



PLANNING COMMISSION AGENDA
Thursday, February 26th, 2026
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

Legislative

6. **Public Hearing/Discussion/Decision** – *Bohman Rezone*: Request to rezone property from a split-designation of RR-1 and A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely. The property is identified by parcel number 00-0001-3266 and serial number 01-004-094 and is located at 3690 North Morgan Valley Drive in unincorporated Morgan County.
7. **Public Hearing/Discussion/Decision** – *Geohazards Code Text Amendment*: Request for approval of a text amendment to the Morgan County Code (MCC) to update slope requirements generally.
8. Business/Staff Questions
 - Training
9. Approval of February 12th, 2026, Planning Commission Minutes
10. Adjourn



Bohman Rezone
Public Hearing
February 26, 2026

Application No.: 25.047
Applicant/Owner: Brad Bohman
Project Location: 3690 N Morgan Valley Dr
Parcel Number: 00-0001-3266
Project Location: 01-004-094
Date of Application: September 4, 2025
Current Zoning: Rural Residential (RR-1) and Agriculture (A-20)
General Plan Designation: Village Low Density Residential and Rural Residential
Acreage: 1.39 Acres

REQUEST

Request to rezone property from a split-designation of RR-1 and A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely.

ATTORNEY GUIDANCE

Legislative Review:

The Planning Commission is tasked with advising and recommending to the County Commission whether the proposed zoning change is consistent with Morgan County Code requirements for zoning applications. The Planning Commission is further tasked with advising and making its recommendations based on whether the application conforms to Utah State law. In that regard, while previously the County Commission had broad discretion in either approving or denying a legislative decision (the standard being whether the zoning ordinance could promote the general welfare; or even if it is reasonably debatable that it is in the interest of the general welfare), it appears to have been narrowed by recent changes to § 17-79-1009(3). The subsequently amended statute provides that legislative acts will be upheld if it is shown to be “reasonably debatable that the land use regulation is consistent with LUDMA.” While I have not seen any case law testing this new standard, I highly recommend that any decisions by the Planning Commission or County Commission include references to the standards in Morgan County Code and Utah State Code to support them and provide a solid basis for review. In that regard, the State Code standards include:

17-79-101. Purposes — General land use authority — Limitations.

(1)

(a) The purposes of this chapter are to:

- (i) provide for the health, safety, and welfare;
- (ii) promote the prosperity;
- (iii) improve the morals, peace, good order, comfort, convenience, and aesthetics of each county and each county's present and future inhabitants and businesses;
- (iv) protect the tax base;
- (v) secure economy in governmental expenditures;
- (vi) foster the state's agricultural and other industries;
- (vii) protect both urban and nonurban development;
- (viii) protect and ensure access to sunlight for solar energy devices;
- (ix) provide fundamental fairness in land use regulation;
- (x) facilitate orderly growth and allow growth in a variety of housing types; and
- (xi) protect property values.

(b) Subject to Subsection (4) and Section 11-41-103, to accomplish the purposes of this chapter, a county may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the county considers necessary or appropriate for the use and development of land within the unincorporated area of the county or a designated mountainous planning district, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing:

- (i) uses;
- (ii) density;
- (iii) open spaces;
- (iv) structures;
- (v) buildings;
- (vi) energy-efficiency;
- (vii) light and air;
- (viii) air quality;
- (ix) transportation and public or alternative transportation;
- (x) infrastructure;
- (xi) street and building orientation and width requirements;
- (xii) public facilities;
- (xiii) fundamental fairness in land use regulation; and
- (xiv) *considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.*

Utah Code Ann. § 17-79-101. While the County Commission still appears to have broad discretion, I would caution that Utah Code Ann. § 17-79-101 (1)(b)(xiv) causes concern for legal actions if the Commission fails to support its decisions with the above purposes and standards.

STAFF OBSERVATION

County staff believes that the proposed zoning map amendment from RR-1/A-20 to R1-20, along with an accompanying amendment to the Future Land Use Map, is consistent with sound planning principles. The R1-20 district supports low-density single-family development. The property's adjacency to existing R1-20 zoning and Village Low Density Residential designations in the Peterson area provides a logical continuation of the established residential development pattern. The proposed zoning would align the property more closely with surrounding residential designations and anticipated growth for the Peterson community.

The subject property does not have direct frontage on N. Morgan Valley Drive, as it is separated from the roadway by adjoining parcels; however, it benefits from an established driveway extending from the County Right-of-Way (ROW). This driveway has historically provided ingress and egress to the existing single-family home, constructed in 1942, and the accessory structure located on the property. The existing residence is currently nonconforming under the RR-1/A-20 zoning due to lot configuration and frontage requirements. Approval of the proposed R1-20 zoning would reduce the degree of nonconformity and provide additional development potential consistent with surrounding residential patterns. Future development beyond the existing home may require subdivision approval and compliance with applicable County ordinances, including frontage, access, and infrastructure requirements. The rezoning itself does not create additional lots but would establish a zoning framework under which a subdivision application could be evaluated.

The subject property is located in proximity to existing water infrastructure operated by the Peterson Pipeline Association. Under Utah state law, residential development is generally favored in areas where municipal or public culinary water service is reasonably available, as connection to such systems supports orderly development and public health objectives. Consistent with Morgan County Code § 155.429(B)(2), when an approved culinary water supply is available or proposed, all lots within the subdivision are required to connect to that system. This includes the installation of water mains, service laterals, valves, meters, and appurtenances sufficient to serve each lot, ensuring compliance with state and county standards for potable water service and well protection. The property's location near existing infrastructure therefore facilitates compliance with both state guidance and County Code requirements while supporting long-term, sustainable development.

Together, the existing access, compatible neighboring zoning, and the reduction of an existing nonconformity support the conclusion that the proposed rezoning is contextually appropriate and aligned with current development patterns in the Peterson area. If the Commission finds merit in this rezone, the following findings could be considered:

Findings:

1. That the amendment is appropriate given adjacency to existing R1-20 zoning, established access, and the low-density character of the proposed R1-20 district.
2. That the rezone is unlikely to adversely impact surrounding residential, rural residential, or agricultural properties.
3. That the amendment supports County objectives while maintaining an orderly land-use pattern in the Peterson area.
4. That the proposed amendment is in harmony with existing land uses in the area.

ANALYSIS

General Plan and Zoning:

The application requests a rezone of the property from a RR-1/A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely. Approval of this rezone would allow development consistent with residential zoning rather than the patterns typical of rural residential or agricultural zoning.

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

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

The proposed zone change appears to coincide with the stated vision for Morgan County. In changing the zoning district for the applicant's property, the County is reflecting the policies and desires of the General Plan and in accordance with the County Ordinance (See § 155.105). The purpose of the R1-20 zoning district is defined as follows:

(A) Residential District R1-20: To provide areas for very low density, single-family residential neighborhoods of spacious and uncrowded character;

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

ORDINANCE EVALUATION:

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

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

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

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

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

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

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

(D) Planning Commission review and recommendation.

