

**PLANNING COMMISSION MINUTES**  
**Thursday, November 10, 2022**  
**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 St., Morgan, Utah.

**Present PC Members:**

Member Sessions  
Member Bass  
Chairman Ross  
Member Stephens  
Member Wilson  
Member Little  
Member Mayerle

**Staff:**

Josh Cook, Planning Director  
Mickelle Thackeray, Transcriptionist/Permit  
Tech  
Garrett Smith, Morgan County Attorney

**Public Attendance:**

Collette Watkins  
Les Adams  
Mike Clark  
Joe Clark  
John Porter  
Mike Clemmons  
Pam Clemmons  
Lisa Joe  
Mindy Savage  
Jeff Jones  
Ken Waterbury  
Laura White  
Chet Adams  
John Schlichte  
Barbara Schlichte  
Zack Swenson  
Rulon Gardner  
Ray Nettleton  
Tina Kelley

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

**Member Sessions moved to approve the agenda. Second by Member Bass. The vote was unanimous. Motion carried.**

4. Declaration of conflicts of interest

There were no conflicts of interest.

5. Public Comment.

Ken Waterbury, from Porterville, stated he does not have an issue with the Warrior Rizen Veteran's ranch itself, but his concerns are the loud music that he can hear when inside his home with doors and windows shut.

Collette Watkins, from Porterville, said she sees it as a positive for the community and a great opportunity to honor and memorialize Veteran's.

Les Adams, from Porterville, said he is concerned about increased traffic in Porterville, especially on the weekends.

Mike Clark, from Porterville, said he is a neighbor to the property owner and he would like to know how the neighbor closest to the property, approximately 50 feet away, feels and how they deal with the concerns.

Mike Clemmons, from Porterville, said that he and the property owner share a common driveway. He said he has much respect for John and this program, however, they are concerned about the increased traffic now that there is a lodge, barn, horse barn and indoor riding arena. He said there is a single lane bridge and he can't get out of his property when traffic from the concerts is present. He said another concern is about weddings and events. He said in closing that they fully support John and his program but it's all the other activities that they don't support.

Mindy Savage, from Morgan, said she first met the Schlichte's in 2020 when covid hit. She said her daughter began riding horses at the ranch to help deal with certain patterns that had developed from covid and it was a huge help for her. She said it has been a very positive thing to watch youth grow in that capacity. She said the purpose of the ranch goes above and beyond the support of the Veteran's and she thinks the whole community should get behind them.

Lisa Joe, from Porterville, said she was a direct neighbor to the property and they have exceeded what they told them they planned to do. She said she is concerned about what extent it will go to if modifying the existing Conditional Use Permit is allowed. She said she is concerned it will be an open-ended permit that allows them to keep adding activities and events in the future.

John Porter, from Porterville, said he is a neighbor and he shares a fence line with the Schlichte's and John has always been very forthcoming about his plans for the Ranch. He said the concert noise has not been an issue for him and it hasn't interfered with any of his activities. He said he fully supports their program and thinks it is good for the community.

Jeff Jones, from Morgan, said he fully supports what the ranch is doing and it is a great thing for the community.

Laura White, said the Ranch has been such a good thing for this community. She said they not only support the Veteran's but they also provide support to the community and donate their goods to those in need. She said she understands the neighbor's concerns, but she would like to see some compromise so they can keep doing this incredible program.

Chet Adams, from Morgan, asked if any monies are being exchanged on the property. He said if they are, then a Conditional Use Permit does not satisfy what they are doing. He said that if monies are exchanged, it is a business and the property is not zoned for commercial use.

#### **Administrative Discussion:**

6. **Discussion/Decision: Lee's Market Place** – Approval of the Site Plan and the Preliminary/Final Plat for the division of property and for the development of a Lee's Marketplace commercial store and an additional commercial pad. Located at approximately 4985 W Old Highway Road, Mountain Green, Utah.

Cook presented the application for Lee's Market Place Site Plan and Preliminary/Final Plat. The applicant is seeking approval of the Preliminary and Final Plat for a small subdivision in the Mountain Green area South and East of the Trappers Loop and Old Highway Road intersection for property located at 4985 West Old Highway Road. The property is a part of the Mountain Green Development Agreement. The property is zoned Mountain Green Village and is part of the Town Center. The Lee's Marketplace development occupies lot 1 of the subdivision. Staff has reviewed the preliminary/final plat as well as the site plan. Staff recommends approval of both.

