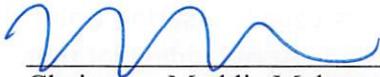
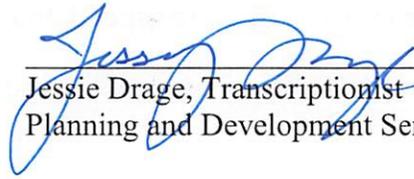


Approved:



Chairman, Maddie Maloney
Morgan County Planning Commission

Date: 2/12/26



Jessie Drage, Transcriptionist
Planning and Development Services

Date: 2/12/26

Planning Director Cook – Unfortunately the next agenda will not be all administrative items. It will include the continuance for the shooting range. We will have training, either this next meeting or the second meeting in February where it might be a lighter agenda. There is usually a spring training conference for planning if anyone wants to attend something like that, we do have funding for that.

Member Sessions – Election of officers should be first meeting in March.

Member Maloney – I think we need to find a lighter meeting to update bylaws – they are super dated.

County Attorney Janet Christopherson – If someone wants to nudge me honestly unless I get nudged it won't rise to the top and it should be.

Member Maloney – I missed the last meeting, Civic Review was brought up, we don't have access to that and we used to? Is there a reason why we don't have access?

Planning Director Cook – The planning commission's duties are not to double check staff and make sure they got everything the staff has access to, it is not typically your job. The job is to stick to the duties found in the zoning ordinance which states that you review the items that staff provides along with the report and make recommendations accordingly.

Member Maloney – My concern was more, not double checking work, but that there was information missing that should have been provided.

Planning Director Cook – The staff provided a staff report. We provided what we thought was needed to make a recommendation. The applicant chose to provide additional information through a presentation as well.

County Attorney Janet Christopherson – If I may, it is to ensure that staff is doing their job and getting everything together. The Planning Staff job is to pull the vital things and check the boxes to make sure everything you need to review necessary items. It just happens with some applicants that they have more things they want to share and I don't know if we can anticipate everything. Certainly, if you notice in going through the packet beforehand please come down to Planning to make sure if there is anything missing you noticed please tell them.

Planning Director Cook – Just to put the invitation out there again I'm happy to meet with any of the commissioners anytime you want.

Member Maloney – Yeah it seemed more like there was just confusion.

Planning Director Cook – It was their choice to give a presentation...after we spent 18 months with them – that was just their choice.

10. Approval of January 8th, 2026, Planning Commission Minutes

Member Sessions moves to approve the January 8th 2026 Planning Commission Minutes, second by Member Watt. All in favor, motion carries unanimous.

11. Adjourn

Motion by Member Wilson, second by member Taylor. Motion adjourned.

Planning Director Cook – I'll let the applicant speak to that. I don't know if the applicant is a partner with them or not.

Member Taylor – Is there a guarantee that they have a right to have hammer heads on someone else's property? I didn't see anything in the code limiting the number of units? This is labeled as public on the right hand side of the drawing. Does Rollins Ranch Road exist yet? Has fire marshal reviewed this? How many units can someone put in with only one way out?

Planning Director Cook – It depends on if it's sprinklered or not. They will have to meet fire code and sign off to proceed during preconstruction meeting to proceed. Fire has reviewed this. The way we calculate the number of units a property can have, we take the total acreage subtracted by 8,000sq feet for the first unit and then divide the remaining by 3500 square feet to give you the number of units you could fit on there.

Member Taylor – Fire code would definitely allow this but I didn't know if the county had additional restrictions? It doesn't sound like it.

Planning Director Cook – No, it's just the fire code and AHJ would be the one to sign off.

Duane Johnson – Regarding fire, we have a million-gallon tank with a ten inch line. We can easily flow 2000 gallons of water per minute.

Member Sessions moves to recommend approval to the County Commission for the Village at Trappers Loop Townhomes site plan application file number 25.044. Allowing for the proposed multiple family development located at approximately 600 feet south of the intersection of North Queens Garden Road and Old Highway based on the conditions and findings in the staff report dated January 22nd 2026 with the following added condition that the elevations show that no stucco will be used for building material. Second by Member Taylor. Motion carries unanimous.

