



## PLANNING COMMISSION AGENDA

Thursday, August 14th, 2025

Morgan County Commission Room

5:00 p.m.

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Commission Chambers; 48 West Young St., Morgan, Utah. The agenda is as follows:

1. Call to Order – Prayer
2. Pledge of Allegiance
3. Approval of Agenda
4. Declaration of Conflicts of Interest
5. Public Comment
  
6. Planning Commission Training -Craig Call

### 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 Ranch Residential 10 and Natural Resources and Recreation to Ranch Residential 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.
  
8. Business/Staff Questions
  
9. Approval of July 17th, 2025, Planning Commission Minutes
  
10. Adjourn

August 14, 2025

---

Thurston Rezone  
Public Hearing  
August 14, 2025

Application No.:	25.018
Applicant/Owner:	The Fred and Jean Thruston Trust, dated 4 February 1999
Project Location:	Approx. 2240 W Deep Creek Rd
Date of Application:	May 2, 2025
Current Zoning:	Multiple Use (MU-160)
General Plan Designation:	Ranch Residential 10/Agriculture
Acreage:	356.55 acres

## **REQUEST**

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 Ranch Residential 10 and Natural Resources and Recreation to Ranch Residential 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.

## **ATTORNEY GUIDANCE**

### **Legislative Review:**

The Planning Commission is tasked with advising and recommending to the County Commission whether the proposed zoning change 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:

17-27a-102. Purposes — General land use authority — Limitations.

(1)

(a) 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.*

Utah Code Ann. § 17-27a-102. While the County Commission still appears to have broad discretion, I would caution that Utah Code Ann. § 17-27a-102 (1)(b)(xiv) causes concern for legal actions if the Commission fails to support its decisions with the above purposes and standards.

## STAFF OBSERVATION

County staff believes that the proposed zoning map amendment from MU-160 to RR-10, and an accompanying amendment to the Future Land Use Map from a split designation of Natural Resources and Recreation and Ranch Residential 10 to Ranch Residential 10 completely, is consistent with good planning principles. The Future Land Use Map shows that approximately 36 acres of Ranch Residential 10 are designated on the southeastern corner of the easternmost parcel, adjacent to an existing RR-10 property just across the street. If the Commission finds merit in this rezone, then the following findings could be considered:

### Findings:

1. That the proposed amendment is consistent with the County's future land use goals and objectives, and aligns with the Future Land Use Map, which designates a significant portion of the property as Ranch Residential 10.
2. That the proposed amendment is in harmony with existing land uses in the area.
3. That the rezone will not adversely impact the adjacent properties many of which are 10-acre parcels or smaller.
4. That the property amendment is consistent with surrounding property sizes and zoning.

## ANALYSIS

### General Plan and Zoning:

The application requests a rezone of the property from a MU-160 to 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. Approval of this rezone would allow development consistent with rural residential zoning rather than the patterns typical of multiple use mountainside areas.

The 2010 Morgan County General Plan identifies the following as three of the six visions for the County that may be applicable to the proposal (see pages 4 & 5 of the 2010 Morgan County General Plan):

1. *Morgan County attracts families with its quality of life, rural atmosphere, secure environment, and natural beauty. Residents have a wide range of employment, housing, and lifestyle choices. The County benefits from a balanced economy, livable wages, economic prosperity, and first-rate community services.*
2. *Morgan County respects property rights and recognizes personal responsibility to the land and communities.*
- ...
6. *Morgan County accommodates growth responsibly by integrating new development in a way that is respectful of the environment, supports County values, considers long-term sustainability, and uses available infrastructure. To help achieve this goal, the County strongly recommends that growth occur within or adjacent to corporate limits and villages or be located within master-planned communities.*

The proposed zone change appears to coincide with the stated vision for Morgan County. In changing the zoning district for the applicant's property, the County is reflecting the policies and desires of the General Plan and in accordance with the County Ordinance (See § 155.105). The purpose of the rural residential zoning districts are defined as follows:

*(D) Rural Residential Districts.*

*(1) The purposes of providing a Rural Residential District are:*

*(a) To promote and preserve in appropriate areas conditions favorable to large lot family life;*

*(b) Maintaining a rural atmosphere;*

*(c) The keeping of limited numbers of animals and fowl; and*

*(d) Reduced requirements for public utilities, services and infrastructure.*

Staff anticipates that the proposed zoning map amendment will meet these purposes and generally be in harmony with the General Plan and surrounding development. The overall impact on adjacent properties will be negligible as development in the area already has rural residential development.

