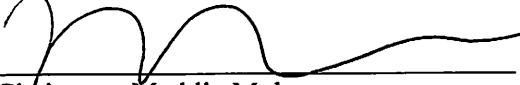


*Motion to adjourn meeting by Member Sessions. Second by Member Wilson. The vote was unanimous. Meeting adjourned.*

Approved:

 Date: 12/11/25  
Chairman, Maddie Maloney  
Morgan County Planning Commission

 Date: 12/11/25  
Jessie Drage, Transcriptionist  
Planning and Development Services

or references that may be discovered during staff review. Any future notices should not request further county review.”

**Deputy Attorney General Janet Christopherson** confirms that she has often noticed incorrect references and that she agrees with the importance of making sure all references and hyperlinks are operational and correct.

*Member McMillian motions to go into public hearing, seconded by Member Wilson. Unanimous approval. No public comment. Member King motions to go out of public hearing, second by Member Wilson. Motion carries unanimous.*

*Member McMillian motions to approve to the County Commission for the Utah Code Title 17 Update Code Text Amendment based on findings listed in the memorandum dated November 13<sup>th</sup> 2025. This approval covers changes currently proposed and also authorizes correction by Scrivener's errors, minor technical errors, omitted references that may be discovered during continual staff review. Any future minor adjustments of this nature shall be considered Scrivener's corrections and shall not require further County Commission review and do not subsequently alter the intent of the amendment. Member King seconds. Unanimous approval. Motion carries.*

## 10. Business/Staff Questions

**Member Maloney** welcomes Jessie Drage verbally.

**Member Maloney** asks Director Cook if we should plan on hearing from the Applicant regarding the Ponderosa item on December 11<sup>th</sup> 2025.

**Director Cook** answers that he will reach out to the Applicant on Monday but it sounds like the applicant is proposing some changes that may meet the distance and setback requirements. There is a chance that they may withdraw their appeal. If this is the case, we may have a development agreement amendment instead. He recommends not continuing the item on December 11<sup>th</sup> 2025. It would be safe to plan on hearing from the Applicant most likely in January or February – early next year

## 11. Approval of October 23<sup>rd</sup> 2025, Planning Commission Minutes

**Member Maloney** motions to approve the minutes from October 23<sup>rd</sup> 2025 Planning Meeting. Jessie Drage states that she has received corrections from Member Sessions but did not have time to update them before the meeting began and will do so tomorrow.

*Member Sessions moves to approve minutes from October 23<sup>rd</sup> 2025 with the corrections provided on November 13<sup>th</sup> 2025. Second by Member King. All in favor unanimous. Motion carries.*

## 12. Adjourn

8. **Public Hearing/Discussion/Decision – *Emergency Adoption of Water Element to Meet State Statutes and Deadlines for County General Plan***: Request for approval of a text amendment to the Morgan County General Plan to clarify provisions and ensure consistency with Utah Code §17-27a-403 requiring inclusion of a water use and preservation element in the County General Plan.

**Director Cook** introduces the emergency water element stop-gap to be adopted to current general plan. It will be fleshed out and expanded upon for the new general plan. He explains its purpose and the consultation process with water providers. He invites the Morgan County consultant with Outpost Consulting, Valerie Claussen to make comments.

**Valerie Claussen** provides updates on the plan, including public comments received and involvement of water providers. It was posted on November 5<sup>th</sup>. The water providers that were included public culinary and secondary with connections to residential. Two written comments were received, one from the Mountain Green rest area and one comment on irrigation companies not being included. The Water providers involved in the plan were mailed notices and invited to attend in-person and virtual meetings with a positive turn-out. It was noted that the Mountain Green water company was in attendance and had more current information than the State had provided, which was useful.

**Member Sessions** questions the state code references, stated that one looked to be incorrect and requested that they look it up and correct it. She commented on the expected division of land, which led to a conversation on housing and anticipated commercial development. She also raised concerns about implementation of the turf conversion programs and water shed protection overlay zones, the ability to fund projects and replacement of aging infrastructure.

**Director Cook and Valerie** explain that this is a rough version of what will be brought to life as more time is needed to fine-tune this plan for Morgan County specifically and this can be done over the course of the next year.

