



PLANNING COMMISSION AGENDA
Thursday, October 23rd, 2025
Morgan County Commission Room
6:30 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

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.
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.
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.
9. Business/Staff Questions
10. Approval of October 9th, 2025, Planning Commission Minutes
11. Adjourn

PLANNING COMMISSION STAFF REPORT

Conditional Use Permit
October 23, 2025

Mtn Green Animal Hospital Sign CUP
Public Meeting
File #CUP25.008

Applicant/Owner:	Britain Sorensen
Project Location:	5714 W Canyon View Cir
Parcel Number:	00-0090-5051
Serial Numbers:	03-CANVCOMW-0006
Current Zoning:	Highway Commercial (CH)
Acreage:	1.02 acres

REQUEST

A request for approval of a Conditional Use Permit (C2) that is required for a sign on the rear of a commercial building.

ATTORNEY GUIDANCE:

Administrative Review: CUPs are subject to administrative review.

The sole issue in land use administration is whether the application complies with county ordinances. If it does, it must be approved. The only circumstance in which an application could be denied is if a land use authority find that a compelling, countervailing public interest would be jeopardized. In determining whether this circumstance exists, the courts have stated, *“If a proposal met zoning requirements at the time of application but seriously threatens public health, safety, or welfare, the interests of the public should not be thwarted.”* W. Land Equities v. Logan, 617 P.2d 388, 395-96 (Utah Sup.Ct. 1980).”

Essentially, the only situation in which such an application can be denied is the application seriously threatens public health, safety or welfare.

While CUPs are subject to administrative review, they are an exception to the general zoning rule. By allowing them through ordinance, our County legislature has acknowledged that CUPs may have some impacts but has decided they are permissible. To address any detrimental effects that may arise, the legislature has also allowed for reasonable conditions to be imposed when those effects are reasonably anticipated. In doing so, our County is following State law, which provides, “A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards.” Utah Code Ann. § 17-27a-506(2)(a)(i).

1. Introduction

- Conditional uses are presumed to be appropriate and desirable in the designated zoning area.
- CUPs must be approved if they meet the requirements outlined in the local ordinance.
- Conditions may be imposed to mitigate reasonably anticipated detrimental effects.

2. Guiding Principles

- **Presumption of Approval:** A CUP must be approved unless detrimental effects cannot be substantially mitigated.
- **Reasonably Anticipated Detrimental Effects (RADEs):**
 - Must be supported by substantial evidence.
 - Public clamor, opinion, or general opposition do not constitute substantial evidence.
 - **Mitigation, Not Elimination:** Conditions should substantially mitigate RADEs, but do not have to completely eliminate the detrimental effects.

3. Review Process

Step 1: Determine Compliance with Ordinance Standards

- Identify the specific standards outlined in the local ordinance.
- Confirm the CUP application meets these standards.

Step 2: Identify Potential Detrimental Effects

- Consider only those effects that are reasonably anticipated and substantiated by credible evidence.
- Disregard speculative, vague, or unsupported concerns.

Step 3: Assess Evidence

Evidence must be:

- **Relevant:** Directly related to the proposed use and its impact.
- **Credible:** Objective and fact-based.
- **Independent:** Not influenced by public opinion alone.

Step 4: Impose Reasonable Conditions (if necessary – remember by providing for a CUP in our local ordinance, County already recognizes that there may be effects)

Conditions must be:

- **Ordinance-Based:** Directly linked to the standards outlined in the local ordinance. Conditions not specified in the ordinance or unrelated to the identified detrimental effects are improper and unenforceable.
- **Appropriate:** Within local government's authority.
- **Relevant:** Specifically address the detrimental effects identified.
- **Proportionate:** Not excessively burdensome compared to the impact.
- **Reasonable:** Not intended to undermine the viability of the use.

4. Decision Making

Approval: If conditions can mitigate the detrimental effects, the CUP must be approved.

Denial: Can only occur if:

- Detrimental effects cannot be substantially mitigated.

- Conditions imposed do not adequately address the specific issues.

5. Documentation and Findings

Clearly document:

- Substantial evidence supporting the determination.
- Specific reasons for either approval or denial.
- Conditions imposed and their rationale.
- Maintain a detailed record to support the decision in case of appeal.

6. Avoiding Common Pitfalls

- Public Clamor: Do not base decisions solely on public outcry.
- Unsubstantiated Concerns: Avoid considering issues not backed by factual evidence.
- Consistency: Apply standards uniformly to avoid arbitrary decisions.

7. Post-Approval Management

- Conditions run with the land and are enforceable with subsequent owners.
- Monitor compliance and address violations as needed.

RECOMMENDATION

Based on the information in this staff report, planning staff recommends that the Planning Commission approve the requested Conditional Use Permit (CUP) application for a sign on the rear of a commercial building subject to all applicable regulations and the following conditions:

Conditions:

1. *That the proposed sign shall comply with the design, size, illumination, and placement standards outlined in § 155.368 Signs of the Morgan County Zoning Code, ensuring it is appropriately scaled to the building and does not create visual clutter or distractions.*
2. *That the sign shall be securely mounted to the structure using materials and methods that meet current building safety standards and wind-load requirements, as outlined in the International Building Code (IBC), to prevent detachment or hazard during extreme weather events.*
3. *That the location, lighting, and orientation of the sign shall not adversely impact adjacent residential areas, public rights-of-way, or neighboring businesses, ensuring protection of public health, safety, and general welfare through proper shielding of lights, minimized glare, and limited after-hours illumination.*
4. *That the property adheres to all other County, State, and Federal requirements.*

PROJECT DESCRIPTION

Staff has reviewed a 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. 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:

(d) Buildings or businesses with exposure on the sides and front may choose which wall to mount their sign upon. Signs are allowed on the rear of the building with Planning Commission approval.

This application has been submitted to satisfy that requirement.

The site plan for the commercial development was previously approved by the County Commission on June 4, 2024, which included the review of parking, landscaping, lighting, and supporting infrastructure. A front-facing sign was approved under file #SGN25.005 on August 19, 2025.

Access to the property is provided via West Canyon View Circle, a paved public road that is maintained year-round. Utilities are available from standard service providers in the area, including Highlands Water Company (water), Morgan General Sanitation Improvement District (MGSID) (sewer), and Rocky Mountain Power (electric). Fire protection services are provided by the Morgan General Fire Protection District (MGFPD).

After review, staff finds that the proposed rear sign CUP is consistent with the intent of the CH zoning district and maintains compatibility with the surrounding commercial development. Approval of this application will allow the applicant to proceed with the installation of a rear-mounted sign while preserving the visual and functional character of the area. These aforementioned additional conditions would need to comply with the following standards as contained within § 155.366(A) Conditional Uses:

“ A. Conditions Relating To Safety For Persons And Property:

- 1. Building elevations and grading plans which will prevent or minimize floodwater damage, where property may be subject to flooding.*
- 2. The relocation, covering or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.*
- 3. Increased setback distances from lot lines where the planning commission determines it to be necessary to ensure the public safety and to ensure compatibility with the intended characteristics of the district as outlined in this title.*
- 4. Appropriate design, construction and location of structures, buildings and facilities in relation to any earthquake fault which may exist on the property, and limitations and/or restrictions on the use and/or location of uses due to special site conditions, including, but not limited to, geologically hazardous areas; floodplains; fault zones; landslide areas.*
- 5. Limitations and control of the number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.*
- 6. Plans for the location, arrangement and dimensions of truck loading and unloading facilities.*
- 7. Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting.*
- 8. Reduction of permitted street grades for winter and storm conditions, or exposure.*

9. *Fences shall not create visual nor other safety hazards.*
10. *Backing movements, passing vehicles, sidewalk traffic, small children, etc., shall be considered in the location of fences and effects on circulation system.*
11. *Numbers and types of vehicles per time period associated with the conditional use activities.*
12. *Time of day and days of the week conditional use may operate.”*

Any conditions that staff or the Planning Commission come up with should aim to ensure that the vet clinic operates in a manner that is compatible with surrounding land uses and minimizes any potential negative impacts on the community and the environment.

CODE ANALYSIS

Standards		Findings	Rationale
<i>Ordinance Evaluation. Morgan County Code § 155.008 defines conditional use as the following:</i>			
<i>CONDITIONAL USE: A land use that, because of the unique characteristics or potential impact of the land use on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. (A development or land use application which requires a conditional use permit, pursuant to this chapter.)</i>			
155.366 (D) Conditions Relating To Safety For Persons And Property:			
1(a)	Building elevations and grading plans which will prevent or minimize floodwater damage, where property may be subject to flooding.	N/A	Existing structure
1(b)	The relocation, covering or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.	N/A	
1(c)	Increased setback distances from lot lines where the planning commission determines it to be necessary to ensure the public safety and to ensure compatibility with the intended characteristics of the district as outlined in this title.	N/A	
1(d)	Appropriate design, construction and location of structures, buildings and facilities in relation to any earthquake fault which may exist on the property, and limitations and/or restrictions on the use and/or location of uses due to special site conditions, including, but not limited to, geologically hazardous areas; floodplains; fault zones; landslide areas.	N/A	Existing Structure
1(e)	Limitations and control of the number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.	N/A	
1(f)	Plans for the location, arrangement and dimensions of truck loading and unloading facilities.	Will Comply	
1(g)	Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting.	N/A	
1(h)	Reduction of permitted street grades for winter and storm conditions, or exposure.	N/A	
1(i)	Fences shall not create visual nor other safety hazards.	N/A	

1(j)	Backing movements, passing vehicles, sidewalk traffic, small children, etc., shall be considered in the location of fences and effects on circulation system.	<i>N/A</i>	
1(k)	Numbers and types of vehicles per time period associated with the conditional use activities.	<i>Will Comply</i>	
1(l)	Time of day and days of the week conditional use may operate.	<i>Will Comply</i>	
155.366 (D) Conditions Relating To Health And Sanitation:			
2(a)	A guarantee of sufficient water to serve the intended land use and a water delivery system meeting standards adopted by the governing body.	<i>Complies</i>	
2(b)	A wastewater disposal system and a solid waste disposal system meeting standards adopted by the governing body.	<i>Complies</i>	
2(c)	Construction of water mains, sewer mains and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the district and to provide for an orderly development of land in the county.	<i>Complies</i>	
155.366 (D) Environmental Concerns:			
3(a)	Limitations and/or restrictions on the use and/or location of uses in sensitive areas due to soils capabilities, wildlife and plant life.	<i>N/A</i>	
3(b)	Standards intended to conserve, enhance, restore and maintain significant natural and manmade features which are of public value, including among other things, river corridors, streams, lakes and islands, domestic water supply watersheds, flood storage areas, natural shorelines and unique vegetation, wetlands, wildlife and fish habitats, significant geological features, tourist attractions, archaeological features and sites, historic features and sites and scenic views and vistas, and to establish criteria and standards for the development, change of use, or alteration of such features.	<i>Will Comply</i>	
3(c)	Processes for the control, elimination or prevention of land, water or air pollution; the prevention of soil erosion; and the control of objectionable odors. Processes for the control, elimination or prevention of land, water or air pollution; the prevention of soil erosion; and the control of objectionable odors.	<i>Will Comply</i>	
3(c)(1)	These processes may include restrictions on degradation of water quality.	<i>Will Comply</i>	
3(c)(2)	Developments which produce any discharge to any watercourse shall demonstrate compliance with all federal, state and county water quality standards as evidenced by the issuance of any permits required for their discharge by the federal government, state and/or county.	<i>N/A</i>	
3(c)(3)	Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the person, corporation or other entity causing such sedimentation to remove it from all adjoining surfaces and drainage systems prior to final approvals for the project. It is the responsibility of any person, corporation or other entity doing any act on or across a stream, watercourse or swale, or upon the floodplain or right of way thereof, to maintain as nearly as possible in its present state the stream, watercourse, swale, floodplain or right of way during such activity.	<i>Will Comply</i>	