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

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

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

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

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

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

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

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

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

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

This meeting is in fulfillment of subsection (D) above. In response to § 155.023(F) above, while the impact of the proposed zone change will be substantial, the proximity of the city utilities system and the surrounding higher-density development should help mitigate potential effects on facilities and services.

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on or before February 16, 2026; 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 February 16, 2026.
- ✓ Notices to property owners within 1000' feet of the proposed use were mailed a Public Notice on or before February 16, 2026.
- ✓ A sign was posted on the site on or before February 16, 2026.

RECOMMENDED MOTIONS

Recommended Motion for a *Positive* Recommendation – “I move we forward a positive recommendation to the County Commission for the Bohman Rezone, application number 25.047, changing 1.39 acres from RR-1/A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely, based on the findings listed in the staff report dated February 26, 2026.”

Recommended Motion for a *Negative* Recommendation – “I move we forward a negative recommendation to the County Commission for the Bohman Rezone, application number 25.047, changing 1.39 acres from RR-1/A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely, due to the following findings:”

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map

Exhibit B: Future Land Use Map

Exhibit C: Existing Zoning Map

Exhibit D: Boundary Description

Staff Contact

Joshua Cook

801-845-4015

jcook@morgancountyutah.gov

Exhibit A: Vicinity Map

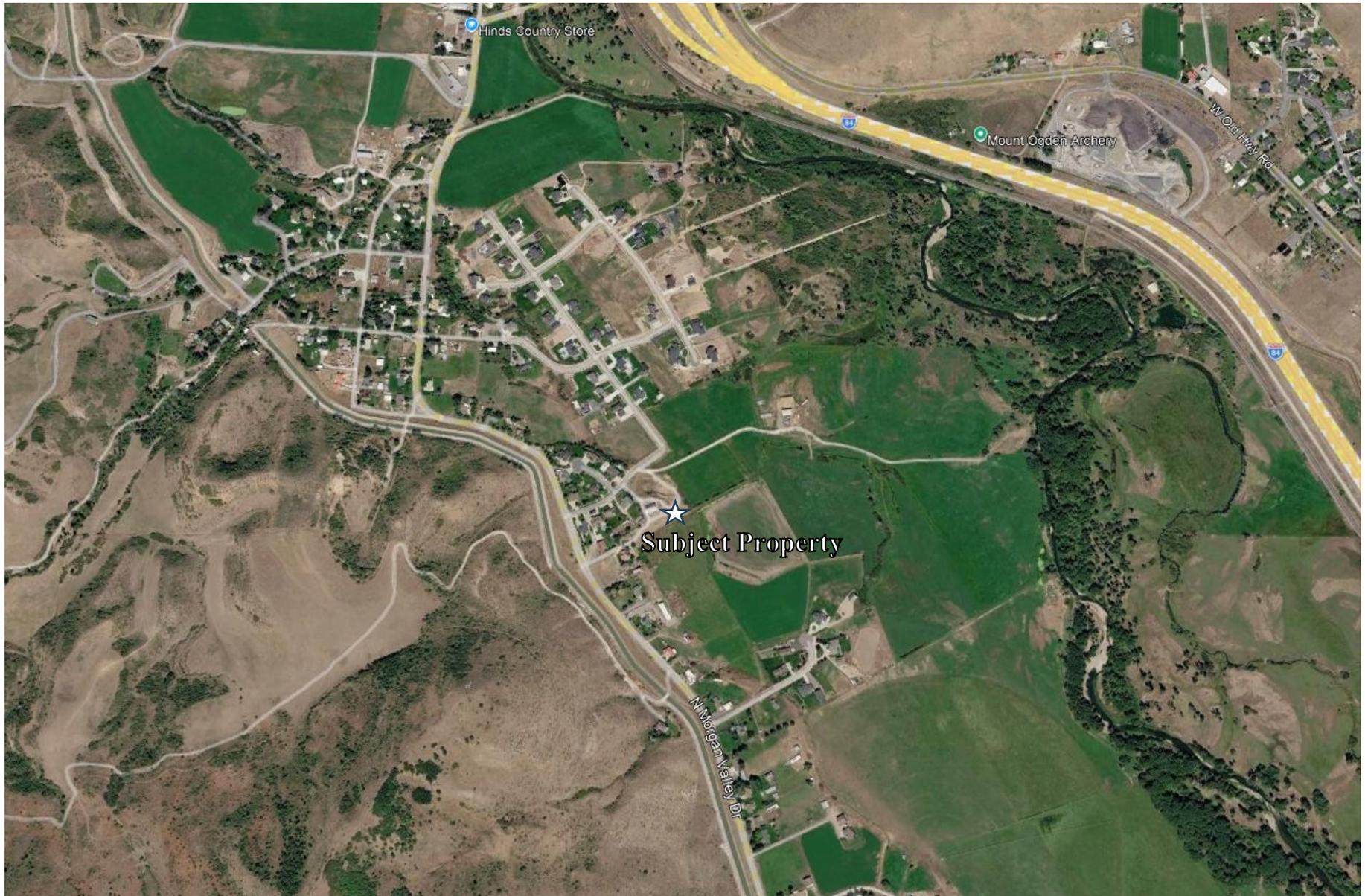


Exhibit B: Future Land Use Map

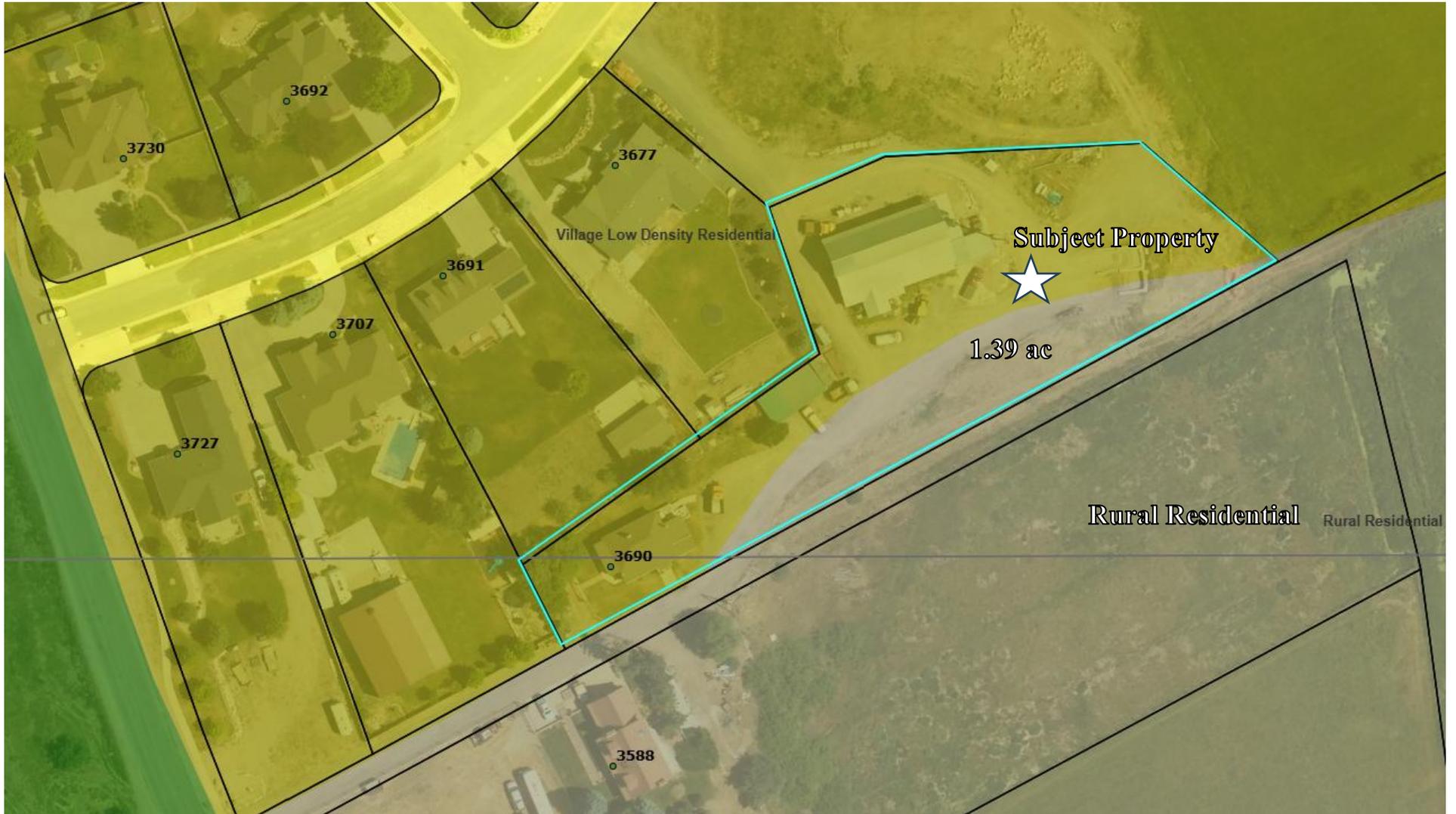


Exhibit C: Existing County Zoning Map

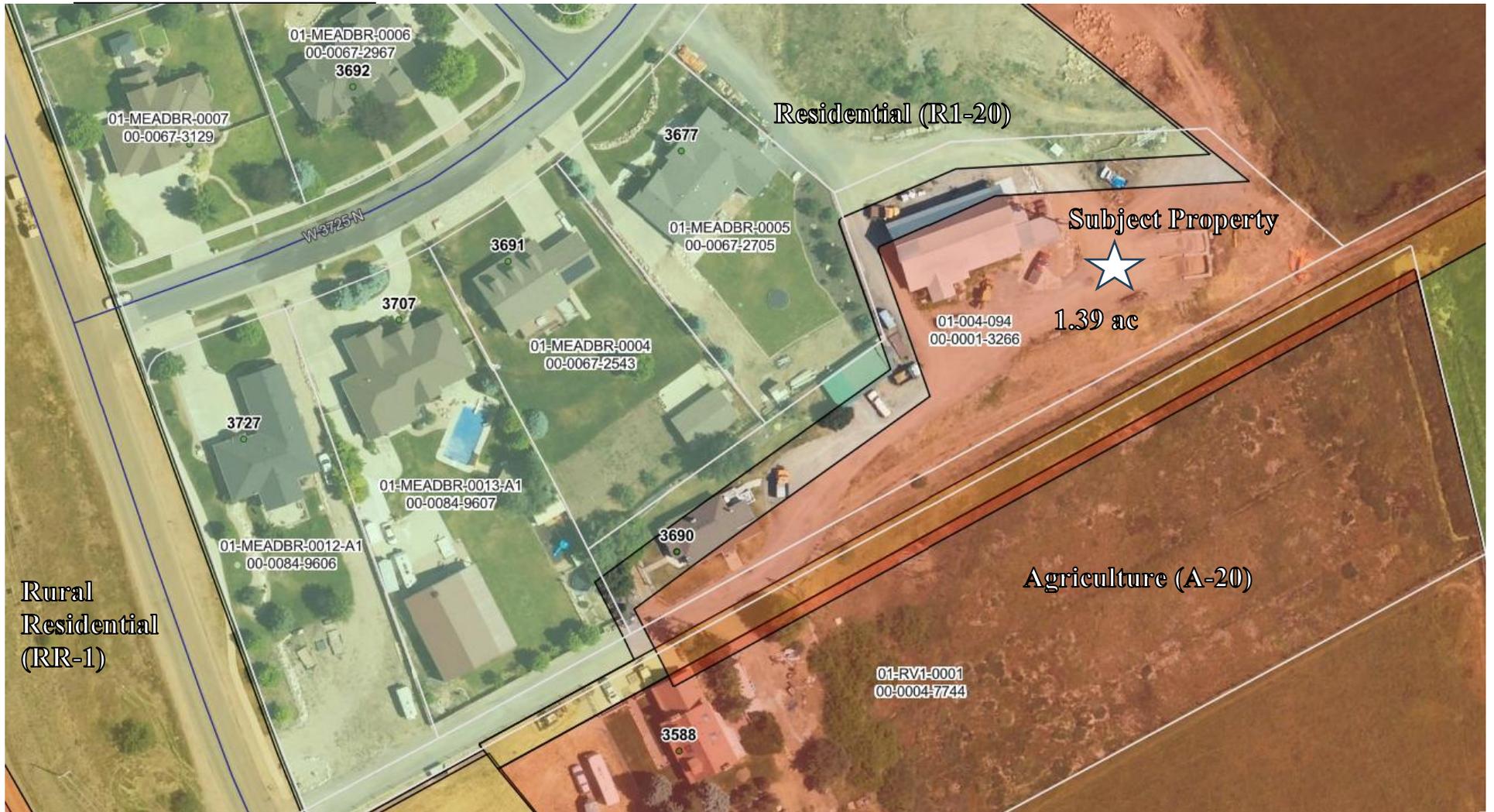


Exhibit D: Property Boundary Description

A TRACT OF LAND SIT IN THE S1/2SE1/4 OF SEC 6 & THE NW1/4NE1/4 OF SEC 7, T4N, R2E, SLB&M, U.S. SUR, MORGAN COUNTY, UTAH, BEING MORE PART DESC AS FOLS: COM AT THE SE COR OF SD SEC 6; TH N 906.00 FT; TH S 61*48'00" W 1520.700 FT TO THE T. POB: TH S 61*48'00" W 531.00 FT; TH N 28*12'00" W 62.00 FT; TH N 55*10'00" E 238.970 FT; TH N 19*15'00" W 102.500 FT; TH N 67*00'00" E 83.000 FT; TH N 87*15'00" E 169.500 FT; TH S 49*00'00" E 118.20 FT TO POB. CONT 1.388 / 1.39 AC, M. OR L. SUBJ TO & TOG/W A R. OF W **SEE DEED** LESS AND EXCEPT ANY PORT WH MAY LIE WITHIN ENTRY NO. 93807, BK 199 AT PG 240;

MEMORANDUM

TO: Morgan County Planning Commission

FROM: Morgan County Planning & Development Services Staff

SUBJECT: Geohazards Code Text Amendment

SUMMARY: A request to amend multiple sections of the Morgan County Code—including § 155.008, 155.293, 155.366, 155.407, and 155.426—to allow development on slopes of 15% or greater with the submission of a geotechnical report prepared by a licensed professional. The amendments introduce slope-related standards for recreational dwellings, establish submittal requirements at the time of preliminary plat, and clarify geohazard review expectations for conditional uses.