#### **ORDINANCE EVALUATION:**

Morgan County ordinance anticipates amendments to the zoning map. Section 155.022: *Amendments to Title and Zoning Map* indicates that:

*The County Commission may amend this chapter, including the zoning map, but only in accordance with the following procedure.*

*(A) The County Commission may instruct staff to study and make recommendations for amendments to this chapter or the zoning map in response to changes in policy or conditions generally within the county. Staff shall forward a recommended amendment to the Planning Commission for their consideration. The Planning Commission shall review and make recommendation to the County Commission regarding the proposed amendment pursuant to § 155.023(D) of this code.*

*(B) The Planning Commission may instruct staff to study and make recommendations for amendments to this chapter in response to changes in policy or conditions generally within the county. Staff shall forward a recommended amendment to the Planning Commission for its consideration. The Planning Commission shall review and make recommendation to the County Commission regarding the proposed amendment pursuant to § 155.023(D) of this code.*

*(C) Any property owner may initiate an amendment to this chapter or the zoning map, as long as they are affected by the proposed amendment, by submitting a complete application to the Planning and Development Services Department in accordance with § 155.023(A) of this code.*

*(Prior Code, § 8-3-3) (Ord. 13-03, passed 4-16-2013)*

Section 155.023: Procedures for *Amendments and Rezonings* states:

*(D) Planning Commission review and recommendation.*

*(1) Upon receiving a recommendation from staff regarding an amendment to this chapter or the zoning map, and after holding the required public hearing, the Planning Commission shall review the amendment and prepare its recommendation. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment and shall submit its recommendation to the County Commission for review and decision.*

*(2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this chapter.*

*(E) County Commission review. The County Commission shall schedule and hold a public hearing on the application as provided in § 155.031 of this code. Following the public hearing the County Commission may approve, approve with modifications or deny the proposed amendment. Prior to making a decision that goes contrary to the Planning Commission's recommendation, the County Commission may, but is not obligated to, remand the amendment to the Planning Commission with a request for another recommendation with additional or specific considerations. The Planning Commission shall review such request as specified in division (D) above.*

*(F) Approval standards. A decision to amend the text of this chapter or the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the County Commission and Planning Commission should consider the following factors:*

*(1) Whether the proposed amendment is consistent with goals, objectives and policies of the county's General Plan;*

*(2) Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;*

*(3) The extent to which the proposed amendment may adversely affect adjacent property; and*

*(4) The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies and wastewater and refuse collection.*

*(G) Reconsideration. Where an application for zoning amendment has been denied, the Planning Commission and the County Commission shall not review the same zoning amendment application within two years of a denial unless there is a substantial change of conditions since the earlier application. A new application, with applicable fee, shall be required and processed in accordance with the procedure outlined in this section.*

*(Prior Code, § 8-3-4) (Ord. 13-03, passed 4-16-2013; Ord. 18-07, passed 11-13-2018)*

This meeting is in fulfillment of subsection (D) above. In response to § 155.023 (F) above, due to the size of the proposed zone change, the impact on the facilities and services should be minimal.

## **Approval Standards**

The proposed zoning map change complies with the intent of the Morgan County General Plan policies and Future Land Use Map Designation. The change would maintain the character of the area while allowing for rural residential development in the Milton area.

## **RECOMMENDED MOTION**

**Recommended Motion for a *Positive* Recommendation** – “I move we forward a positive 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, based on the findings listed in the staff report dated August 14, 2025.”

