



MORGAN COUNTY COMMISSION MEETING AGENDA

October 28th, 2025

4:00 WORK SESSION 5:00 REGULAR MEETING

PUBLIC NOTICE is hereby given that the MORGAN COUNTY COMMISSION will hold a regular Commission meeting in the Commission meeting room at 48 West Young Street, Morgan, Utah.

4:00 WORK SESSION

Remodel ideas for the County Auditorium; This will not be streamed live.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

1. Welcome
2. Invocation and/or Moment of Reflection: **Hon. Commissioner Fackrell**
3. Pledge of Allegiance

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from October 7th, 2025.
2. Approval of the Morgan County Commission Minutes from October 21st, 2025.

(C) Commissioner Declarations of Conflict of Interest

(D) Public Comments (please limit comments to 3 minutes)

(E) Presentations

1. **Erin Bott, Morgan County Library Director**, presenting on her attendance at the Rural & Small Libraries Annual Conference.
2. **Chris Tremea, Morgan County Code Enforcement** presenting the third quarter code enforcement report/update.

(F) Action Items

1. **Morgan County Board of Equalization** – Discussion/Decision – Homesteader's Abatements
Discussion and decision on Morgan County Resolution **CR 25-52** and affirming it as Morgan County Board of Equalization Resolution **CR 25-02-BOE** which is a correction from last Commission meeting where it was passed at CR 25-01-BOE.
2. **Hon. Leslie Hyde** – Discussion/Decision – Morgan County Clerk/Auditor
Discussion and decision on the draft 2026 County Budget.
3. **Hon. Janelle Walker** – Discussion/Decision – Morgan County Assessor
Discussion and decision on a personal property refund request.
4. **Casey Basaker** – Discussion/Decision – Morgan County Human Resources Manager
Discussion and decision on an adjustment to the 2026 Morgan County Budget draft due to increased Dental Insurance premiums.
5. **Planning Outpost** – Discussion – General Plan Update
Discussion on clarification items needed for the General Plan Update as well as for the Water Element Deadline.
6. **Hon. Shaun Rose** – Discussion/Decision – Morgan County Recorder
Discussion and decision on awarding the RFP for surveying services.

MORGAN COUNTY COMMISSION MEETING AGENDA

7. **Hon. Shaun Rose** – Discussion/ **Public Hearing** /Decision – Morgan County Recorder
Discussion and decision on increasing the Record of Survey filing fee.
8. **NOTE THE THURSTON REZONE HAS BEEN RESCHEDULED TO A FUTURE DATE**
Josh Cook – Discussion/ **Public Hearing** /Decision – Morgan County Planning & Zoning
Thurston Rezone – CO-25-17: Request to rezone property from Multiple Use (MU-160) to Rural Residential (RR-10), and reflect that change on the Future Land Use Map from a split designation of Ranch Residential 10 and Natural Resources and Recreation to Ranch Residential 10 completely. The property is identified by parcel numbers 00-0000-4729, 1-0000-4745, 00-0000-5148 and serial numbers 01-003-074, 01-003-076, 01-003-079 and is approximately located at 2240 West Deep Creek Road in unincorporated Morgan County.
9. **Hon. Morgan County Commission** – Discussion/Decision – IFAC Grant
Discussion and decision on Rulon Gardner's application for the IFAC Program Grant
10. **Hon. Raelene Blocker** – Discussion/Decision – Morgan County Commission
Discussion and decision on waiving the travel policy for lodging for USACCC.
11. **Hon. Blaine Fackrell** – Discussion/Decision – Morgan County Commission
Discussion and decision on agenda for Senator Curtis site visits.
12. **Kate Becker, Morgan Administrative Manager** – Discussion/Decision – Budget Adjustment
Discussion and decision on a budget adjustment for 1,000 additional application capacity

(G) Commissioner Comments

- | | |
|-------------------------|---------------------------|
| • Commissioner Blocker | • Commission Vice-Chair |
| • Commissioner Newton | Nickerson |
| • Commissioner Fackrell | • Commission Chair Wilson |

The undersigned does hereby certify that the above notice and agenda were posted as required by law this the 24th day of October 2025.



Kate Becker – Morgan County Administrative Manager

***Action Item(s) that includes Public Hearing(s) will be held at or after 6:00 PM**

The Commission may vote to discuss certain matters in closed Session (Executive Session) pursuant to Utah Code Annotated §52-4-205. In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call Kate Becker at 435-800-8724 at least 24 hours prior to this meeting. This meeting is streamed live.

