



PLANNING COMMISSION AGENDA
Thursday, March 12th, 2026
Morgan County Commission Room
6:30 p.m.

PUBLIC NOTICE is hereby given that the Morgan County Planning Commission will meet at the above time and date at the Morgan County Courthouse, Commission Chambers; 48 West Young St., Morgan, Utah. The agenda is as follows:

1. Call to Order – Prayer
2. Pledge of Allegiance
3. Approval of Agenda
4. Declaration of Conflicts of Interest
5. Public Comment

Administrative

6. **Public Meeting/Discussion/Decision** – *The Patterson Place CUP*: A request for approval of a Conditional Use Permit (C2) that is required for a private/public resort with dwelling complexes and associated Commercial Sales, which is identified by parcel numbers 00-0001-3712 & 00-0001-3704 and serial numbers 01-004-119-01 & 01-004-119 located approximately at 4215 N 3800 W, Peterson UT in unincorporated Morgan County.
7. **Public Meeting/Discussion/Decision**: *Young Powersports Mountain Green Sales & Service CUP*: A request for approval of a Conditional Use Permit (C2) that is required for an auto sales and service center, which is identified by parcel number 00-0090-5054 and serial number 03-CANVCOMW-0009 and is located at 5759 W Canyon View Circle Mountain Green, UT in unincorporated Morgan County.
8. **Public Meeting/Discussion/Decision** – *Hidden Hills Estates Small Subdivision Preliminary & Final Plat*: A request for preliminary and final plat approval of a small one (1) lot subdivision, identified by parcel number 00-0094-0301 and serial number 01-003-066-04, and is located at approximately 1815 Deep Creek Road in unincorporated Morgan County.

Legislative

9. **Public Hearing/Discussion/Decision** – *Howard & Kelly Rezone*: Request to rezone property from A-20 (Agriculture) to RR-5 (Rural Residential five acre minimum) and reflect that change on the Future Land Use Map from Agriculture to Ranch Residential 5 completely. The property is identified by parcel number 00-0085-3971 and serial number 01-004-414-01 and is approximately located at 1300 W Island Road in unincorporated Morgan County.
10. **Public Hearing/Discussion/Decision** – *Geohazards Code Text Amendment*: Request for approval of a text amendment to the Morgan County Code (MCC) to update slope requirements generally.

11. Business/Staff Questions:
 - Election of Planning Commission Officers (Chair and Vice Chair)
12. Approval of February 26th, 2026, Planning Commission Minutes
13. Adjourn