3(d)	The planting of ground cover or other surfacing to prevent dust and erosion.	<i>Will Comply</i>	
3(d)(1)	The proposed land disturbing activity will ensure and provide an undisturbed vegetation buffer from the top of the bank of a stream, wetland or other water body, unless a mitigation plan is approved for alterations within the buffer area.	<i>Will Comply</i>	
3(d)(2)	Whenever feasible, natural vegetation will be retained and protected.	<i>Will Comply</i>	
3(d)(3)	Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.	<i>Will Comply</i>	
3(d)(4)	Plans will be made to accommodate increased runoff and sedimentation caused by altered soil and surface conditions during and after the proposed activity.	<i>N/A</i>	
3(e)	Restructuring of the land and planting of the same as directed by the planning commission when the conditional use involves cutting and/or filling the land and where such land would be adversely affected if not restructured.	<i>Will Comply</i>	
3(f)	Limitations and/or restrictions on construction and/or development on slopes in excess of thirty percent (30%) to control erosion.	<i>N/A</i>	
3(g)	If the proposed conditional use involves hillside construction and/or development, the application will be approved only after the applicant provides:	<i>N/A</i>	
3(g)(1)	Topographic information showing that the proposed activity is on land with a slope less than thirty percent (30%) and that it is located more than two hundred feet (200') from a known landslide.	<i>N/A</i>	
3(g)(2)	A geologic/geotechnical report which shall be in form and content approved by the county engineer, consisting of, among other things, a slope stability study, earthquake analysis and sedimentation analysis, prepared by a certified engineering geologist or geotechnical engineer approved by the county engineer, certifying that the site or route in its entirety is suitable for the proposed development.	<i>Complies</i>	
3(g)(3)	Such other engineering or technical reports as may be required by the planning commission or governing body.	<i>Will Comply</i>	
3(g)(4)	Detailed construction plans, drawings and specifications which outline all construction methods proposed to be utilized.	<i>Will Comply</i>	
3(h)	In all cases, the applicant may be required to supply a geologic report, a geotechnical study, a hydrological study, a civil engineering study and other applicable engineering studies required by the planning commission or governing body acceptable in form and content to the county engineer.	<i>N/A</i>	
3(i)	The applicant's conditional use may be limited or denied if blasting, drilling or any other construction activity involved will weaken, or cause, adjoining slopes, geologic formations and manmade improvements to become unstable or if the proposed construction or operation will result in the creation of a geologic hazard to surrounding properties, such as through slumping, sliding or drainage modifications.	<i>N/A</i>	

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on or before October 13, 2025; a minimum of 10 days prior to the scheduled meeting. (Morgan County Code § 155.032 (C)).
- ✓ A Public Notice was posted at the County on or before October 13, 2025.
- ✓ Notices to property owners within 1000’ feet of the proposed use were mailed a Public Notice on or before October 13, 2025.
- ✓ A sign was posted on the site on or before October 13, 2025.

RECOMMENDED MOTION

Recommended Motion for *Approval* – “I move we approve 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.”

Recommended Motion for *Approval with Conditions*– “I move we approve 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, and as modified by the conditions and findings below:”

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

Recommended Motion for *Denial* – “I move we deny the Mountain Green Animal Hospital Sign CUP, application #CUP25.008, to not allow for a sign on the rear of a commercial building at the property located at 5714 West Canyon View Circle in Mountain Green subject to the following findings:

1. List any additional findings...

SUPPORTING INFORMATION

Exhibit A: Vicinity Map

Exhibit B: Zoning Map

Exhibit C: Applicant Narrative

Exhibit D: Graphic Representation of Proposal

Exhibit E: Application

Exhibit A: Vicinity Map

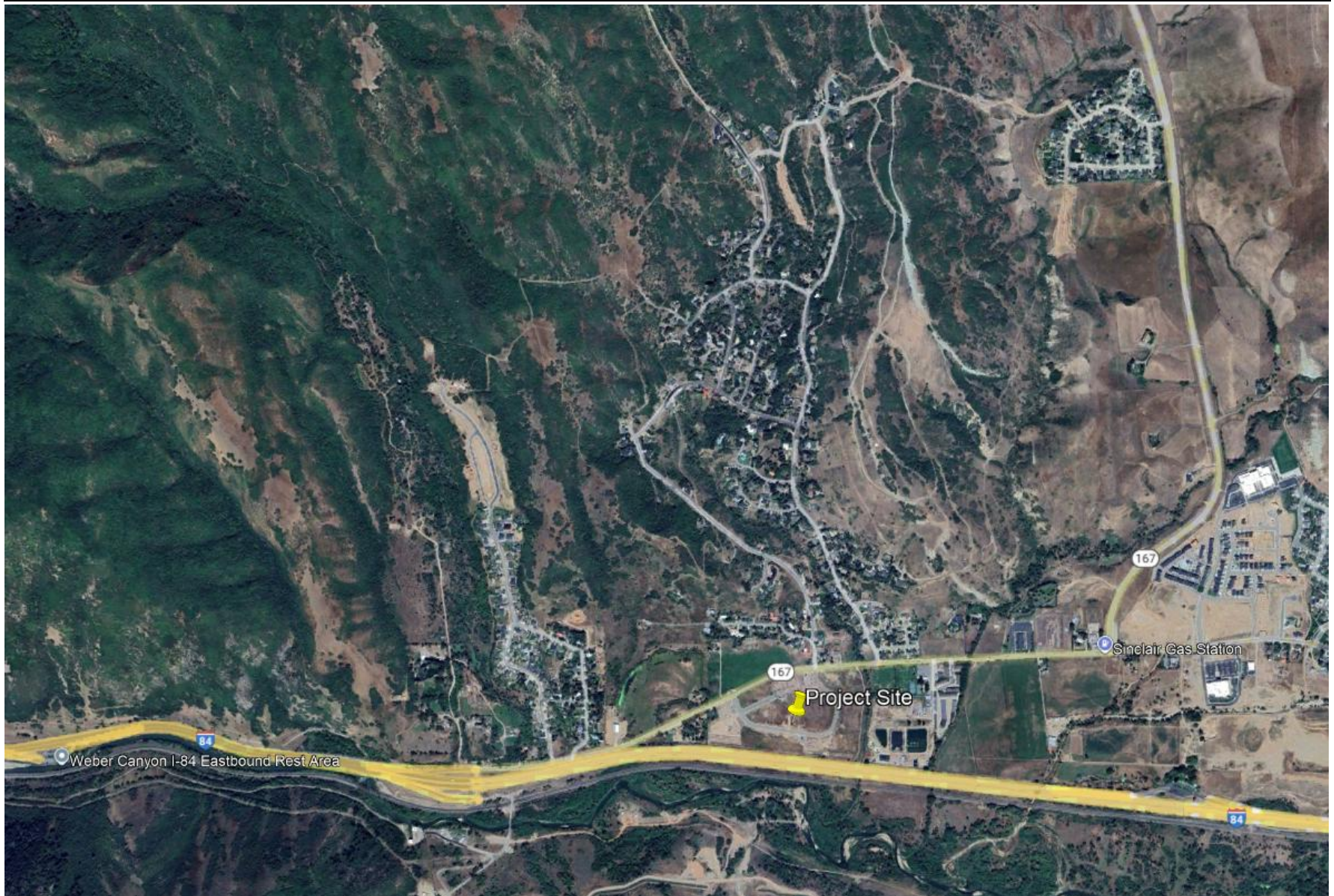


Exhibit B: Zoning Map

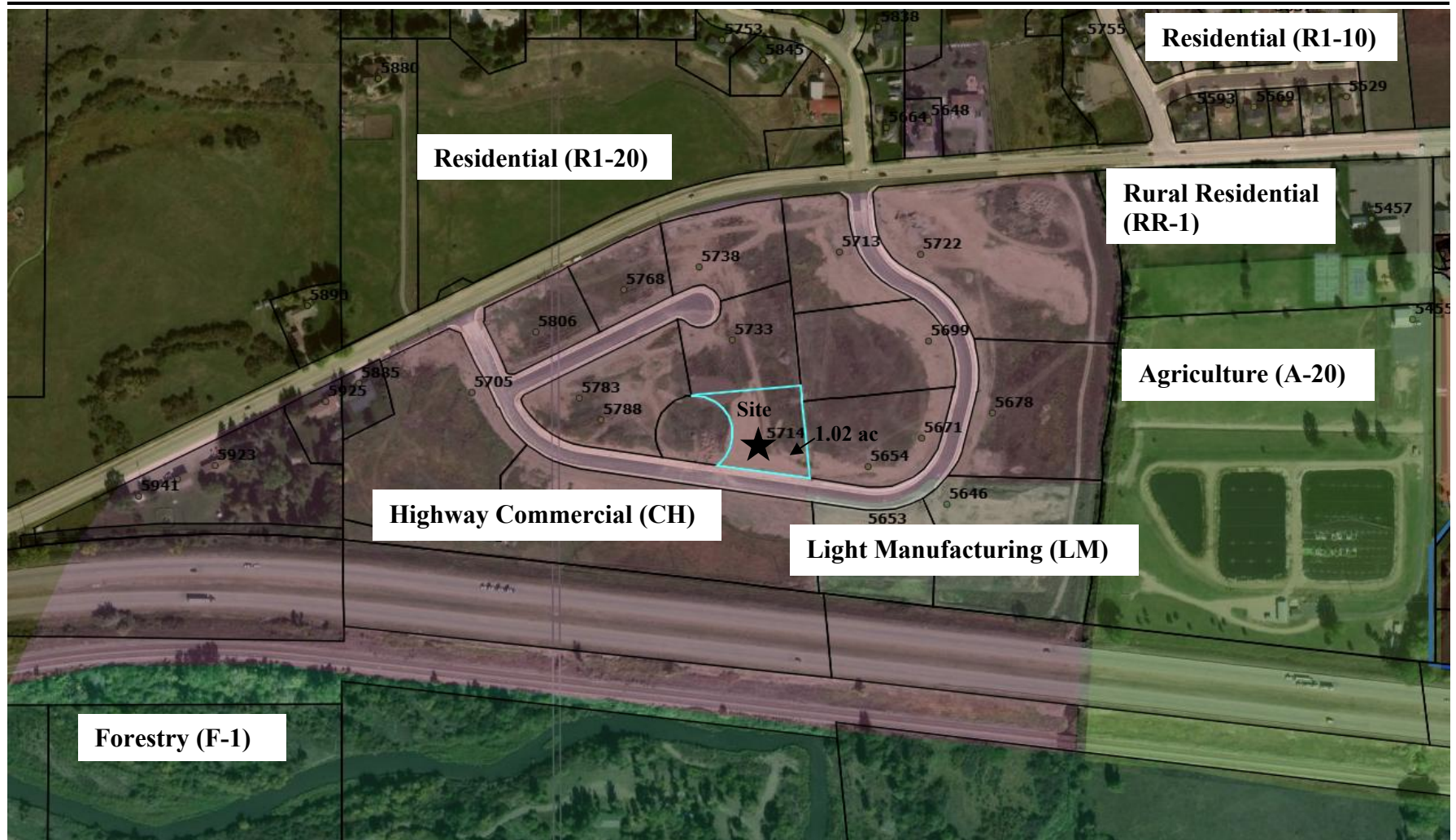


Exhibit C: Applicant Narrative

MTN GREEN ANIMAL HOSPITAL

BRITAIN SORENSEN PO BOX 111 HUNTSVILLE, UT 84317

BUSINESS ADDRESS: 5714 W CANYON VIEW CIR. MTN GREEN, UT 84050

RIZE SIGNS: 1339 W 3300 S. OGDEN, UT 84401

CHAD FOWERS: 801-628-3271

MTN GREEN ANIMAL HOSPITAL WOULD LIKE TO ADD A BUSINESS SIGN ON THE BACK OF THE BUILDING. THIS WOULD HELP THEIR BUSINESS GAIN AWARENESS FOR ALL THE TRAFFIC TRAVELING ON THE OLD HIGHWAY. THIS IS A COMMON REQUEST FOR OTHER BUSINESSES IN OUR DEVELOPMENT. BOTH THE KITCHEN & WILD CAT STORAGE HAVE SIGNS THAT ARE VIEWABLE FROM THE FREEWAY AND THE OLD HIGHWAY.