If you want to participate virtually in any public comment listed on this agenda, you need to contact

Jeremy@morgancountyutah.gov at least 24 hours before the scheduled meeting.



MORGAN COUNTY COMMISSION MEETING MINUTES

October 7th, 2025

3:00 WORK SESSION & 5:00 REGULAR MEETING

PUBLIC NOTICE is hereby given that the MORGAN COUNTY COMMISSION will hold a regular Commission meeting in the Commission meeting room at 48 West Young Street, Morgan, Utah.

COUNTY COMMISSION

Commission Chair Matt Wilson
Commission Vice Chair Vaugh Nickerson
Commissioner Raelene Blocker
Commissioner Mike Newton
Commissioner Blaine Fackrell

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelly
Logan Taggart
Preston Lee
Collette West

OTHER EMPLOYEES

IT Director Jeremy Archibald
Deputy Clerk/Auditor Katie Lasater
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith (CA)
Planning Director Josh Cook
Planner 1 Jeremy Lance

3:00 WORK SESSION

(A) Kick Off of General Plan with Planning Outpost

- The General Plan Kickoff on October 7, 2025, led by Valerie Claussen from Planning Outpost, focused on updating Morgan County's general plan. The plan aims to consolidate area plans into a cohesive document, incorporating community input and state compliance. Key objectives include creating a robust engagement plan, addressing water use and preservation by December 2025, and ensuring public facilities are included. Challenges identified include rising property values, lack of sewer systems, and developer influence. Opportunities include leveraging natural resources and creating desirable developments. The process will involve community workshops, stakeholder meetings, and public hearings to gather input and refine the plan.

(B) Second review of draft feasibility study from LRB Finance for compilation and submission of comments.

- The LRB Finance Work Session on October 7, 2025, discussed a feasibility study prepared for a proposed ski resort development in Mountain Green. During the discussion, reference was made to the 2020 feasibility study that had evaluated whether Mountain Green could incorporate as a town, an effort that was ultimately determined not to be feasible. Using that earlier study as background, the current session focused on assessing the financial and infrastructure implications of the resort proposal.
- Key points included the need for accurate data on Mountain Green road mileage, UDOT-related costs, and county drainage responsibilities. The study indicated that road maintenance costs in Mountain Green are higher than the county average, estimated at \$4,800 per mile for 23 miles, totaling approximately \$560,000. Participants also raised concerns about the reliability of projected hotel room rates and revenue assumptions, noting inconsistencies between developer estimates and local market conditions. Additionally, the group emphasized the importance of obtaining detailed stormwater management cost data and discussed the difficulty of

MORGAN COUNTY COMMISSION MEETING MINUTES

analyzing potential tax revenues and expenditures within the constraints of existing statutory requirements.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

1. Welcome: Chair Wilson
2. Invocation and/or Moment of Reflection: **Hon. Commissioner Nickerson**
3. Pledge of Allegiance: Commissioner Nickerson

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from September 16th, 2025.
2. Approval of the Morgan County Commission Minutes from September 18th, 2025 work session.
3. Approval of the Morgan County Commission Minutes from September 24th, 2025 work session.
4. Notice of Fire Station open house October 11th 1-3pm for Fire Safety Week.
5. Notice of intent to construct a communications facility near 10745 S Hwy 66 from Union Pacific Railroad and notice of potential effects being near historic properties or monuments.
6. County Landfill Diversion update since implementation of recycling.
7. Information on Agricultural Protection Areas.
8. Notice of Stage 1 Fire restrictions lifted as of September 20th, 2025.
9. Notice of Department Head out-of-state travel; Emergency Manager
 - a. Response to bombing incidents class, New Mexico Tech October 12-17
 - b. National Health Care Coalition Conference, Dallas Texas Nov 30 – Dec 4
10. Notice: Open non-user seat on the Morgan County Airport Board; Accepting applications.

Commissioner Nickerson moved to approve the consent agenda items.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

(C) Commissioner Declarations of Conflict of Interest

- None.

(D) **Public Comments** (please limit comments to 3 minutes)

- None.

(E) Presentations

Logan Taggart, Rocky Mountain Power

- Logan Taggart from Rocky Mountain Power presented an update to the Commission on the planned transmission line rebuild, outlining the need for the project, the continued use of wooden poles, and the increase in pole height. Planning Director Josh Cook and the commissioners asked about the potential impacts on local residents and the feasibility of burying the lines. Taggart provided cost comparisons demonstrating that underground installation would be significantly more expensive than overhead construction. The discussion also covered the transmission line's route and coordination with developers, including Flagship Homes. Commissioners expressed concerns about the impact on local development and emphasized the importance of achieving mutual benefits. Taggart noted Rocky Mountain Power's commitment to collaborating with developers and fulfilling its obligation to complete the upgrade. Both parties agreed to continue working together to address concerns and ensure the project's successful completion.

