

AGENDA

MORGAN CITY PLANNING COMMISSION MEETING Tuesday July 21st, 2026, Work Session 6:30pm, General Session 7pm, Morgan, Utah

The Planning Commission meeting will be held in-person on Tuesday July 21st, 2026, at 7:00pm in the City Council room located at 90 W. Young Street with a Work Session at 6:30pm.

The public meeting will be live streamed on YouTube and a recording available on morganutah.gov.

6:30 p.m. PLANNING COMMISSION WORK SESSION MEETING

Discussion on agenda items

7:00 p.m. PLANNING COMMISSION GENERAL SESSION MEETING

MINUTES APPROVAL: June 16th, 2026, Planning Commission meeting.

AGENDA ITEMS

- ITEM #1** As per Planning Commission Bylaws-Nomination of Chair and Vice Chair.
- ITEM #2** PUBLIC HEARING-Ordinance 26-10 amending Title 10.14.070 Residential Zones; Tables 3-1 giving corner lots a rear and side yard orientation option.
- ITEM #3** PUBLIC HEARING-Ordinance 26-11 amending Title 10.16.160 Commercial/Manufacturing Land Use Classifications; Table 4-2 as an update.
- ITEM #4** PUBLIC HEARING-Ordinance 26-12 amending Title 10.04.010 Definition to support the updated Commercial/Manufacturing Land Use Classifications.
- ITEM #5** Conditional Use Permit-Young Power Sports Motor (YPSM) at 273 E 300 N. housing display and signage for Polaris, Kawasaki, & used Powersports until sales, services, & parts as per the application.

Posted on this 7th day of July 2026

Teresa Shope, Planning & Zoning Secretary



NOTICE OF PUBLIC HEARING

BY THE PLANNING COMMISSION OF MORGAN, CITY

Morgan City will hold public hearings on **Tuesday, July 21st, 2026, at 7 pm** to consider the proposed:

- Ordinance 26-10 amending Title 10.14.070 Residential Zones; Tables 3-1 giving corner lots a rear and side yard orientation option.
- Ordinance 26-11 amending Title 10.16.160 Commercial/Manufacturing Land Use Classifications; Table 4-2 as an update.
- Ordinance 26-12 amending Title 10.04.010 definitions to support the updated Commercial/Manufacturing Land Use Classifications.

The hearing will provide an opportunity for the public to learn about and provide input on potential rezone. Morgan City Office is located at 90 West Young Street.

Public Participation

The public is encouraged to attend, learn about the proposed changes, and provide input. The Planning Commission's role is to evaluate the proposals and make a recommendation to the Morgan City Council.

MORGAN CITY CORPORATION

Teresa Shope, City Planning Department
Date this 7th day of June 2026

Planning Commission Meeting

Minutes of Morgan City Planning Commission WORK and GENERAL meeting held in open public session on June 16th, 2026, work session at 6 p.m. and general session at 7 pm.

MINUTES

JUNE 16TH, 2026

6:00 PM

MORGAN CITY COUNCIL ROOM

MEETING CALLED BY	Chair Erin Bott
MEMBERS	In-person: Chris Tremea, Becky Hendershot, Ray Little Electronically: David Griffith
EXCUSED	Jay Ackett and Mark Francis
CITY STAFF	In-person: City Planner, Jake Young; Mayor, Steve Gale; City Attorney, Gary Crane; City Council, Tony London. Electronically: City Council, David Griffith
OTHERS PRESENT	In-person: Electronically: Eric Malmberg
INTRODUCTION	Chair Erin Bott welcomed all in attendance and reminded those in attendance online and in-person that the meeting was being recorded and would also be published on YouTube.

WORK SESSION 6:00pm

During the work session, Jake suggested that the commission briefly go over the public hearing for item #1 and that the group would focus the work session discussion on items 2 and 3.

Public Hearing rezone from Manufacturing and Distribution (MD) to General Commercial (CG) for 5 parcels owned by the Ridley's Market group encompassing one parcel for the grocery store, one parcel for McDonalds with the remaining parcels vacant or remnant pieces-Jake displayed an aerial view of the site as well as the zoning map which demonstrated that the site currently houses two zones. Good practice of planning, a project should not encompass two zones. Staff were working with the engineer on the addition of Ridley's, it seemed logical to rezone the parcels owned by the company to one zoning designation, hence the application. The commission agreed and moved onto the next item on the agenda. Jake reiterated that the zoning designation approval cannot be based on the potential addition as the addition is not part of the application and could change.

Discussion on rear and side yard setbacks on corner lots-Jake displayed a corner lot and discussed the challenges regarding placement of a home and meeting setbacks. Staff are recommending an amendment to the code to allow options on interior side yard and back yard setbacks on corner lots only. For example, if the home faced the longest frontage with traditional setbacks, it would be difficult to meet the front yard and back yard as the depth of the lot is not very deep. With the proposed option of orientation, this same scenario with the home facing the longest frontage, the owner could have the interior side yard setback opposite to the front and the back yard set back would be on the side. The commission discussed the item and agreed to amend the code to accommodate.

Discussion amending Title 10.16.160 Commercial/Manufacturing Land Use Classifications; Table 4-2 and definitions-The commission has been reviewing the table for several meetings and had asked staff to present a "cleaned-up" version for review prior to scheduling a public hearing for adoption. The commission along with staff reviewed the draft amendment along with changes that would occur in the definitions. At the conclusion of the discussion, the commission felt the document was ready for a public hearing at the next scheduled planning commission meeting.

GENERAL SESSION 7:00pm

**MINUTES PLANNING COMMISSION MEETING
May 19th, 2026**

DISCUSSION	No discussion regarding the minutes.
MOTION	Chris Tremea moved to approve the minutes of Planning Commission meeting for May 19 th , 2026, as presented. Second: Becky Hendershot Unanimous

**ITEM #1 PUBLIC HEARING-REZONE FROM MANUFACTURING AND
DISCTRIBUTION (MD) TO GENERAL COMMERCIAL (CG) FOR 5
PARCELS 00-0004-8338, 00-0090-6036, 00-0085-9834, 00-
0004-2323, 00-0092-0622 LOCATED APPROXIMATELY 300
NORTH INDUSTRIAL ROAD. (Ridley's Market, McDonald's and
adjacent vacant lots)**