In response to recurring questions about slope stability and hillside development, Morgan County staff has prepared a draft text amendment to address several sections of the Land Use Code related to slope and soil regulations. The amended language would allow development on slopes of 15% or greater, provided that a geohazards report prepared by a licensed professional geologist is submitted and includes appropriate mitigation measures. For recreational dwellings, § 155.293 now requires a geohazard report addressing slope and soil hazards. Section 155.426 updates preliminary plat requirements by specifying that lots with building envelopes on slopes between 15% and 25% must include both a geohazard report and a geotechnical investigation, along with engineered site plans and slope stability analysis. Conditional use standards under § 155.366 have also been revised to clarify when geological reports and construction limitations apply, particularly in areas with steep slopes or potential landslide risk. These changes are intended to support safe hillside development, ensure consistent review procedures, bring the Code into closer alignment with current geologic and engineering practices, and expand land use rights by allowing development on previously restricted terrain subject to professional geotechnical review. Any developable lot or parcel that the County prohibits development on due to slopes being greater than 25% would be considered a regulatory taking. This amendment eliminates that code language and places the liability in the hand of the professionals and the property owners.

ATTORNEY GUIDANCE

Legislative Review:

The Planning Commission is tasked with advising and recommending to the County Commission whether the proposed zoning change (land use ordinance text amendment) is consistent with Morgan County Code requirements for zoning applications. The Planning Commission is further tasked with advising and making its recommendations based on whether the text amendment conforms to Utah State law. In that regard, while previously the County Commission had broad discretion in either approving or denying a legislative decision (the standard being whether the zoning ordinance could promote the general welfare; or even if it is reasonably debatable that it is in the interest of the general welfare), it appears to have been narrowed by recent changes to § 17-27a-801(3). The subsequently amended statute provides that legislative acts will be upheld if it is shown to be “reasonably debatable that the land use regulation is consistent with LUDMA.”

While I have not seen any caselaw testing this new standard, I highly recommend that any recommendations by the Planning Commission or decisions by the County Commission include references to the standards in Morgan County Code and Utah State Code to support them and provide a solid basis for review. In that regard, the State Code standards include:

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

(1)

(a) The purposes of this chapter are to:

- (i) provide for the health, safety, and welfare;
- (ii) promote the prosperity;
- (iii) improve the morals, peace, good order, comfort, convenience, and aesthetics of each county and each county’s present and future inhabitants and businesses;
- (iv) protect the tax base;
- (v) secure economy in governmental expenditures;
- (vi) foster the state’s agricultural and other industries;
- (vii) protect both urban and nonurban development;
- (viii) protect and ensure access to sunlight for solar energy devices;
- (ix) provide fundamental fairness in land use regulation;
- (x) facilitate orderly growth and allow growth in a variety of housing types; and
- (xi) protect property values.

(b) Subject to Subsection (4) and Section 11-41-103, to accomplish the purposes of this chapter, a county may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the county considers necessary or appropriate for the use and development of land within the unincorporated area of the county or a designated mountainous planning district, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing:

- (i) uses;
- (ii) density;
- (ii) open spaces;
- (iv) structures;
- (v) buildings;
- (vi) energy-efficiency;
- (vii) light and air;

- (viii)air quality;
- (ix)transportation and public or alternative transportation;
- (x)infrastructure;
- (xi)street and building orientation and width requirements;
- (xii)public facilities;
- (xiii)fundamental fairness in land use regulation; and
- (xiv)considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

PROPOSED TEXT

§ 155.008 DEFINITIONS.

BUILDABLE AREA. The portion of a lot which, in its natural state, has ~~an average percent of slope less than 25%, with a contiguous building area of at least 5,000 square feet, and which is free of other building constraints which are identified by this chapter. Areas over 25% slope shall not be included within any~~ ***BUILDABLE AREA*** or building envelope. **ALL PROPERTIES WITH SLOPES 15% OR GREATER SHALL BE REQUIRED TO SUBMIT GEOHAZARD REPORTS COMPLETED BY A LICENSED GEOLOGIST THAT INCLUDES MITIGATION REQUIREMENTS AND CONDITIONS AS OUTLINED IN SECTION 155.220 THROUGH 155.237.**

§ 155.293 SLOPE AND SOIL REGULATIONS.

(A) ALL RECREATION DWELLINGS PROPOSED TO BE CONSTRUCTED ON SLOPES OF 15% OR GREATER SHALL BE REQUIRED TO SUBMIT A GEOHAZARD REPORT PREPARED BY A LICENSED GEOLOGIST THAT INCLUDES CONDITIONS AND REQUIREMENTS TO MITIGATE SLOPE AND SOIL HAZARDS ~~The maximum slope for any recreational dwelling shall be 25%.~~

§ 155.366 CONDITIONAL USES.

(D) *Performance standards for all conditional uses.* There is a need to promote healthy and visually and auditory attractive environments and to reduce conflicts between different land uses. As part of the purpose to protect the health, safety, convenience and general welfare of the inhabitants of the county, the performance standards delineated in this division

(D) are intended to conserve, enhance, restore and maintain significant natural and human-made 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. As responsible parties, applicants for conditional use permits shall meet all specific requirements made in this chapter. The Planning Commission may establish additional requirements as outlined herein to meet the concerns of safety for persons and property, health and sanitation, environment, general plan and neighborhood needs, performance and administration. More specifically, and without limitation, the Planning Commission may require:

(3) Environmental concerns:

(f) Limitations and/or restrictions on construction and/or development on slopes in excess of 30% to control erosion;

(g) If the proposed conditional use involves hillside construction and/or development, the application will be approved only after the applicant provides:

1. Topographic information showing that the proposed activity is on land with a slope ~~less than~~ **IN EXCESS OF** 30% and that it is located **IN THE VICINITY OF** ~~more than 200 feet from~~ a known landslide;

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;

3. Such other engineering or technical reports as may be required by the Planning Commission or governing body; and

4. Detailed construction plans, drawings and specifications which outline all construction methods proposed to be utilized.

§ 155.407 PRELIMINARY PLAT SUBMITTAL.