**Member Sessions motions to open discussion to public hearing seconded by Member King. No public comment made. Member Wilson motions to go out of public hearing, seconded by Member McMillan. Unanimously, motion carries.**

**Member King motions to recommend approval to the County Commission for the Emergency Adoption of Water Element to Meet State Statutes and Deadlines for the County General Plan based on the findings listed in the memorandum dated November 13<sup>th</sup> 2025. Member Sessions seconds approval. Unanimously, motion carries.**

9. **Public Hearing/Discussion/Decision – *Utah Code Title 17 Update Code Text Amendment***: Request for approval of a text amendment to the Morgan County Code (MCC) to update references in the county code to reflect recent recodification of Utah Code Title 17 regarding county organization, powers, and land use authority.

**Planner Lance** introduces the Utah Code Title 17 update, explaining the need to reflect recent recodification of Utah Code Title 17. The update was described as clerical and aims to keep cross-references to state statutes and current and accurate. A statement from a staff member was read “This approval covers the changes currently proposed and also authorizes minor technical errors

the audience tonight and requesting that this topic be addressed at a future date, potentially December 11th due to public notice issues.

**Member Maloney** no action. Moving on.

7. **Public Meeting/Discussion/Decision – East Canyon Retreat Small Subdivision Preliminary & Final Plat:** A request for preliminary and final plat approval for a 2-lot subdivision, which is identified by parcel number 00-0001-1195 and serial number 01-003-410-11 and is located at 4950 & 4964 South Highway 66 in unincorporated Morgan County.

**Planner Lance** presents item #7 the *East Canyon Retreat Small Subdivision Preliminary & Final Plat*, application 25.012. He introduces applicants Tom and Shad Guffey, in the audience and details the project location and size, zoning and the need for preliminary and final plat approval. The location of the East Canyon Retreat small subdivision of a 10 acre lot exactly into two 5 acre lots. He states that the Planning Staff has reviewed and finds that this meets all minimum code requirements. Weber Morgan Health Department took initial issue to previous depiction of plat drawings that bisected historic leach field but that has since been reviewed and the drawings corrected to depict that the leach field does not bisect any utilities. Lance states that the Planning Staff received two phone calls both requesting clarification of the subject matter for tonight's meeting. The Planning Staff recommends approval and is available for any questions.

**Tom Guffey** – Comes forward and states his name for the record, Tom Guffey.

**Member Sessions** asks the applicant a question regarding the wells and well sites. She clarifies that there are only two active wells (although three sites are shown on the map).

**Tom Guffey** – There is a third well site but it was deemed a botched well that is surface water only and is not used at all.

**Member Sessions** - Points out that there are no well head protection zones shown on the map. She requests that the 100 foot boundary circles be added to the map and properly labeled 'well head protection zones'. She also requests that the utility easements be shown on the plat. Applicant Tom Guffey agrees to comply with updating the map so that it shows the well head protection zones.

*Member Sessions motions to approve East Canyon Retreat Small Subdivision Preliminary & Final Plat Application 25.012 allowing for a two lot subdivision of land located at 4950 and 4964 S Hwy 66 based on the findings and with the conditions listed in the staff report dated November 13<sup>th</sup> 2025 and with the following additional conditions that the utility easements and wellhead protection zone are shown on the plat. Motion is seconded by Member Wilson. All in favor. Unanimous. Motion carries.*

**Legislative**

## PLANNING COMMISSION MINUTES

Thursday, November 13th, 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 McMillian

### **Absent PC Members**

Member Telford  
Member Watt

### **Public Attendance:**

Tina Kelley  
Simone Rousseau  
Joseph Rousseau  
Shad Guffey  
Valerie Clayssen  
Ron Musselman  
Nicole Neemz  
Catherine Hoover

### **Staff:**

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

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

*Motion by Member King to approve the agenda. Second by Member McMillian. The vote was unanimous. Motion carried.*

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

### **Administrative**

6. Public Meeting/Discussion/Decision – LDS MTN. Green Cottonwood Canyon Road Subdivision - First Amended: A request for a lot line adjustment to lot 4 of the LDS MTN. Green Cottonwood Canyon Road Subdivision, which is identified by parcel number 00-0084-0774 and serial number 03-LDSMG-0004 and is located at 4210 West Cottonwood Canyon Road in unincorporated Morgan County.

**Planner Lance** starts by welcoming and acknowledging the new transcriptionist Jessie Drage who will be taking minutes tonight. He then introduces the LDS Mountain Green Cottonwood Canyon Road subdivision first amended, file number 24.067. He states that the applicant is not in