrative

7. Business/Staff Questions
8. Approval of June 25, 2026, Planning Commission Minutes
9. Adjourn

Morgan County, in compliance with the Americans with Disabilities Act, provides accommodations and auxiliary communicative aids and services for all those citizens in need of assistance. Persons requesting these accommodations should call Planning & Development at 801-845-4015, giving at least 24 hours' notice prior to the meeting. A packet containing supporting materials is available for public review prior to the meeting at the Planning and Development Services Dept. and will also be provided at the meeting. Note: Effort will be made to follow the agenda as outlined. However, agenda items may be discussed out of order as circumstances may require. If you are interested in a particular agenda item, attendance is suggested from the beginning of the meeting.

MEMORANDUM

TO: Morgan County Planning Commission

DATE: July 9, 2026

FROM: Joe Sigety, applicant

SUBJECT: Rollins Ranch Development Agreement, 6th Amendment (25.036)
(**Note:** Some documents in this file are incorrectly labeled 5th amendment when they should have been labeled 6th amendment.)

SUMMARY: Request for approval of a sixth (6th) amendment to the Rollins Ranch Development Agreement to allow the sale of 26.151 acres of Native Open Space (“Parcel A”) to the Mark and Jennifer Hancock Revocable Trust.

The Rollins Ranch Home Owners Association requests County approval to sell 26.151 acres of Native Open Space (“Parcel A”) to the Mark and Jennifer Hancock Revocable Trust to create a community park and trail center under strict covenants and restrictions. (see Exhibit A & B) The Trust has agreed to develop Parcel A into a community park and trail conserved in perpetuity for the use by Rollins Ranch homeowners. (See Exhibit C) The Trust may not construct any residential or commercial improvements. The Trust may not sell the land at any time to another party and must continue to conserve and maintain Parcel A.

The sale of Parcel A from the Rollins Ranch HOA to the Trust has already occurred ([Quitclaim Deed](#)) and has been approved by a super majority of homeowners with the HOA.

The character of the zone around Parcel A will be largely unaffected. The Hancock Trust plans to install sustainable walking and biking trails, as well as standard park features such as seating, bridges over creeks, and a pavilion.

Please see Exhibit D for ordinance of County approval.

ATTORNEY GUIDANCE

Legislative Review:

The Planning Commission is tasked with advising and recommending to the County Commission whether the proposed amendment to the Development Agreement is consistent with Morgan County Code requirements for zoning applications. The Planning Commission is further tasked with advising and making its recommendations based on whether the application conforms to Utah State law. In that regard, while previously the County Commission had broad discretion in either approving or denying a legislative decision (the standard being whether the zoning ordinance could promote the general welfare; or even if it is reasonably debatable that it is in the interest of the

general welfare), it appears to have been narrowed by recent changes to § 17-27a-801(3). The subsequently amended statute provides that legislative acts will be upheld if it is shown to be “reasonably debatable that the land use regulation is consistent with LUDMA.” While I have not seen any case law testing this new standard, I highly recommend that any decisions by the Planning Commission or County Commission include references to the standards in Morgan County Code and Utah State Code to support them and provide a solid basis for review. In that regard, the State Code standards include:

§ 17-79-101. Purposes — General land use authority — Limitations.

(1) The purposes of this chapter are to:

- (i) provide for the health, safety, and welfare;
- (ii) promote the prosperity;
- (iii) improve the morals, peace, good order, comfort, convenience, and aesthetics of each county and each county’s present and future inhabitants and businesses;
- (iv) protect the tax base;
- (v) secure economy in governmental expenditures;
- (vi) foster the state’s agricultural and other industries;
- (vii) protect both urban and nonurban development;
- (viii) protect and ensure access to sunlight for solar energy devices;
- (ix) provide fundamental fairness in land use regulation;
- (x) facilitate orderly growth and allow growth in a variety of housing types; and
- (xi) protect property values.