(D) Grading and drainage plan (may be combined with plat sheet, if approved by the County Engineer):

(10) Slope analysis which depicts all slopes ~~greater than~~ 15% **OR GREATER** with distinct notation.

§ 155.426 LOTS.

(L) ~~Areas of lots which are 25% slope or greater are considered unbuildable and shall not be included within the building envelope.~~ Lots which contain a building envelope with slopes greater than 15%, ~~but less than 25%~~ shall submit a **GEOHAZARD REPORT (PREPARED BY A LICENSED GEOLOGIST) AND** geotechnical investigation ~~and~~ **including** slope stability analysis, along with a site plan with the preliminary plat application, which has been prepared by a state-licensed professional engineer. The site plan shall include the driveway location, driveway grade, existing and proposed contour lines, location of and engineering design for all retaining walls in excess of four feet, a grading and drainage plan (including slope stability analysis) for all cut and fill areas and the finished floor elevation of the home. Slope stability analyses shall demonstrate that the proposed structure is stable on the slope to a minimum factor of safety of one and one-half under static conditions and one and one-tenth under pseudostatic conditions in conformance with the provisions in §§ [155.220](#) through [155.237](#) of this code (geologic hazards). The County Engineer shall review the analysis and site plan and may require peer review of any submitted engineering report by the County Geologist or other state-licensed professional engineer. The Building Official may require the developer to provide special inspections and written verification from a state-licensed professional engineer regarding construction compliance with the engineered site plan and recommendations of the geotechnical report.

RECOMMENDED MOTIONS

Sample Motion for a Recommendation for Approval – “I move we recommend approval to the County Commission of the Geohazards Code Text Amendment based on the findings listed in the memorandum dated June 26, 2025.”

Sample Motion for a Recommendation for Approval with Conditions – “I move we recommend approval to the County Commission of the Geohazards Code Text Amendment based on the findings listed in the memorandum dated June 26, 2025, with the following additional conditions:”

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

Sample Motion for a Recommendation for Denial – “I move we recommend denial to the County Commission of the Geohazards Code Text Amendment with the following findings:”

1. *List any additional findings...*

ATTACHMENTS:

Attachment “A”: Geohazards Code Text Amendment

Attachment “A”: Geohazards Code Text Amendment

ORDINANCE NO. CO-25-0X

AN AMENDMENT TO THE LAND USE MANAGEMENT CODE FOR MORGAN COUNTY TO REVISE AND CLARIFY THE GEOHAZARD REGULATIONS AND RELATED PROVISIONS CONCERNING SLOPE STANDARDS, OTHERWISE KNOWN AS THE GEOHAZARDS CODE TEXT AMENDMENT, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Morgan County Commission has previously established land use management regulations for Morgan County as Title XV of the Morgan County Code which established, among other things, the requirements for the subdivision approval process; and

WHEREAS, the regulations established by the Morgan County Commission in Title XV of the Morgan County Code have been determined by the Morgan County staff and the Morgan County Commission to be in need of revision to address these concerns; and

WHEREAS, the Morgan County Planning Commission and Zoning Administrator have reviewed the proposed amendment in accordance with State law and have recommended approval of the same;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF MORGAN COUNTY, STATE OF UTAH:

Section 1. Amendment and Adoption. Title XV of the Morgan County Code is hereby amended and adopted to clean up and clarify the Geohazards section of the Morgan County Code (MCC) and other sections mentioning slopes, as more specifically described in Exhibit “A”, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective after subsequent publication in accordance with State Law, but not before 15 days after its passage.

**APPROVED, ADOPTED AND PASSED and ordered published by the
Morgan County Commission, this 15th Day of July 2025.**

ATTEST:

MORGAN COUNTY GOVERNING
BODY

Leslie Hyde
Morgan County Clerk

Matthew Wilson, County Commission Chair

APPROVED AS TO FORM

Garrett Smith
Morgan County Attorney

Commission Members	Voting:		
	AYE	NAY	ABSENT
Vaughn Nickerson	_____	_____	_____
Mike Newton	_____	_____	_____
Raelene Blocker	_____	_____	_____
Matthew Wilson	_____	_____	_____
Blaine Fackrell	_____	_____	_____

Exhibit "A": Geohazards Code Text Amendment

§ 155.008 DEFINITIONS.

BUILDABLE AREA. The portion of a lot which, in its natural state, has ~~an average percent of slope less than 25%, with~~ a contiguous building area of at least 5,000 square feet, and which is free of other building constraints which are identified by this chapter. ~~Areas over 25% slope shall not be included within any *BUILDABLE AREA* or building envelope.~~ **ALL PROPERTIES WITH SLOPES 15% OR GREATER SHALL BE REQUIRED TO SUBMIT GEOHAZARD REPORTS COMPLETED BY A LICENSED GEOLOGIST THAT INCLUDES MITIGATION REQUIREMENTS AND CONDITIONS AS OUTLINED IN SECTION 155.220 THROUGH 155.237.**

§ 155.293 SLOPE AND SOIL REGULATIONS.

(A) ALL RECREATION DWELLINGS PROPOSED TO BE CONSTRUCTED ON SLOPES OF 15% OR GREATER SHALL BE REQUIRED TO SUBMIT A GEOHAZARD REPORT PREPARED BY A LICENSED GEOLOGIST THAT INCLUDES CONDITIONS AND REQUIREMENTS TO MITIGATE SLOPE AND SOIL HAZARDS ~~The maximum slope for any recreational dwelling shall be 25%.~~

§ 155.366 CONDITIONAL USES.

(D) *Performance standards for all conditional uses.* There is a need to promote healthy and visually and auditory attractive environments and to reduce conflicts between different land uses. As part of the purpose to protect the health, safety, convenience and general welfare of the inhabitants of the county, the performance standards delineated in this division (D) are intended to conserve, enhance, restore and maintain significant natural and human-made 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. As responsible parties, applicants for conditional use permits shall meet all specific requirements made in this chapter. The Planning Commission may establish additional requirements as outlined herein to meet the concerns of safety for persons and property, health and sanitation, environment, general plan and neighborhood needs, performance and administration. More specifically, and without limitation, the Planning Commission may require:

(3) Environmental concerns:

(f) Limitations and/or restrictions on construction and/or development on slopes in excess of 30% to control erosion;

(g) If the proposed conditional use involves hillside construction and/or development, the application will be approved only after the applicant provides:

1. Topographic information showing that the proposed activity is on land with a slope ~~less than~~ **IN EXCESS OF 30%** and that it is located **IN THE VICINITY OF** ~~more than 200 feet from~~ a known landslide;

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;

3. Such other engineering or technical reports as may be required by the Planning Commission or governing body; and

4. Detailed construction plans, drawings and specifications which outline all construction methods proposed to be utilized.

§ 155.407 PRELIMINARY PLAT SUBMITTAL.

(D) Grading and drainage plan (may be combined with plat sheet, if approved by the County Engineer):

(10) Slope analysis which depicts all slopes ~~greater than~~ **15% OR GREATER** with distinct notation.