**Recommended Motion for a *Negative* Recommendation** – “I move we 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:”

1. List any additional findings...

## **Supporting Information**

Exhibit A: Vicinity Map  
Exhibit B: Future Land Use Map  
Exhibit C: Existing Zoning Map  
Exhibit D: Zone Map Amendment Drawings  
Exhibit E: Boundary Description  
Exhibit F: Applicant’s Narrative

## **Staff Contact**

Joshua Cook  
801-845-4015  
jcook@morgancountyutah.gov



## Exhibit A: Vicinity Map





Exhibit B: Future Land Use Map

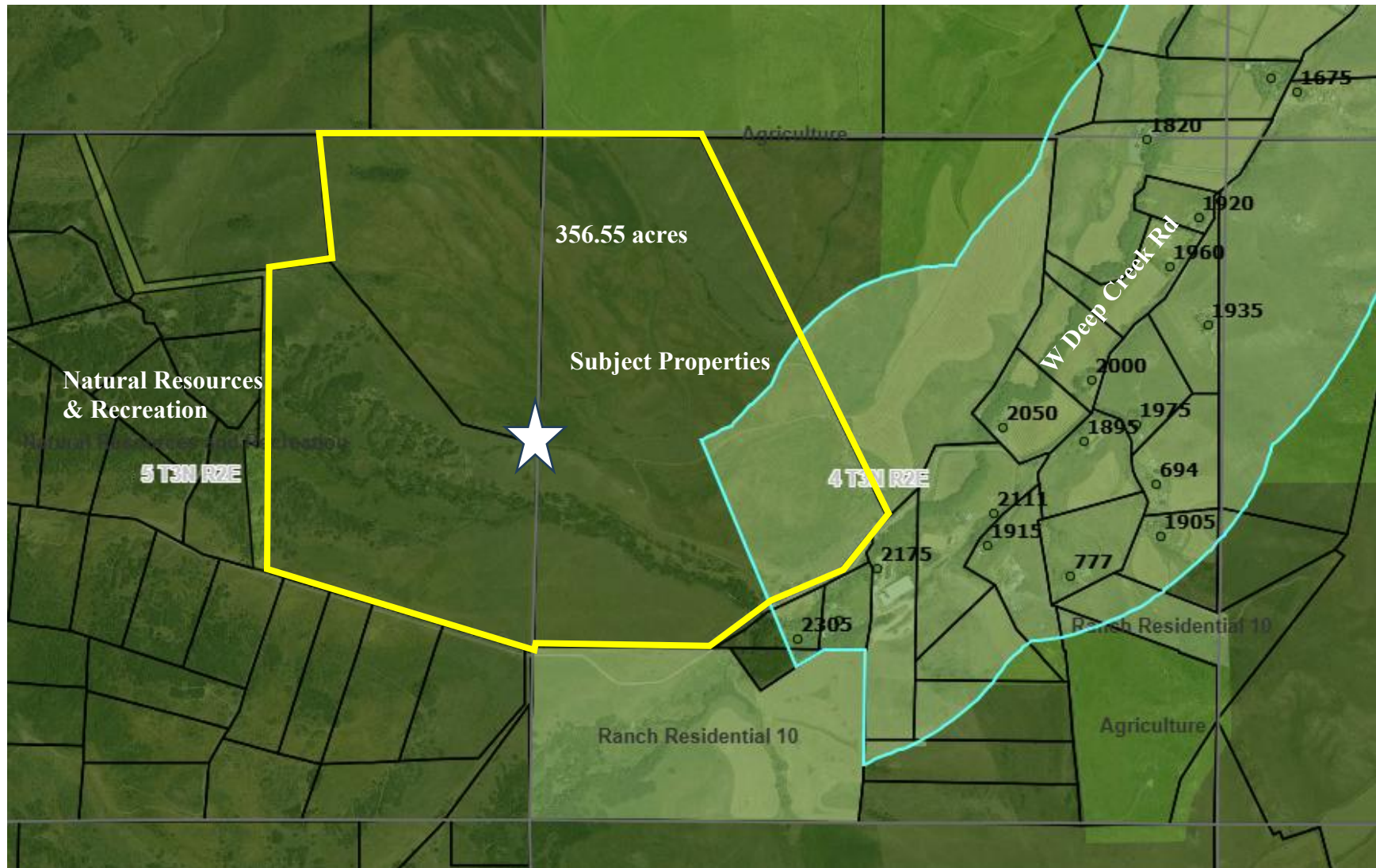
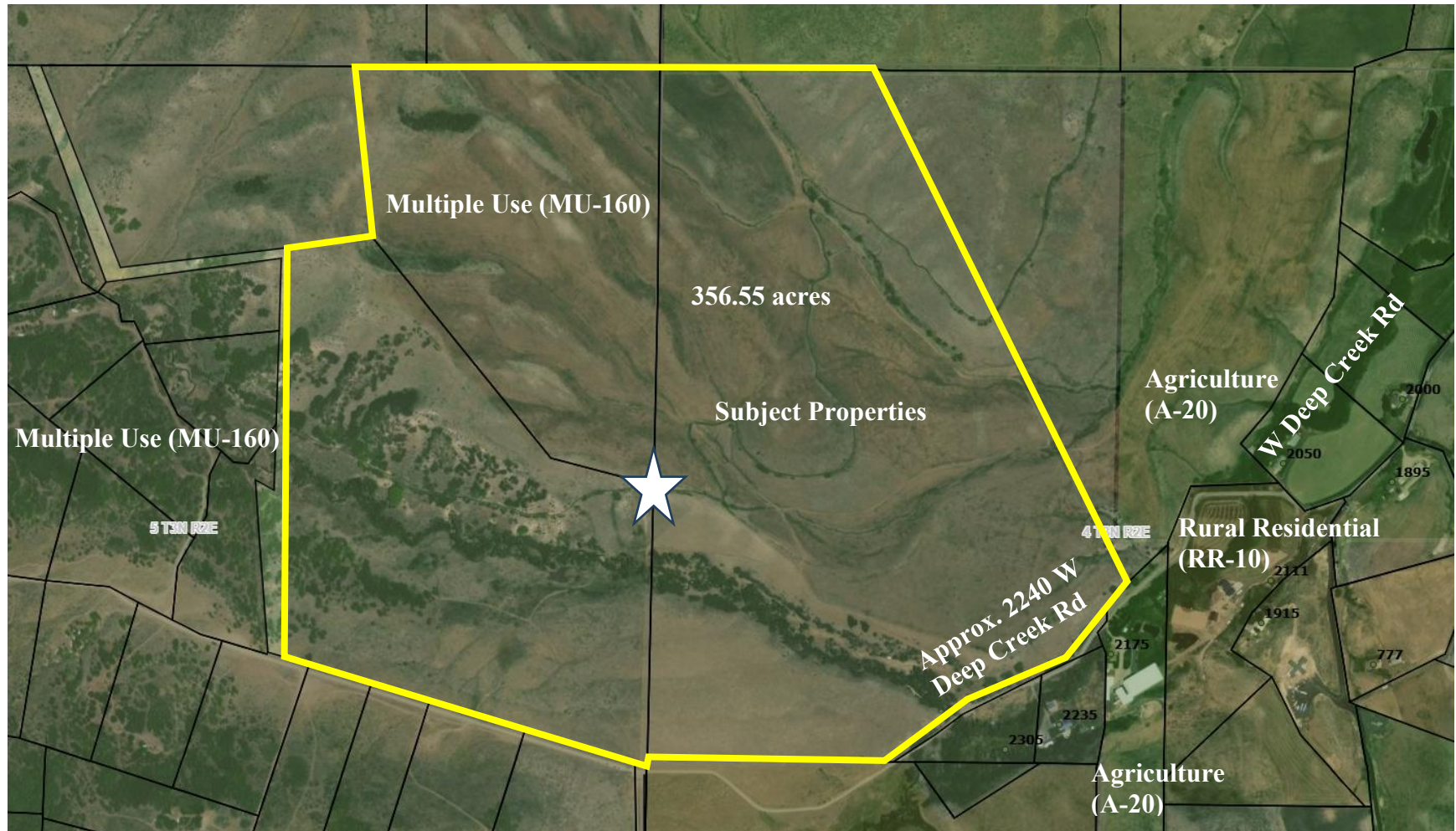


