

## PLANNING COMMISSION MINUTES

Thursday, October 23rd, 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  
Michelle Palmer  
Chris Tremea  
Emily Boyle  
Katie Deebel  
Mike Shultz  
Heidi Crouch  
Justin Crouch

### **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 King 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 – Mtn Green Animal Hospital Sign CUP:** A request for approval of a Conditional Use Permit (C2) that is required for a sign on the rear of a commercial building. The property is identified by parcel number 00-0090-5051 and serial number 03-CANVCOMW-0006 and is approximately located at 5714 W Canyon View Cir in unincorporated Morgan County.

**Planner Lance** presented the Conditional Use Permit (CUP) application submitted for the installation of a sign on the rear of a commercial building located within the Canyon View Commercial West subdivision in Morgan County. He said the 1.02-acre property is developed with existing commercial improvements and is situated within the Commercial Highway (CH) zoning district.

Pursuant to Morgan County Code § 155.368(G)(5)(d), signs on the rear of commercial buildings are permitted only with Planning Commission approval. He said the applicant, Briton Sorensen, is present and can answer any questions the commission has. Staff has reviewed the application and finds it meets minimum code requirements.

**Director Cook** clarified that the sign illumination is to be turned off after 10 pm or one hour after closing.

***Member Wilson moved to recommend the Mountain Green Animal Hospital Sign CUP, application #CUP25.008, to allow a sign on the rear of a commercial building at the property located at 5714 West Canyon View Circle in Mountain Green, based on the findings and with the conditions listed in the staff report dated October 23, 2025. Second by Member King. The vote was unanimous. Motion carried.***

**7. Public Meeting/Discussion/Decision – Croydon Gravel Pit CUP:** A request for approval of a Conditional Use Permit (C3) that is required for the use of a private gravel pit. The property is identified by parcel number 00-0002-4354 and serial number 01-004-688 and is approximately located at 3100 N Lost Creek Rd in unincorporated Morgan County.

**Planner Lance** presented the Conditional Use Permit (CUP) request for a private gravel pit located on a 247.25-acre property in Morgan County. He said the project site is currently developed for commercial excavation uses but it is proposed to be developed for a private gravel pit operation involving grading, excavation, and associated site improvements. He said the parcel offers year-round access via North Lost Creek Road, a county-maintained road, and is situated in proximity to existing county infrastructure and services. He said staff finds that the proposed CUP application aligns with the intent of the code by ensuring that excavation and grading activities are conducted in a manner that protects public safety, adjacent properties, and the natural environment. Conditions of approval will address compliance with erosion control, slope stability, dust management, and operational timeframes to mitigate potential adverse impacts.

**Member Sessions** asked if the planning commission can approve the re-vegetation now.

**Director Cook** explained that the CUP can be approved, and the landscaping can be approved later.

**Applicant** discussed the types of grasses and forbs used for re-vegetation.

**Member Sessions** asked if there will be a crusher on site. Applicant said no.

**Member King** said he has concerns about the speed limit.

**Planner Lance** said the speed limit is 35mph.

**Applicant** said there will be minimal trucking in the area.

***Member Sessions moved to recommend approval to the County Commission of the Croydon Gravel Pit CUP, application #CUP25.009, to allow for the use of a private gravel pit at***

*property located approximately at 3100 N Lost Creek Rd in unincorporated Morgan County, based on the findings and with the conditions listed in the staff report dated October 23, 2025 with the added conditions:*

1. *That the conditions listed in the engineer's memo dated October 22<sup>nd</sup> 2025 be included.*
2. *That the applicant come back for approval of revegetation at the time of reclamation.*

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

**8. Public Meeting/Discussion/Decision – Corner Canyon Equestrian Center CUP:** A request for approval of a Conditional Use Permit (C2) that is required for an indoor riding arena. The property is identified by parcel number 00-0000-7268 and serial number 01-003-176 and is approximately located 330 feet northwest of the Porterville Chapel of the Church of Jesus Christ of Latter-day Saints in unincorporated Morgan County.

**Planner Lance** presented the Conditional Use Permit (CUP) request for an indoor riding arena. He said the property contains an existing enclosed riding arena and associated parking and access areas. He said there will be no new construction, expansion, or additional disturbance. Access to the property comes from South Morgan Valley Drive, with an existing paved driveway. No new roads are proposed beyond the improvements required for on-site circulation and parking. The remaining acreage of the parcel consists primarily of open pasture and undeveloped land, which provides natural buffering from adjacent properties and helps maintain the rural character of the surrounding area.

**Applicant** read aloud a letter from her neighbor, Mike Evans, which was in support of her equestrian operations. She said she lives on the property and there is plenty of parking.

*Member McMillian motioned to move we approve the Corner Canyon Equestrian Center CUP, application #CUP25.004, to allow for an indoor riding arena at property located approximately 330' northwest of the Porterville Chapel of the Church of Jesus Christ of Latter-day Saints in unincorporated Morgan County, based on the findings and with the conditions listed in the staff report dated October 23, 2025. Second by Member Watt. The vote was unanimous. Motion carried.*

## **9. Business/Staff Questions**

**Director Cook** informed the commission about the recodification of Title 17 by the state legislature. He said the numbering system has been completely changed. He said he needs to bring forward a text amendment to recodify the Morgan County Code (MCC).

*Motion by Member King that Director Cook bring forward a text amendment requesting to recodify the Morgan County Code. Second by Member King. The vote was unanimous. Motion carried.*

## **10. Approval of October 9th, 2025 Planning Commission Meeting Minutes**

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

## 11. Adjourn

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

Approved:

\_\_\_\_\_  
Chairman, Maddie Maloney  
Morgan County Planning Commission

Date: \_\_\_\_\_

\_\_\_\_\_  
Mickelle Thackeray, Transcriptionist  
Planning and Development Services

Date: \_\_\_\_\_