8. Public Meeting/Discussion/Decision – Village @ Trapper's Loop Townhomes Preliminary Plat:
A request for preliminary plat approval of the Village @ Trapper's Loop Townhomes Subdivision, which is identified by parcel number 00-003-3892 and serial number 03-005-041 and is located approximately 600 feet south of the intersection of North Queens Garden Road and West Old Highway Road in unincorporated Morgan County.

Planner Lance – Same applicant, same property, the applicant is Wayne Johnson. This application is for the Village at Trapper's Loop Townhome Preliminary Plat, application number 25.030 Same location with acreage of 8.45 acres. The request is for approval of a preliminary plat approval to allow for the construction of 45 townhomes. RM-15 is medium density residential zoning. The preliminary plat looks at the subdivision boundaries, lot layouts, looks at grading and drainage utility plans, and looks specifically at infrastructure and public facilities. Staff and fire, county engineer all having reviewed this and recommend approval of this application. The Planning Commission is providing a recommendation to the County Commission, but we are happy to answer any questions you have.

Member Sessions – It is nice to see the amenity in phase 1!

Member Taylor moves to recommend approval to the County Commission of the Trapper's Loope Townhomes preliminary plat application 25.030 allowing for 4 5unit townhome subdivision of land. Located 600 feet south of intersection of North Queens Garden Road and West Old Highway based on findings and conditions listed in the staff report dated January 22nd 2026. Second by Member McMillian. All in favor, motion carries unanimous.

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

for the landscaped part for the park itself. That means the actual percentage goes up to 37.7% landscaped area which is more than the chart represents. Then I have a question on the materials, the different building materials are identified by number but there are no numbers on the elevations to identify what is what? My concern is that there is a lot of stucco on all the sides and back.

Planning Director Cook – We had the same concern. We reached out to the applicant today to find out the percentage of stucco and found out that the stucco has been removed completely and is actually hardy board. It must be less than 30%. A condition is recommended to show that there will not be stucco.

Member Taylor – So for clarification, based on drawings that all is hardy board on the elevations, even on the end? So do we approve it as is?

Planning Director Cook – Yes you would just make a condition or stipulation that the elevations that show no stucco are the appropriate elevations.

Member Watt – I have a question, this is a narrow area and there is a description regarding access and how it will take place. I'm worried about the disruptions and it talks about access roads during development? Could you lay that out for me?

Planning Director Cook – That is not really a discussion point. Engineers reviewed this and they are good with the design of the roads, they're going to be private roads. Before construction begins, we will have a pre-construction meeting to lay all of that out.

Member Watt – Question withdrawn.

Member Taylor – A question about parking, I see two stalls per unit provided and two stalls required by code?

Planning Director Cook – Actually only two stalls are required for single families. The two spaces in the garage count as two spaces.

Member Taylor – I didn't see the difference in the county code versus the new state code and I didn't see any floor plans to verify the width of the driveway or dimensions of the garage. I'm assuming that that means you have checked that.

Planning Director Cook – Yes, we have checked that the scales are on the site plan and measured in blue beam. The garages will have to be a minimum of 18 feet wide and 20 feet deep. Each space is 9x18. That is what is called out in our code.

Member Taylor – It says 10x20 is the limit in the garage and 9x20 in the driveway.

Planning Director Cook – The dimensions are on the site plan with a link to the drawings to pull up the full sets. Our engineers have checked it, two parking spaces for the garage appear to work.

Member Taylor – Then it is clear that they have gone over and above the parking code here, two in the garage and two in the driveway, functionally, it exceeds the code.

Planning Director Cook – We can double check before the County Commission, if you want...but as far as my professional opinion, it meets our code.

Member Taylor – I think this will be fine. I'm more concerned about our code in general. That seems to be inviting trouble to not have any visitor parking. Another question, on those hammer heads does the applicant own that property that the hammerheads are going on?