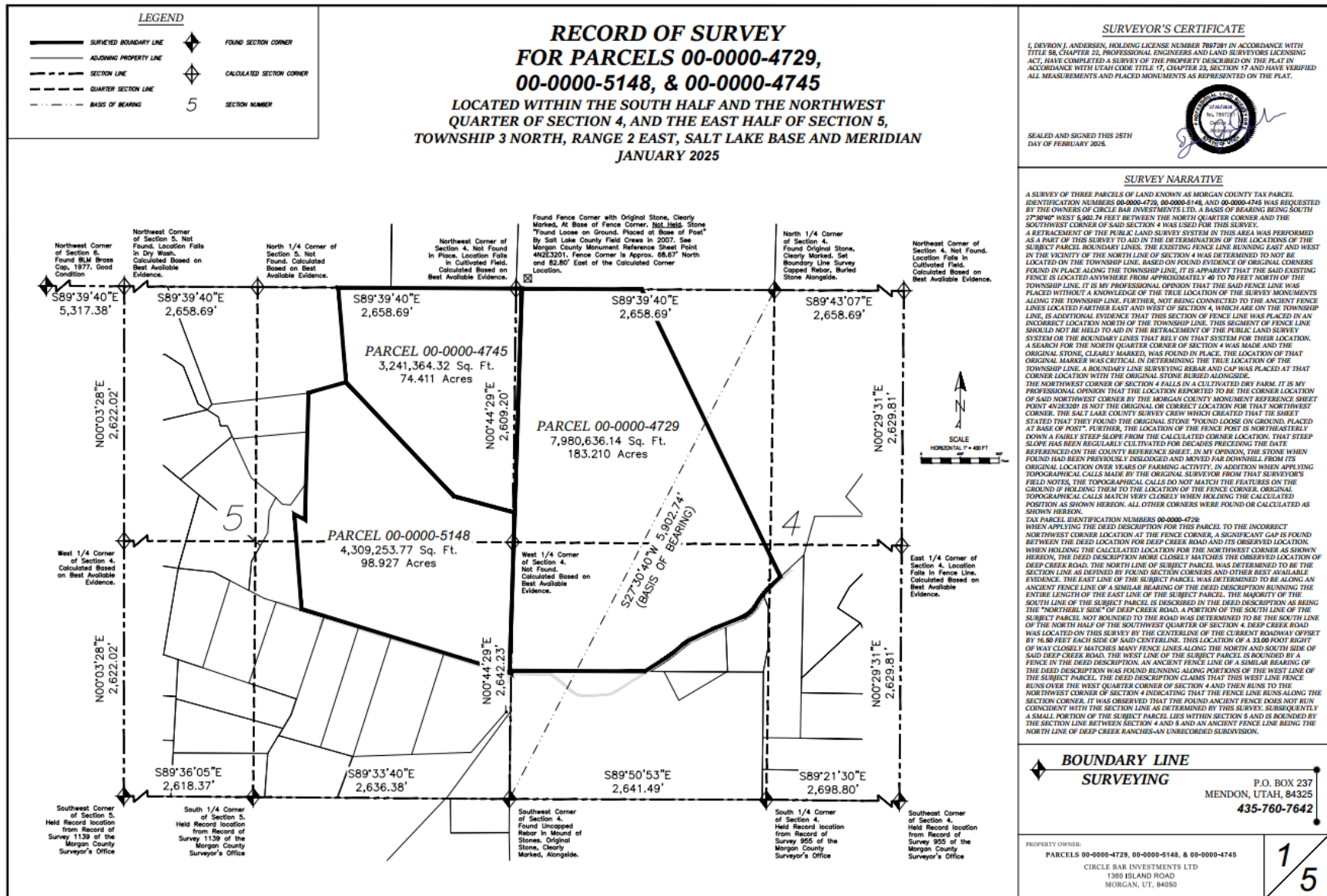
Exhibit C: Existing Zoning





Click here to view a full-size .pdf version of the  
Zone Map Amendment Drawings

# Exhibit D: Zone Map Amendment Drawings



## Exhibit E: Property Boundary Description

### 00-0000-4729:

IN THE W 1/2 OF SEC 4, T3N, R2E, SLB&M. TB. BEG AT THE NW COR STONE OF THE SD SEC 4, & RUN TH E 1219.0 FT; TH S 26° E 3277.0 FT TO THE DEEP CRK CANY ROAD; TH ALG THE N'LY SIDE OF SD ROAD 5 COUR AS FOL: S 46° W 122.0 FT; TH S 39°20' W 436.0 FT; TH S 67° W 580.0 FT; TH S 55° W 607.0 FT; TH S 89°20' W 1375.6 FT; TH ALG A FENCE OVER THE W 1/4 SEC COR STONE N 1°40' E 3960.0 FT TO THE POB. CONT. 183.66 AC. M/L.