(b) Subject to Subsection (4) and Section 11-41-103, to accomplish the purposes of this chapter, a county may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the county considers necessary or appropriate for the use and development of land within the unincorporated area of the county or a designated mountainous planning district, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing:

- (i) uses;
- (ii) density;
- (iii) open spaces;
- (iv) structures;
- (v) buildings;
- (vi) energy-efficiency;
- (vii) light and air;
- (viii) air quality;
- (ix) transportation and public or alternative transportation;
- (x) infrastructure;
- (xi) street and building orientation and width requirements;
- (xii) public facilities;
- (xiii) fundamental fairness in land use regulation; and
- (xiv) considerations of surrounding land uses to balance the foregoing purposes with a landowner’s private property interests and associated statutory and constitutional protections.

RECOMMENDED MOTIONS

Sample Motion for a *Recommendation for Approval* – “I move we recommend approval to the County Commission for the Rollins Ranch 6th Amendment to the Development Agreement based on the findings listed in the memorandum dated July 9, 2026.”

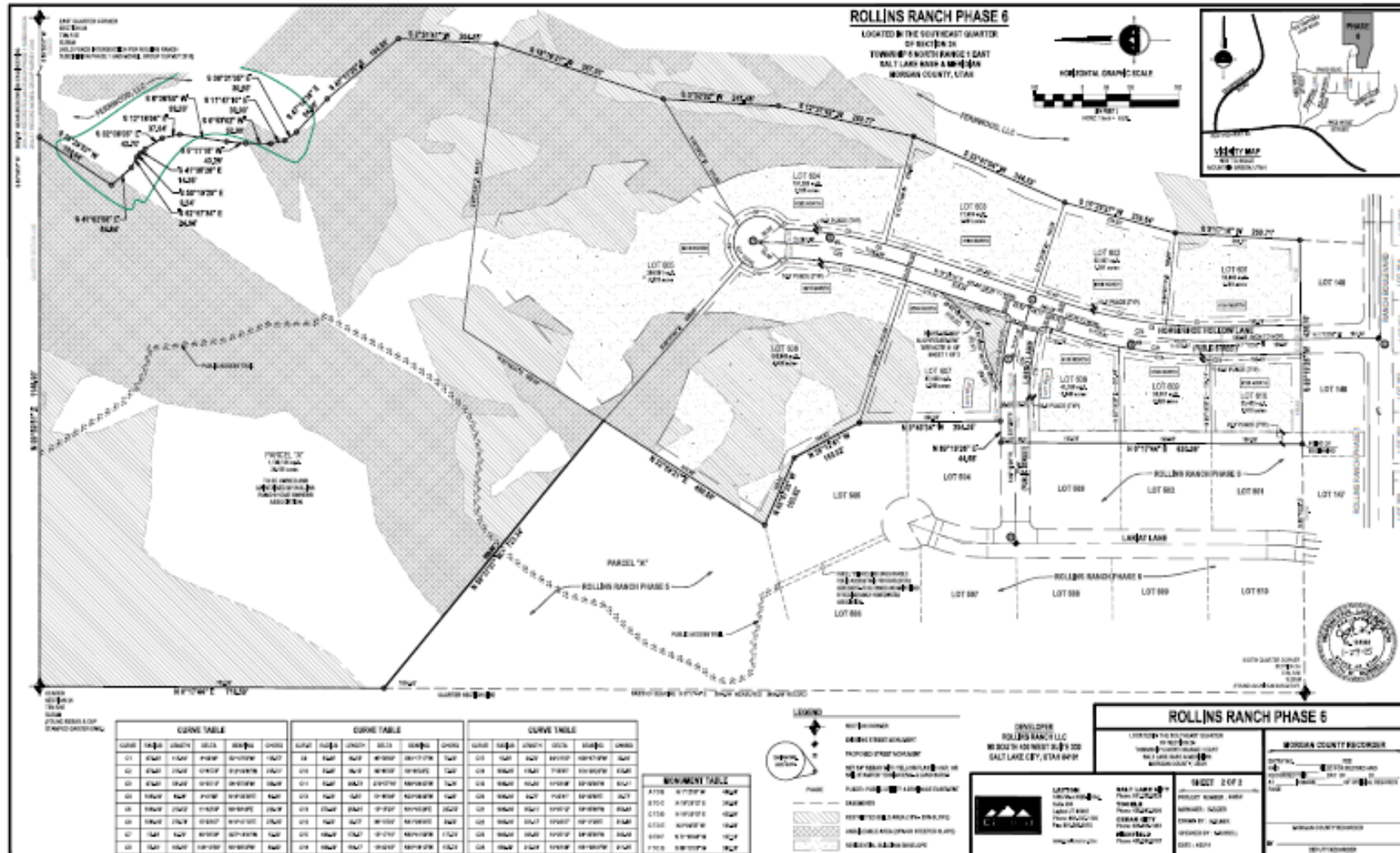
Sample Motion for *Approval with Conditions* – “I move we recommend approval to the County Commission for the Rollins Ranch 6th Amendment to the Development Agreement based on the findings listed in the memorandum dated July 9, 2026, with the following additional conditions:”

