



PLANNING COMMISSION Minutes
Thursday, June 25th, 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:	Absent PC Members	Public Attendance:
Chair Sessions	Member Wilson	Tina Kelley
Member Watt	Member Maloney	Matthew Harames
Member Taylor	Member McMillan	
Member King		

Staff:

Deputy County Attorney – Janet Christopherson
Kent Page – Senior Planner
Brynnlee Savage -Planner I
Chris Tremea – Code Compliance Officer
Jessie Drage, Transcriptionist/Permit Tech

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

Member Taylor motioned to approve the agenda for Thursday June 25th, 2026. Motion was seconded by Member King. Motions carried unanimously.

4. **Declaration of Conflicts of Interest** – Chair Sessions mentioned she did not have a conflict of interest but did want to state that she is a shareholder in Peterson Pipeline Association.

5. **Public Comment** – None

Legislative:

1. **Public Hearing/Discussion/Decision – Personal Power Generation Code Text Amendment:** A request to amend the Morgan County Code to change personal power generation requiring a Conditional Use Permit to be approved through the building permit process.

Planner Savage introduced herself as the new Planner I and noted that this was her first presentation before the Planning Commission. She presented a proposed text amendment to Sections 155.008 and 155.082 regarding personal power generation. She explained that the current ordinance requires a Conditional Use Permit (CUP) for personal power generation systems, which Staff found to be unnecessarily burdensome. The proposed amendment would instead allow these systems through the building permit process. The amendment also removed Section 155.082 (Use Regulations), added regulations specific to personal power generation, and updated the definitions section.

Chair Sessions noted that the Commission had received a handout reflecting revisions discussed during the work session. She explained that the Commission had discussed allowing personal power generation as a permitted use while considering whether larger commercial power generation facilities should require additional review.

Member Watt asked what standards would apply to personal power generation systems and whether a separate permit would be required. **Planner Savage** explained that a separate building permit would be required specifically for power generation installations.

Member Watt questioned what regulations would apply to larger installations, such as a tall wind turbine, and whether neighboring property owners would have an opportunity to provide input.

Chris Tremea explained that existing height regulations limit structures to 35 feet and that building permits primarily address electrical and utility requirements. He stated that applications would also undergo Planning review and onsite inspections.

Member Watt expressed concern about potential noise impacts and suggested Staff investigate adopting nuisance or noise regulations. Chris Tremea agreed that additional nuisance standards should be developed and indicated that was one reason the proposed language had been drafted as presented.

County Attorney Christoffersen noted that Section 155.322 already contains provisions regulating solar energy systems, wind energy systems, and satellite facilities, which require Planning Commission and County Commission review.

Member Taylor observed that the proposed ordinance limits generator noise to 70 decibels but does not specify where the measurement would be taken.

Member King asked how Staff selected the 70-decibel standard.

Chris Tremea explained that Staff reviewed the operating noise levels of several generators and selected an average value.

County Attorney Christoffersen added that many municipalities regulate noise through established decibel limits.

Member Watt noted that enforceable noise standards are common in nuisance ordinances.

Member Taylor commented that the ordinance should distinguish between occasional and continuous generator operation.

County Attorney Christoffersen explained that nuisance determinations also consider the nature of the noise and whether it unreasonably interferes with neighboring property owners' use and enjoyment of their property.

Chair Sessions noted that power generation is currently addressed only in one section of the ordinance and is not specifically identified in the residential or commercial use tables.

Planner Savage added that, based on her research, 70 decibels is comparable to the sound of a vacuum cleaner heard from a short distance away.

Member Taylor asked why a separate building permit was necessary.

Chris Tremea explained that separate permits allow inspection of utility connections and system-specific components. He stated that generators could be included within the application for a building permit, but would still receive separate review, similar to pools, accessory structures, and other improvements requiring independent inspections.

Member Taylor *motioned to go into public hearing. Second by Member King was given. Motion carried unanimously.*

Tina Kelley expressed appreciation for the discussion regarding generator noise levels. She stated that she had questioned why the ordinance amendment was before the Planning Commission, noting that many residents in her neighborhood already have backup generators due to Rocky Mountain Power's wildfire mitigation and public safety shutoffs in the Wildland Urban Interface (WUI). She also noted that many residents in the retirement community rely on electrically powered medical equipment, making backup generators necessary during emergencies and routine maintenance.