### 00-0000-4745:

IN SEC 5, T3N, R2E, SLB&M. COM AT NE COR OF SD SEC 5; RUN TH S 36.35 CHS; TH N 75° W 10.07 CHS; TH N 40° W 24.62 CHS; TH N 5° W 14.85 CHS; TH E 26.34 CHS TO POB. CONT. 64.30 AC. REF: M5-126;

### 00-0000-5148:

BEG AT A PT 2399.1 FT S OF THE NE COR OF SEC 5, T3N R2E, SLB&M. TH N 75° W 664.62 FT; TH N 40° W 1624.92 FT; TH S 83°35' W 437.00 FT; TH S 2320 FT; TH S 74°19' E 2250 FT TO THE SEC LN; TH N ALG THE SEC LN 1568 FT TO POB. CONT. 97.44 AC. REF: M81-102;

Exhibit F: Applicant's Narrative (Application)

Morgan County - Planning & Development Services

Printed: 07/29/2025

**25.018 Thurston Rezone**

25.018

06/06/2025 - 06/05/2026

Legislative Actions

76cc3cd0-2787-11f0-8258-13f1f42f3f30

General

Active

Under Review

## Application Review Status

Pre-Review Approved

05/02/2025

*The Zoning Administrator may take a project out of Pre-Review Status to allow the County Engineer to review to determine that all submittal items contain the required information necessary to be considered a complete application. While the application may be out of pre-review this does not constitute a complete application until such time as the County Engineer provides a memo stating all items are present.*

County Commission	Not Reviewed
Zoning Administrator	Not Reviewed
County Engineer	Not Reviewed
Planner I	Not Reviewed
GIS Personnel	Not Reviewed
County Attorney	Not Reviewed
Final-Review	Not Reviewed

## Fees

## Payments

Zone Map Amendment	\$970.00	06/06/2025	Check #216	\$1,660.00
Future Land Use Map Amendment	\$500.00	<b>Total Paid</b>		<b>\$1,660.00</b>
Noticing	\$190.00			
<b>Subtotal</b>	<b>\$1,660.00</b>			
<b>Amount Paid</b>	<b>\$1,660.00</b>			
<b>Total Due</b>	<b>\$0.00</b>			

## PLANNING COMMISSION MINUTES

Thursday, July 17th, 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 Sessions  
Member Wilson  
Member McMillan  
Member Watt- Remote in

### **Absent PC Members**

Member Telford  
Member King

### **Public Attendance:**

Tina Kelley  
David Miles Oman  
Kent Singleton  
Allan Jones  
Jeffry Glum  
Steve Winn  
D. Burt Smith

### **Staff:**

Joshua Cook – Planning  
Director  
Jeremy Lance- Planner 1  
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 McMillan. The vote was unanimous. Motion carried.*

4. **Declaration of Conflicts of Interest**
5. **Public Comment**

Kent Singleton -Submitted written statement included with minutes.

Jeff Glum- Submitted written statement included with minutes.

### **Legislative**

**Public Hearing/Discussion/Decision – Ranch Rezone** – Request to rezone property from Agriculture (A-20) to Rural Residential (RR-5) and reflect that change on the Future Land Use Map from a split designation of Agriculture and Ranch Residential 5 to Ranch Residential 5 completely. The property is identified as parcel number 00-0093-6495 and serial number 01-RINDLEA-0006-A4 and is located at 2272 West Chrys Lane in unincorporated Morgan County.

**Planner Lance** presented the request to change to zoning designation from split designation of A-20 and RR-5 to complete RR-5 Stating it will be like other properties around that are RR-5.



**Chair Maloney** questioned access after the rezone.

**Planning Director Cook** stated access is not required for rezone. It will be addressed during the subdivision process.

**Attorney Smith** stated they must meet all requirements for the subdivision code. Currently the applicants are not legally bound to answer.

**Planning Director Cook** stated that RR-5 is already around the subject property.

**Member Sessions** questioned if the property already has access.

More discussion was given on access to the property, when and where it would be.

### **Open Public Hearing**

*Motion by Member Wilson to open Public Hearing*

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

### **Close Public Hearing**

*Motion by member Sessions*

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

Member McMillan agreed that this re-zone was in accordance with the area plan.

Applicant Steve Winn Showed access placement and explained that the private lane would be extended to the other created parcels.