MEASURES TO MITIGATE HARMFUL IMPACT.

WE WILL FOLLOW MORGAN COUNTY CODE FOR SIGN REQUIREMENTS. THE COMPANY INSTALLING THE SIGN WILL FOLLOW BEST PRACTICES IN MAKING SURE THE SIGN IS SECURED PROPERLY TO THE BUILDING.

BRITAIN SORENSEN

801-644-2557

Exhibit D: Graphic Representation of Proposal

SIGN DESIGN LEGEND | DETAILS

Manufacture & Install S/F Illuminated Pan Channel Cabinet
S2

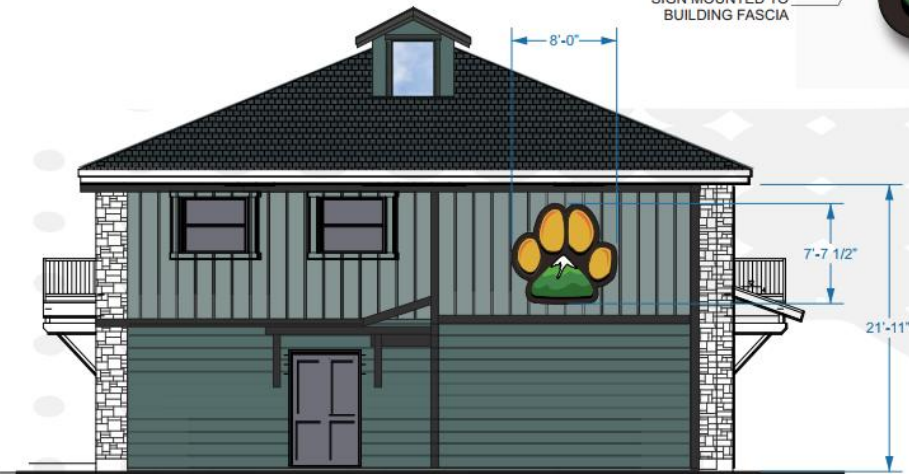
61 TOTAL LINEAR FEET.

3" DEEP S/F INTERNALLY ILLUMINATED FORMED ALUMINUM CHANNEL CABINET WITH BLACK TRIM CAP AND DARK BRONZE RETURNS. 23 TOTAL LINEAR FEET.

SIGN MOUNTED TO BUILDING FASCIA

DIGITALLY PRINTED VINYL GRAPHIC DECOR ATTACHED TO TRANSLUCENT ACRYLIC FACE.

TRANSLUCENT WHITE ACRYLIC FACES W/ 1" BLACK TRIM CAP.



S2 S/F Illuminated Pan Channel Cabinet
Scale: 1/8"=1'-0" (11" x 17" Page)
QTY: 1

PROJECT NAME: Mountain Green Animal Hospital

CUSTOMER: Mountain Green Animal Hospital

INSTALL LOCATION:
lot 6 Subdivision | Mountain Green, UT 84050

DATE: 1/16/2025 | 2/21/2025 | 4/25/2025 | 6/6/2025

SALES REPRESENTATIVE: Chad Fowers

ESTIMATE NUMBER | FILE NAME: 250015_02_Mtn Grn Animal Hospital_MtnGrn_Permit

FILE LOCATION:
C:\Ryze Industries\Client Projects\250015_02_Mtn Grn Animal Hospital_MtnGrn_Permit

STATUS: _02.6

CUSTOMER SIGNATURE _____ DATE _____

ryzesigns.com • 801.605.8351 • 1339 W 3300 S OGDEN, UTAH 84401
DRAWING IS REPRESENTATIONAL ONLY SCALE, SIZING AND COLOR MAY VARY, REFER TO PROPOSAL FOR EXACT SPECIFICATIONS

RYZE
Sign Company



Exhibit E: Application

Morgan County - Planning & Development Services

Printed: 10/15/2025

CUP25.008 Mtn Green Animal Hospital Sign CUP

CUP25.008

08/13/2025 - 08/12/2124

8521a4d0-7865-11f0-bf43-4192df9f3fcd

Conditional Use

General

Active

Under Review

Application Review Status

Pre-Review

Approved

08/13/2025

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.

Zoning Administrator

Not Reviewed

Mountain Green Fire Department

Approved

Planner I

Reviewing

Code Compliance Officer

Approved

Final-Review

Not Reviewed

Fees

Payments

Conditional Use Application	\$250.00	08/13/2025	Online	\$310.00
Noticing	\$60.00	Total Paid		\$320.85
Subtotal	\$310.00			
Processing Fee	\$10.85			
Total	\$320.85			

PLANNING COMMISSION STAFF REPORT

Conditional Use Permit
October 23, 2025

Croydon Gravel Pit CUP
Public Meeting
File #CUP25.009

Applicant/Owner:	Leslie Harris
Project Location:	Approx. 3100 N Lost Creek Rd
Parcel Number:	00-0002-4354
Serial Numbers:	01-004-688
Current Zoning:	Rural Residential (RR-1) / Agriculture (A-20)
Acreage:	247.25 acres

REQUEST

A request for approval of a Conditional Use Permit (C3) that is required for the use of a private gravel pit.

ATTORNEY GUIDANCE:

Administrative Review: CUPs are subject to administrative review.

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1. Introduction

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Conditions must be:

- **Ordinance-Based:** Directly linked to the standards outlined in the local ordinance. Conditions not specified in the ordinance or unrelated to the identified detrimental effects are improper and unenforceable.
- **Appropriate:** Within local government's authority.
- **Relevant:** Specifically address the detrimental effects identified.
- **Proportionate:** Not excessively burdensome compared to the impact.
- **Reasonable:** Not intended to undermine the viability of the use.

4. Decision Making

Approval: If conditions can mitigate the detrimental effects, the CUP must be approved.

Denial: Can only occur if:

- Detrimental effects cannot be substantially mitigated.
- Conditions imposed do not adequately address the specific issues.

5. Documentation and Findings

Clearly document:

- Substantial evidence supporting the determination.
- Specific reasons for either approval or denial.
- Conditions imposed and their rationale.
- Maintain a detailed record to support the decision in case of appeal.

6. Avoiding Common Pitfalls

- Public Clamor: Do not base decisions solely on public outcry.
- Unsubstantiated Concerns: Avoid considering issues not backed by factual evidence.
- Consistency: Apply standards uniformly to avoid arbitrary decisions.

7. Post-Approval Management

- Conditions run with the land and are enforceable with subsequent owners.
- Monitor compliance and address violations as needed.

RECOMMENDATION

Based on the information in this staff report, planning staff recommends that the Planning Commission approve the requested Conditional Use Permit (CUP) application for a private gravel pit subject to all applicable regulations and the following conditions:

Conditions:

1. *That the grading and excavation activities shall fully comply with the standards and requirements outlined in § 155.086(G) of the Morgan County Code, including limits on excavation depth, slope, and fill compaction.*
2. *That the property owner shall implement and maintain effective dust control measures, such as watering or other approved methods, throughout all phases of excavation and hauling to minimize dust impacts on surrounding properties and roadways.*
3. *That the hours of operation for grading, excavation, and hauling shall be limited to 7:00 a.m. to 5:30 p.m., Monday through Friday.*
4. *That all disturbed or exposed soils shall be promptly stabilized and revegetated using plant species approved by the Planning Commission to control erosion and preserve the natural appearance of the site.*
5. *That approved grading and excavation plans shall be maintained on-site at all times during active operations, and the Conditional Use Permit shall be prominently posted near the primary site access visible from the public road.*
6. *That inspections by county officials shall be coordinated and completed prior to commencement of work, after completion of rough grading, and following final stabilization to ensure compliance with all permit conditions.*
7. *That the property adheres to all other County, State, and Federal requirements.*
8. *That the operation shall be conducted in a manner that protects the health, safety, and general welfare of the public and neighboring properties.*

PROJECT DESCRIPTION

Staff has reviewed a Conditional Use Permit (CUP) application for a private gravel pit located on a 247.25-acre property in Morgan County. The project site is currently developed with respect to commercial excavation uses but is proposed to be developed for a private gravel pit operation involving grading, excavation, and associated site improvements. 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.

This application is reviewed under the provisions of Morgan County Code, specifically § 155.086(G) — *Landfills and Land Excavations*, which sets forth standards and requirements to promote public safety and general welfare, protect property from erosion, earth movement, and flooding, maintain the community environment, and preserve the natural scenic character of the county (see the entirety of the code section included as exhibit “F”). This subchapter also establishes minimum grading and excavation standards and procedures to ensure harmonious development with adjacent lands while minimizing hazards related to drainage, erosion, and earth movement.

The proposed gravel pit operation involves excavation exceeding 1,000 cubic yards, an excavation area larger than one acre, and the removal of vegetation from an area exceeding one acre, thus requiring a Conditional Use Permit under the code section cited. The applicant’s grading and excavation plan includes mitigation measures such as controlled slopes, erosion control planting, and dust suppression designed to prevent off-site impacts and maintain site stability.

The applicant will be required to comply with the operating hours limitations stipulated for grading and excavation activities adjacent to residential areas, generally limited to 7:00 a.m. to 5:30 p.m. on weekdays, unless otherwise approved. All disturbed surfaces will be managed to prevent dust, dirt, and debris from impacting neighboring properties and roadways. Site slopes will be engineered according to the county’s standards, including provisions for slope compaction, drainage structures, and revegetation with approved plant species to maintain the natural appearance and reduce erosion risks.

Inspections by county officials will be conducted at key stages of grading operations to verify compliance with approved plans and conditions. The applicant must maintain grading plans on-site and prominently display the permit approval near the property entrance during active operations.

Staff finds that the proposed CUP application aligns with the intent of § 155.086(G) 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.