INTRODUCTION	Chair, Erin Bott introduced the public hearing regarding a request to rezone five parcels, located at approximately 300 North Industrial Road in the Ridley's and McDonald's parking lot area and adjacent properties, from Manufacturing and Distribution (MD) to General Commercial (CG). Prior to opening the public hearing, Erin asked City Planner Jake Young to provide background information on the request. The Chair also confirmed that Eric Malmberg from AWA Engineering represented the applicant. Mr. Young explained that the owners of the Ridley's properties were working with AWA Engineering on potential future development. He clarified that no development application had been submitted at that time and that the Planning Commission's decision was limited to the requested zone change rather than any future building proposal. Mr. Young stated that the subject property consisted of approximately three acres and included five parcels. The parcels were currently split-zoned between Manufacturing and Distribution (MD) and General Commercial (CG). He reviewed the applicant's parcel map and county parcel viewer, noting that the existing McDonald's restaurant would remain unchanged. The site also included the Ridley's grocery store, parcels located to the north and northwest, and an additional parcel to the south. Mr. Young reviewed the current zoning map, explaining that the grocery store property was zoned Manufacturing and Distribution while the frontage along State Street was zoned General Commercial. The proposal would rezone all five parcels to General Commercial (CG). He stated that the request was consistent with the recently adopted General Plan, which identified the State Street corridor as a commercial area. He noted that a grocery store was an appropriate commercial use for the corridor. Mr. Young displayed photographs of the site, including the existing grocery store, McDonald's restaurant, parking areas, open field to the north, and surrounding parcels. A Commissioner commented that the request appeared to be common sense, and Mr. Young agreed, noting that staff nevertheless completed a thorough review of the proposal. Mr. Young explained that any future development would still be subject to applicable development review requirements. He noted that any proposed drive-through use would require Conditional Use Permit approval by the Planning Commission. He also advised that the property
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	was located within the City's Sensitive Lands Overlay area. While this designation did not prohibit the requested rezoning or future commercial development, it would require additional review of issues including site elevations, flood considerations, grading, stormwater management, and wellhead protection during the development review process. Chair, Erin Bott asked Eric Malmberg if he had any additional comments to add to staff review prior to opening the public hearing. Mr. Malmberg complimented Planner Jake Young on his thorough introduction and indicated he had no additional comments. Eric stated that the rezone was a good fit for the plans of expansion for Ridley's Market to the north.
OPEN PUBLIC HEARING	Chris Tremea moved to open the public hearing rezone from Manufacturing and Distribution (MD) to General Commercial (CG) for 5 parcels 00-0004-8338, 00-0090-6036, 00-0085-9834, 00-0004-2323, 00-0092-0622 located approximately 300 Nort Industrial Road. Second: Ray Little Unanimous
PUBLIC HEARING COMMENTS	No public comment
CLOSE PUBLIC HEARING	Chris Tremea moved to close the public hearing rezone from Manufacturing and Distribution (MD) to General Commercial (CG) for 5 parcels 00-0004-8338, 00-0090-6036, 00-0085-9834, 00-0004-2323, 00-0092-0622 located approximately 300 Nort Industrial Road. Second: Ray Little Unanimous
DISCUSSION	Erin Bott stated that the commission had an opportunity during the work session to discuss the item and the commission felt that the rezone was straight forward with no additional comments.
MOTION	Chris Tremea moved to recommend approval of rezone from Manufacturing and Distribution (MD) to General Commercial (CG) for 5 parcels 00-0004-8338, 00-0090-6036, 00-0085-9834, 00-0004-2323, 00-0092-0622 located approximately 300 Nort Industrial Road for the City Council's consideration. Second: Becky Hendershot Unanimous

ITEM #2 DISCUSSION-REAR AND SIDE YARD SETBACKS ON CORNER LOTS

DISCUSSION	Erin stated the commission did have a discussion on the rear and side yard setbacks orientation option during the work session and the commission reached the conclusion that the option was logical to allow adjustments. The item is for discussion and not a vote at the meeting and direction was given to staff to draft the Ordinance amendment for recommendation to the city council at the next scheduled planning commission meeting.
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ITEM #3 DISCUSSION-AMENDING TITLE 10.16.160 COMMERCIAL/MANUFACTURING LAND USE CLASSIFICATIONS; TABLE 4-2 AND DEFINITIONS

DISCUSSION	Erin stated similar to item #2, the commission discussed the modifications and definitions that staff presented during the work session. The commission has been working on the table for a few meetings and agrees that the item is ready for a draft ordinance amendment.
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ADJOURNMENT:

This meeting was adjourned at 7:20pm.

Teresa Shope, Secretary

These minutes were approved at the _____ Meeting.

ORDINANCE __26-10

AN ORDINANCE ADOPTING THE MORGAN CITY 10.14.070 RESIDENTIAL ZONES; TABLES 3-1 UPDATE (SEE EXHIBIT A); PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Morgan City Planning Commission has reviewed the City's Zoning 10.14.070 Residential Zones; Tables 3-1 Update and has recommended adoption thereof; and

WHEREAS, the Planning Commission's action of recommending approval of the Zoning 10.14.070 Residential Zones; Tables 3-1 Update is reasonably and rationally based; and

WHEREAS, due to the growth and planning of Morgan City, the City Council of Morgan City deems it to be in the best interest of the health, safety, and welfare of the citizenry to adopt the Zoning 10.14.070 Residential Zones; Tables 3-1 Update.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MORGAN, UTAH:

SECTION 1 Repealer. If any provisions of the Morgan City Zoning 10.14.070 Residential Zones; Tables 3-1 Update heretofore adopted are inconsistent herewith, they are hereby repealed.

SECTION 2. Enactment. That the reviewed Zoning 10.14.070 Residential Zones; Tables 3-1, with its accompanying tables, charts, and maps, which is attached hereto and incorporated herein by this reference, is hereby adopted.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed, and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION 4. Effective Date. This Ordinance, being necessary for the peace, health, and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Morgan, Utah, this __ day of __, 2026.

STEVE GALE, Mayor

ATTEST:

JANET PACE, City Recorder

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay	Excused
Council Member London	___	___	___
Council Member Wardell	___	___	___
Council Member McGuire	___	___	___
Council Member Richins	___	___	___
Council Member Alexander	___	___	___

(In the event of a tie vote of the Council):

Mayor Gale	___	___
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Exhibit A

10.14.070 RESIDENTIAL ZONES; TABLES 3-1

TABLES 3-1

RESIDENTIAL ZONE REGULATION CHART

Lot Size	A	R-R	R-1-20	R-1-12	R-1-10	R-1-8	RM-7	RM-15
Minimum lot area (square feet) 1st dwelling unit	5 acres	43,560	20,000	12,000	10,000	8,000	8,000	8,000
Minimum lot area (square feet) for each add. unit	5 acres	43,560	20,000	12,000	10,000	8,000	4,000	2,500
Minimum lot width (feet) at setback (inside/corner) ^{2,3}	100/100	100/100	90/90'	80/80'	80/80'	70/80	70/80	80/80'
Minimum frontage ⁴	80'	80'	70'	70'	70'	60'	60'	70'

PRINCIPAL RESIDENTIAL STRUCTURES

Setback	A	R-R	R-1-20	R-1-12	R-1-10	R-1-8	RM-7	RM-15
Minimum front yard setback On arterial street ⁴	30' 40'	30' 40'	25' 40'	25' 40'	25' 40'	25' 40'	25' 40'	25' 40'
Minimum setback between facing structures on same lot	-	-	60'	60'	60'	60'	50'	50'

Minimum combined side yard setback/ minimum one side (non-corner). ⁴	24'/10'	20'/7'	20'/7'	20'/7'	20'/7'	20'/7'	20'/7'	20'/8'
Minimum side yard between RM zones, adjacent to A, R-R and R-1 zones	-	-	-	-	-	-	-	25'
Minimum side yard (corner lot) Street side side arterial street	30' 30'	30' 30'	25' 30'	25' 30'	25' 30'	25' 30'	25' 30'	25' 30'
Minimum rear yard ⁶	30'	30'	30'	30'	30'	30'	30'	30'

Notes:

1. (Item 1 has been removed, April 22, 2025)
2. Corner lots shall meet the minimum lot width requirements on both street frontages.
3. Measured along the chord length for lots on curves.
4. Residential building lots should not face onto arterial streets. In those limited circumstances where the only available frontage is on an arterial street, it is important to achieve the greatest setback possible to protect residents from the noise and safety hazards associated with potentially high volumes of traffic and high speeds. Side yard setbacks should also include greater setbacks for those same reasons. First number is combined sides and second is minimum per side. Arterial streets are defined in MCC 10.04.010.
5. Home/building address must be out on the same side of the lot as the building front and main entrance.

⁶ On building plans corner lots have flexibility to indicate designated side and rear sides and corresponding setbacks. Applies to single-family buildings only.