§ 155.426 LOTS.

~~(L) Areas of lots which are 25% slope or greater are considered unbuildable and shall not be included within the building envelope.~~ Lots which contain a building envelope with slopes greater than 15%, ~~but less than 25%~~ shall submit a **GEOHAZARD REPORT (PREPARED BY A LICENSED GEOLOGIST) AND** geotechnical investigation ~~and~~ **INCLUDING** slope stability analysis, along with a site plan with the preliminary plat application, which has been prepared by a state-licensed professional engineer. The site plan shall include the driveway location, driveway grade, existing and proposed contour lines, location of and engineering design for all retaining walls in excess of four feet, a grading and drainage plan (including slope stability analysis) for all cut and fill areas and the finished floor elevation of the home. Slope stability analyses shall demonstrate that the proposed structure is stable on the slope to a minimum factor of safety of one and one-half under static conditions and one and one-tenth under pseudostatic conditions in conformance with the provisions in §§ [155.220](#) through [155.237](#) of this code (geologic hazards). The County Engineer shall review the analysis and site plan and may require peer review of any submitted engineering report by the County Geologist or other state-licensed professional engineer. The Building Official may require the developer to provide special inspections and written verification from a state-licensed professional engineer regarding construction compliance with the engineered site plan and recommendations of the geotechnical report.



PLANNING COMMISSION Minutes
Thursday, February 12th, 2026
Morgan County Commission Room
6:30 p.m.

Minutes of the Morgan County Planning Commission meeting at the above time and date at the Morgan County Courthouse, Commission Chambers; 48 West Young Street, Morgan, Utah.

Present PC Members:

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

Absent PC Members

Public Attendance:

Jeff Mathews
Dee Rawson
Marie Rawson
Milton L Vierow
Cameron Porter
Paul Clayton
Martin Quinlon
Dan Work
Brian Nestoroff
Ed Shultz
Jason Rudd
Dennis Jackson
Kate Becker

Staff:

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

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

Member Sessions Wilson moved to approve the agenda for Thursday February 12th 2026. Motion seconded by Member Sessions. Motions carried unanimous.

4. **Declaration of Conflicts of Interest - None**

5. **Public Comment –**

Paul Clayton – Regarding Item #7 on the agenda (Rollins Ranch DA), he stated that he appreciated the updated map showing the adjacent property as open space and the road shifted further from his property.

He had questions regarding water retention, specifically the location of the proposed pond and how overflow or backup would be handled. He noted that water had previously come onto his property and,

given existing drainage issues at Rollins Ranch, requested clarification on the engineering and potential impacts.

He also referenced Exhibit C1, noting that the road entrance had shifted multiple times over the years. The original entrance location had changed due to the placement of a pumphouse, and he requested confirmation that the pumphouse had been properly permitted by the County. Otherwise, he indicated that his previous concerns had been addressed.

Robert Banell – who lives across the street from Paul Clayton, spoke regarding the Rollins Ranch development. He stated that he did not see substantive changes in the revised plan, noting that the road still appeared to align directly with his home and driveway.

He expressed concern that what seemed to be the most logical ingress and egress point into the development was now obstructed by a pumphouse. While he had read that one reason for relocating the entrance involved turn radius requirements, he stated that he could not discern a meaningful difference when reviewing the map.

He expressed frustration that the road relocation would again create frontage on three sides and suggested that traffic access should instead be borne by the developer's private drive, which he felt made more sense as the entrance. He acknowledged that the addition of open space was a positive step. He also noted that he was unable to determine online the exact distance between Paul's property and the proposed road.

George Pedderson - Stated that the public notice surprised him, noting that the previous year the Hidden Valley Road had been approved to shift 100 feet west to connect directly with the development property, where an existing road already provided access. He raised concerns about recurring basement flooding in several homes on Ranch Boulevard during heavy snow years and questioned whether an additional road could worsen drainage issues. He also noted that the proposed road sits on a hill and expressed concern that headlights from 25–30 potential homes could shine directly into nearby residences. He stated that many affected residents were unable to attend the meeting and expressed opposition to any changes.

Planning Director Cook - Responded that the prior denial was due to a double-frontage lot and lack of snow storage. He stated that the applicant's engineer had revised the plan to eliminate the double frontage issue. He clarified that the Durbano property to the east would be considered a driveway rather than a right-of-way if shifted. Regarding concerns about headlights, he explained that subdivision design does not prohibit light from vehicles entering nearby homes and that such impacts are not restricted by code. He stated that the retention basin had been required by planning staff in 2022 and had since been redesigned and reviewed by the County Engineer. He noted that full subdivision approval would not occur until the drainage plan and detention basins were approved. Staff had determined that the new street location met transportation spacing and engineering requirements and was therefore recommending approval. He then deferred to Ty to present a PowerPoint and answer questions.

Member Maloney- commented that seeing no additional public comments, she requested a motion to modify the agenda to move the legislative item, the rezone to the top of the agenda.

Member King *motioned to modify the agenda to move the legislative item, the rezone to the top of the agenda. Second by Member Taylor. Motion carries unanimous.*

- 8. Public Hearing/Discussion/Decision** – *Morgan County Rezone*: Request to rezone property from Multiple Use (MU-160) to Residential (R1-20), and reflect that change on the Future Land Use Map from Natural Resources and Recreation to Village Low Density Residential. The property is

identified by parcel number 00-0001-9024 and serial number 01-004-386-NA1 and is approximately located at 870 E Mahogany Ridge Road in unincorporated Morgan County.

Kate Becker (Applicant) – Requested that getting the commission scheduled to meet with Member Watt not meeting until next Tuesday. Also when the EPA came out to test the soil, it rained that day and we do not have the results. We are requesting to table again. Happy to hear any additional comments.

Member Watt motioned to Motion to table Morgan County Rezone to the March 26th meeting. Motion second by Member Taylor. Motion carries unanimous.

Member Maloney – She thanked the public for coming and stated that we will hear this items on March 26th. Offered to hold public comment tonight if the public still wants to speak.

Member Watt – He apologized for being part of the problem and not getting a work session scheduled sooner.

Member McMillan motioned to open public hearing. Motion second by Member King. Motion carries unanimous.

John Sherman- stated that he had two primary areas of opposition to the proposed rezone. First, he questioned the need to sell the land at all, noting that Morgan County has limited public and open space. He suggested that the approximately 30 acres could serve a community-oriented use—such as parkland or open range—rather than being sold, and cautioned against selling public land in order to purchase land elsewhere.

Second, he raised concerns about the process and timing. He noted that the staff report indicated the rezone was intended to establish property value rather than to directly sell the land, and he suggested that property value could be determined without rezoning. He also expressed concern that plans and budgeting for a new range were being coordinated before the existing range was closed, without assurance that a new facility would be built and operational in a timely manner. He stated that the proposed motion recommended approval but did not include conditions ensuring that a new range or replacement land would be secured before proceeding.