Approval of this CUP will allow the applicant to proceed with the development of a private gravel pit operation on the property, subject to ongoing compliance with county standards and conditions to safeguard the community and environment. These aforementioned additional conditions would need to comply with the following standards as contained within § 155.366(A) Conditional Uses:

“ A. Conditions Relating To Safety For Persons And Property:

- 1. Building elevations and grading plans which will prevent or minimize floodwater damage, where property may be subject to flooding.*
- 2. The relocation, covering or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.*
- 3. Increased setback distances from lot lines where the planning commission determines it to be necessary to ensure the public safety and to ensure compatibility with the intended characteristics of the district as outlined in this title.*
- 4. Appropriate design, construction and location of structures, buildings and facilities in relation to any earthquake fault which may exist on the property, and limitations and/or restrictions on the use and/or location of uses due to special site conditions, including, but not limited to, geologically hazardous areas; floodplains; fault zones; landslide areas.*
- 5. Limitations and control of the number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.*
- 6. Plans for the location, arrangement and dimensions of truck loading and unloading facilities.*
- 7. Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting.*
- 8. Reduction of permitted street grades for winter and storm conditions, or exposure.*
- 9. Fences shall not create visual nor other safety hazards.*
- 10. Backing movements, passing vehicles, sidewalk traffic, small children, etc., shall be considered in the location of fences and effects on circulation system.*
- 11. Numbers and types of vehicles per time period associated with the conditional use activities.*
- 12. Time of day and days of the week conditional use may operate.”*

Any conditions that staff or the Planning Commission come up with should aim to ensure that the private gravel pit operates in a manner that is compatible with surrounding land uses and minimizes any potential negative impacts on the community and the environment.

CODE ANALYSIS

Standards	Findings	Rationale
<i>Ordinance Evaluation. Morgan County Code § 155.008 defines conditional use as the following:</i>		
<i>CONDITIONAL USE: A land use that, because of the unique characteristics or potential impact of the land use on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. (A development or land use application which requires a conditional use permit, pursuant to this chapter.)</i>		
155.366 (D) Conditions Relating To Safety For Persons And Property:		

1(a)	Building elevations and grading plans which will prevent or minimize floodwater damage, where property may be subject to flooding.	<i>Will Comply</i>	<i>Staff will review at the time of site plan and building permit.</i>
1(b)	The relocation, covering or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.	<i>N/A</i>	
1(c)	Increased setback distances from lot lines where the planning commission determines it to be necessary to ensure the public safety and to ensure compatibility with the intended characteristics of the district as outlined in this title.	<i>N/A</i>	
1(d)	Appropriate design, construction and location of structures, buildings and facilities in relation to any earthquake fault which may exist on the property, and limitations and/or restrictions on the use and/or location of uses due to special site conditions, including, but not limited to, geologically hazardous areas; floodplains; fault zones; landslide areas.	<i>Existing</i>	
1(e)	Limitations and control of the number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.	<i>N/A</i>	
1(f)	Plans for the location, arrangement and dimensions of truck loading and unloading facilities.	<i>Will Comply</i>	
1(g)	Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting.	<i>N/A</i>	
1(h)	Reduction of permitted street grades for winter and storm conditions, or exposure.	<i>N/A</i>	
1(i)	Fences shall not create visual nor other safety hazards.	<i>N/A</i>	
1(j)	Backing movements, passing vehicles, sidewalk traffic, small children, etc., shall be considered in the location of fences and effects on circulation system.	<i>N/A</i>	
1(k)	Numbers and types of vehicles per time period associated with the conditional use activities.	<i>Will Comply</i>	
1(l)	Time of day and days of the week conditional use may operate.	<i>Will Comply</i>	
155.366 (D) Conditions Relating To Health And Sanitation:			
2(a)	A guarantee of sufficient water to serve the intended land use and a water delivery system meeting standards adopted by the governing body.	<i>Will Comply</i>	
2(b)	A wastewater disposal system and a solid waste disposal system meeting standards adopted by the governing body.	<i>Will Comply</i>	
2(c)	Construction of water mains, sewer mains and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the district and to provide for an orderly development of land in the county.	<i>N/A</i>	
155.366 (D) Environmental Concerns:			
3(a)	Limitations and/or restrictions on the use and/or location of uses in sensitive areas due to soils capabilities, wildlife and plant life.	<i>Will Comply</i>	
3(b)	Standards intended to conserve, enhance, restore and maintain significant natural and manmade features which are of public value, including among other things, river corridors, streams, lakes and islands, domestic water supply watersheds, flood storage areas, natural shorelines	<i>Will Comply</i>	

	and unique vegetation, wetlands, wildlife and fish habitats, significant geological features, tourist attractions, archaeological features and sites, historic features and sites and scenic views and vistas, and to establish criteria and standards for the development, change of use, or alteration of such features.		
3(c)	Processes for the control, elimination or prevention of land, water or air pollution; the prevention of soil erosion; and the control of objectionable odors. Processes for the control, elimination or prevention of land, water or air pollution; the prevention of soil erosion; and the control of objectionable odors.	<i>Will Comply</i>	
3(c)(1)	These processes may include restrictions on degradation of water quality.	<i>Will Comply</i>	
3(c)(2)	Developments which produce any discharge to any watercourse shall demonstrate compliance with all federal, state and county water quality standards as evidenced by the issuance of any permits required for their discharge by the federal government, state and/or county.	<i>Will Comply</i>	
3(c)(3)	Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the person, corporation or other entity causing such sedimentation to remove it from all adjoining surfaces and drainage systems prior to final approvals for the project. It is the responsibility of any person, corporation or other entity doing any act on or across a stream, watercourse or swale, or upon the floodplain or right of way thereof, to maintain as nearly as possible in its present state the stream, watercourse, swale, floodplain or right of way during such activity.	<i>Will Comply</i>	
3(d)	The planting of ground cover or other surfacing to prevent dust and erosion.	<i>Will Comply</i>	
3(d)(1)	The proposed land disturbing activity will ensure and provide an undisturbed vegetation buffer from the top of the bank of a stream, wetland or other water body, unless a mitigation plan is approved for alterations within the buffer area.	<i>Will Comply</i>	
3(d)(2)	Whenever feasible, natural vegetation will be retained and protected.	<i>Will Comply</i>	
3(d)(3)	Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.	<i>Will Comply</i>	
3(d)(4)	Plans will be made to accommodate increased runoff and sedimentation caused by altered soil and surface conditions during and after the proposed activity.	<i>Will Comply</i>	
3(e)	Restructuring of the land and planting of the same as directed by the planning commission when the conditional use involves cutting and/or filling the land and where such land would be adversely affected if not restructured.	<i>Will Comply</i>	
3(f)	Limitations and/or restrictions on construction and/or development on slopes in excess of thirty percent (30%) to control erosion.	<i>Will Comply</i>	
3(g)	If the proposed conditional use involves hillside construction and/or development, the application will be approved only after the applicant provides:	<i>Will Comply</i>	
3(g)(1)	Topographic information showing that the proposed activity is on land with a slope less than thirty percent	<i>Will Comply</i>	

	(30%) and that it is located more than two hundred feet (200') from a known landslide.		
3(g)(2)	A geologic/geotechnical report which shall be in form and content approved by the county engineer, consisting of, among other things, a slope stability study, earthquake analysis and sedimentation analysis, prepared by a certified engineering geologist or geotechnical engineer approved by the county engineer, certifying that the site or route in its entirety is suitable for the proposed development.	<i>Will Comply</i>	
3(g)(3)	Such other engineering or technical reports as may be required by the planning commission or governing body.	<i>Will Comply</i>	
3(g)(4)	Detailed construction plans, drawings and specifications which outline all construction methods proposed to be utilized.	<i>Will Comply</i>	
3(h)	In all cases, the applicant may be required to supply a geologic report, a geotechnical study, a hydrological study, a civil engineering study and other applicable engineering studies required by the planning commission or governing body acceptable in form and content to the county engineer.	<i>Will Comply</i>	
3(i)	The applicant's conditional use may be limited or denied if blasting, drilling or any other construction activity involved will weaken, or cause, adjoining slopes, geologic formations and manmade improvements to become unstable or if the proposed construction or operation will result in the creation of a geologic hazard to surrounding properties, such as through slumping, sliding or drainage modifications.	<i>Will Comply</i>	

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on or before October 13, 2025; a minimum of 10 days prior to the scheduled meeting. (Morgan County Code § 155.032 (C)).
- ✓ A Public Notice was posted at the County on or before October 13, 2025.
- ✓ Notices to property owners within 1000' feet of the proposed use were mailed a Public Notice on or before October 13, 2025.
- ✓ A sign was posted on the site on or before October 13, 2025.

RECOMMENDED MOTION

Motion for a *Positive Recommendation* – “I move we 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.”

Motion for a *Positive Recommendation with Conditions* – “I move we 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, and as modified by the conditions and findings below:”

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

Motion for a *Negative Recommendation* – “I move we recommend denial to the County Commission of the Croydon Gravel Pit CUP, application #CUP25.009, to not allow for a private gravel pit at property located approximately at 3100 N Lost Creek Rd in unincorporated Morgan County subject to the following findings:

1. List any additional findings...

SUPPORTING INFORMATION

Exhibit A: Vicinity Map

Exhibit B: Zoning Map

Exhibit C: Applicant Narrative

Exhibit D: Graphic Representation of Proposal

Exhibit E: § 155.366(G) Conditional Uses.

