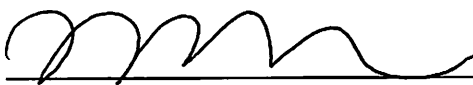
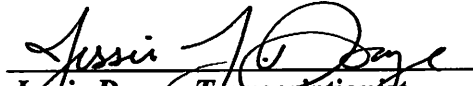


Approved:

 Date: 3/26/26
Chairman, Maddie Maloney
Morgan County Planning Commission

 Date: 3/26/26
Jessie Drage, Transcriptionist
Planning and Development Services

Member Sessions moved to forward a positive recommendation to the County Commission for the Bohman Rezone application 25.047 changing 1.39 acres from RR-1 / A-20 to R1-20 with an accompanying amendment to the future land use map from village low density residential and rural residential to village low density residential completely based on the listed in the staff report on February 26th 2026. Second by Member Taylor. All in favor motion carries unanimous.

- 7. Public Hearing/Discussion/Decision – Geohazards Code Text Amendment:** Request for approval of a text amendment to the Morgan County Code (MCC) to update slope requirements generally.

Department Head Cook – Regarding the second legislative item, he stated that he took full responsibility, as the wrong staff report had been attached to the packet and it did not contain the actual language being changed. He requested a continuance in order to avoid the need to re-notice the item. He proposed continuing the item to either the first meeting in March or the first meeting in April, and asked that it not be scheduled for March 26th due to the gun range item being on that agenda.

Member Taylor moved to continue this item #7 to the 12th of March 2026. Second by Member King. Motion carries unanimous.

Department Head Cook – He stated that Mike Newton had a conflict and was unable to attend that evening, so the training would be postponed to either the 12th or the 26th, depending on what worked best for Matt and Mike. He added that additional training, including Open Meeting Law training, might also be scheduled out to ensure everyone could complete their required training.

Member Sessions – Listed questions about new zoning map location.

Department Head Cook – He apologized that he should have sent the link out. He explained that the new map was up and running and that the older maps had been retired. He described how to access and navigate the new map, then proceeded to demonstrate its features, showing how all of the layers had been consolidated into a single map and providing brief training on its use.

- 8. Business/Staff Questions**

- 9. Approval of February 12th, 2026, Planning Commission Minutes**

Debbie Sessions motioned to approve the February 12th 2026 minutes with the corrections noted regarding Member Taylor's name. Second by Member King. Motion carries unanimous.

- 10. Adjourn**

Member Taylor motioned to adjourn the meeting. Second by Member King. Motion carries unanimous.

Legislative

- 6. Public Hearing/Discussion/Decision – Bohman Rezone:** Request to rezone property from a split-designation of RR-1 and A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely. The property is identified by parcel number 00-0001-3266 and serial number 01-004-094 and is located at 3690 North Morgan Valley Drive in unincorporated Morgan County.

Department Head Cook – He stated that the Bohman Rezone was Application 25.047, located at approximately 3690 N Morgan Valley Drive. The property was currently split-zoned RR-1 and A-20, and the General Plan designation showed a majority Village Low-Density Residential. The request was for ½-acre zoning, which was what was being considered that evening. As shown on the Future Land Use Map, the yellow area represented Village Low-Density Residential, with the remaining portion designated RR-1. There was an error on the zoning map; during a previous edit, the property had been inadvertently shifted and needed to be corrected. The property was split-zoned RR-1 and A-20, and the applicant proposed rezoning the entire parcel to R1-20, which allowed for ½-acre lots. Staff believed that, because the majority of the property fell within the Village Low-Density designation, the proposed change was consistent with the General Plan. Staff did not make a formal recommendation and instead turned the time over to the applicant to present their case.

Brad Bohman – Brad Bohman stated that he was present to answer any questions. He explained that the property had previously been owned by their family and was adjacent to their ranch below, which was the reason he had purchased it. He shared that the home located on the property had been moved there by his father and cousins. The home had originally belonged to Alfred Bohman and had to be relocated when the canal was constructed. An arrangement had been made to allow access to the land, and the house was moved from the canal area down to its current location near the barn. He noted that all adjacent properties were already zoned R1-20. The property to the east had been rezoned R1-20, and he stated that the request was, in part, to keep the zoning boundaries clean and consistent in the area.

Motion by Member McMillan to move into public hearing Second by Member Watt. Motion carries unanimous.

Russ Breathwaite – we live just adjacent to this property and it's more a question how many total acres are there combined with these two lots that are proposed to be the same zoning?

Member Maloney - The total acreage of the requested rezone was 1.39 acres.

Motion by Member King to go out of public hearing. Second by Member Watt to go out of public hearing. Motion carries unanimous.

Member Maloney – Any questions for staff?



PLANNING COMMISSION AGENDA
Thursday, February 26th, 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:

Member Sessions
Member Watt
Member Taylor
Member McMillan
Member Maloney
Member King

Absent PC Members

Member Wilson

Public Attendance:

Tina Kelley
Dylan Gats
Brad Bohman
Russ Breathwaite

Staff:

Deputy County Attorney – Janet Christopherson
Joshua Cook – Planning Director
Chris Tremea – Code Compliance Officer
Jessie Drage, Transcriptionist/Permit Tech

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

Member Sessions moved to approve the agenda for Thursday February 26th 2026. Motion seconded by Member King. Motions carried unanimous.

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