ACCESSORY RESIDENTIAL STRUCTURES

Zoning	A	R-R	R-1-20	R-1-12	R-1-10	R-1-8	RM-7	RM-15
Minimum front yard	30'	30'	25'	25'	25'	25'	25'	25'
Minimum side yard (Interior) ^{1,2}	5'	5'	5'	5'	5'	5'	5'	5'

Minimum side yard (street) Arterial street	30' 30'	30' 30'	20' 30'	20' 30'	20' 30'	20' 30'	20' 30'	25' 30'
Minimum rear yard ²	5'	5'	5'	5'	5'	5'	5'	5'
Agricultural structures :								
Minimum front yard								
Minimum side yard	100'	100'	-	-	-	-	-	-
Minimum rear yard	10'	10'	-	-	-	-	-	-
Distance from neighboring dwelling	10'	10'	-	-	-	-	-	-
Distance between accessory and principal structures :								
Same lot ²	10' 12'	10' 12'	10' 12'	10' 12'	10' 12'	10' 12'	10' 12'	10' 12'
Adjacent lot								
Height accessory structures (maximum) ³	25'	16'/25'	16'/25'	16'/25'	16'/25'	16'/25'	16'/25'	16'/25'
Lot coverage Minimum open space ⁴	-	-	40%	40%	40%	40%	40%	30%

Notes:

1. Minimum side yard setback for an accessory structure on an interior lot is 5 feet if the accessory structure is located at least 10 feet behind the principal structure; otherwise, side yard setback for principal structures would apply to the accessory structure.
2. The distance for the setback from the rear lot line, side lot line, and the principal structure shall be measured from the edge of the eaves, also referred to as the "drip line".
3. The maximum height for an accessory structure in residential zones is 16 feet at the minimum setback. For each 2 feet further removed from the minimum setback, the structure may be increased 1 foot in height to a maximum absolute height of 25 feet. "Maximum absolute height" means the height at the building's highest point, not the averaged height as otherwise permitted.
4. For developed, traditional residential subdivisions, this open space requirement applies to the entirety of the lot. In areas outside of these developed subdivisions, or for residential lots with substantially more property than required under the zoning regulations, generally used for agrarian purposes, yet within these zoning districts, this open space requirement shall apply to either the minimum required area within the applicable zone, or the area used as the curtilage, whichever is greater.

(Ord. 040202, 4-2-2002; amd. Ord. 06-10, 6-27-2006; Ord. 10-04, 6-22-2010; Ord. 11-11, 9-27-2011)

HISTORY

Amended by Ord. [26-06](#) Adopting the Residential Zone Regulation Chart 10.14.070 on 6/23/2026

ORDINANCE __26-11

AN ORDINANCE ADOPTING THE MORGAN CITY 10.16.160 COMMERCIAL/MANUFACTURING LAND USE CLASSIFICATIONS; TABLE 4-2 UPDATE (SEE EXHIBIT B); PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.

WHEREAS, the Morgan City Planning Commission has reviewed the City's 10.16.160 Commercial/Manufacturing Land Use Classifications; Table 4-2 Update and has recommended adoption thereof; and

WHEREAS, the Planning Commission's action of recommending approval of the 10.16.160 Commercial/Manufacturing Land Use Classifications; Table 4-2 Update is reasonably and rationally based; and

WHEREAS, due to the growth and planning of Morgan City, the City Council of Morgan City deems it to be in the best interest of the health, safety, and welfare of the citizenry to adopt the 10.16.160 Commercial/Manufacturing Land Use Classifications; Table 4-2 Update.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MORGAN, UTAH:

SECTION 1 Repealer. If any provisions of the Morgan City 10.16.160 Commercial/Manufacturing Land Use Classifications; Table 4-2 Update heretofore adopted are inconsistent herewith, they are hereby repealed.

SECTION 2. Enactment. That the reviewed 10.16.160 Commercial/Manufacturing Land Use Classifications; Table 4-2, with its accompanying tables, charts, and maps, which is attached hereto and incorporated herein by this reference, is hereby adopted.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed, and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION 4. Effective Date. This Ordinance, being necessary for the peace, health, and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Morgan, Utah, this __day of ___, 2026.

STEVE GALE, Mayor

ATTEST:

JANET PACE, City Recorder

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay	Excused
Council Member London	___	___	___
Council Member Wardell	___	___	___
Council Member McGuire	___	___	___
Council Member Richins	___	___	___
Council Member Alexander	___	___	___

(In the event of a tie vote of the Council):

Mayor Gale	___	___
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Exhibit B

10.16.160 COMMERCIAL/MANUFACTURING LAND USE CLASSIFICATIONS; TABLE 4-2

P Permitted use	Table 4-2			
C Conditional use permit	Commercial/Manufacturing Land Use Classifications			
Use not permitted (when not listed or not marked as allowed)				
Land Use	Commercial/Manufacturing Zoning District			
	C-G	C-C	C-H	M-D
Residential				
Accessory building	P	P	P	P
Accessory residential dwelling	C	C	C	C
Boarding/rooming house				
Community Event center	P	P	P	
Group Home	P	P		
Home occupation	P	P	P	P
Live-work unit	P	P		
Mixed-use building (commercial/residential)	P	P		
Mobile home park				
Multiple-family residential unit	P ²	P ₂		
Single-family residential, detached				
Two-family residential unit				
Institutional And Special Services				
Assisted Living			P	P
Cemetery, mausoleum			P	P
Church/temple/rectory	P	P	P	P
Commercial/Private/Charter school	P	P	P	
Community use	C	C	C	P
Daycare center/Pre-school	P	P	C	
Fraternal/benevolent society	P	P	C	
Government buildings	P	P	P	P
Heliport				C
Hospital	C	C	C	
Library, art gallery, museum	P	P	P	
Public school	P	P	P	P
Utility Related Services				
Public Safety Building & Services	P	P	P	P
Railroad tracks				C
Recreation Uses				
Athletic/tennis/swim club/Gymn	P	P	C	C
Golf course			C	C
Park, Plaza	P	P	P	P
Private commercial amusement/Arcade/Amusement	P	C	C	C
Theater	P	P	P	C
Automobile Related Uses				
Auto parts sales	P	P	P	P
Auto repair	C		C	P
Auto and ATV sales	C		P	P
Car wash	C		P	P
Commercial parking structure	C	C	C	P
Commercial Truck Storage and Office			C	P
Electrical vehicle charging	P	P	P	P
Mobile home sales			C	
Paint and body shop	C		P	P
Support facilities for utility/transportation systems			C	C
Tire sales	P		P	P
Towing services			C	C
Truck, trailer rental and sales			C	P
Wrecking or salvage yards for auto parts				

Retail, Services, or Related Uses				
Animal clinic or pet hospital	C		C	P
Antique shop or similar	P	P	P	P
Bakery, wholesale	P	C	P	P
Bank, credit union	P	P	P	
Bar				
Barber or beauty shop	P	P	P	
Bed and breakfast	P	P	P	
Big box retail	C		P	C
Building materials sales	P		P	P
Cabinet or furniture sales	P	C	P	P
Commercial Campground	C		C	
Contractor storage yard				P
Convenience store (no pumps)	P	P	P	P
Dance hall	C	C	C	
Drive Through (non food)	C		C	
Garden shop and plant sales, nursery	P	P	P	
Gas station/convenience store (with pumps)	P		P	P
General retail sales	P	P	P	C
Grocery store	P	C	P	
Hardware store	P	C	P	
Hotel or motel	P	P	P	
Kiosk	P ¹	P ¹	P ¹	P ¹
Laundry/laundromat	P	P	P	
Medical, Dental, Optical	P	P	P	
Mortuary		P	C	
Office, professional or general business	P	P	P	P
Outdoor Display	P	P	P	P
Pawnshop	P		C	
Pet shop	P	P	P	
Pharmacy	P	P	P	
Recycling collection point				P
Restaurant (non-drive through)	P	P	P	
Restaurant Drive-through	C		P	
Seasonal outdoor vendor	P ¹	P ¹	P ¹	P ¹
Sexually Oriented Bussinesses				
Single events	P ¹	P ¹	P ¹	P ¹
Smoke or Vaping Store				
Studio, artist, photo, dance, music, health, exercise	P	P	P	
Tattoo				P
Tavern	C		C	
Tent vendor	P ¹	P ¹	P ¹	P ¹
Industrial And Related Uses				
Chemical and plastic manufacturing				
Data Center				
Extraction of soil, sand, gravel, minerals, gas, petroleum or other similar substances				
Flex Unit			P	P
Heavy machine storage, sales or repair			C	P
High impact manufacturing				C
Junkyards				
Light impact manufacturing			C	P
Open Storage	C		P	P
Small multi-unit storage facility				P
Small Engine/Appliance Repair Shop	P		P	P
Storage and or sale of sand, gravel, earth or stone				C
Warehouse storage/wholesale sales			C	P

Welding or machine shop				P
Agriculture, Animals, and Related Uses				
Agriculture	P		P	P
Animal keeping				P
Animal or fowl slaughter				
Beekeeping				
Breeding or raising animals for food or sale				
Crop production for sale	P		P	P
Farm industry or ranch				
Fur farm				
Kennels, boarding			C	C
Orchard, commercial	P		P	P
Veterinarian Office	P		P	P

Note:

1. The property must be vacant or being used as zoned.(Ord. 12-07, 5-22-2012)

2. In the Central Commercial (C-C) Zone Multiple-family residential shall be permitted only when located behind other commercial buildings which are fronting public streets.