- 1. List any additional findings and conditions...*

Sample Motion for *Denial* – “I move we recommend denial to the County Commission for the Rollins Ranch 6th Amendment to the Development Agreement with the following findings:”

- 1. List any additional findings...*

[Click here for greater detail.](#)



**FIFTH AMENDMENT TO
DEVELOPMENT AGREEMENT FOR
ROLLINS RANCH
MORGAN COUNTY, UTAH**

The Fifth Amendment to Development Agreement for Rollins Ranch ("this Amendment") is made effective as of the 1 day of April 2025, by and among Morgan County, a political subdivision of the State of Utah ("County"), the Mark and Jennifer Hancock Revocable Trust ("Hancock Trust"), and Rollins Ranch at Mountain Green Association, a Utah non-profit corporation ("HOA").

RECITALS

WHEREAS, a Development Agreement for Rollins Ranch (the "Development Agreement") was entered into and dated as of November 20, 2006, as recorded on January 5, 2007 with the County Recorder as Entry Number 105900. A copy of the Development Agreement with attachments including subsequently referenced Exhibit J is attached hereto as Exhibit 1. Capitalized terms not otherwise defined in this Amendment shall have the meaning ascribed to such terms in the Development Agreement.

WHEREAS, Section 2.4 and more specifically, Subsection 2.4.3, of the Development Agreement provide that Native Open Space of the development would be conveyed to the HOA and owned and maintained by the HOA; and further provided that the ownership and maintenance requirements for the Native Open Space were outlined in "Exhibit J" attached to and incorporated into the Development Agreement. Pursuant to the Development Agreement, Exhibit I provided a depiction of the trail system to be developed. A copy of Exhibit I is attached hereto as Exhibit 2.

WHEREAS, the Development Agreement has undergone several amendments. Most pertinent to this amendment, the First Amendment to Development Agreement was dated November 15, 2011, as recorded on November 21, 2011 with the County Recorder as Entry Number 124507. The amendment amended the Subsection 2.4.2 of the Development Agreement regarding Trails in Open Space and provided that under certain conditions the trails maintained by the HOA would be open to the public. This amendment also eliminated Exhibit I. A copy of the First Amendment to the Development Agreement is attached hereto as Exhibit 3.

WHEREAS, the Final Plat for Phase 6 provided that Parcel A is an open space parcel to be owned and maintained by the Rollins Ranch Home Owner's Association and is "Native Ground." A copy of the Final Plat for Phase 6 is attached hereto as Exhibit 4.

WHEREAS, on March 15, 2024, the HOA purported to convey via Quitclaim Deed Parcel A consisting of 26.151 acres of the Native Open Space to the Hancock Trust. Said Quitclaim Deed is attached hereto as Exhibit 5. Said parcel is subject to conditions of the Development Agreement and its subsequent amendments, including ownership and maintenance restrictions. Recorded with that Quitclaim Deed was a Land Use Restriction Agreement dated January 3, 2024 (recorded with the County Recorder on March 15, 2024 as Entry Number 165459) purporting to bind the Hancock Trust to the same conditions of ownership and maintenance as contained in the Development Agreement. County approval was not obtained prior to the execution of these documents. The Land Use Restriction Agreement is attached hereto as Exhibit 6.

WHEREAS, Section 8.1 of the Development Agreement provides for the recording of the Development Agreement in the Office of the County Recorder and further provides that it "shall be deemed to run with the land, shall encumber the same, and shall be binding on all successors in ownership of any portion of the Property."

WHEREAS, while recognizing that the Development Agreement strictly prohibits the ownership of the Native Open Space by any entity other than the HOA, Section 7.1 of the Development Agreement provides that the Development Agreement is binding on the successors and assigns of the Developer in the ownership of any portion of the Rollins Ranch. Section 8.9 of the Development Agreement further provides remedies in the event of default of the obligations contained in that agreement.