CW the Range LLC. The property is identified as the whole subdivision by the parcel number and serial numbers in your packet tonight. Current zoning is R1-20 which is one residential unit per 20,000 square foot minimum zone. There are 19.29 acres for the whole subdivision. The request is to remove the temporary fire access easement along the northside of the subdivision. The subdivision plat was recorded last year in the fall and was recorded with an easement that originally required the subdivision to provide emergency fire access during development. Frontier Drive has been constructed to a point to provide safe ingress and egress into the development safely with a sixty foot right of way making the temporary easement unnecessary. Reviewing staff all recommend approval to this body tonight. Josh and I are happy to answer any questions you may have.

Member Sessions – I have a question this easement was for fire access. Is there secondary emergency access?

Planning Director Cook – The secondary access is through Trapper’s Pointe. The road into the Range development is complete. UDOT has allowed them emergency approval for construction and emergency vehicles for access until they can stripe it with temperatures that are greater than 50 degrees. The only things not complete is the striping and seal coat. This keeps the construction traffic out of Trapper’s Pointe.

Member Taylor – Just a general question, is there a way to do this in the future to self-extinguish these things? They just seem annoying. Is there a way to avoid plat amendments?

Planning Director Cook – Unfortunately since it was shown on the plat, we must have approval to remove it. Plat amendments are required for changing a plat. If the County Commission chooses to see this directly rather than coming to the Planning Commission first I could ask. Nothing can be self-extinguishing if it’s shown on the plat if it has been requested to be placed there. It was requested by the fire department.

Member Taylor moves to recommend approval to the County Commission of the Range Phase 1 number 1 plat amendment application file number 25.052 to remove the temporary fire access easement to the north boundary of the Range phase 1 subdivision. Based on findings and conditions listed in the staff report dated January 22nd 2026. Second by Member Watt. Motion carries unanimous.

7. Public Meeting/Discussion/Decision – *Village @ Trapper's Loop Townhomes Site Plan*: A request for site plan approval of the Village @ Trapper's Loop Townhomes Subdivision, which is identified by parcel number 00-003-3892 and serial number 03-005-041 and is located approximately 600 feet south of the intersection of North Queens Garden Road and West Old Highway Road in unincorporated Morgan County.

Planner Lance – Introduces Item #7, Village at Trapper’s Loop Townhomes site plan application number 25.044. The applicant is Wayne Johnson, in the audience tonight. The owner is Sutterby LTD. The location is 600 feet south of North Queens Garden Road and West Old Highway Road and identified by the parcel and serial number in your packet. The current zoning is RM-15 which is a multiple residential district. Total acreage is 8.45 acres. The request is for a site plan approval for the construction of 45 townhomes, 10 buildings, 9.24 units per acre. The review of the site plan includes a review of landscaping, parking, lighting, elevation and building materials as well as design standards. The landscaping calls for 15% to be landscaped and 85% of that to be plant material. The lighting is a review of the photometrics plan. The applicant is in the audience and we can answer questions as can staff

Member Sessions – Your landscaping chart in the packet says the developed park area is 69,000 sq feet for 28% of the development. It was 7589 according to the plat, so the actual percentage is 28.4%



PLANNING COMMISSION Minutes
Thursday, January 22nd, 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

Absent PC Members

Member King

Public Attendance:

Lisa Wood
Paige Wood
Brielle Jackson
Jake Halls
Krystal Kinsey
Jen Kinsey
Ethen Weaver
Amy Everhart
Ryan Everhart
Ashton Orr
Bruce Sharp

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 Wilson**
2. **Pledge of Allegiance**
3. **Approval of agenda**

Member Sessions moves to approve the agenda for Thursday January 22nd 2026. Motion is seconded by Member McMillan. Motions carries unanimous.

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

Administrative

6. **Public Hearing/Discussion/Decision – The Range Phase 1, No. 1 Plat Amendment: A request to remove the temporary fire access easement located along the north boundary of The Range Phase 1 subdivision.**

Planner Lance – Item number six on your agenda is the Range phase 1, number 1 plat amendment. It is file number 25.052. The applicant is Chase Freebairn, he is in the audience tonight. The owner is