Exhibit F: Application

Exhibit A: Vicinity Map

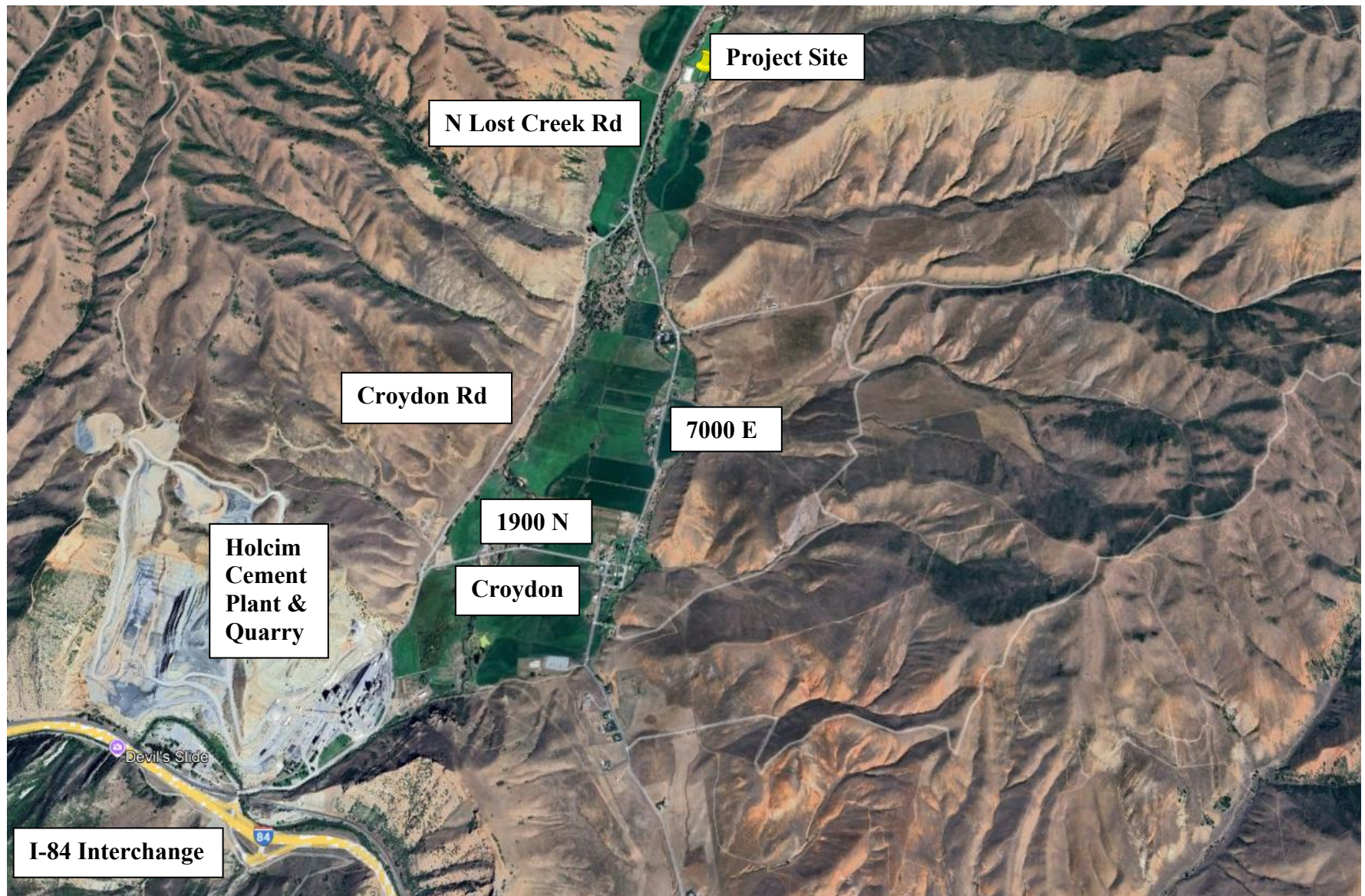


Exhibit B: Zoning Map

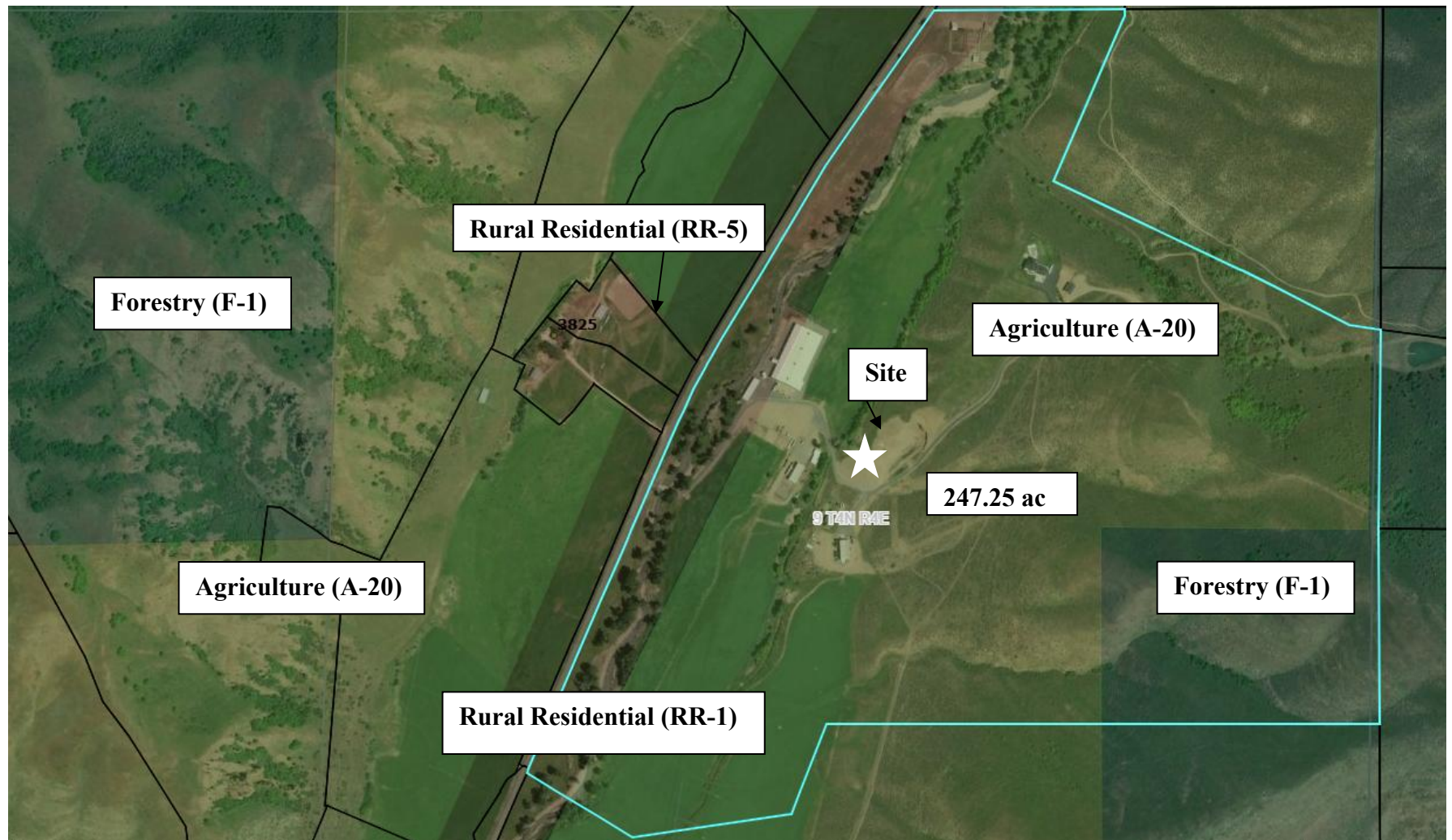


Exhibit C: Applicant Narrative

The proposed gravel pit will be located in the center of a 274-acre parcel situated in a remote mountain setting. The pit is intended solely for personal use to support maintenance and repair of existing two-track ranch roads within the property. No gravel will be sold commercially.

Because of its very limited scale and purpose, the overall impact of the gravel pit is minimal. Operations will occur on an intermittent basis, at most once per month, and only as road conditions require. With minimal use the potential for noise, dust or visual disturbance is very low. Because the pit is situated well within the parcel boundaries, far from public view and neighboring properties, its presence will not affect community aesthetics or create traffic impacts.

The pit's footprint will be kept small, proportional only to the amount of material needed for road maintenance. Surrounding vegetation will be left intact as a natural buffer. The limited disturbance ensures that wildlife habitat and watershed functions remain largely unaffected. Any minor surface disruption from extraction will be managed through proper grading and stabilization practices, ensuring that the site does not contribute to erosion or sediment runoff.

The gravel pit will provide a practical and sustainable source of material to maintain safe and usable ranch roads while avoiding reliance on external sources. With its restricted scope, rare usage, and location deep within a large parcel, the pit represents a low-impact, self-sufficient land management solution that preserves the broader integrity and natural character of the property.

[Click here to view a full-size .pdf version of the Improvement Plans](#)

Exhibit D: Graphic Representation of Proposal

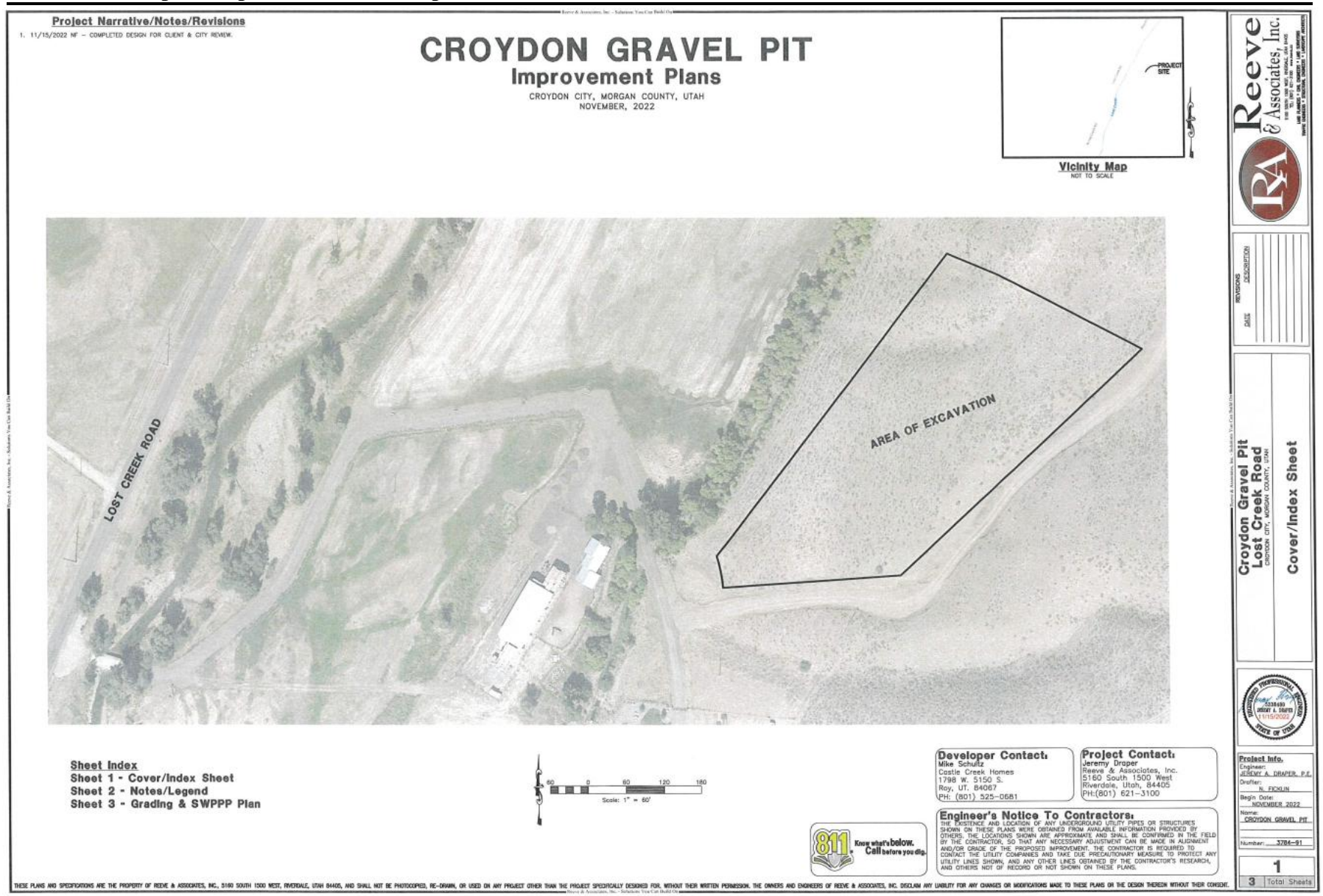


Exhibit E: § 155.366(G) Conditional Uses.

(G) Landfills and land excavations.

(1) *Purpose and intent.* This division (G) is adopted to promote public safety and the general public welfare; to protect property against loss from erosion, earth movement and flooding; to maintain a superior community environment; to provide for the continued orderly growth of the county; and to ensure the maximum preservation of the natural scenic character of major portions of the county by establishing minimum standards and requirements relating to land grading, excavations and fills and procedures by which these standards and requirements may be enforced. It is intended that this division (G) be administered with the foregoing purposes in mind and specifically in an attempt to:

- (a) Ensure that the development of each site occurs in a manner harmonious with adjacent lands so as to minimize problems of drainage, erosion, earth movement and similar hazards;
- (b) Ensure the public lands and places, watercourses, streets and all other lands in the county are protected from erosion, earth movement or drainage hazards;
- (c) Ensure that the planning, design and construction of all development will be done in a manner which provides maximum safety and human enjoyment and except where specifically intended otherwise, makes such construction as unobtrusive in the natural terrain as possible; and
- (d) Ensure, insofar as practicable, the maximum retention of natural vegetation to aid in protection against erosion, earth movement and other hazards and to aid in preservation of the natural scenic qualities of the county.

(2) Permit required; exceptions.

(a) No person shall commence or perform any grading or excavation, including those in gravel pits and rock quarries, in excess of the limits specified below without first obtaining a conditional use permit for such grading or excavation.

(b) In this division (G), all references to conditional use permit shall mean a conditional use permit for grading or excavation. (See also the Building Code.)