HISTORY

Amended by Ord. 25-04 An ordinance amending title 10 zoning regulations for mixed use buildings on 3/25/2025

ORDINANCE __26-12

**AN ORDINANCE ADOPTING THE MORGAN CITY ZONING CHAPTER 10.04
DEFINITIONS UPDATE (SEE EXHIBIT C); PROVIDING FOR REPEALER;
PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN IMMEDIATE
EFFECTIVE DATE.**

WHEREAS, the Morgan City Planning Commission has reviewed the City's Zoning Chapter 10.04 Definitions Update and has recommended adoption thereof; and

WHEREAS, the Planning Commission's action of recommending approval of Chapter 10.04 Definitions Update is reasonably and rationally based; and

WHEREAS, due to the growth and planning of Morgan City, the City Council of Morgan City deems it to be in the best interest of the health, safety, and welfare of the citizenry to adopt the Zoning Chapter 10.04 Definitions Update.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MORGAN, UTAH:

SECTION 1 Repealer. If any provisions of the Morgan City Zoning Chapter 10.04 Definitions Update heretofore adopted are inconsistent herewith, they are hereby repealed.

SECTION 2. Enactment. That the reviewed Zoning Chapter 10.04 Definitions Update, with its accompanying tables, charts, and maps, which is attached hereto and incorporated herein by this reference, is hereby adopted.

SECTION 3. Severability. If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed, and such declaration shall not affect the validity of the remainder of this ordinance.

SECTION 4. Effective Date. This Ordinance, being necessary for the peace, health, and safety of the City, shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of Morgan, Utah, this __ day of __, 2026.

STEVE GALE, Mayor

ATTEST:

JANET PACE, City Recorder

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay	Excused	
Council Member London	___	___	___	
Council Member Wardell	___	___	___	
Council Member McGuire		___	___	___
Council Member Richins	___	___	___	
Council Member Alexander	___	___	___	

(In the event of a tie vote of the Council):

Mayor Gale	___	___
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MORGAN CITY

Exhibit C

Commercial and Manufacturing Land-Use Definitions

A

Accessory Building (Existing Def.)

A subordinate building, the use of which is incidental to and customarily associated with the principal building or principal use located on the same lot.

Accessory Residential Dwelling (Existing Def.)

A subordinate dwelling unit located on the same lot as a principal dwelling or principal nonresidential use and established in accordance with the applicable accessory dwelling unit standards of this title.

Agriculture (Existing Def.)

The use of land for the production of crops or livestock, including farming, grazing, horticulture, and other customary agricultural activities, but excluding uses separately classified by this title.

Animal Clinic or Pet Hospital (Existing Def.)

A facility where animals are examined, treated, or provided medical or surgical care by a licensed veterinarian, with or without short-term indoor boarding incidental to treatment.

Animal Keeping (Existing Def.)

The keeping, care, or maintenance of animals on a lot, whether for personal, agricultural, recreational, or commercial purposes, subject to the applicable animal and zoning regulations.

Animal or Fowl Slaughter (Existing Def.)

A facility or use where livestock, poultry, or other animals are killed, dressed, processed, or prepared for commercial distribution or sale.

Antique Shop or Similar (Existing Def.)

A retail establishment primarily engaged in the sale of antiques, collectibles, vintage goods, used decorative items, or similar merchandise.

Arcade or Amusement Establishment

An establishment containing electronic, mechanical, virtual, or interactive amusement devices primarily intended for entertainment.

Assisted Living (Existing Def.)

A residential facility that provides housing, meals, personal care, supervision, or assistance with daily living activities to persons who do not require continuous nursing care.

Athletic Club, Tennis Club, Swim Club, or Gym (Existing Def.)

A facility primarily used for physical fitness, exercise, athletic training, swimming, court sports, or similar recreational activities, whether operated for profit or for members.

Auto and ATV Sales

An establishment primarily engaged in the sale, lease, or rental of new or used automobiles, pickup trucks, vans, motorcycles, all-terrain vehicles, snow-machines, utility-terrain vehicles, or similar passenger or recreational motor vehicles. This use may include outdoor display and incidental preparation, detailing, or servicing of vehicles offered for sale, but does not include a salvage yard, towing yard, heavy-equipment sales, semi-trucks, commercial trucks or van vehicles, or vehicle dismantling.

Auto Parts Sales (Existing Def.)

A retail or wholesale establishment primarily engaged in the sale of new, rebuilt, or used automobile parts, tires, accessories, or related supplies, excluding vehicle dismantling or salvage operations.

Auto Repair (Existing Def.)

An establishment providing maintenance, mechanical repair, diagnostic service, or replacement of parts for automobiles and light trucks, excluding vehicle painting, body repair, dismantling, or salvage.

B

Bakery, Wholesale (Existing Def.)

An establishment primarily engaged in producing baked goods for distribution or sale to retailers, restaurants, institutions, or other businesses, with retail sales, if any, being incidental.

Bank or Credit Union (Existing Def.)

A financial institution providing banking, lending, deposit, credit, or related financial services to the public.

Bar

An establishment where the primary activity is the sale and consumption of alcoholic beverages for on-site consumption and where food service, if provided, is secondary to beverage sales.

Barber or Beauty Shop (Existing Def.)

An establishment providing hair cutting, styling, grooming, cosmetic, nail, esthetic, or similar personal-care services.

Bed and Breakfast (Existing Def.)

An owner-occupied or manager-occupied dwelling in which a limited number of guest rooms are rented for short-term lodging and breakfast may be provided to registered guests.

Beekeeping (Existing Def.)

The keeping, maintenance, or management of honeybee colonies, hives, and related equipment for pollination, honey production, or other lawful purposes.

Benevolent Society

A nonprofit organization providing charitable, educational, religious, humanitarian, civic, or social services to the public or its members.

Big Box Retail

A retail establishment occupying more than 50,000 square feet of gross floor area and offering a wide variety of merchandise for sale directly to consumers.

Boarding or Rooming House (Existing Def.)

A building, other than a hotel, motel, or dwelling occupied as a single housekeeping unit, where lodging is provided for compensation to multiple unrelated persons, with or without meals.

Breeding or Raising Animals for Food or Sale (Existing Def.)

The commercial breeding, feeding, raising, or keeping of livestock, poultry, or other animals for sale, food production, or other agricultural products.

Building Materials Sales (Existing Def.)

An establishment engaged in the retail or wholesale sale of lumber, masonry, roofing, plumbing, electrical, landscape, construction, or similar building materials.

C

Cabinet or Furniture Sales (Existing Def.)

An establishment primarily engaged in the retail or wholesale sale of cabinets, furniture, fixtures, or related home or business furnishings.

Car Wash (Existing Def.)

A facility used for washing, cleaning, waxing, or detailing motor vehicles by automated, self-service, or attended equipment or methods.

Cemetery or Mausoleum (Existing Def.)

Land or a structure used or intended for the interment, entombment, or memorialization of human remains, including customary accessory facilities.

