

## PLANNING COMMISSION MINUTES

Thursday, August 28th, 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.

<b>Present PC Members:</b>	<b>Absent PC Members</b>	<b>Public Attendance:</b>	
Member Sessions	Member McMillan	Tina Kelley	Lynn Pederson
Member Maloney		Paul Clayton	RJ Bunnell
Member King		Ryan Jibson	Angie Hansen
Member Wilson		Nancy Moss	Daniel Hansen
Member Watt		Josh Jenks	Ty Reese
Member Telford		Sarah Dubano	Dana Bauer
		George Pederson	

### **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 King to approve the agenda.*

*Second by Member Telford. The vote was unanimous. Motion carried.*

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

Deputy Attorney Christofferson explained that it is amendment to the development agreement and it is a legislative action.

### **Legislative**

7. **Public Hearing/Discussion/Decision** – Rollins Ranch DA, Fifth 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.

Planner Lance presented the request to revise the road alignment for safety and recommends that the Planning Commission only look at road change. Read an email from Mountain green Fire Marshall. Included in the minutes

Member Sessions questioned the absence of Exhibit A

### **Open Public Hearing**

*Motion by Member Sessions to open Public Hearing*

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

**Dana Bauer-** quoted the code on double frontage lots and voiced concerns. Stated its unfair, unsightly. Deeds to discuss easement. This road change will impact homes.

**George Pederson** – voiced concerns with wording. Didn't address Ranch Blvd in the notice. Concerns with changing flow of traffic and heavy equipment effect on the road. Concerns that they are paying road maintenance for Ponderosa.

**Robert Banell** – Owner of property that will have three frontages if this passes. Feels it will be devastating to his family. Concerns for safety, drainage and flooding.

**Lynn Pederson** – Concerns with safety and speed of traffic. Will create more havoc. Needs another access. Quote, "our job is to control growth, but growth is controlling us" opinions don't matter.

**Paul Clayton -Durbano** shifted road 10ft. from his property line. He does have drainage concerns. Questioned what the decision means for them. Concerns about increased traffic and egress accessibility. Stated the need for mindful planning.

**Ryan Jensen** – Browning Attorney. Concerns with language and direction arrows on C-1 of appendix A plan to Browning. And the mention of a public ROW to Mountain Green trail system which goes over browning property. Wants that language omitted. Does not want trespassers.

**Daniel Hansen** – Property not affected but stated concerns with increased traffic, making the road straight would increase the speed. Stated his opposition to the amendment and thinks the entrance should be kept at the 4 way stop where it was originally.

**Josh Jenks** – Stated the significant risk to public health and safety due to increased traffic and speed. Keep original entrance at the 4 way stop.

**Dana Bauer-** repeated hers and everyone's statements. Included an email statement in the minutes

### **Close Public Hearing**

*Motion by Member Watt to close Public Hearing.*

*Second, by Member Telford. The vote was unanimous. Motion carried.*

**Applicant Ty Reese-** Read his engineers comments and stated the road is safer with the re-design. There are no blind curves with the redesign and would be safer for children.

Member Sessions questioned if this was done by a traffic engineer?

Applicant Ty Reese stated it was a Civil Engineer.

Members of the Planning Commission questions property lines, addressing drainage, safety of the slope.

Member Telford questioned Planner Lance if property rights were restricted?

Planner Lance deferred answer to Planning Director Cook.

Chair Maloney questions the process.

Member Sessions stated it is a self-inflicted problem. That in 2015-2017 the applicants added a pump house where the old entrance would be and now it would need to be moved. There was no traffic study done, these problems can be mitigated to put the entrance back to the original spot.

Member Watt started he looked at the area and took two different perspectives. Stated they are changing plans in the middle of the game. Stated it is not fair to homeowners.

Chair Maloney asked to clarify double frontage in the code.

Planner Lance stated it has to be approved by the County Commission.

*Member Sessions "I move we recommend denial to the County Commission for an amendment to the Rollins Ranch Subdivision Development Agreement, due to the following findings:"*

1. *The change will unduly affect the neighbors*
2. *The Pump House can be moved to allow for original access*
3. *It is feasible to leave the road the same.*

*Second by Member Wilson. The vote was unanimous in the negative. Motion carried.*

Deputy Attorney Christofferson cleared up concerns about the trail system and the Browning property. Stated that it was from the original concept plan, C-1 doesn't apply.

#### 8. Business and staff questions

Chair Maloney stated the right map needs to be included in the packet.

Member Telford stated the need to address the developing trail system.

#### 9. Approval of minutes

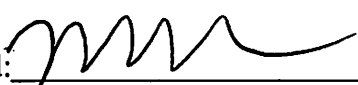
*Motion by Member King*

*Second, by Member Watt the vote was unanimous. Motion carried.*

#### 10. Adjourn

*Motion by Member Sessions*

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

Approved:  Date: 9/11/25

Chairman, Maddie Maloney

  
Judy Vogel, Transcriptionist  
Planning and Development Services

Date: 9-11-25