**Member Sessions moved to recommend approval to the County Commission the Lee's Marketplace Site Plan, application #22.058, allowing for proposed commercial development located at 4985 W Old Highway Road in unincorporated Morgan County to be recorded, based on the findings and with the conditions listed in the staff report dated November 10, 2022. Second by Member Bass. The vote was unanimous. Motion carried.**

**Member Sessions moved to recommend approval to the Lee's Marketplace Small Subdivision Preliminary and Final Plat, application number 22.059, allowing for a six-lot subdivision of land located at 4985 West Old Highway Road, based on the findings and with the conditions listed in the staff report dated November 10, 2022 and with the following additional condition: That one ERU for lot 4 be added to the water will serve letter prior to recordation. Second by Member Bass. The vote was unanimous. Motion carried.**

7. **Discussion/Decision: John and Barbara Schlichte** – Approval to modify their existing Conditional Use Permit to allow for concerts and events (weddings and other similar uses). Further, in the future, they are requesting approval to incorporate agribusiness into the uses allowed on-site where they can sell that which they can produce. Located at 3265 South Highway 66 Road, Morgan County, Utah.

Cook presented the application for the Schlichte's, Warrior Rizen Ranch, request for approval of a Condition Use Permit Amendment to expand activities on the ranch. The applicant is requesting approval to modify the Conditional Use Permit that was approved in February 2018 for a Dude Ranch experience for disabled Veteran's and their families. They would like to expand the uses permitted to include weddings, concerts, and other events for not only disabled Veteran's and their families, but also for other interested parties, families, and groups. In addition, as they are farming and ranching on the property, they would like to obtain approval to set up an agribusiness to sell that which they are cultivating.

**Member Bass moved to postpone the Schlichte request for a Conditional Use Permit Amendment to December 8, 2022, application #22.063, located at Serial #01-CRKS-0002 and Parcel ID #00-0060-2183 off of Highway 66, Morgan County, Utah while the applicant gets the site plan which will include a traffic study, capacity, frequency of events, operating hours, parking, noise, security and bridge inspection based on the findings and with the conditions listed in the staff report dated November 10, 2022, and as modified by the conditions and findings stated. Second by Member Stephens. The vote was unanimous. Motion carried.**

8. **Discussion/Decision: Mike and Pam Clemens** – Approval of a Conditional Use Permit to operate a kennel on the property. Located at 3275 South Highway 66 Road, Morgan County, Utah.

Cook presented the Clemens request for approval of a Conditional Use Permit for putting a kennel on their property. He said a kennel license is being required for household pets due to the number of dogs owned, which is 6 dogs. Staff has reviewed the Conditional Use Permit and recommends approval.

The Clemens stated that they have no intention of boarding other people's dogs, or breeding. They also stated that the dogs live inside, will not run at large, and that they have installed an electric fence to keep them contained.

**Member Bass moved to recommend approval of the Clemens kennel Conditional Use Permit, application #22.061, located at Serial # 01-CRKS-0001 and Parcel ID# 00-0056-7113 off of Highway 66, Morgan County, Utah, based on the findings and with the conditions listed in the staff report dated November 10, 2022 and with the additional condition that the kennel will be for household pets only. Second by Member Sessions. The vote was unanimous.**

**Motion carried.**

9. **Discussion/Decision: Ray Nettleton** – Approval of a Conditional Use Permit to construct a water tank that will hold approximately 300,000 to 500,000 gallons of water for the purpose of providing water to future phases of the Cottonwoods Subdivision. Located approximately 2,500 feet east of Park Meadow Drive, Morgan County, Utah.

Cook presented the application for Mr. Nettleton's request for a Conditional Use Permit to allow for the construction of a 300,000 to 500,000 gallon water tank on property he owns for the purpose of providing Cottonwood Water an additional source of water for the development of both his adjacent properties, and the future Cottonwood Phases in Mountain Green, Utah. Cottonwood subdivision does not have access to water from the Cottonwood Water company because the elevation of those phases is too high to be served with current infrastructure. Staff has reviewed the request and recommends approval.

**Member Bass moved to postpone the Nettleton request for a Conditional Use Permit Amendment to December 8, 2022. Second by Member Stephens. The vote was unanimous. Motion carried.**

**Other:**

10. **Worksession: Area Plan Update** – Update staff

The PC and staff discussed the area plans and what has been happening with each member's committee.

Member Stephens asked about doing a clustering since most of Milton is zoned A-20.

11. Business/Staff Questions.

12. Approval of October 13, 2022, Planning Commission minutes.

**Member Sessions moved to approve the October 13, 2022, Planning Commission meeting minutes. Second by Member Stephens. The vote was unanimous. Motion carried.**

13. Adjourn.

**Member Bass moved to adjourn. Second by Member Sessions. The vote was unanimous. Motion carried.**

Approved: Gary Ross Date: 11-10-22  
Chairman, Gary Ross

ATTEST: Mitchell Thackeray Date: 11-10-22  
Bailey Smith, Transcriptionist  
Planning and Development Services