County Attorney Christoffersen explained that the ordinance already provides an exception to the Conditional Use Permit (CUP) requirement for generators needed for medical purposes.

Chris Tremea clarified that while a CUP would not be required in those cases, a building permit would still be necessary. He explained that an appeal to the County Commission prompted Staff to reevaluate the ordinance and ultimately propose the current amendment to simplify the permitting process.

Member Taylor stated that the amendment would streamline the process by eliminating the need for residents to obtain a CUP for equipment that should be permitted through a simpler approval process.

Member King moved to close the public hearing. Member Watt seconded the motion, which carried unanimously.

Member Taylor recommended specifying that the 70-decibel noise limit be measured at the property line.

Chris Tremea confirmed that larger commercial power generation facilities, such as wind farms, would still require a Conditional Use Permit.

Member Watt suggested measuring the noise level at the property line nearest the generator.

Member Taylor suggested measuring it at the property line nearest the complainant.

County Attorney Christoffersen recommended that the ordinance be applied consistently across all zoning districts.

Chair Sessions agreed that the recommendation should specify that the amendment applies countywide.

Planner Page noted that multiple wind turbines could have greater impacts despite their relatively small footprint and observed that the current ordinance does not specifically limit the number of wind turbines on a property.

Member Taylor expressed support for allowing rooftop solar and backup generators through the simplified process but stated that wind-powered generation and larger non-rooftop solar installations should continue to receive additional review due to their potential impacts.

Planner Page suggested limiting the amendment to fuel-based personal power generation systems.

Chris Tremea noted that the current ordinance also requires a Conditional Use Permit for solar energy systems, prompting broader discussion regarding how various forms of personal power generation should be regulated.

Chair Sessions summarized the Commission's consensus to include language specifying that the 70-decibel limit be measured at the property line nearest the complainant and that the amendment apply consistently across all zoning districts.

Member Taylor moved to recommend approval to the County Commission for the personal power generator code text amendment based on the findings listed in the memorandum dated June 25th 2026 with the following conditions:

- 1. This text amendment shall apply across all zones.***
- 2. The Maximum decibel reading 70 decibels at property line closest to the complainant.***
- 3. Under the definition let it read “The installation should be permitted with the issuance of a building permit. This includes roof mounted solar, micro hydro generation or diesel or fuel driven generators. Diesel or fuel generators shall be restricted to fuel storage allowances by the fire code and approval by the local fire department having her and jurisdiction.”***

Member Watt seconds. Motion carries unanimously.

Administrative

- 7. Public Meeting/Discussion/Decision – Peterson Pipeline CUP Well #2:** A request for approval of a Conditional Use Permit (C3) that is required for a “Public facilities or public service facilities,” which is identified by parcel number 00-0086-4072 and serial number 01-WHITE-A and is approximately located at 4150 Mahogany Drive in unincorporated Morgan County. The current zoning is A-20.

Planner Page presented a request for a Conditional Use Permit (CUP) for a public utility facility located at approximately 4150 Mahogany Drive in the Peterson area. He explained that the proposal included construction of a well house around an existing non-operational well, installation of a concrete pad for a backup generator, and placement of a 1,000-gallon propane tank. He noted that access would be provided via an existing dirt road right-of-way. Staff had reviewed and approved the required floodplain permit and determined the proposed use was compatible with the surrounding area. He stated that the nearest residence is approximately 250 feet from the well, the well house would help reduce generator noise, and the generator would operate only during emergencies and periodic maintenance. The proposed generator was designed to produce no more than 75 decibels measured at seven meters. Staff recommended approval and remained available for questions.

Member Taylor noted the difference between the proposed 75-decibel standard for the generator and the 70-decibel standard discussed under the previous agenda item.

Member King estimated that seven meters equates to approximately 23 feet using the map scale.