(c) A conditional use permit shall be required in all cases where development comes under any one or more of the following provisions, unless such work is otherwise exempted elsewhere in this section:

- 1. Excavation, fill or any combination thereof exceeding 1,000 cubic yards;
- 2. Fill exceeding five feet in vertical depth at its deepest point measured from the adjacent undisturbed ground surface;
- 3. An excavation exceeding five feet in vertical depth at its deepest point;
- 4. An excavation, fill or combination thereof exceeding an area of one acre; and
- 5. Vegetation removal from an area in excess of one acre.

(d) A conditional use permit shall not be required in the following cases:

1. Excavations below finished grade for which a building permit is required and has been issued by the county, including, but not limited to, the following:

- a. Septic tanks and drainfields;
- b. Tanks;
- c. Vaults;
- d. Tunnels;
- e. Equipment basements;
- f. Swimming pools;
- g. Cellars; or
- h. Footings for buildings or structures.

2. Excavation or removal of vegetation within property owned by public utility companies or within public utility easements by public utility companies;
3. Removal of vegetation as a part of the work authorized by an approved building permit;
4. Tilling of soil or cutting of vegetation for agricultural or fire protection purposes;
5. Commercial quarries operating with valid conditional use permits and/or in appropriate Industrial Zones as provided for in this chapter;
6. Engineered interior fills or surcharge on the property with respect to industrial development;
7. Items not covered by this section which are exempted from required permits by this chapter and the Building Code of the county; and
8. Grading and/or excavation done pursuant to an approved final subdivision plan.

(3) *Responsibility.* Failure of the county officials to observe or recognize hazardous or unsightly conditions, or to recommend denial of the conditional use permit, or of the Planning Commission to deny said permit, shall not relieve the permittee from responsibility for the condition or damages resulting therefrom.

(4) *Retention of plans.* Plans, specifications and reports for all excavation conditional use permit applications submitted to the county for approval shall be retained by the county for a minimum period of two years.

(5) *Inspections.*

(a) The Zoning Administrator and Building Official, with assistance from the County Engineer, shall make the inspections hereinafter required and shall either approve that portion of the work completed or shall notify the permittee wherein the same fails to comply with this section. Where it is found by inspection that conditions are not substantially as stated or shown in the conditional use permit application, the inspector may stop further work until and unless approval is obtained for a revised grading plan conforming to the existing conditions.

(b) Plans for grading work, bearing the stamp of approval of the Planning Commission, shall be maintained at the site during the progress of the grading. Until the final inspection is made, a card issued by the county indicating permission to grade has been granted shall be prominently displayed near the front property line of the property involved so as to be visible from the street on which the property fronts.

(c) In order to obtain inspections, the permittee shall notify the county at least 24 hours before said inspection is to be made.

(d) Inspections shall be made.

1. Before commencement of grading operations and after required construction stakes have been set;

2. When all rough grading has been completed; and

3. When all work, including installation of all drainage and other structures and required planting has been completed.

(6) *Standards and specific requirements.*

(a) *Applicability.* All grading and excavation shall comply with the requirements set forth in this section in addition to other requirements of this chapter.

(b) *Hours and days of operation.*

1. All grading and excavation in or contiguous to residential neighborhoods shall be carried on between the hours of 7:00 a.m. to 5:30 p.m. The Zoning Administrator may waive this requirement if it is shown that restricting the hours of operation would unduly interfere with the

development of the property and it is shown that other properties or neighborhood values would not be adversely affected.

2. All grading and excavation in or contiguous to residential neighborhoods shall be carried on only Monday through Friday during the week.

(c) *Dust and dirt control.* All graded or disturbed surfaces of excavations, and all equipment materials and roadways on the site shall be dampened or suitably treated, managed or contained to prevent the deposit of debris, dust or dirt on neighboring streets and properties; all materials transported to or from the site shall be so contained during transportation as to prevent spillage on streets or other property outside of the site.

(d) *Slopes.* The Zoning Administrator may require the percent of slope of a cut or fill to be reduced if it is found that the cut or fill is subject to unusual or excessive erosion, or if other conditions make such requirements necessary for stability. The Zoning Administrator may permit steeper slopes where the material being cut is unusually stable.

(e) *Fill material.* All fill, except in publicly approved refuse disposal or other landfill operations, shall be earth, rock or other inert materials free from organic material and free of metal, and except that topsoil spread on cut and fill surfaces may incorporate humus for desirable moisture retention and plant growth properties.

(f) *Drainage.* Adequate provisions shall be made to prevent any surface waters from damaging the cut face of an excavation or any portion of a fill. All drainageways and structures shall carry surface waters without producing erosion to the nearest practical street, storm drain or natural watercourse acceptable to the County Engineer as a safe place to deposit and receive such waters. The County Engineer may require such drainage structures to be constructed or installed as necessary to prevent erosion damage or to prevent saturation of the fill or material behind cut slopes.

(g) *Finished cuts and slopes.* The exposed or finished cuts or slopes of any fill or excavation shall be smoothly graded. All exposed slopes of any cut or fill shall be protected by approved planting, crib walls or walls and planting, terracing or combination thereof.

(h) *Backfilling.* Any pipe trench or other trenching or excavation made in any slope of any excavation or filled site shall be backfilled and compacted to the level of the surrounding grade.

(i) *Compaction of fills.* Unless otherwise directed by the Zoning Administrator, all fills governed by this chapter intended to support buildings, structures or where otherwise required to be compacted for stability, shall be compacted, inspected and tested in accordance with the following provisions:

1. The natural ground surface shall be prepared by removal of topsoil and vegetation and, if necessary, shall be graded to a series of terraces;

2. The fill shall be spread in a series of layers, each not exceeding six inches in thickness, and shall be compacted by “sheepsfoot” roller compactor (after each layer is spread) or other method acceptable to the County Engineer;

3. The moisture content of the fill material shall be controlled at the time of spreading and compaction to obtain required maximum density;

4. The fill material after compaction shall have an average dry density of not less than 95% of maximum dry density and a minimum of 90% in all portions of the fill requiring compaction as determined by the AASHTO soil compaction test method T99-57 or T180-57, or other testing method acceptable to the County Engineer and Zoning Administrator;

5. A written report of the compaction, showing location and depth of test holes, materials used, moisture conditions, recommended soil bearing pressures and relative density

obtained from all tests, prepared by a civil engineer or soils engineer licensed by the state, shall be submitted to the Zoning Administrator or County Engineer; and

6. The Zoning Administrator may require additional tests or information if, in his or her opinion, the conditions or materials are such that additional information is necessary and may modify or delete any of the above listed requirements that in his or her opinion are unnecessary to further the purpose of this chapter.

(j) *Erosion control and landscaping.* All cut and fill surfaces created by grading, except for firebreak purposes, shall be planted with a ground cover that is compatible with the natural ground covers in the county. Topsoil is to be stockpiled during rough grading and used on cut and fill slopes. When slopes too steep to support continuous ground cover have been permitted and in lieu thereof niches and ledges provided for planting, such slopes need not be planted with a continuous ground cover but may instead be screened with vines and plantings. Cuts and fills along public roads may be required to be landscaped so as to blend into the natural surroundings. All plant materials must be approved by the Planning Commission prior to issuance of a conditional use permit.

(k) *Filling for agricultural and fire protection purposes.* Filling of the ground for agricultural or fire protection purposes shall be accomplished with such practices as will prevent erosion and damage to natural drainage channels.

(l) *Final inspection.*

1. If upon final inspection of any grading it is found that the work authorized by the conditional use permit has been satisfactorily completed in accordance with the requirements of this chapter, and any other requirements imposed, the Zoning Administrator shall so record in the record.

2. The Zoning Administrator shall have the power to revoke any conditional use permit whenever it is found that the work covered by the certificate has been materially extended or altered without prior approval, or that any planting, retaining walls, cribbing, drainage structures or other protective devices as shown on the approved plans and specifications submitted with the application for a permit have not been maintained in good order and repair.

3. Before such revocation, the Zoning Administrator shall first give written notice to the owner of the property involved, specifying the defective condition and stating that unless such defective condition is remedied satisfactorily, the conditional use permit may be revoked. If the defective condition is remedied to the satisfaction of the Zoning Administrator, the certificate shall not be revoked.

(m) *Special precautions.* Special precautions shall be taken to preserve life, property values, stable soils conditions and aesthetics, including, but not limited to, the following:

1. Requiring a more level exposed slope, construction of additional drainage facilities, berms, terracing, compaction or cribbing, installation of plant materials for erosion control, and reports of a registered soils engineer and/or engineering geologist whose recommendation may be made a requirement for further work. Such requirement by the Zoning Administrator shall constitute a change order in the work; and

2. Where it appears that storm damage may result from work performed hereunder, such work may be stopped and the permittee required to take such measures as may be necessary to protect adjoining property or the public safety. On large operations or where unusual site conditions prevail, the Zoning Administrator may specify the time at which grading may proceed and the time of completion or may require that the operation be conducted in specific

stages so as to ensure completion of protective measures or devices prior to the advent of seasonal rains.

(n) *Excavations.* All excavations shall be limited as follows:

1. No cut slope shall exceed a vertical height of 100 feet unless horizontal benches with a minimum width of 30 feet are installed at each 100 feet of vertical height. No excavation shall be made with a cut face steeper in slope than two horizontal to one vertical;

2. The land use authority may permit the excavation to be made with a cut face steeper in slope than two horizontal to one vertical if the applicant can reasonably show that the material making up the slope of the excavation and the underlying bedrock is capable of holding satisfactorily on a steeper gradient. No slopes shall be cut steeper than the bedding planes, fault or joint in any formation where the cut slope will lie on the dip side of the strike line of the fracture, bedding plane, fault or joint. No slopes shall be cut in an existing landslide, mudflow or other form of naturally unstable slope, except as recommended by a qualified geological engineer after conducting a site-specific geologic hazards study. Geologic hazards studies shall meet the minimum requirements of § [155.230](#) of this code. Where the excavation is exposed straight above the top of the cut which will permit the entry of water along bedding planes, this area shall be sealed with a compacted soil blanket having a minimum thickness of two feet. The soil for this blanket shall be relatively impervious and must be approved for such use by the engineering geologist. If the material of the slope is of such composition and character as to be unstable under the anticipated maximum moisture content, the slope angle shall be reduced to a stable value; and

3. No excavation for construction of new utility and telephone lines shall be made in paved streets within five years after paving. During said five-year period, tunneling under such streets may be authorized if otherwise in compliance with this section, where to do so would facilitate construction of new utility and telephone lines, or maintenance unless approved by the County Engineer.

(o) *Fills.*

1. All fills shall be limited as follows: No fill slope shall exceed a vertical height of 100 feet, unless horizontal benches with a minimum width of 30 feet are installed at each 100 feet of vertical height.

2. The land use authority may permit a fill to be made which creates an exposed surface steeper in slope than two horizontal to one vertical if the applicant can reasonably show that the strength characteristics of the material to be used in the fill are such as to produce an equivalent degree of slope stability and sufficient strength characteristics to support the fill within reasonable settlement values so as to produce an equivalent degree of safety.

(p) *Prohibited activities.*

1. The provisions of this division (G) shall not be construed as permitting the removal of topsoil solely for resale, or of permitting quarrying of any site within the limits of the county, unless in a zoning district allowing such activities.

2. This division (G) shall also not be construed as authorizing any person to maintain a private or public nuisance upon his or her property, and compliance with the provisions herein shall not be a defense in any action to abate such nuisance.