Chemical and Plastic Manufacturing

The processing, compounding, mixing, refining, fabrication, or production of chemicals, plastics, synthetic materials, resins, industrial compounds, or similar products.

Church, Temple, or Rectory (Existing Def.)

A building or premises used primarily for religious worship, instruction, assembly, administration, or clergy residence.

Commercial Campground

A professionally managed commercial establishment providing sites for the temporary accommodation of recreational vehicles, travel trailers, tents, cabins, or similar short-term camping facilities. A commercial campground shall provide on-site management, utility services appropriate to the type of accommodations offered, guest amenities, internal circulation, and landscaping. A commercial campground does not include a mobile home park, permanent residential community, or the long-term storage of recreational vehicles.

Commercial Parking Structure (Existing Def.)

A building or structure containing parking spaces offered for public, customer, employee, or commercial use as a principal or accessory use.

Commercial Truck Storage and Office

A facility used for the parking, storage, dispatching, and management of commercial vehicles, including associated offices and employee facilities.

Commercial, Private, or Charter School (Existing Def.)

A privately operated, charter, or for-profit educational institution providing instruction comparable to elementary or secondary education, or specialized academic instruction, excluding home occupations and public schools.

Community Event Center

A building or facility used for meetings, conferences, banquets, weddings, receptions, social gatherings, educational programs, community events, or similar assembly activities.

Community Use (Existing Def.)

A public, nonprofit, civic, cultural, social-service, or community-oriented facility that provides programs, services, meeting space, or activities for residents or community organizations.

Contractor Storage Yard

A site used by a contractor for the storage of equipment, materials, vehicles, supplies, and associated offices related to construction, landscaping, utility, or similar operations.

Convenience Store (No Gas Pumps)

A retail establishment primarily engaged in the sale of food, beverages, household items, personal care products, and similar convenience goods for off-site consumption, without motor vehicle fueling facilities.

Convenience Store (With Gas Pumps)

A retail establishment primarily engaged in the sale of convenience goods and including motor vehicle fueling facilities.

Crop Production for Sale (Existing Def.)

The cultivation and harvesting of grains, vegetables, fruits, flowers, nursery stock, sod, seed, or other crops for commercial sale or distribution.

D

Dance Hall

An establishment primarily intended for dancing, social gatherings, entertainment, or similar activities, whether or not food or beverages are served.

Data Center

A building or facility primarily used to house networked computer systems, servers, data-storage equipment, telecommunications equipment, or related electronic infrastructure for the remote storage, management, processing, or transmission of digital information

Daycare Center or Preschool (Existing Def.)

A facility providing care, supervision, education, or instruction to children for periods of less than twenty-four hours per day, excluding care provided within a family to related children.

Drive-Through Facility (Non-Food)

A drive-through facility associated with a financial institution, pharmacy, dry cleaner, car wash, government office, or similar use where customers receive services from a motor vehicle.

E

Electric Vehicle Charging Station

Equipment and associated infrastructure used for charging electric vehicles, whether as a principal use or accessory use.

Extraction of Soil, Sand, Gravel, Minerals, Gas, Petroleum, or Similar Substances (Existing Def.)

The removal, excavation, mining, quarrying, drilling, or extraction of soil, sand, gravel, rock, minerals, gas, petroleum, or similar natural resources from the earth for commercial purposes.

F

Farm Industry or Ranch (Existing Def.)

An agricultural operation involving crop production, livestock, grazing, ranching, or related activities, together with customary accessory buildings, processing, storage, and equipment uses.

Flex Unit

A small attached commercial unit within a multi-unit building or development. Flex units may accommodate offices, personal or professional services, contractor businesses, incidental storage, and limited indoor assembly. Flex units do not include self-storage, commercial automotive uses, or manufacturing and are commonly designed for separate ownership or occupancy.

Fur Farm (Existing Def.)

A facility where animals are bred, raised, or kept primarily for the commercial production of fur or pelts.

G

Garden Shop, Plant Sales, or Nursery (Existing Def.)

An establishment engaged in growing, displaying, or selling plants, trees, shrubs, flowers, gardening supplies, landscape materials, or related merchandise.

Gas Station (Existing Def.)

An establishment where gasoline, diesel fuel, alternative motor fuels, or vehicle-charging services are offered to the public, with or without accessory convenience retail, car washing, or minor vehicle services.

Golf Course (Existing Def.)

Land developed and used for playing golf, including fairways, greens, driving ranges, clubhouses, maintenance facilities, and customary accessory uses.

Government Building (Existing Def.)

A building or facility owned, leased, or operated by a federal, state, county, municipal, or other governmental entity for administrative, service, judicial, or public functions.

Grocery Store (Existing Def.)

A retail establishment primarily engaged in selling food, beverages, household supplies, and related goods for off-site preparation or consumption.

Group Home (Existing Def.)

A dwelling or residential facility in which persons live together under supervision, care, or treatment, as regulated by applicable state and federal law.

H

Hardware Store (Existing Def.)

A retail establishment primarily engaged in selling tools, fasteners, paint, plumbing or electrical supplies, household repair products, and related merchandise.

Heavy Machine Sales, Storage, or Repair

A business engaged in the sale, rental, storage, maintenance, or repair of heavy equipment, construction equipment, agricultural machinery, industrial machinery, or similar equipment.

Heliport

An area, structure, or facility designed and used for the landing, takeoff, loading, unloading, fueling, or storage of helicopters and FAA-approved drones.

Home Occupation (Existing Def.)

A business, profession, occupation, or trade conducted within a dwelling or permitted accessory building by an occupant of the dwelling and remaining incidental and subordinate to the residential use.

Hospital (Existing Def.)

An institution licensed to provide inpatient medical, surgical, psychiatric, emergency, diagnostic, or rehabilitative care, including customary outpatient and accessory services.

Hotel or Motel (Existing Def.)

A building or group of buildings containing guest rooms offered for compensation to transient guests, with or without accessory dining, meeting, recreation, or service facilities.

J

Junkyard (Existing Def.)

A lot, facility, or portion thereof used for collecting, dismantling, storing, salvaging, buying, selling, recycling, or exchanging scrap, junk, discarded materials, or inoperable vehicles or machinery.

K

Kennel or Animal Boarding (Existing Def.)

A facility where dogs, cats, or other domestic animals are kept, boarded, trained, bred, groomed, or cared for as a commercial service.

Kiosk (Existing Def.)

A small, freestanding structure or designated area used for retail sales, information, customer service, or similar limited commercial activity.

L

Laundry or Laundromat (Existing Def.)

An establishment providing self-service, attended, or commercial washing, drying, ironing, or cleaning of clothing, linens, or similar textiles, excluding heavy industrial laundering unless specifically approved.

Library, Art Gallery, or Museum (Existing Def.)

A public or private facility used for the collection, preservation, exhibition, study, lending, or interpretation of books, art, artifacts, records, or objects of cultural, educational, historic, or scientific interest.

Live-Work Unit

A dwelling unit that includes a dedicated area for a business, professional, artistic, or commercial activity conducted by one or more occupants of the dwelling.

M

Manufacturing, High Impact

The assembly, fabrication, processing, refining, or production of products where operations may generate significant noise, vibration, odor, smoke, glare, truck traffic, hazardous materials, or other impacts beyond the property boundary.

Manufacturing, Light Impact

The assembly, fabrication, processing, packaging, printing, repair, or production of products within an enclosed building where operations create minimal off-site impacts and do not involve significant emissions, hazardous materials, or heavy industrial processes.

Medical, Dental, or Optical Office (Existing Def.)

An office or clinic providing outpatient medical, dental, vision, diagnostic, therapeutic, or related health-care services, excluding hospitals and overnight patient care.

Mixed-Use Building

A building containing two or more different principal land uses, including residential, commercial, office, civic, or similar uses, within the same structure.

Mobile Home Park (Existing Def.)