WHEREAS, the Hancock Trust has agreed to purchase, improve, and maintain said Native Open Space contained in Parcel A pursuant to the requirements of the Development Agreement; and further, the Hancock Trust has agreed to assume all of the HOA's liabilities and obligations as provided in the Development Agreement and its amendments.

WHEREAS, in an effort to rectify the purported improper transfer of Parcel A to the Hancock Trust in violation of the conditions of the Development Agreement, both the HOA and the Hancock Trust have acknowledged the obligations and liabilities contained in the Development Agreement; and further, the Hancock Trust has agreed to assume all conditions and terms contained therein as a successor if the County consents to this amendment of the Development Agreement.

WHEREAS, the Hancock Trust further recognizes this amendment does not confer any development rights under the Development Agreement and that it is only succeeding the HOA in its obligations and liabilities in the ownership and maintenance of Parcel A as Native Open Space. Specifically, the Hancock Trust recognizes that it may not develop Parcel A. Additionally, the Hancock Trust recognizes that it may not convey Parcel A to a successor without County approval.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County, HOA, and the Hancock Trust hereby agree as follows:

Section 2.4.3 Section 2.4.3 is amended and restated as follows:

1. **2.4.3. Native Open Space.** Those portions of the open space which are not being improved by Developer and are to remain as native open space are shown on the Open Space Plan. The HOA shall own such native open space and shall be responsible for the maintenance thereof. The native open space shall be conveyed to the HOA at the time of the filing of the Plat. Except that, the HOA may sell Parcel A to the Hancock Trust under the same terms and conditions that apply to this parcel as Native Open Space in the Development Agreement and its subsequent amendments. The form and substance of the Land Use Restriction Agreement shall be set forth in Exhibit 6 to this Amendment with detailed plans for trails and/or other improvements including timelines for the completion of said plans. Exhibit 6 is incorporated into this Amendment. The ownership and maintenance requirements for the native open space as outlined on "Exhibit J" are amended to reflect the modification in ownership and maintenance per this Amendment as it relates to Parcel A only.
2. To the extent that the Land Use Restriction Agreement entered into by the Hancocks and HOA is inconsistent with the terms and conditions of the Development Agreement, except as to ownership of Parcel A, the terms and conditions of the Development Agreement and its amendments shall control.
3. The modification of Section 2.4.3 of the Development Agreement pursuant to Section 1 of this Amendment shall apply notwithstanding the existence of any prior agreement pertaining to ownership of native open space.
4. This Amendment contains the entire understanding of the Parties hereto and supersedes all prior oral or written understandings relating to the subject matter set forth herein. This Amendment may be executed in counterparts each of which shall be deemed an original. This Amendment shall be binding upon and shall inure to the benefit of each Party and their respective grantees, transferees, lessees, heirs, devisees, personal representatives, successors, and assigns. In all respects, other than as specifically set forth in this Amendment, the Development Agreement shall remain unaffected by this Amendment and shall continue in full force and effect, subject to the terms and conditions thereof, and in the event of any conflict, inconsistency, or incongruity between the provisions of this Amendment and any provisions of the Development Agreement, the provisions of this Amendment shall in all respects govern and control.

IN WITNESS HEREOF, the Parties have entered into this Amendment on the date first set forth above.

COUNTY:
MORGAN COUNTY, a subdivision of the State of Utah:

By: _____

Title: _____

ATTEST:

County Clerk

COUNTY ACKNOWLEDGEMENT

STATE OF UTAH)
)
County of Morgan)

On this ____ day of _____ 2025 before the undersigned notary public in and for the said state, personally appeared _____, known or identified to me to be the _____ of Morgan County, Utah and the person who executed the foregoing instrument on behalf of said County and acknowledged to me that said County executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.

Notary Public, State of Utah

HOA Acknowledgement:

**Rollins Ranch at Mountain Green Association, a Utah
nonprofit corporation:**

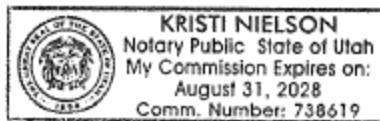
By: Phillip Cook - Phillip Cook

Title: Vice President

STATE OF UTAH)
)
County of Salt Lake)

On this 19 day of March, 2025 before the undersigned notary public in and for the said state, personally appeared Phillip Cook, known or identified to me to be the Vice President of **Rollins Ranch at Mountain Green Association** and the person who executed the foregoing instrument on behalf of said entity and acknowledged to me that said County executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.