*Motion by member Wilson "I move we forward a positive recommendation to the county commission for the Ranch Rezone application number 25.020 changing 21.64 acres from agricultural a 20 to rural residential five, and reflect the change on the future land use map from split designation of agriculture and ranch residential five to ranch residential five completely based on the findings listed in the staff report dated July 17, 2025, "*

*Second by member Sessions The vote was unanimous. Motion carried.*

Business and staff questions

Attorney Smith Discussed the upcoming training with Craig Call at the August 14<sup>th</sup> meeting.

### **8. Approval of June 26<sup>th</sup> minutes**

*Motion by Member McMillan*

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

### **9. Adjourn**

*Motion by Member Sessions.*

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

**Approved:** \_\_\_\_\_ Date \_\_\_\_\_  
Maddie **Maloney** -Chair

\_\_\_\_\_  
Judy Vogel -Transcriptionist Date \_\_\_\_\_

## For planning commission July 17, 2025

My Name is Jeffry Glum. I am a former nationally certified code enforcement officer and a member of Who's Who for my profession working 21 years for the City of Ogden and now retired. I stand before you to share that from John F Kennedy quote "the rights of every man are diminished when the rights of one man are threatened." And from Martin Luther King quote "injustice anywhere is a threat to justice everywhere."

Why would I share these quotes you may ask? There was an oath taken by the members of this body to quote "I do solemnly swear (or affirm) that I will support obey and defend the Constitution of the United States and the Constitution of this State, and that I will discharge the duties of my office with fidelity."

Several requests to be placed on an agenda here have been denied. We did attend the meeting of March 27th. Kent did share some information being allowed 3 minutes with another request and clarification related to a permit application submitted in December of 2024.

After the open session on March 27th this body continued to meet. This further discussion disclosed some serious allegations. These allegations alone mandate hearing both sides to meet your "fidelity" oath. The mere suggestion by staff to not respond to us violates their oath and yours. (I would refer you to the recording of that meeting for clarification.) May I ask how much time devoted is too much if your freedoms are being violated? Especially when governments do not keep negotiated promises and you feel you are following instructions and have possibly been slandered by your officials?

We feel we have met all the requirements. However, now supposedly a no rise document is now required. We dispute the need for this document. Basically four documents are required as noted on the application with a further statement that there may be others. Is there no end in sight? We are also being told that a review is not going to be done until all documents are submitted.

We are also experiencing issues with the submission system. Supposedly each time we submitted something related to the December application it generated more incomplete applications. Thus resulting in only one of the required documents supposedly being received. Thus our right to alternative methods for submission.

We have a right for redress and to have specifics documented.

These breeches are the very essence of my comments here. These inactions and application discrepancies violate the rights of all, including yourselves, and is the very essence of my position this evening. It appears obvious to me that there is more to this case than meets the eye. To be limited to two 3 minute statements is a direct violation of due process.

Please think about the Constitution declaring the right to be heard.

We are still making that request. If this body feels we do not have that right then we also have a right to know, in writing, why not! Inaction is a breach of the very public trust you each swore to uphold thus demonstrating complete hypocrisy. Government is here to serve not abuse.

Thank you for your attention to these matters.

I am leaving a written copy of this presentation and copies of my prior certifications attached thereto.

## **Morgan County Planning & Development Commission 7-17-2025 (3 minute) Public Comment**

Good evening Chair and Commissioners,

My name is Kent Singleton. I'm a Vietnam veteran and a property owner here in Morgan County. I spoke to you on March 27, attached.

I'm here tonight to put on the record that this Commission has **ignored both of my formal written appeals and** asking to be placed on your agenda and that my fence application is "stayed " while waiting your decision per administrative procedures.

Your silence is not due process. **Ignoring appeals is not acceptable government behavior.**

I also want to remind you that the **result of mediation last September 2024** was that **Morgan County agreed to give me a letter of apology.** That apology never came and we are here again.

Instead, you are simply **stalling my fence permit**—while allowing daily trespasses on my property by commercial outfitters that the County itself licenses. Under **Utah Code 78B-6-1101**, those trespasses are your responsibility, punishable at **up to \$250 per day**, per violation, per trespasser, plus actual damages, court costs, and attorney fees.