County Attorney Christoffersen asked whether the proposed noise level would become a condition of approval.

Planner Page responded that it was not proposed as a condition but was a specification provided by the applicant.

Matthew Harames, representing the applicant, explained that the 75-decibel limit was included in the project specifications and would be required of the contractor. He added that the generator would also be equipped with a sound-dampening enclosure to further reduce noise. He stated that the generator would operate only during power outages and for periodic maintenance every two to three months in accordance with manufacturer recommendations.

Member Taylor asked whether the County currently has a nuisance ordinance regulating noise at the property line.

Chris Tremea responded that the County does not currently have specific decibel standards within its nuisance ordinance, which is why Staff had proposed adding measurable noise limits to the ordinance. He noted that noise complaints are generally evaluated at the property line.

Member Watt explained that measuring sound levels at a specified distance is an industry standard and noted that law enforcement agencies commonly use decibel meters when investigating noise complaints.

Member Taylor asked how the County would address the issue if the generator exceeded its stated noise level.

Member Watt noted that future changes to the nuisance ordinance would not apply retroactively.

Chris Tremea added that if a generator exceeded its specified operating standards due to a mechanical issue or malfunction, Staff would work with the owner to resolve the problem.

Member King *motioned to recommend approval to the County Commission of the Conditional Use Permit for the Peterson Pipeline Well#2 house and facilities application# CUP26.001 to allow for a facility identified by parcel number 00-0086-4072 and serial number 01-WHITE-A and approximately located at 4150 Mahogany Drive in unincorporated Morgan County in the Peterson area based on findings and conditions in packet dated June 25th 2026. Second by Member Watt. Motion carried unanimously.*

8. **Public Meeting/ Discussion/Decision – PEAKS Plat Amendment No. 1:** A request to amend the PEAKS Plat moving the location of units 1 to 15. The project location is 5360 W. Old Highway Road in unincorporated Morgan County. The current zoning is RM-15 (Multiple family Residential).

Planner Page presented a request to amend the subdivision plat for the townhomes located off Jeeder Lane and Old Highway Road. He explained that fifteen townhome units had been constructed approximately five feet north of the recorded legal description. The proposed plat amendment would revise the legal descriptions to accurately reflect the location of the existing structures. He stated that Staff found the amendment met all applicable requirements and recommended approval.

Member Taylor asked whether the adjustment created any setback violations.

Planner Page responded that the amendment did not violate any setback requirements and only corrected the legal description to match the location of the buildings.

Chris Tremea noted that the discrepancy had been identified early in the development process, allowing it to be addressed through the plat amendment.

Member Taylor moved to recommend approval to the County Commission to adjust property lines of 15 townhome units located on Jeeder Drive and Old Highway Road based on the findings and with the conditions listed in the staff report dated June 25th 2026. Second by Member King. Motion carried unanimously.

9. Business/Staff Questions

Planner Page – Asked if the Planning Commission would be willing to have a work session for a Food Truck Text Amendment preceding the following Planning Commission Meeting at 5:00pm. He stated that Josh, the Zoning Administrator was willing to provide dinner.

Member Taylor – Suggested that if they finished the work session early, they could start a training video and watch it while they ate.

Member Watt – Confirmed that this was for the July 9th meeting.

10. Approval of June 11th, 2026, Planning Commission Minutes

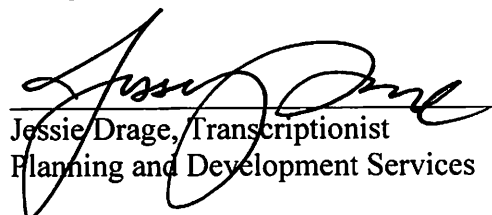
Member King moved to approve the June 11th 2026 minutes. Second by Member Watt. Motion carried unanimously.

11. Adjourn

Member King moved to adjourn the meeting. Second by Member Taylor. Motion carried unanimously.

Approved:

 Date: 7/9/26
Chairman, ~~Maddie Maloney~~ Debbie Sessions
Morgan County Planning Commission

 Date: 7/9/2026
Jessie Drage, Transcriptionist
Planning and Development Services