Kristi Nielson
Notary Public, State of Utah

Hancock Acknowledgment:

The Mark and Jennifer Hancock Revocable Trust:

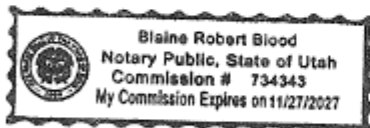
By: [Signature]

Title: Trustee

STATE OF UTAH)
)
County of Morgan)

On this 1 day of April, 2025 before the undersigned notary public in and for the said state, personally appeared Mark Hancock, known or identified to me to be the Trustee of **The Mark and Jennifer Hancock Revocable Trust** and the person who executed the foregoing instrument on behalf of said entity and acknowledged to me that said County executed the same.

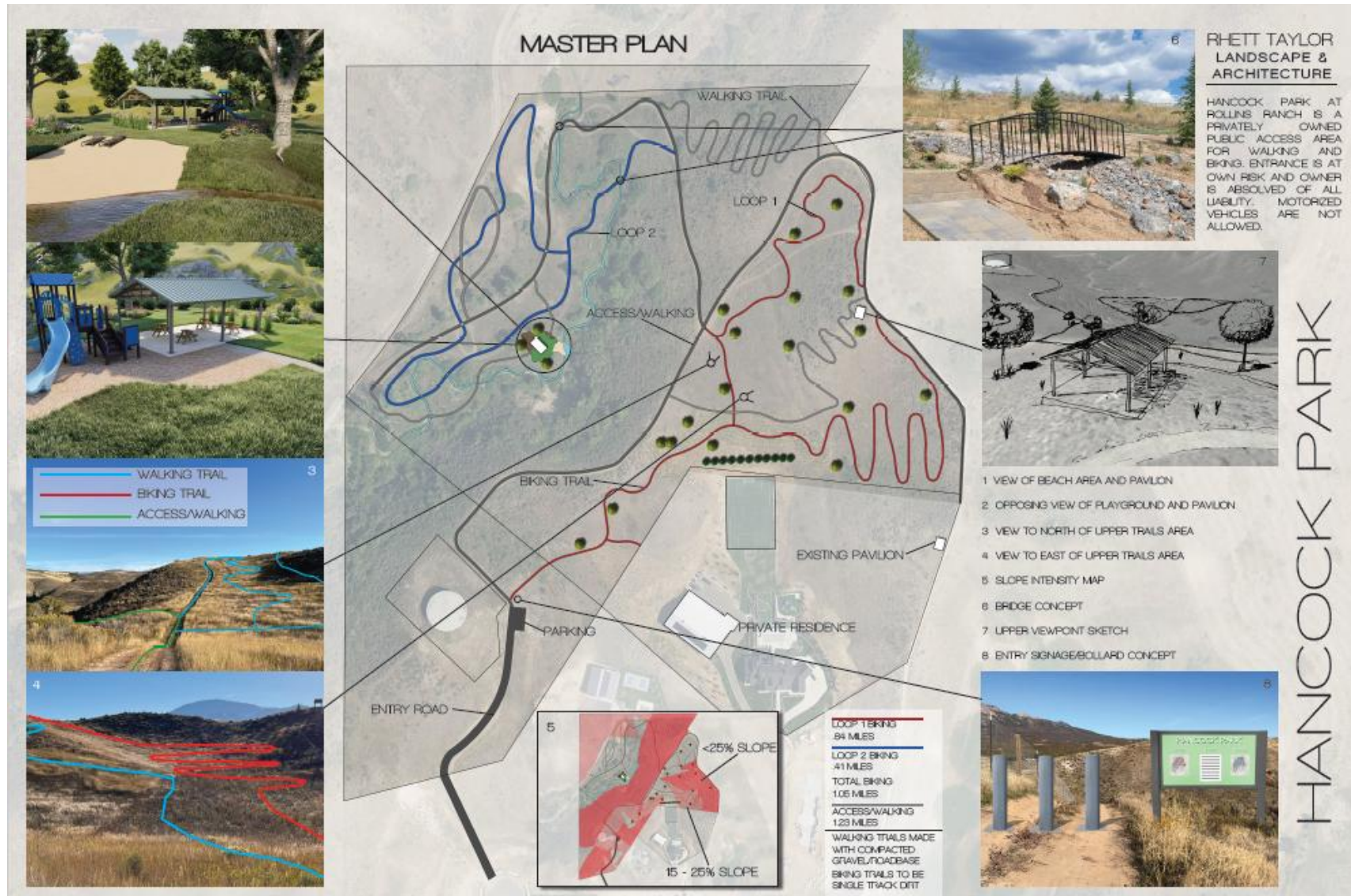
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first written above.