(F) Action Items

1. Jeremy Sorensen – Discussion/Decision – Mountain Green Sewer Improvement District
Discussion and decision on a rental agreement of land adjacent to Kent Smith Park.

- a. Jeremy Sorensen from the Mountain Green Sewer Improvement District met with the Commission to discuss a property agreement related to land adjacent to Kent Smith Park. He outlined the district's intent to collaborate with the County on a mutually beneficial arrangement while retaining flexibility for future sewer expansion if required by legislative or environmental mandates.
- b. The CA noted concerns about the proposed one-year cancellation clause within the 20-year agreement, suggesting that it poses a risk to county investments.
- c. Commissioner Newton emphasized that the county could invest as much as \$500,000 into property improvements, advocating for safeguards against early termination. Sorensen explained that the one-year clause was intended solely for emergency situations, such as state-mandated sewer upgrades.
- d. Commissioner Fackrell asked about options to renew or extend the agreement after the 20-year term and proposed including renegotiation language.
- e. Jeremy Sorensen agreed that such a clause could be added in response to Commissioner Fackrell's comment.
- f. The Commissioners and CA discussed whether to include reimbursement or depreciation provisions in case improvements were made and the district later reclaimed the property.
- g. The CA offered to draft revised contract language addressing termination, renewal, and emergency provisions for review by both parties, with the goal of bringing the updated agreement back to the Commission at the November 18th for final consideration.

Discussion only, no motion taken, will come back before the Commission on November 18th.

2. Bret Heiner – Discussion/Decision – Morgan County Public Works Director

Discussion and approval to order an International Bobtail Snowplow for budget year 2026.

- a. The CAM explained that during the last Commission meeting, the Commission approved payment of approximately \$40,000 from the FY25 budget to pay off a financed Public Works vehicle. She also clarified that this purchase was not previously included in the FY26 budget and that this was a new funding request for that fiscal year. She noted that Fund 20 currently held a surplus of approximately \$187,750, which must be designated to specific uses rather than carried automatically into fund balance per audit requirements. Potential uses included funding the new plow truck and allocating remaining amounts to highway projects.
- b. Public Works Director clarified that it would instead come from Fund 20 (B&C Road Funds), not from the Fleet account. He provided historical context, noting that similar purchases had been funded this way in the past. Heiner stated that road projects for the

MORGAN COUNTY COMMISSION MEETING MINUTES

current year had come in under budget, and the department had successfully completed all scheduled paving, including Deep Creek. He explained that two of the department's newer trucks still had outstanding balances of about \$80,000 each, and proposed either paying one off and re-leasing, or using available funds to purchase the new plow truck outright. Because delivery of a new truck would take several months, he requested approval to proceed with an order.

- c. Commissioner Newton asked for clarification on whether any existing trucks would be sold.
- d. Public Works Director stated that the department intended to retain its current trucks, explaining the age and condition of the fleet. He noted the County's larger plow trucks included: Two 2013 used bobtail trucks purchased from Salt Lake County for \$53,000 each. One 2006 ten-wheeler from Wasatch County purchased for \$40,000. One 2020 International truck purchased for approximately \$210,000 (with \$80,000 remaining on the lease). One 2021 Mack truck purchased for \$208,000. One 2022 all-wheel-drive bobtail truck used in the Highlands area, purchased for \$214,000. The new purchase would add one additional plow truck to the fleet.
- e. The CAM confirmed that based on the remaining unspent funds, the department was approximately \$63,852 short of the total truck cost, and asked if that difference would also come from the Class B road funds.
- f. Commissioner Fackrell suggested making the purchase under FY25 rather than rolling funds to FY26.
- g. Commissioner Newton expressed preference to buy the truck outright rather than lease it, to avoid interest costs.
- h. Public Works Director supported this approach, noting that recent mild winters had reduced expenditures on salt and fuel, leaving additional flexibility.
- i. Chair Wilson added that as long as the Public Works budget stayed balanced next year, he supported the purchase.

Commissioner Newton moved to approve the purchase to acquire a 2026 plow truck in the amount of \$251,602.52, with funding to come from Fund 20-4400-300, and an additional \$60,000 to be transferred from Fund 20-2951-000-000 as needed.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

3. Hon. Shaun Rose – Discussion/Decision – Morgan County Recorder

Discussion and decision on posting an RFP to survey the Morgan / Summit County line.