A parcel or development containing spaces rented or leased for the placement and occupancy of multiple mobile or manufactured homes, together with internal streets and customary accessory facilities.

Mobile Home Sales (Existing Def.)

An establishment engaged in the sale, lease, or display of mobile homes, manufactured homes, modular homes, or similar transportable dwelling units.

Mortuary (Existing Def.)

An establishment in which human remains are prepared for burial or cremation and where funeral, memorial, viewing, or related services may be conducted.

Multiple-Family Residential Unit (Existing Def.)

A dwelling unit located within a building or development containing three or more dwelling units.

O

Office, Professional or General Business (Existing Def.)

An establishment primarily used for professional, administrative, executive, financial, consulting, real-estate, insurance, or similar business services, where goods are not manufactured or primarily sold at retail.

Open Storage

The placement, keeping, parking, or accumulation of merchandise, inventory, materials, equipment, vehicles, supplies, or other personal property outside for more than twenty-four hours. Open storage includes items offered for sale unless the items are arranged and maintained as permitted outdoor display. Open storage does not include vehicles lawfully parked for customer, employee, or personal transportation purposes.

Orchard, Commercial (Existing Def.)

Land planted with fruit or nut trees or similar perennial crops and maintained for commercial production or sale.

Outdoor Display

The placement of merchandise, products, vehicles, equipment, plants, or similar items outside a completely enclosed building when such items are arranged and maintained for customer viewing and retail sale during business hours. Outdoor display shall be associated with a permitted principal use and does not include merchandise, inventory, materials, equipment, or other property kept outdoors primarily for storage, future use, distribution, repair, or sale at another location.

P

Paint and Body Shop (Existing Def.)

An establishment providing collision repair, body work, painting, refinishing, frame straightening, or similar repair of motor vehicles.

Pawnshop (Existing Def.)

An establishment engaged in lending money on the security of personal property deposited with the establishment, or in buying, selling, or trading pledged or used personal property.

Pet Shop (Existing Def.)

A retail establishment selling domestic animals, pet food, pet supplies, or related merchandise, with incidental grooming or animal care where permitted.

Pharmacy (Existing Def.)

An establishment where prescription drugs, medications, medical supplies, and related goods are prepared, dispensed, or sold under applicable law.

Public Safety Building and Services (Existing Def.)

A building, facility, or site used for police, fire, emergency medical, rescue, emergency management, dispatch, or similar public-safety functions.

Public School (Existing Def.)

A school operated by a public school district or other governmental educational authority and providing elementary, secondary, or special education.

R

Railroad Tracks (Existing Def.)

Rail lines, sidings, switches, rights-of-way, and related facilities used for the movement, loading, unloading, or operation of railroad equipment.

Recycling Collection Point

A facility used for the temporary collection and storage of recyclable materials prior to transport to another location for processing.

Restaurant

An establishment where food and beverages are prepared, served, or sold for on-site or off-site consumption. This use includes cafes, diners, coffee shops, delicatessens, bakeries, and similar food service establishments, but excludes restaurants with drive-through facilities.

Restaurant with Drive-Through

A restaurant providing prepared food and beverages for on-site or off-site consumption and including a drive-through facility.

Retail

An establishment engaged in the sale, lease, or rental of goods directly to consumers. Retail includes apparel, appliance, art, bicycle, book, electronics, florist, furniture, general merchandise, gift, hardware, hobby, home furnishing, home improvement, jewelry, music, office supply, outdoor recreation, pet supply, shoe, specialty, sporting goods, toy, and similar stores. Retail does not include vehicle sales, heavy-equipment sales, convenience stores, fuel stations, warehouses, self-storage facilities, or manufacturing uses.

S**Seasonal Outdoor Vendor**

A temporary business operating outdoors for a limited period of time and engaged in the sale of seasonal goods, products, or services.

Sexually Oriented Business

A commercial establishment in which a substantial portion of the business, merchandise, entertainment, or services is characterized by an emphasis on specified sexual activities or specified anatomical areas, including adult bookstores, adult theaters, adult entertainment venues, and similar uses.

Single Event (Existing Def.)

A temporary event or activity occurring on a specific date or during a limited period, including a fair, festival, market, celebration, performance, race, exhibition, or similar gathering.

Single-Family Residential, Detached (Existing Def.)

A detached building containing one dwelling unit and intended for occupancy by one household.

Small Engine or Appliance Repair Shop (Existing Def.)

An establishment engaged in repairing household appliances, lawn and garden equipment, small engines, power tools, or similar consumer equipment, excluding heavy machinery and motor vehicles.

Small Multi-Unit Storage Facility

A facility containing individual storage units for rent or lease to the public.

Smoke or Vaping Store

A retail establishment primarily engaged in the sale of tobacco products, electronic cigarettes, vaping devices, vaping products, cigars, pipes, smoking accessories, or similar products.

Storage or Sale of Sand, Gravel, Earth, or Stone (Existing Def.)

A site used for the stockpiling, storage, processing, wholesale distribution, or sale of sand, gravel, soil, fill, rock, stone, or similar bulk landscape or construction materials.

Studio, Artist, Photography, Dance, Music, Health, or Exercise (Existing Def.)

A facility used for the creation, instruction, rehearsal, practice, production, or performance of visual arts, photography, dance, music, fitness, wellness, or similar activities.

Support Facilities for Utility or Transportation Systems (Existing Def.)

Buildings, structures, equipment, and sites used to operate, maintain, support, or administer public or private utility and transportation systems, excluding uses separately classified by this title.

T

Tattoo Establishment

An establishment in which tattooing, permanent cosmetics, micropigmentation, or similar procedures involving the insertion of pigment into or beneath the skin are performed. This use does not include tattooing performed by a licensed medical professional as an incidental part of a medical procedure.

Tavern

An establishment licensed for the sale of alcoholic beverages for on-site consumption that also provides food as a primary service, clean entertainment, or recreational activities.

Tent Vendor

A temporary business operating from a tent, canopy, or similar temporary structure for the sale of goods, products, or services.

Theater (Existing Def.)

A building or facility used for presenting motion pictures, live performances, lectures, or similar entertainment to an audience.

Tire Sales (Existing Def.)

An establishment primarily engaged in selling tires and related accessories, with or without incidental tire mounting, balancing, rotation, and repair.

Towing Services (Existing Def.)

An establishment providing the removal, transport, recovery, or temporary storage of disabled, abandoned, impounded, or illegally parked vehicles.

Truck or Trailer Rental and Sales (Existing Def.)

An establishment engaged in the sale, lease, or rental of trucks, trailers, recreational trailers, utility trailers, or similar vehicles and equipment.

Two-Family Residential Unit (Existing Def.)

A dwelling unit located within a building containing two dwelling units, including a duplex, townhouse, or attached condominium.

V

Veterinarian Office (Existing Def.)

An office or clinic where animals are examined or treated by a licensed veterinarian, excluding substantial overnight boarding except when incidental to medical treatment.

W

Warehouse Storage or Wholesale Sales (Existing Def.)

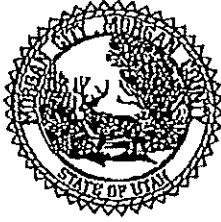
A building or facility primarily used for storing, distributing, or selling goods, materials, or merchandise to retailers, contractors, institutions, or other businesses rather than directly to the general public.

Welding or Machine Shop (Existing Def.)

An establishment engaged in welding, machining, metal cutting, forming, fabrication, or repair of metal parts, products, or equipment.

Wrecking or Salvage Yard for Auto Parts (Existing Def.)

A site used for dismantling, wrecking, crushing, storing, salvaging, buying, or selling motor vehicles or vehicle parts, including inoperable or discarded vehicles.



MORGAN CITY CORPORATION
CONDITIONAL USE PERMIT APPLICATION

DATE OF APPLICATION: 6/15/2026 APPLICATION # _____

APPLICANT'S NAME: _____
ADDRESS: _____
TELEPHONE: _____

DATE SUBMITTED TO PLANNING COMMISSION: _____

DESCRIBE USE REQUIRING CONDITIONAL USE PERMIT:

display for polaris, kawasaki, and used powersports
unit sales, service, and parts.