[Signature]
Notary Public, State of Utah
Commission 734343
Exp. 11/27/2027

Exhibit C: Hancock Park Master Plan

[Click here for greater detail.](#)





PLANNING COMMISSION Minutes
Thursday, June 25th, 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 Watt
Member Taylor
Member King

Absent PC Members

Member Wilson
Member Maloney
Member McMillan

Public Attendance:

Tina Kelley
Matthew Harames

Staff:

Deputy County Attorney – Janet Christopherson
Kent Page – Senior Planner
Brynnlee Savage -Planner I
Chris Tremea – Code Compliance Officer
Jessie Drage, Transcriptionist/Permit Tech

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

Member Taylor motioned to approve the agenda for Thursday June 25th 2026. Motion was seconded by Member King. Motions carried unanimously.

4. **Declaration of Conflicts of Interest** – Chair Sessions mentioned she did not have a conflict of interest but did want to state that she is a shareholder in Peterson Pipeline Association.

5. **Public Comment** – None

Administrative

1. **Public Hearing/Discussion/Decision** – *Personal Power Generation Code Text Amendment*: A request to amend the Morgan County Code to change personal power generation requiring a Conditional Use Permit to be approved through the building permit process.

Planner Savage introduced herself as the new Planner I and noted that this was her first presentation before the Planning Commission. She presented a proposed text amendment to Sections 155.008 and 155.082 regarding personal power generation. She explained that the current ordinance requires a Conditional Use Permit (CUP) for personal power generation systems, which Staff found to be unnecessarily burdensome. The proposed amendment would instead allow these systems through the building permit process. The amendment also removed Section 155.082 (Use Regulations), added regulations specific to personal power generation, and updated the definitions section.

Chair Sessions noted that the Commission had received a handout reflecting revisions discussed during the work session. She explained that the Commission had discussed allowing personal power generation as a permitted use while considering whether larger commercial power generation facilities should require additional review.

Member Watt asked what standards would apply to personal power generation systems and whether a separate permit would be required. Planner Savage explained that a separate building permit would be required specifically for power generation installations.

Member Watt questioned what regulations would apply to larger installations, such as a tall wind turbine, and whether neighboring property owners would have an opportunity to provide input.

Chris Tremea explained that existing height regulations limit structures to 35 feet and that building permits primarily address electrical and utility requirements. He stated that applications would also undergo Planning review and onsite inspections.

Member Watt expressed concern about potential noise impacts and suggested Staff investigate adopting nuisance or noise regulations. Chris Tremea agreed that additional nuisance standards should be developed and indicated that was one reason the proposed language had been drafted as presented.

County Attorney Christoffersen noted that Section 155.322 already contains provisions regulating solar energy systems, wind energy systems, and satellite facilities, which require Planning Commission and County Commission review.

Member Taylor observed that the proposed ordinance limits generator noise to 70 decibels but does not specify where the measurement would be taken.

Member King asked how Staff selected the 70-decibel standard.

Chris Tremea explained that Staff reviewed the operating noise levels of several generators and selected an average value.

County Attorney Christoffersen added that many municipalities regulate noise through established decibel limits.

Member Watt noted that enforceable noise standards are common in nuisance ordinances.

Member Taylor commented that the ordinance should distinguish between occasional and continuous generator operation.

County Attorney Christoffersen explained that nuisance determinations also consider the nature of the noise and whether it unreasonably interferes with neighboring property owners' use and enjoyment of their property.