(Prior Code, § 8-8-7)

(H) *Restricted lots.* No building permits shall be issued for construction of any building or structure to be located on a restricted lot or parcel, unless the permit complies with all of the requirements pertaining to the specific restrictions in place on the lot or parcel and the county's subdivision regulations.

(Prior Code, § 8-8-8)

(Ord. 10-11, passed 6-15-2010; Ord. 10-16, passed 12-14-2010; Ord. 10-17, passed 12-14-2010;
Ord. 11-03, passed 3-1-2011; Ord. 12-04, passed 5-1-2012; Ord. 14-08, passed 12-4-2014)

Exhibit F: Application

Morgan County - Planning & Development Services

Printed: 10/16/2025

CUP25.009 Croydon Gravel Pit CUP

CUP25.009

08/27/2025 - 08/26/2124

0cc4cf90-8381-11f0-8931-af0e47de0943

Conditional Use

General

Active

Under Review

Application Review Status

Pre-Review

Approved

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.

08/27/2025

Zoning Administrator

Not Reviewed

Morgan County Fire Department
Approved

Approved

Planner I

Not Reviewed

Code Compliance Officer

Approved

Final-Review

Not Reviewed

Fees

Payments

Conditional Use Application

\$250.00

08/27/2025

Online

\$310.00

Noticing

\$60.00

Total Paid

\$311.00

Fire Approval Fee

\$50.00

Subtotal

\$360.00

Processing Fee

\$1.00

PLANNING COMMISSION STAFF REPORT

Conditional Use Permit
October 23, 2025

Corner Canyon Equestrian Center CUP
Public Meeting
File #CUP25.004

Applicant/Owner:	Michelle Palmer
Project Location:	Approx. 330' northwest of the Porterville Chapel of the Church of Jesus Christ of Latter-day Saints
Parcel Number:	00-0000-7268
Serial Numbers:	01-003-176
Current Zoning:	Rural Residential (RR-1) / Agriculture (A-20)
Acreage:	8.49 acres

REQUEST

A request for approval of a Conditional Use Permit (C2) that is required for an indoor riding arena.

ATTORNEY GUIDANCE:

Administrative Review: CUPs are subject to administrative review.

The sole issue in land use administration is whether the application complies with county ordinances. If it does, it must be approved. The only circumstance in which an application could be denied is if a land use authority find that a compelling, countervailing public interest would be jeopardized. In determining whether this circumstance exists, the courts have stated, *"If a proposal met zoning requirements at the time of application but seriously threatens public health, safety, or welfare, the interests of the public should not be thwarted."* W. Land Equities v. Logan, 617 P.2d 388, 395-96 (Utah Sup.Ct. 1980)."

Essentially, the only situation in which such an application can be denied is the application seriously threatens public health, safety or welfare.

While CUPs are subject to administrative review, they are an exception to the general zoning rule. By allowing them through ordinance, our County legislature has acknowledged that CUPs may have some impacts but has decided they are permissible. To address any detrimental effects that may arise, the legislature has also allowed for reasonable conditions to be imposed when those effects are reasonably anticipated. In doing so, our County is following State law, which provides, "A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards." Utah Code Ann. § 17-27a-506(2)(a)(i).

1. Introduction

- Conditional uses are presumed to be appropriate and desirable in the designated zoning area.
- CUPs must be approved if they meet the requirements outlined in the local ordinance.
- Conditions may be imposed to mitigate reasonably anticipated detrimental effects.

2. Guiding Principles

- Presumption of Approval: A CUP must be approved unless detrimental effects cannot be substantially mitigated.
- Reasonably Anticipated Detrimental Effects (RADEs):
 - Must be supported by substantial evidence.
 - Public clamor, opinion, or general opposition do not constitute substantial evidence.
 - Mitigation, Not Elimination: Conditions should substantially mitigate RADEs, but do not have to completely eliminate the detrimental effects.

3. Review Process

Step 1: Determine Compliance with Ordinance Standards

- Identify the specific standards outlined in the local ordinance.
- Confirm the CUP application meets these standards.

Step 2: Identify Potential Detrimental Effects

- Consider only those effects that are reasonably anticipated and substantiated by credible evidence.
- Disregard speculative, vague, or unsupported concerns.

Step 3: Assess Evidence

Evidence must be:

- Relevant: Directly related to the proposed use and its impact.
- Credible: Objective and fact-based.
- Independent: Not influenced by public opinion alone.

Step 4: Impose Reasonable Conditions (if necessary – remember by providing for a CUP in our local ordinance, County already recognizes that there may be effects)

Conditions must be:

- Ordinance-Based: Directly linked to the standards outlined in the local ordinance. Conditions not specified in the ordinance or unrelated to the identified detrimental effects are improper and unenforceable.
- Appropriate: Within local government's authority.
- Relevant: Specifically address the detrimental effects identified.
- Proportionate: Not excessively burdensome compared to the impact.
- Reasonable: Not intended to undermine the viability of the use.

4. Decision Making

Approval: If conditions can mitigate the detrimental effects, the CUP must be approved.

Denial: Can only occur if:

- Detrimental effects cannot be substantially mitigated.

- Conditions imposed do not adequately address the specific issues.

5. Documentation and Findings

Clearly document:

- Substantial evidence supporting the determination.
- Specific reasons for either approval or denial.
- Conditions imposed and their rationale.
- Maintain a detailed record to support the decision in case of appeal.

6. Avoiding Common Pitfalls

- Public Clamor: Do not base decisions solely on public outcry.
- Unsubstantiated Concerns: Avoid considering issues not backed by factual evidence.
- Consistency: Apply standards uniformly to avoid arbitrary decisions.

7. Post-Approval Management

- Conditions run with the land and are enforceable with subsequent owners.
- Monitor compliance and address violations as needed.

RECOMMENDATION

Based on the information in this staff report, planning staff recommends that the Planning Commission approve the requested Conditional Use Permit (CUP) application for an indoor riding arena subject to all applicable regulations and the following conditions:

Conditions:

1. *That all animal housing, waste storage, and manure management associated with the use shall be operated and maintained to minimize odor, runoff, and pests in accordance with Weber-Morgan Health Department requirements.*
2. *That any existing or future outdoor or indoor lighting associated with the use shall comply with the County's Dark Sky Ordinance, be fully shielded, and directed downward to prevent glare or light spillover onto neighboring properties.*
3. *That the property and operation shall remain in compliance with all applicable County, State, and Federal regulations to ensure continued protection of public health, safety, and general welfare.*
4. *That hours of operation shall be limited to 6:00 a.m.–10:00 p.m. to minimize impacts on surrounding properties.*

PROJECT DESCRIPTION

Staff has reviewed a Conditional Use Permit (CUP) application for an indoor riding arena located on an 8.49-acre property in Morgan County. The arena and associated equestrian improvements were constructed and have been in operation prior to the submission of this application. The purpose of this request is to bring the existing use into compliance with the Morgan County Zoning Code and to obtain formal approval for continued operation of the facility as a “public stable, riding academy or riding ring, horse show barns or other equestrian facilities under single management” as defined in § 155.082, in conjunction with a business license application for the same operation. Approval of the CUP will authorize staff to issue the business license and confirm compliance with applicable land use and operational standards.

The property contains an existing enclosed riding arena and associated parking and access areas that support equestrian instruction, training, and boarding activities. No new construction, expansion, or additional disturbance is proposed as part of this application; all site improvements exist currently. Access to the property comes from South Morgan Valley Drive, with additional existing paved driveways providing internal circulation. No new roads are proposed beyond the improvements required for on-site circulation and parking. On-site utilities consist of water, septic, and power, which currently support the operation of the indoor riding arena. 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.

The applicant's narrative describes the scope and nature of the existing use as follows:

"Horse boarding. I board 6 horses. We have a riding area for the horse owners to use. I average 1–2 people per day to come. We have child riding lessons at most 1–2 per day. Sometimes none. There is plenty of parking at the barn off the street toward the back of the property. We keep our hay in a barn. We have a clean manure pile. No smells that permeate the area. No traffic worries. We have an open corral and a closed-in area for horse riding."

A more detailed description of the existing use is provided in the applicant's narrative, herein attached as Exhibit "C."

Staff finds that the proposed CUP maintains compatibility with the surrounding area and the intent of the A-20 zoning district. Pursuant to § 155.082, this use is classified as a C2-level conditional use, granting the Planning Commission land use authority to review, approve, or deny the application based on findings of compliance with applicable zoning standards and compatibility with neighboring land uses. Approval of this CUP will formalize the existing indoor riding arena use, allowing continued equestrian boarding and instruction activities consistent with County standards. These aforementioned additional conditions would need to comply with the following standards as contained within § 155.366(A) Conditional Uses:

" A. Conditions Relating To Safety For Persons And Property:

- 1. Building elevations and grading plans which will prevent or minimize floodwater damage, where property may be subject to flooding.*
- 2. The relocation, covering or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.*
- 3. Increased setback distances from lot lines where the planning commission determines it to be necessary to ensure the public safety and to ensure compatibility with the intended characteristics of the district as outlined in this title.*
- 4. Appropriate design, construction and location of structures, buildings and facilities in relation to any earthquake fault which may exist on the property, and limitations and/or restrictions on the use and/or location of uses due to special site conditions, including, but not limited to, geologically hazardous areas; floodplains; fault zones; landslide areas.*
- 5. Limitations and control of the number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.*

6. Plans for the location, arrangement and dimensions of truck loading and unloading facilities.
7. Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting.
8. Reduction of permitted street grades for winter and storm conditions, or exposure.
9. Fences shall not create visual nor other safety hazards.
10. Backing movements, passing vehicles, sidewalk traffic, small children, etc., shall be considered in the location of fences and effects on circulation system.
11. Numbers and types of vehicles per time period associated with the conditional use activities.
12. Time of day and days of the week conditional use may operate.”

Any conditions that staff or the Planning Commission come up with should aim to ensure that the indoor riding arena operates in a manner that is compatible with surrounding land uses and minimizes any potential negative impacts on the community and the environment.