Cameron Porter- stated that he lives on Mahogany Ridge and that his parcel backs the subject property. He emphasized that the Planning Commission’s role is to determine whether a proposed change best serves the community. He cited concerns regarding the lack of water supply analysis, the need to move development away from hazardous areas due to potential lead contamination, and the importance of preserving cultural resources in Morgan County. He questioned whether improvements to the existing range had been evaluated as a viable alternative and whether the County had explored other options or produced supporting data. He recommended denial of the request.

Dee Rawson- stated that he had conducted background research regarding lead contamination. He noted that remediation costs would depend on parts per million (ppm) levels, estimating that removal and relocation could cost approximately \$20 million, while mining could cost around \$10 million with potential recovery of funds. He stated that once a range is established, it is difficult to relocate. He emphasized that the range serves law enforcement, hunter safety, youth programs, and the broader community.

James Shupe -stated that he works with hazardous materials involving air, water, and soil. He expressed concern about the lack of a clear remediation plan and questioned whether the project was

financially feasible. He suggested that remediation costs could exceed the land's value, leaving Morgan County residents financially responsible. He cited EPA best practices recommending excavation of 24 inches in berm areas and referenced estimates of approximately \$460 per cubic foot for soil removal and disposal. He estimated a minimum of \$1–3 million for soil removal alone, excluding additional costs. He also raised concerns about drainage and watershed management at the range. He questioned the underlying motivation for the proposal and noted that the land had reportedly been sold to a Texas-based LLC associated with multi-family housing development.

Tim Witt- stated that he and his five sons had used the rifle range for over 15 years. He noted that few counties in Utah maintain a rifle range and expressed concern about closing the existing range before a replacement facility was operational. He stated that doing so would be illogical and irresponsible and emphasized the importance of protecting community resources funded by local taxpayers.

Jason Rudd- stated that although he had not conducted as much research as others, he believed prior planning decisions allowing additional residential development in the area may have contributed to the current conflict over the rifle range.

Member Maloney – She clarified that for the record, none of the development that is being spoken about was done by Morgan County, it was all completed and approved by Morgan City, a separate entity.

Blaine Freestone - stated that the proposal was being justified as “affordable housing,” but he expressed skepticism that it would be truly affordable for residents. He stated that the community wants housing options that allow their children to remain in Morgan County. He emphasized that younger generations are drawn to stay because of the amenities and lifestyle they were raised with, and that removing those community resources would diminish the reasons for them to remain.

Member Maloney – Clarified that this rezone is not for building affordable housing. It is simply to get the best value and then use those funds to find a better space for the gun range that is not next to multi-family housing and livestock.

Member Taylor motioned to go out of public hearing. Second by Member Wilson. Motion carries unanimous.

Kate Becker – stated that the application was not a proposal to sell the property and clarified that no County property had been sold or was currently intended to be sold. She stated that the Commission's intent was to open a new range if the property were sold, and that any decision would be dependent upon the EPA study. She expressed support for the idea of leaving the site in place and potentially converting it to an archery range. She announced a Commission work session scheduled for Tuesday at 4:00 p.m. to discuss EPA standards and form a rifle range committee, regardless of whether the rezoning passed. She acknowledged that the range had been neglected and that soil remediation would need to occur whether the range remained or relocated.

She stated that a culinary water study had already been completed and that alternative options had been explored, including expanding or extending the existing range. She acknowledged that remediation costs could exceed the value of the land but emphasized that the intent had always been to create a better rifle range, either by improving the current footprint or relocating it. She stated that the Commission had never proposed eliminating the range or developing affordable housing on the site.

She noted that the County holds a first right of refusal agreement with the City, allowing the City the first opportunity to purchase the property for park use if it were sold. If declined, the property could be sold to a developer or other buyer offering the best value. She reiterated that the goal was to achieve the best possible outcome for the rifle range and invited interested residents to participate in the rifle range committee and submit research. She noted that the matter would continue on March 26.

Member Maloney – Stated that the work sessions are public. They are back and forth we would love for you to attend and discuss.

Administrative

- 6. Public Meeting/Discussion/Decision** – *WPR Phase 3A.1 Preliminary Plat*: A request for preliminary plat approval of the WPR Phase 3A.1 Subdivision, which is identified by parcel number 00-0094-0283 and serial number 12-004-020-01-2 and is located approximately at 5233 West Wasatch Peaks Road in unincorporated Morgan County.

Planner Lance- introduced Item #6 on the agenda, the WPR Phase 3A.1 Preliminary Plat application (File #25.045), submitted by the Wasatch Peaks Ranch entity. The property, located at approximately 5233 W Wasatch Peaks Road and identified by parcel and serial numbers in the packet, encompassed approximately 25.27 combined acres. The request was for preliminary plat approval of a 13-lot subdivision, in addition to the previously approved Phase 3A lots. Phase 3A included larger ranch-style lots. He stated that the proposal had been reviewed by the County Engineer, Fire Department, and Planning Department, and staff found that it met code standards and good planning principles. The applicant was present to answer questions.

Member Sessions -questioned a discrepancy in acreage, noting that one section of the proposal referenced 23 acres while another referenced 25.27 acres. She also asked why the proposal was presented as a new subdivision within Phase 3A rather than as a plat amendment, since most of the area was already contained within 3A except for a small portion of Lot D68.

Planning Director Cook -stated that staff had discussed various approaches and determined this was the most appropriate method, noting that similar items would be coming forward in future meetings.

Travis Telford -asked for clarification regarding fire review, specifically whether the review had been conducted by County Fire or the Wasatch Peaks Ranch Fire District.

Planning Director Cook- responded that Morgan County Fire was currently providing fire review and staffing the new station in Peterson until Wasatch Peaks Ranch established its own fire services.

Member Sessions -asked the applicant why Lot D57, which had previously appeared in Phase 3A, was included again under the same lot number and whether it had changed.

Brian Nestoroff -stated that Lot D57 had originally not been included in the recorded 3A preliminary plat and was now being added back in.

Planning Director Cook- added that there had previously been a discrepancy in lot count, resulting in the temporary removal of one lot, which was now being corrected.

Brian Nestoroff -clarified that the correct total acreage for the proposal was 25.27 acres.

Member Taylor moved that we recommend approval to the Commission that WPR Phase 3A.1 Preliminary Plat application number 25.045 allowing for a 13 lot subdivision. Land located at approximately 5233 W Wasatch Peaks Road in unincorporated Morgan County based on the

findings and conditions listed in the staff report dated February 12th 2026. Second by Member King. Motion carries unanimous.

- 7. Public Meeting/Discussion/Decision – Rollins Ranch Development Agreement Amendment:**
A request for a minor amendment to a street layout depicted within the conceptual development plan for the Rollins Ranch Development Agreement, which is identified by parcel number 00-0063-3521 and serial number 03-005-029, and is approximately located at 6113 N Hidden Valley Rd in unincorporated Morgan County.

