

10. Adjourn

Motion by Member Sessions

Second, by Member King. The vote was unanimous. Motion carried.

Approved: 
Chairman, Maddie Maloney

Date: 12/11/25

Date: _____
Judy Vogel, Transcriptionist
Planning and Development Services

Planning Commission Members continue to discuss standards for signs, lighting and if this is going to increase the number of signs along the I84 corridor.

Member Sessions questioned the distance of the I84 corridor. And what determines frontage for the businesses along the highway.

Planning Director Cook further explained what signs and what kind are allowed for businesses.

Applicant Chad Flowers explained how this came about with Wildcat Storage wanting their own sign which would have eliminated the ability for other business to have free standing signs because of the current code. This will enable all the business to share one free standing sign.

Planning Director Cook clarified what a shopping center is as it pertains to signage and the code.

Planning Commission discussed electronic signage and any lighting it would create. They also discussed the findings they would like to add to the recommendation.

Member Watt suggested that the commission stay on topic and not implicate other codes that are not specific to what they are talking about tonight.

Motion by Member Sessions “I move we recommend approval to the County Commission for the Highway Signage Code Text Amendment based on the findings listed in the memorandum dated September 11, 2025, with the following additional conditions:”

1. That the signs be on premises
2. That the width is limited to 12 feet
3. That the height is limited to 35 feet
4. That the setback is 5 feet
5. To clarify that the shopping center shall have frontage on I-84 for the I-84 Corridor
6. That the quotation marks are removed around shopping center
7. That the lights be turned off at 10 p.m.
8. That the proliferation language be taken out

Second by Member Watt. The vote was unanimous. Motion carried.

8. Business and staff questions
9. Approval of minutes

Motion by Member Wilson

Second, by Member King the vote was unanimous. Motion carried.

Motion by Member Wilson, – “I move we recommend approval to the County Commission of the Whittier Subdivision, No. 1 Plat Amendment, application number 25.015, approximately located at 3929 N 4000 W within the unincorporated county area based on the findings listed in the staff report dated September 11, 2025.”

Second by Member King. The vote was unanimous. Motion carried.

Legislative

7. Public Hearing/Discussion/Decision – Highway Signage Code Text Amendment -
Request for approval of a text amendment to the Morgan County Code (MCC) to allow highway signage.

Planning Director Cook presented the request from the property owner for a highway sign text amendment and turned the time over to the applicant to present.

Chad Flowers from Ryse Signs. Explained the intent to allow a single double sided 40 ft. sign along the highway to allow all business owners in the Canyon View Commercial Subdivision to advertise their businesses on one sign. He stated this would eliminate the clutter of a lot of smaller individual signs. They looked at other cities such as Bountiful to mirror what they have done when writing the text for this amendment. He stated the Anchor tenant on the sign would be Young Motor Sports.

Open Public Hearing

Motion by Member King to open Public Hearing

Second by Member Sessions. The vote was unanimous. Motion carried.

Tina Kelley stated people don't want signs taking up space or the view shed of Mountain Green. Expressed concerns with safety. Expressed disapproval for the height. Signs that UDOT put up are sufficient. She doesn't agree with the proposed text amendment.

Close Public Hearing

Motion by Member Watt to close Public Hearing.

Second, by Member King. The vote was unanimous. Motion carried.

Member Wilson questioned if the County has offered anything or what the applicant is entitled to. Questioned the existence of state or national laws that would prohibit such signs.

Planning Director Cook stated the County has offered nothing other than what is stipulated in the code and state law prohibits us from regulating content. He then gives options of how they can vote.

Chair Maloney questioned Planning Director Cook's opinion on the 40 ft. height.

Planning Director Cook stated that it is similar to what is already allowed for free standing signs.

PLANNING COMMISSION MINUTES

Thursday, September 11th, 2025

Morgan County Commission Room

6:30 pm

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

Present PC Members:

Member Sessions

Member Maloney

Member King

Member Wilson

Member Watt

Absent PC Members:

Member McMillan

Member Telford

Public Attendance:

Tina Kelley

Mike Whittier

Jeff Glum

Kent Singleton

Steve Bendt

Randy Parker

Chad Flowers

Angelic Read

Staff:

Planning Director Cook -Absent

Jeremy Lance -Planner I

Judy Vogel, Transcriptionist/Permit Tech

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

Motion by Member Sessions to approve the agenda.

Second by Member King. The vote was unanimous. Motion carried.

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

Jeff Glum-Read statement - included in meeting recording

Kent Singleton- Read statement – included in meeting recording

Planning Commission Meeting September 11, 2025

Administrative

6. Public Meeting/Discussion/Decision -Whittier Subdivision No.1 Plat Amendment - A request for approval of a lot line adjustment within the Whittier Subdivision, which is identified by parcel numbers 00-0064-2773 & 00-0064-2854 and serial numbers 01-WHIT-0003 & 01-WHIT-0004 and is approximately located at 3929 N 4000 W in unincorporated Morgan County.

Planner Lance presented the request for the lot line adjustment.

Applicant Angelic Read explains what they want to do and why they are requesting the lot line adjustment.