BUSINESS NAME: YPSM, LLC

BUSINESS ADDRESS: 873 E 300 N

BUSINESS PHONE: 385-300-8389

LEGAL DESCRIPTION OF PROPERTY: (ATTACH COPY OF LEGAL DESCRIPTION
OF SUBJECT PROPERTY)

ZONE IN WHICH USE IS TO BE LOCATED: C-6

EXPLAIN ACCESS TO SUBJECT PROPERTY: _____

DOES REQUESTED USE HAVE ADEQUATE PARKING? YES

ENVIRONMENTAL CONCERNS:

1. NOISE: N/A

2. EMISSIONS: N/A

3. SOLID AND LIQUID WASTES IF ANY: N/A

HOURS OF OPERATION: MON-SAT 9 AM to 6 PM, closed sunday

LOCATION: ATTACH PLOT PLAN DRAWN TO SCALE SHOWING:

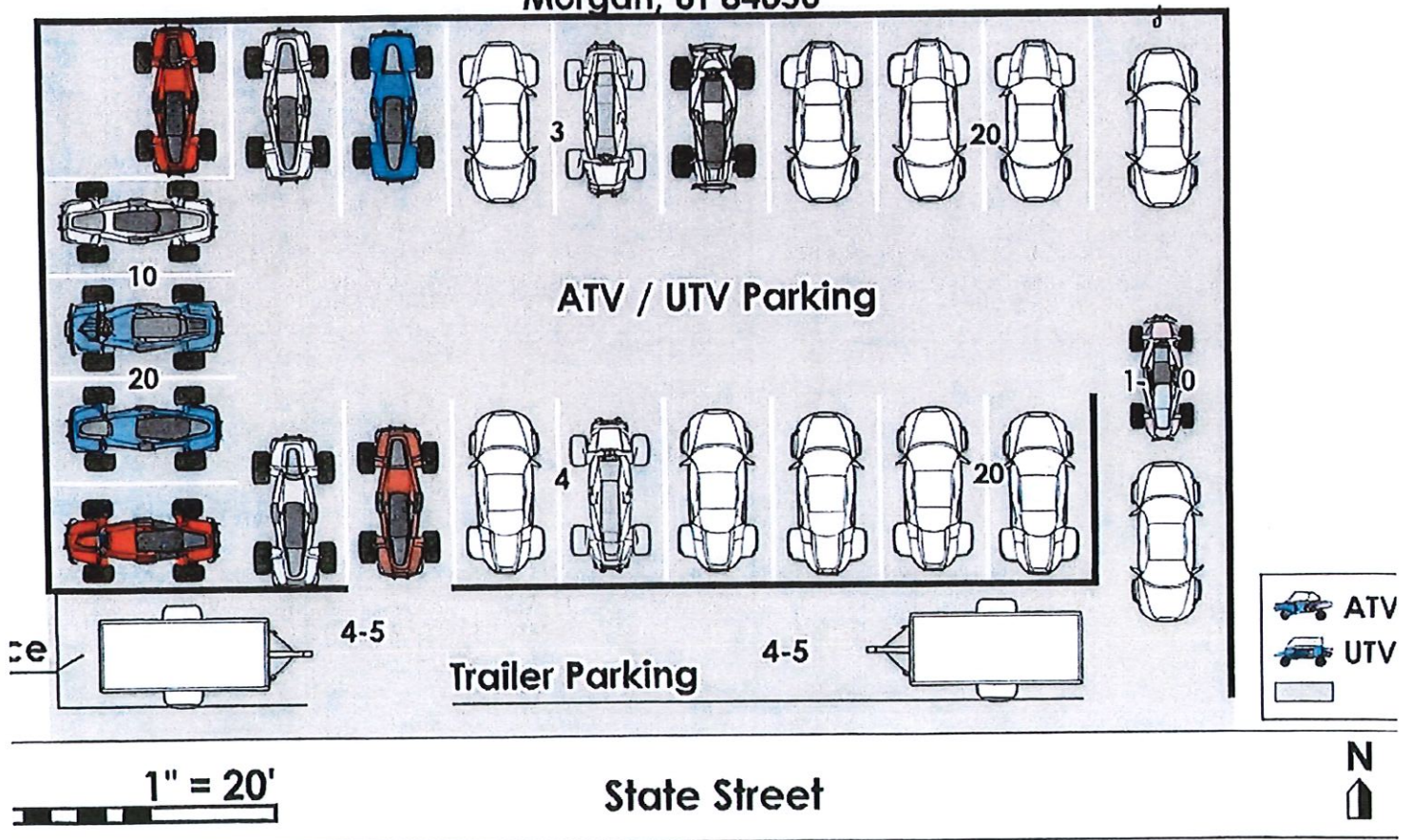
1. LOCATION OF BUILDINGS
2. PROPERTY LINES
3. SEWER AND WATER LINES ON PROPERTY
4. SIGN LOCATIONS IF REQUIRED
5. LIGHTING LOCATIONS
6. STREET ACCESS
7. ANY EXISTING BUILDINGS OR STRUCTURES ON PROPERTY

Proposed Parking Layout - Young Power Sports

Morgan - Conditional Use Permit

Near 275 State St / 282 E 400 N

Morgan, UT 84050



STATE OF UTAH) ss
COUNTY OF _____)

PROPERTY OWNER AFFIDAVIT
NOTARIZATION REQUIRED -- SEE BELOW

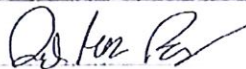
I (we) MARK RIDLEY/CSM LLP, being duly sworn, depose and say that I (we) am (are) the owner(s) of the property identified on the attached application and that the statements herein contained and the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge.

Prop. Identification # 00-0004-2323

Please Print Name Under Signature

Prop. Identification # _____

Please Print Name Under Signature



Mark Ridley

NOTARIZATION

Subscribed and sworn to me this _____ day of _____, 20__.

Residing In: _____ My Commission Expires: _____

Notary _____

In addition to above Property Owner Affidavit, OWNER must sign below if authorizing someone else to represent him at the City.

AGENT AUTHORIZATION

I (we), MARK RIDLEY/CSM LLP, the owner(s) of the real property described in the attached application, do authorize as my (our) agent _____ to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in Morgan City considering this application and to act in all respects as our agent in matters pertaining to the attached application.

Prop. Identification # 00-0004-2323

Please Print Name Under Signature

Prop. Identification # _____

Please Print Name Under Signature



Mark Ridley

NOTARIZATION

Subscribed and sworn to me this _____ day of _____, 20__.

