

PLANNING COMMISSION MINUTES

Thursday, October 9th, 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 Sessions
Member Maloney
Member King
Member Wilson
Member Watt
Member McMillian

Absent PC Members

Member Telford

Public Attendance:

Tina Kelley
Skyler Gardner
Mike Mellott
Brandon Olson
Jeff Lowe
Steve Bendt

Staff:

Planning Director Cook – Planning Director
Jeremy Lance -Planner I
Mickelle Thackeray, Transcriptionist/Permit Tech

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

Motion by Member Wilson to approve the agenda. Second by Member Sessions. The vote was unanimous. Motion carried.

4. **Declaration of Conflicts of Interest**
None.
5. **Public Comment**
None.

Administrative

6. Public Meeting/Discussion/Decision – Shadow Creek Development Preliminary Plat:

A request for preliminary plat approval for a 14-lot subdivision, which is identified by parcel numbers 00-0090-2565& 00-0090-2644 and serial numbers 01-004-523-06 & 01-004-529-01 and is located approximately 700 feet northwest of the intersection of West Surrey Lane and North Morgan Valley Drive in unincorporated Morgan County.

Planner Lance presented the Shadow Creek development preliminary plat application for a subdivision of 14 lots. He said the property owner is Steve Peterson, and the current zoning is RR-5. The project is located 700 feet northwest of the intersection of West Surrey Lane and North Morgan Valley Drive. He said the applicant has gone through a rigorous application process with the Health Department to get approval for 14 lots, wells and septic. Staff has completed a review consisting of the county engineer, county planning, fire department, and the

weber-morgan health department. All reviewers found that this meets the standards for this application to achieve preliminary plat approval.

Member Sessions questioned the status of utility easements and wellhead protection zones, noting they should be included within lot boundaries.

Director Cook explained that the wells on lots seven and five are contained within their respective lots, but two wells are not.

Member Sessions and Director Cook discussed the need for utility easements along side property lines and the inclusion of wellhead protection zones within lot boundaries.

Member Sessions moved to recommend approval to the County Commission of the Shadow Creek Development Preliminary Plat, application number 24.069, for a proposed subdivision of 14 single family lots, located approximately 700 feet northwest of the intersection of W Surrey Ln and N Morgan Valley Dr in Milton, based on the findings and with the conditions listed in the staff report dated October 9, 2025, and with the following additional conditions:

- 1. All lot utility easements shall be shown on the plat***
- 2. The protection zone shall be identified wholly on the plat***

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

7. Public Meeting/Discussion/Decision – Meadow Park East Cottonwoods Phase 5A-5 Preliminary Plat: A request for preliminary plat approval for a 24-lot subdivision throughout property across five (5) parcels, utilizing zero lot line homes with yards in common, which is identified by parcel numbers 00-0086-7344, 00-0092-5593, 00-0089-1186, 00-0086-4865, and 00-0086-5513 and serial numbers 03-005-108-12-1, 03-005-108-13-1-1, 03-005-108-06-2-1, 03-005-108-06-4, and 03-005-108-05-4, located approximately east of the intersection of Park Meadow Drive and Kingston Drive in unincorporated Morgan County.

Planner Lance presented the Meadow Park East Cottonwood State 5-A preliminary plat application (25.009) for a 24-unit subdivision. The project is located east of the intersection of Park Meadow Drive and Kingston Drive, with a current zoning of RR-1. The lots range in size from 3000 to 3800 square feet, and the subdivision will feature open space and be maintained by an established HOA. Saff has reviewed the application and found it meets all minimum code requirements, with reviewers including the Mountain Green Fire Protection District and the county engineer.

Skyler Gardner, the authorized representative for Cottonwood Meadows, addressed concerns about a temporary bike trail through the property. He explained that the trail will be closed during construction and will be accommodated between units 512 and 513. He also clarified that the units will stop before lot 3077, where the geotechnical report indicates that the hillside becomes too steep further south.

Member Sessions asked how many units there will be.

Skyler Gardner said there will be 92 units and 102 were approved.

Member King moved to recommend approval to the County Commission of the Meadow Park East Cottonwoods Phase 5A-5 Preliminary Plat, application #25.009, allowing for a 24-lot subdivision of land located approximately east of the intersection of Park Meadow Drive and Kingston Drive in unincorporated Morgan County, based on the findings and with the conditions listed in the staff report dated October 9, 2025. Second by Member Sessions. The vote was unanimous. Motion carried.

8. Public Meeting/Discussion/Decision – Ponderosa Subdivision 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.

***** Staff requests for this item to be continued to the Planning Commission Meeting on October 23rd, 2025 *****

Member King motioned to continue the Ponderosa Subdivision Preliminary Plat to the December 11th, 2025 meeting. Second by Member McMillian. The vote was unanimous. Motion carried.

9. Public Meeting/Discussion/Decision – North Side Creek P.R.U.D, No. 2 Plat Amendment: A request for an amendment to the North Side Creek P.R.U.D. Subdivision plat to create three (3) additional lots, identified by parcel number 00-0089-1772 and serial number 03-NSCRK-K-A1, and located approximately 0.22 Miles northeast of the intersection of North Cottonwood Canyon Road and North Lakeside Drive in unincorporated Morgan County.

Planner Lance presented the North Side Creek PRU plat amendment application (25.008) for the creation of three lots. The project is located approximately 0.22 miles northeast of the intersection of North Cottonwood Canyon Road and North Lakeside Drive. The lots will range in size between 0.8 acres and 0.86 acres, and the amendment satisfies the bonus density granted by the county commission.

The commission discusses the stipulations for the bonus density, including the restoration of the roundabout and repairs to Silver Leaf Road.

Member Wilson moved to recommend approval to the County Commission of the Northside Creek P.R.U.D, No. 2 Plat Amendment, application #25.008, allowing for the creation of three (3) lots, located approximately 0.22 Miles northeast of the intersection of North Cottonwood Canyon Road and North Lakeside Drive in unincorporated Morgan County, based on the findings and with the conditions listed in the staff report dated October 9, 2025. Second by Member McMillian. The vote was unanimous.

10. Business/Staff Questions

The commission discussed the need to update the planning commission bylaws, including the chair's voting rights and attendance virtually.

Director Cook offered to provide a tutorial on civic review and the use of the system for planning commissioners.

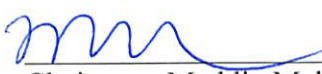
11. Approval of September 11, 2025 Planning Commission Meeting Minutes

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

12. Adjourn

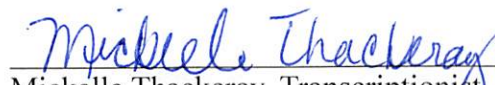
Motion by Member Telford. Second by Member King. The vote was unanimous. Motion carried.

Approved:



Date: 10/31/2025

Chairman, Maddie Maloney
Morgan County Planning Commission



Date: 10-31-2025

Mickelle Thackeray, Transcriptionist
Planning and Development Services