Planning Director Cook -presented Application #25.063, a Development Agreement amendment request. He stated that the prior request had been denied due to a double-frontage lot and lack of snow storage. The applicant's engineer had since redesigned the proposal to eliminate the double-frontage issue.

Addressing concerns about vehicle headlights shining into nearby homes, he stated that interior lots terminating at roads are common in subdivisions throughout the County and that there is no code prohibition against such impacts. He explained that this condition is unavoidable in subdivision design.

He stated that the detention basin (referred to as a retention pond) had originally been required by the County Engineer during the 2022 Ponderosa subdivision review. The basin location had been reviewed by the County Engineer and appeared workable, though final approval would not occur until updated drainage plans and detention calculations were submitted. He clarified that it is technically a detention pond. Staff had determined that the new street location met AASHTO spacing requirements, and the County Engineer confirmed it addressed his concerns. Staff recommended approval before turning the presentation over to the applicant.

Member Maloney -asked how many feet the proposed road would be from Paul Clayton's property.

Planning Director Cook -estimated the distance to be approximately 40–50 feet but deferred to the applicant for confirmation.

Member King -asked whether the detention basin would be located within open space.

Planning Director Cook -responded that no additional open space was required. He stated that the detention basin would function as open space when dry but was not specifically designated as open space. He reiterated that the County Engineer would review it prior to bringing the Ponderosa plat forward and believed it would function adequately.

Member Sessions- asked whether the detention basin would serve only this phase.

Planning Director Cook -stated that each phase would require evaluation. He explained that the basin was necessary because existing stormwater lines were not sized to handle the drainage capacity. He noted he was not an engineer.

Member Taylor -asked about the origin of the pump station.

Planning Director Cook -stated that the pump station predated his tenure and deferred that question to the applicant.

Member Sessions- noted that if included in the Development Agreement, it should be reflected as part of the concept plan.

Planning Director Cook- stated that the Commission could recommend changing the title to “Concept Plan” and then turned the presentation over to the applicant.

Ty Reese -presented a PowerPoint showing the original proposed road alignment and an earlier relocation that would have placed the road closer to Paul Clayton’s residence. He explained that concerns regarding a double-frontage lot and snow storage had prompted redesign efforts. During that process, it was determined that the Rollins Ranch HOA lacked the capacity to adequately detain and mitigate stormwater, which required the inclusion of a detention pond per the County Engineer’s direction. He stated that a civil engineer had completed the necessary calculations and that the team was confident the detention pond would be sufficient.

He described the revised amendment as creating a 0.27-acre lot between Paul Clayton’s property and the proposed road. He noted that the road could not be placed closer than 150 feet centerline to centerline and that the design met that minimum standard while maximizing separation. He added that the road had been straightened to improve sight distance for pedestrians and motorists and that snow storage could be accommodated in the detention pond area.

Member Taylor- asked how the pump station location had been determined.

Ty Reese -stated that it predated his involvement. He added that the redesign shifted from a tighter to a wider radius to improve snow removal and allow plowing directly into the detention area.

Member Taylor -asked whether the road alignment could have been placed through Lot 22 but was limited due to spacing requirements.

Ty Reese- confirmed that the road could not be moved further east due to required separation distances and the need to accommodate the detention pond. He stated that the design attempted to meet code requirements while responding to public concerns and that although the road could have been placed closer to Paul Clayton’s property, the intent was to provide as much separation as possible.

Member Taylor- asked whether the space was adequate for the detention pond.

Ty Reese- responded that it was, noting that their civil engineer, County staff, and department leadership had reviewed the calculations collaboratively.

Member King -asked about the status of Lot 21.

Ty Reese- stated that Lot 21 had been removed and designated as open space, though it had not been renumbered. He indicated that the detention pond was intended to help mitigate flooding concerns raised by Paul Clayton.

Member Sessions- asked whether the landowner had previously attempted to address flooding.

Ty Reese- stated he was unsure whether the flooding issue had been known prior to earlier discussions and noted that recent conditions had not involved significant water events.

Planning Director Cook- clarified that under state statute, property owners are required to allow water to enter and leave their property at historical flow rates. He explained that because the development ties into an existing storm system, detention systems were designed to manage stormwater at specified storm levels.

Member Wilson- asked whether the requirement regarding historical water flow rates was a new regulation.

Planning Director Cook – responded that the requirement was not new and clarified that it was not unique to the state, as similar standards exist elsewhere..

Member Sessions- stated that she had not previously encountered an amendment within an amendment and questioned whether it was necessary.

Planning Director Cook -responded that the additional language appeared to outline the reasons for the amendment.

County Attorney Janet Christopherson- stated that there was nothing improper about the approach and noted that including explanatory language can be helpful when documenting why an amendment is being made.

Member McMillan motioned that we forward a positive recommendation to the County Commission for amendment to the Rollins Ranch Development Agreement to revise road alignment for improved safety and to accommodate existing infrastructure as listed in the staff report based on the text listed in exhibit C of the staff report dated February 12th 2026 with the added condition to label exhibit D as Concept. Second by Member Watt. Motion carries unanimous.

9. Business/Staff Questions: Election of Planning Commission Officers (Chair and Vice Chair)

Member King- stated that the packet under Item 8 referenced discussion on a previous date but contained an incorrect date.

Transcriptionist Jessie Drage- responded that the error would be identified and corrected.

Member Taylor- asked why double-frontage lots were considered problematic and why they were prohibited.

Planning Director Cook- stated that he did not view double-frontage lots negatively, noting that they are sometimes used to buffer lots and are commonly fenced by developers, often providing additional frontage and fencing benefits. He stated that such lots exist in subdivisions in many jurisdictions where he has worked.

Member Taylor- commented that he had been involved in a subdivision in Herriman consisting entirely of double-frontage lots with rear fencing and described it as successful. He suggested that staff review the code provision to determine whether it should be removed if it reflects outdated standards.

Planning Director Cook- responded that a motion and second would be required to initiate that review.

Member Telford motioned for the Planning Commission to review the section of code prohibiting double frontage lots. Second by Member King. Motion carries unanimous.

Planning Director Cook- stated that he would conduct additional research and bring the matter back before drafting a text amendment.

Member Maloney- asked whether ridgelines could be addressed first.

Planning Director Cook - responded that ridgelines would require further research but stated that he was not postponing the issue. He noted that a draft geohazard text amendment had already been

prepared. He explained that the current code allows development over 25% slopes, but the draft would apply an average lot calculation rather than removing the 25% standard entirely. He also observed that the existing definition of buildable area already referenced an average lot approach.

10. Approval of January 22nd, 2026, Planning Commission Minutes

Member King motioned to approve the January 22nd 2026 Planning Commission Minutes, second by Member Sessions. All in favor, motion carries unanimous.

11. Adjourn

Member Watt motioned to adjourn, second by Member Wilson. Motion carries unanimous.

Approved:

_____ Date: _____
Chairman, Maddie Maloney
Morgan County Planning Commission

_____ Date: _____
Jessie Drage, Transcriptionist
Planning and Development Services