Chair Sessions noted that power generation is currently addressed only in one section of the ordinance and is not specifically identified in the residential or commercial use tables.

Planner Savage added that, based on her research, 70 decibels is comparable to the sound of a vacuum cleaner heard from a short distance away.

Member Taylor asked why a separate building permit was necessary.

Chris Tremea explained that separate permits allow inspection of utility connections and system-specific components. He stated that generators could be included within the application for a building permit, but would still receive separate review, similar to pools, accessory structures, and other improvements requiring independent inspections.

Member Taylor motioned to go into public hearing. Second by Member King was given. Motion carried unanimously.

Tina Kelley expressed appreciation for the discussion regarding generator noise levels. She stated that she had questioned why the ordinance amendment was before the Planning Commission, noting that many residents in her neighborhood already have backup generators due to Rocky Mountain Power's wildfire mitigation and public safety shutoffs in the Wildland Urban Interface (WUI). She also noted that many residents in the retirement community rely on electrically powered medical equipment, making backup generators necessary during emergencies and routine maintenance.

County Attorney Christoffersen explained that the ordinance already provides an exception to the Conditional Use Permit (CUP) requirement for generators needed for medical purposes.

Chris Tremea clarified that while a CUP would not be required in those cases, a building permit would still be necessary. He explained that an appeal to the County Commission prompted Staff to reevaluate the ordinance and ultimately propose the current amendment to simplify the permitting process.

Member Taylor stated that the amendment would streamline the process by eliminating the need for residents to obtain a CUP for equipment that should be permitted through a simpler approval process.

Member King moved to close the public hearing. Member Watt seconded the motion, which carried unanimously.

Member Taylor recommended specifying that the 70-decibel noise limit be measured at the property line.

Chris Tremea confirmed that larger commercial power generation facilities, such as wind farms, would still require a Conditional Use Permit.

Member Watt suggested measuring the noise level at the property line nearest the generator.

Member Taylor suggested measuring it at the property line nearest the complainant.

County Attorney Christoffersen recommended that the ordinance be applied consistently across all zoning districts.

Chair Sessions agreed that the recommendation should specify that the amendment applies countywide.

Planner Page noted that multiple wind turbines could have greater impacts despite their relatively small footprint and observed that the current ordinance does not specifically limit the number of wind turbines on a property.

Member Taylor expressed support for allowing rooftop solar and backup generators through the simplified process but stated that wind-powered generation and larger non-rooftop solar installations should continue to receive additional review due to their potential impacts.

Planner Page suggested limiting the amendment to fuel-based personal power generation systems.

Chris Tremea noted that the current ordinance also requires a Conditional Use Permit for solar energy systems, prompting broader discussion regarding how various forms of personal power generation should be regulated.

Chair Sessions summarized the Commission's consensus to include language specifying that the 70-decibel limit be measured at the property line nearest the complainant and that the amendment apply consistently across all zoning districts.

Member Taylor moved to recommend approval to the County Commission for the personal power generator code text amendment based on the findings listed in the memorandum dated June 25th 2026 with the following conditions:

- 1. This text amendment shall apply across all zones.*
- 2. The Maximum decibel reading 70 decibels at property line closest to the complainant.*
- 3. Under the definition let it read “The installation should be permitted with the issuance of a building permit. This includes roof mounted solar, micro hydro generation or diesel or fuel driven generators. Diesel or fuel generators shall be restricted to fuel storage allowances by the fire code and approval by the local fire department having her and jurisdiction.”*

Member Watt seconds. Motion carries unanimously.

Administrative

- 7. Public Meeting/Discussion/Decision** – *Peterson Pipeline CUP Well #2:* A request for approval of a Conditional Use Permit (C3) that is required for a “Public facilities or public service facilities,” which is identified by parcel number 00-0086-4072 and serial number 01-WHITE-A and is approximately located at 4150 Mahogany Drive in unincorporated Morgan County. The current zoning is A-20.