CODE ANALYSIS

Standards		Findings	Rationale
<i>Ordinance Evaluation. Morgan County Code § 155.008 defines conditional use as the following:</i>			
<i>CONDITIONAL USE: A land use that, because of the unique characteristics or potential impact of the land use on the county, surrounding neighbors or adjacent land uses, may not be compatible in some areas, or may be compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts. (A development or land use application which requires a conditional use permit, pursuant to this chapter.)</i>			
155.366 (D) Conditions Relating To Safety For Persons And Property:			
1(a)	Building elevations and grading plans which will prevent or minimize floodwater damage, where property may be subject to flooding.	N/A	Existing Structure
1(b)	The relocation, covering or fencing of irrigation ditches, drainage channels, and other potential attractive nuisances existing on or adjacent to the property.	N/A	
1(c)	Increased setback distances from lot lines where the planning commission determines it to be necessary to ensure the public safety and to ensure compatibility with the intended characteristics of the district as outlined in this title.	N/A	N/A
1(d)	Appropriate design, construction and location of structures, buildings and facilities in relation to any earthquake fault which may exist on the property, and limitations and/or restrictions on the use and/or location of uses due to special site conditions, including, but not limited to, geologically hazardous areas; floodplains; fault zones; landslide areas.	N/A	Existing
1(e)	Limitations and control of the number, location, color, size, height, lighting and landscaping of outdoor advertising signs and structures in relation to the creation of traffic hazards and appearance and harmony with adjacent development.	N/A	

1(f)	Plans for the location, arrangement and dimensions of truck loading and unloading facilities.	N/A	
1(g)	Construction of curbs, gutters, drainage culverts, sidewalks, streets, fire hydrants and street lighting.	N/A	Existing structure
1(h)	Reduction of permitted street grades for winter and storm conditions, or exposure.	N/A	
1(i)	Fences shall not create visual nor other safety hazards.	N/A	
1(j)	Backing movements, passing vehicles, sidewalk traffic, small children, etc., shall be considered in the location of fences and effects on circulation system.	Will Comply	
1(k)	Numbers and types of vehicles per time period associated with the conditional use activities.	Will Comply	
1(l)	Time of day and days of the week conditional use may operate.	Will Comply	
155.366 (D) Conditions Relating To Health And Sanitation:			
2(a)	A guarantee of sufficient water to serve the intended land use and a water delivery system meeting standards adopted by the governing body.	Complies	
2(b)	A wastewater disposal system and a solid waste disposal system meeting standards adopted by the governing body.	Complies	
2(c)	Construction of water mains, sewer mains and drainage facilities serving the proposed use, in sizes necessary to protect existing utility users in the district and to provide for an orderly development of land in the county.	N/A	
155.366 (D) Environmental Concerns:			
3(a)	Limitations and/or restrictions on the use and/or location of uses in sensitive areas due to soils capabilities, wildlife and plant life.	N/A	Accessory Structure
3(b)	Standards intended to conserve, enhance, restore and maintain significant natural and manmade features which are of public value, including among other things, river corridors, streams, lakes and islands, domestic water supply watersheds, flood storage areas, natural shorelines and unique vegetation, wetlands, wildlife and fish habitats, significant geological features, tourist attractions, archaeological features and sites, historic features and sites and scenic views and vistas, and to establish criteria and standards for the development, change of use, or alteration of such features.	Will Comply	
3(c)	Processes for the control, elimination or prevention of land, water or air pollution; the prevention of soil erosion; and the control of objectionable odors. Processes for the control, elimination or prevention of land, water or air pollution; the prevention of soil erosion; and the control of objectionable odors.	Will Comply	
3(c)(1)	These processes may include restrictions on degradation of water quality.	Will Comply	
3(c)(2)	Developments which produce any discharge to any watercourse shall demonstrate compliance with all federal, state and county water quality standards as evidenced by the issuance of any permits required for their discharge by the federal government, state and/or county.	Will Comply	
3(c)(3)	Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the person, corporation or other entity causing such sedimentation to remove it from all adjoining	Will Comply	

	surfaces and drainage systems prior to final approvals for the project. It is the responsibility of any person, corporation or other entity doing any act on or across a stream, watercourse or swale, or upon the floodplain or right of way thereof, to maintain as nearly as possible in its present state the stream, watercourse, swale, floodplain or right of way during such activity.		
3(d)	The planting of ground cover or other surfacing to prevent dust and erosion.	<i>Will Comply</i>	
3(d)(1)	The proposed land disturbing activity will ensure and provide an undisturbed vegetation buffer from the top of the bank of a stream, wetland or other water body, unless a mitigation plan is approved for alterations within the buffer area.	<i>Will Comply</i>	
3(d)(2)	Whenever feasible, natural vegetation will be retained and protected.	<i>Will Comply</i>	
3(d)(3)	Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.	<i>Will Comply</i>	
3(d)(4)	Plans will be made to accommodate increased runoff and sedimentation caused by altered soil and surface conditions during and after the proposed activity.	<i>Will Comply</i>	
3(e)	Restructuring of the land and planting of the same as directed by the planning commission when the conditional use involves cutting and/or filling the land and where such land would be adversely affected if not restructured.	<i>Will Comply</i>	
3(f)	Limitations and/or restrictions on construction and/or development on slopes in excess of thirty percent (30%) to control erosion.	<i>Will Comply</i>	
3(g)	If the proposed conditional use involves hillside construction and/or development, the application will be approved only after the applicant provides:	<i>Will Comply</i>	
3(g)(1)	Topographic information showing that the proposed activity is on land with a slope less than thirty percent (30%) and that it is located more than two hundred feet (200') from a known landslide.	<i>Will Comply</i>	
3(g)(2)	A geologic/geotechnical report which shall be in form and content approved by the county engineer, consisting of, among other things, a slope stability study, earthquake analysis and sedimentation analysis, prepared by a certified engineering geologist or geotechnical engineer approved by the county engineer, certifying that the site or route in its entirety is suitable for the proposed development.	<i>N/A</i>	<i>Existing structure</i>
3(g)(3)	Such other engineering or technical reports as may be required by the planning commission or governing body.	<i>Will Comply</i>	
3(g)(4)	Detailed construction plans, drawings and specifications which outline all construction methods proposed to be utilized.	<i>Will Comply</i>	
3(h)	In all cases, the applicant may be required to supply a geologic report, a geotechnical study, a hydrological study, a civil engineering study and other applicable engineering studies required by the planning commission or governing body acceptable in form and content to the county engineer.	<i>N/A</i>	<i>Existing structure</i>
3(i)	The applicant's conditional use may be limited or denied if blasting, drilling or any other construction activity involved will weaken, or cause, adjoining slopes, geologic	<i>N/A</i>	

	formations and manmade improvements to become unstable or if the proposed construction or operation will result in the creation of a geologic hazard to surrounding properties, such as through slumping, sliding or drainage modifications.		
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PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on or before October 13, 2025; a minimum of 10 days prior to the scheduled meeting. (Morgan County Code § 155.032 (C)).
- ✓ A Public Notice was posted at the County on or before October 13, 2025.
- ✓ Notices to property owners within 1000’ feet of the proposed use were mailed a Public Notice on or before October 13, 2025.
- ✓ A sign was posted on the site on or before October 13, 2025.

RECOMMENDED MOTION

Recommended Motion for *Approval* – “I 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.”

Recommended Motion for *Approval with Conditions*– “I 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, and as modified by the conditions and findings below:”

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

Recommended Motion for *Denial* – “I move we deny the Corner Canyon Equestrian Center CUP, application #CUP25.004, to not 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, subject to the following findings:

1. List any additional findings...

SUPPORTING INFORMATION

Exhibit A: Vicinity Map

Exhibit B: Zoning Map

Exhibit C: Applicant Narrative

Exhibit D: Graphic Representation of Proposal

Exhibit E: Application

Exhibit A: Vicinity Map



Exhibit B: Zoning Map



Exhibit C: Applicant Narrative

1

TO: Morgan County Planning and Zoning
RE: Corner Canyon Equestrian Center CUP25.004
FROM: Michelle Palmer

OVERVIEW

In the autumn of 2016, my mother June Bywater, my daughter Megan Comer, and I acquired this 10 acre property from Farrell Oldroyd. Mr. Oldroyd had previously operated his cabinet business from the detached shop on the premises and continued to do so until the completion of his new shop in Deweyville.

From 1998 until my move to Morgan, I maintained an excellent reputation operating a licensed and fully insured horse boarding facility in Draper, caring for approximately 45-50 horses. After significantly downsizing and relocating to Morgan, I inquired about a business license at the county offices while arranging garbage service. I was informed that a license was optional for my activities, which included horse boarding and occasional riding lessons. Since moving our facility to Morgan we have maintained an excellent reputation in the equine community and have continued to be fully insured.

FACILITY

Our family-friendly facility offers an 80'x150' indoor arena, a 200'x100' outdoor arena, a 60' round pen, and turnout paddocks. We also have a "Mare Motel" style barn with 17 12'x24' stalls.





Of these stalls, 10 are available for boarding, in addition to the 7 horses we own. We currently board 6 horses, with only 3 of them regularly ridden. The remaining 4 are either retired and cared for by us or primarily ridden off-property on trails. We strive to provide an affordable, no-stress environment where horse owners can relax and enjoy their horses.

LESSONS/TRAINING

My daughter Megan offers lessons for both children and adults. We provide very safe horses for beginner riders. Our priority has always been centered around a proper balanced and safe seat as well as proper communication with the horses and safety when handling or riding them.



FACILITY IMPACT ON THE COMMUNITY

Traffic to the facility is light, averaging about three cars per day. Some days see no visitors beyond our stall cleaner, while the busiest days might have up to five vehicles arriving and departing.

A portion of our boarders reside in the Salt Lake valley. Their visits typically include stops at local businesses such as Tractor Supply, gas stations, and restaurants for lunch or dinner.

As is common on properties with livestock, we maintain a manure pile. This pile is completely removed at least once annually. Sometimes I arrange for it to be hauled to Wilde's in Croydon, while at other times, neighbors spread it on their fields or I spread it on my own hayfield.

I believe our impact on the local community could only be seen as a positive one. I have allowed our neighbors to use our facilities and we have provided a first summer job for several local kids.

MICHELLE'S PERSONAL IMPACT ON THE COMMUNITY

Since settling in 2017, I have observed the significant overpopulation of unfixed and uncared-for cats in the community. I've since provided TNVR (Trap/Neuter/Vaccinate/Release) services for out-of-control feral cat colonies, assisting countless individuals and animals. I've also taken in hundreds of kittens, including many that were sick and dying. Given the absence of County Animal Services for cats in need, I've also held numerous stray cats while searching for their owners, resulting in many successful reunions. I have become known as the go-to to contact for help with cats. I've helped our Animal Control officers with cats, and I have also fixed dozens of roaming cats in my neighborhood. Almost all the cats and kittens I've helped have found homes outside of Morgan through a non-profit rescue I partner with, the Pet Samaritan Fund. This partnership provides me with an affordable option to ensure every cat and kitten is spayed/neutered, vaccinated, and microchipped before adoption.

In addition to my animal welfare efforts, I am a licensed Private Investigator. I frequently volunteer my time to assist families in locating missing loved ones. My work often involves organizing wilderness searches, meticulously utilizing all available records, and collaborating with Sheriff departments, SAR drone pilots, ground teams and HR canines. In support of Utah Search Dogs, I have provided my facility as a training ground to offer a unique environment to help maintain the dogs and handlers skills. Our own Sheriff Stark can attest to their remarkable abilities while training here.

Thank you for considering my application for this Conditional Use Permit. I hope for its swift approval so I can proceed with obtaining my business license.

Exhibit D: Graphic Representation of Proposal



Exhibit E: Application

Morgan County - Planning & Development
Services

Printed: 10/16/2025

CUP25.004 Corner Canyon Equestrian Center CUP

CUP25.004

07/22/2025 - 07/21/2124

9c040320-673d-11f0-aade-0102b0773b18

Conditional Use

General

Active

Under Review

Application Review Status

Pre-Review	Approved	
Zoning Administrator	Not Reviewed	07/22/2025
Morgan County Fire Department	Approved	
	Approved	
Planner I	Reviewing	
Code Compliance Officer	Reviewing	
Final-Review	Not Reviewed	

Fees

Payments

Conditional Use Application	\$250.00	07/22/2025	Online	\$310.00
Noticing	\$60.00	Total Paid		\$320.85
Subtotal	\$310.00			
Processing Fee	\$10.85			
Total	\$320.85			
Amount Paid	\$320.85			
Total Due	\$0.00			

Application Form Data

(Empty fields are not included)

Applicant First Name

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
Steve Bendt
Member Wilson
Member Watt
Member McMillian

Absent PC Members

Member Telford

Public Attendance:

Tina Kelley
Skyler Gardner
Mike Mellott
Brandon Olson
Jeff Lowe

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 well 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:

Chairman, Maddie Maloney
Morgan County Planning Commission

Date: _____

Mickelle Thackeray, Transcriptionist
Planning and Development Services

Date: _____