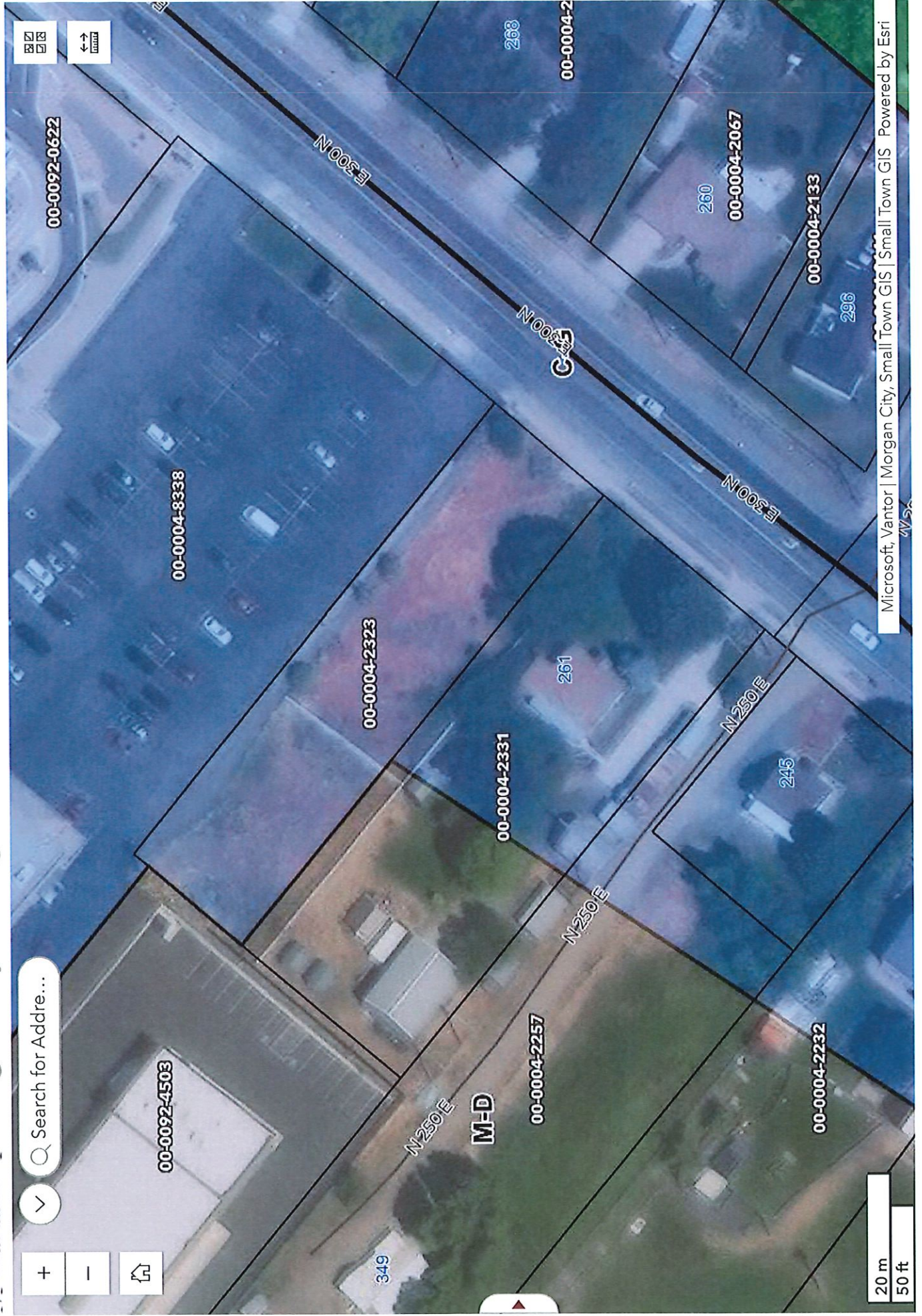
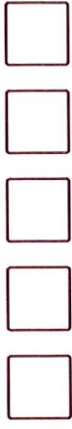
Residing In: _____ My Commission Expires: _____

Notary _____

Legal Description of Subject Property Parcel ID: 00-0004-2323 Address: 273 E 300 N, Morgan, UT 84050

The conditional use permit is requested for the portion of the parcel located at 273 East 300 North, Morgan, Utah 84050, more particularly described as follows:

This area consists of a compacted dirt parking/display lot. The requested conditional use is limited to the outdoor display of UTVs, ATVs, trailers and motorcycles. The middle fence has been removed, and the site has direct access from State Street / 300 North. The whole parcel is part of this conditional use request.



Staff Report for Morgan City Planning Commission

From: Prepared by Jake Young, City Planner

To: Morgan City

Report Date: 07.14.2026

RE: Young Power Sports Conditional Use

Summary comments:

From: Prepared by Jake Young, City Planner

To: Morgan City Planning Commission

RE: Conditional Use Permit – Young Powersports Morgan

Project Address: 273 E 300 N, Morgan, Utah

Zone: C-G (General Commercial)

Applicant: Joel Stephens / Center Point Construction

Business: Young Powersports Morgan

Parcel Number: 00-0004-2323

Summary Comments

Conditional Use Permit Request Includes:

- a. Gravel parking lot located within the C-G Zone.
- b. Proposed powersports dealership, including sales and service of ATVs and similar recreational vehicles.
- c. This is not a sign application
- d. No new construction or major site modifications are proposed; however, site modifications are required per zoning ordinance.
 - The proposed use is compatible with the surrounding commercial C-G Zone; however, it should be noted that a residential home is located to the SE.
 - The business is currently functioning within Morgan City and is proposing to relocate storage and sales of ATVs to the site.
 - Staff has reviewed the application materials, and not all requirements have been met.

Findings

- The proposed use is conditionally permitted within the C-G Zone subject to Planning Commission approval.
- The site is partially improved gravel parking.

- Existing site access: Legal business access has not been provided or solidified. One of the following is required: permission from UDOT to enter from State St or a cross-access agreement on the Ridleys property to all three properties.
- If the site stays as a gravel parking lot, no stormwater pond is required; however, if it is paved, a grading plan and stormwater plan must be approved.
- The following questions were submitted to the applicant and have not been answered:
 - Where and how will restrooms be provided?
 - Is lighting proposed?
 - Access (mentioned above)?
 - Will sales occur on site and adjacent office?
 - Weed and property management?
- No new public infrastructure or roadway improvements are proposed as part of this application.
- No sign is part of this application nor approved by the City. The property shall not install or put up temporary signs without written permission from the City.
- The proposed map provided by the applicant is not accurate.

Planning Recommendation

While the proposed use is compatible with the site and area, questions regarding access need to be addressed. Also, site improvements as required by City Ordinance need to be met. Planning Commission may consider the following:

- Deny the application due to requirements not being met.
- Postpone the decision until the applicant meets Ordinance requirements via written plans (see list below).
- Approve with conditions that City ordinance be met and CUP is not provided until requirements are met (bathroom arrangements, maintenance plan, landscape improvements per ordinance, approved legal access, accurate site map, and other items deemed appropriate by the Planning Commission).

Required Site Improvements

The following items are required for usage of a commercial property. Not all have been met.

- Fencing: Fencing is required between commercial and residential uses. The current vinyl fence is sufficient.

- Landscaping: The site has no landscaping, and that is required for commercial uses per City ordinance (mentioned later in the packet). Landscape plans must be approved by the City and installed before the property is approved for commercial use.
- Landscape buffer: A landscape buffer is required between Residential and Commercial Uses per City ordinance 10.20.40 and 10.20.050.

Planning Review

1. Land Use Compliance

The applicant is requesting approval for a powersports dealership consisting of the sales and service of ATVs and similar recreational vehicles. Staff has determined the use requires Conditional Use Permit approval within the C-G Zone. The proposed use is commercial in nature and is generally compatible with the surrounding area and adjacent roadway network. This is not an approval for signs.

2. Existing Site Conditions

The property is a gravel parking lot.

3. Parking and Access

Legal access is unknown. Based on staff review, the existing parking and circulation appear adequate for the proposed use.

4. Site Improvements

Site improvements are required per ordinance but have not been submitted.

5. Landscape (see 10.20 Landscaping and Fencing)

All properties in R-M and C zones shall provide a landscape strip along the entire frontage, with the exception of those areas necessary for pedestrian and vehicular access, of all public streets. "This strip shall be located between the edge of the sidewalk or public street right of way line where no sidewalk exists, and the parking area or structure. Twenty-five percent (25%) of the strip shall include grass, and there shall be one evergreen or shade tree every fifty feet (50') of frontage or portion thereof greater than twenty-five feet (25'). The landscape strip width shall be a minimum of eight feet (8') wide."

6. Compatibility

The proposed powersports dealership is compatible with the surrounding mixed commercial development pattern.

7. Site Parcel Map (property in yellow)

Young Power Sports Conditional Use Permit



Young Power Sports Conditional Use Permit



Proposed Parking Layout - Young Power Sports

Morgan - Conditional Use Permit

Near 275 State St / 282 E 400 N

Morgan, UT 84050