Planner Page presented a request for a Conditional Use Permit (CUP) for a public utility facility located at approximately 4150 Mahogany Drive in the Peterson area. He explained that the proposal included construction of a well house around an existing non-operational well, installation of a concrete pad for a backup generator, and placement of a 1,000-gallon propane tank. He noted that access would be provided via an existing dirt road right-of-way. Staff had reviewed and approved the required floodplain permit and determined the proposed use was compatible with the surrounding area. He stated that the nearest residence is approximately 250 feet from the well, the well house would help reduce generator noise, and the generator would operate only during emergencies and periodic maintenance. The proposed generator was designed to produce no more than 75 decibels measured at seven meters. Staff recommended approval and remained available for questions.

Member Taylor noted the difference between the proposed 75-decibel standard for the generator and the 70-decibel standard discussed under the previous agenda item.

Member King estimated that seven meters equates to approximately 23 feet using the map scale.

County Attorney Christoffersen asked whether the proposed noise level would become a condition of approval.

Planner Page responded that it was not proposed as a condition but was a specification provided by the applicant.

Matthew Harames, representing the applicant, explained that the 75-decibel limit was included in the project specifications and would be required of the contractor. He added that the generator would also be equipped with a sound-dampening enclosure to further reduce noise. He stated that the generator would operate only during power outages and for periodic maintenance every two to three months in accordance with manufacturer recommendations.

Member Taylor asked whether the County currently has a nuisance ordinance regulating noise at the property line.

Chris Tremea responded that the County does not currently have specific decibel standards within its nuisance ordinance, which is why Staff had proposed adding measurable noise limits to the ordinance. He noted that noise complaints are generally evaluated at the property line.

Member Watt explained that measuring sound levels at a specified distance is an industry standard and noted that law enforcement agencies commonly use decibel meters when investigating noise complaints.

Member Taylor asked how the County would address the issue if the generator exceeded its stated noise level.

Member Watt noted that future changes to the nuisance ordinance would not apply retroactively.

Chris Tremea added that if a generator exceeded its specified operating standards due to a mechanical issue or malfunction, Staff would work with the owner to resolve the problem.

Member King motioned to recommend approval to the County Commission of the Conditional Use Permit for the Peterson Pipeline Well#2 house and facilities application# CUP26.001 to allow for a facility identified by parcel number 00-0086-4072 and serial number 01-WHITE-A and approximately located at 4150 Mahogany Drive in unincorporated Morgan County in the Peterson area based on findings and conditions in packet dated June 25th 2026. Second by Member Watt. Motion carried unanimously.

8. **Public Meeting/ Discussion/Decision** – **PEAKS Plat Amendment No. 1**: A request to amend the PEAKS Plat moving the location of units 1 to 15. The project location is 5360 W. Old Highway Road in unincorporated Morgan County. The current zoning is RM-15 (Multiple family Residential).

Planner Page presented a request to amend the subdivision plat for the townhomes located off Jeeder Lane and Old Highway Road. He explained that four of the fifteen townhome units had been constructed approximately five feet north of the recorded legal description. The proposed plat amendment would revise the legal descriptions to accurately reflect the location of the existing structures. He stated that Staff found the amendment met all applicable requirements and recommended approval.

Member Taylor asked whether the adjustment created any setback violations.

Planner Page responded that the amendment did not violate any setback requirements and only corrected the legal description to match the location of the buildings.

Chris Tremea noted that the discrepancy had been identified early in the development process, allowing it to be addressed through the plat amendment.

Member Taylor moved to recommend approval to the County Commission to adjust property lines of 15 townhome units located on Jeeder Drive and Old Highway Road based on the findings and with the conditions listed in the staff report dated June 25th 2026. Second by Member King. Motion carried unanimously.

9. Business/Staff Questions

Planner Page – Asked if the Planning Commission would be willing to have a work session for a Food Truck Text Amendment preceding the following Planning Commission Meeting at 5:00pm. He stated that Josh, the Zoning Administrator was willing to provide dinner.

Member Taylor – Suggested that if they finished the work session early, they could start a training video and watch it while they ate.

Member Watt – Confirmed that this was for the July 9th meeting.

10. Approval of June 11th, 2026, Planning Commission Minutes

Member King moved to approve the June 11th 2026 minutes. Second by Member Watt. Motion carried unanimously.

11. Adjourn

Member King moved to adjourn the meeting. Second by Member Taylor. Motion carried unanimously.

Approved:

Chairman, Maddie Maloney
Morgan County Planning Commission

Date: _____

Jessie Drage, Transcriptionist
Planning and Development Services

Date: _____