This refusal to even hear my appeal is especially troubling given the context. I'm only asking to install a FEMA required **temporary T-posts** so I can post **No Trespassing signs**.

Meanwhile, the County is actively pursuing **Eminent Domain** against me—a deadly combination while blocking me from defending my land.

All the while, the County profits by **selling business licenses** to commercial outfitters who use my property every day without my permission or compensation. Yet you threaten **me** if I try to fence it. It always comes down to the money, right? Each of nearly a dozen Outfitters can make \$10,000 a day like on the 4th of July celebrating our nations independence. God Bless America. And I have all the liability.

But I am not here just to complain. I want to **offer a solution**.

I am a member of **Citizen Portal**, a platform that records meetings like this, makes them **searchable worldwide**, and notifies citizens when terms like FEMA Fence Permits, Trespass, Eminent Domain, and Navigable Waters are used.

Citizen Portal will ensure **this meeting** is available publicly, forever—so that your decisions, your silence, and your votes are transparent for everyone to see.

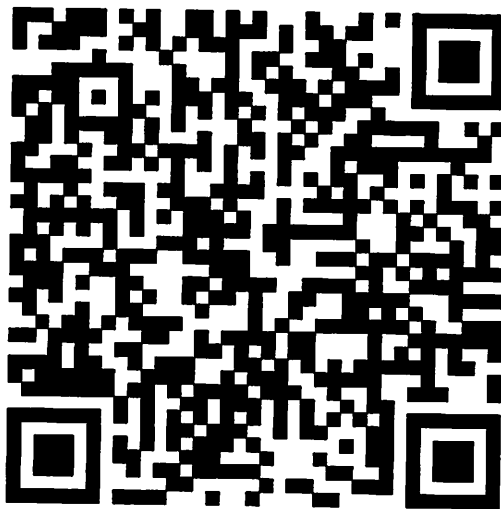
I invite you all to **try Citizen Portal** tonight. There's even a **lifetime membership** available at the old annual price.

**Scan my QR code and see what real transparency looks like.**

Thank you for your time.

**Semper Fi.**

Citizen Portal



**3-Minute Public Comment – Kent Singleton**  
**Morgan County Commission / Development Commission Meeting 3/27/2025**

Good evening, Honorable Commissioners. My name is Kent Singleton. I own the property at 1100 "Dope Road", Taggart, Utah 84050. Isn't that an interesting address for over a hundred police reports after it once was a historical and respectable gas station, campground and store that President Roosevelt issued my ancestors a Land Patent to settle.

I want to begin by stating that I've done everything I can to work respectfully and by the book with this county. But I am here tonight because I have been left completely in the dark—and that is not acceptable.

Back in December of last year, I initiated a federally required application for a Flood Plain Fence Permit, as mandated under FEMA and your own county code. That application is being ignored.

Because of this silence, I made a formal appeal to this commission—not only to find out the status of my application, but also to ask the very simple question: **Who is responsible for responding to property owners like me?** That appeal has also gone unanswered.

This isn't just about a fence. This is about **due process, transparency, and property rights**—basic expectations that every landowner in this county deserves.

Under **Utah Code § 17-27a-302**, counties are required to process land use applications in a timely manner when submitted in accordance with established ordinances. I followed that process. Under the **Utah Constitution and Administrative Procedures Act**, I have the right to a fair, responsive, and non-arbitrary process. And yet, here I stand, having been met with nothing but silence.

When your own records admit that **more people access the Weber River from my private property than anywhere else in three counties (Summit, Morgan, Weber)**, and this county has repeatedly removed my fencing—without responding to my legal permit application—it raises serious questions.

**I therefore respectfully request written documentation from this committee within 10 days explaining:**

- The current status of my Flood Plain Fence application;
- Who is assigned to respond to it;
- And why it continues to be ignored despite my lawful compliance.
- Specifics for what I need to provide to finalize my application and the fee structure thereto.

I appreciate your time and urge you to take this matter seriously—for my sake, and for the integrity of this process.

Thank you,

Kent Singleton

cc: Derek Brown, Attorney General  
Dan Burton, Chief of Staff  
Jordan Cullimore, Property Rights Ombudsman  
Tracie Harrison, State Floodplain Program Manager | NFIP  
Janna Wilkinson-Mayo, Resilience Bureau Chief