- a. The Recorder requested Commission approval to issue an RFP for a boundary survey between Morgan County and Summit County. A property owner has appealed through Board of Equalization, the county designation of a small 0.28-acre parcel, claiming it lies within Summit County. Although the property has historically been part of Morgan County, Summit County's recent survey suggests otherwise. The Recorder explained that conducting the County's own survey will verify the boundary and allow both counties to move forward.
- b. Chair Wilson asked which county has been collecting taxes.
- c. The Recorder noted that Morgan County collected taxes in prior years but not last year.

MORGAN COUNTY COMMISSION MEETING MINUTES

- d. The CAM also noted that Summit County initiated a survey in 2013 and completed several since, none of which align. Current survey contractors declined to take on the project, prompting the need for an RFP.

Commissioner Nickerson moved to approve posting an RFP to survey the Morgan County summit line, as we've discussed.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

4. Lydia Hebdon, Morgan Recreation Director – Discussion/Decision – Multi-Use Fields

Discussion and decision on submissions for the multi-use field well contract.

Commissioner Newton moved to postpone item number four to our next meeting.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

5. Chief Boyd Carrigan– Discussion/Decision – Morgan County Fire Department

Discussion and decision on submissions for the concrete replacement of Fire Station 121.

- a. The Fire Chief presented bids for replacing the concrete in front of the fire station, with the lowest bid being \$42,500.
- b. The commissioners discuss the budget allocation and the need to pull funds from the general fund balance.
- c. Item 5; approved bid A for \$42,500 with a budget adjustment from 10-2951 to 10-4221-260-000

Commissioner Newton moved to approve the fire station driveway replacement bid in the amount of \$42,500 funds to come from the general fund balance.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

6. Chief Boyd Carrigan– Discussion/Decision – Morgan County Fire Department

MORGAN COUNTY COMMISSION MEETING MINUTES

Discussion and decision on submissions for delinquent ambulatory billing.

- a. The Fire Chief introduced this and explained that since transitioning ambulance billing services from IRIS Medical to First Professional Services, the County has not had a company managing delinquent ambulance collections. An RFP was issued to address this need, resulting in three proposals received and reviewed. He requested a motion to approve one of the submitted proposals for delinquent ambulance billing collection services.
- b. The CA provided a comparison of the proposals, highlighting the differences in commission rates and collection methods.
- c. The Commissioners discuss the pros and cons of each proposal, with a focus on the potential impact on residents and the effectiveness of the collection agency.

Commissioner Newton moved to approve moving forward with an agreement for county recovery services, specifically for delinquent ambulance billing using Option A as the bid winner. Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

7. Josh Cook – Discussion/**Public Hearing**/Decision – Morgan County Planning & Zoning Whittier Subdivision, No. 1 Plat Amendment: A request for approval 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.

- a. Planner 1 introduced this stating the request is an administrative item, not legislative, despite being listed as a public hearing. Application #25.015, concerns property located at approximately 3929 North 4000 West in Peterson, totaling 1.07 acres within the R-1-20 residential zone. County staff, including the Engineer, Surveyor, Recorder, Planning Staff, and Fire Department, reviewed and confirmed the application meets all code requirements. The Planning Commission held a hearing on September 11, received no public comments, and recommended approval to the Commission with a 4-0 vote.

Commissioner Blocker moved to approve the Whittier subdivision number one 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 October 7, 2025.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

8. Josh Cook – Discussion/**Public Hearing**/Decision – Morgan County Planning & Zoning Highway Signage Code Text Amendment: A request for approval of a code text amendment Ordinance **CO 25-19** to the Morgan County Code (MCC) to allow highway signage.

MORGAN COUNTY COMMISSION MEETING MINUTES

- a. Planning Director introduced this stating a text amendment application was submitted by a local property owner and developer, Val Poll, in coordination with a sign company represented by Chad Fowers. The request sought to allow an additional freestanding sign along I-84 for commercial subdivisions classified as shopping centers. Staff clarified that previous code language was ambiguous regarding “shopping centers,” and a prior amendment now defines them, allowing one additional sign for properties fronting I-84. The applicant initially proposed a 40-foot-tall sign, but staff revised the proposal to base sign area on the building’s linear frontage rather than road frontage, reducing overall size. During the Planning Commission review, discussions focused on illumination and wording within the text. The Planning Commission recommended approval unanimously (with one abstention), subject to eight conditions, including: No off-premise signage, maximum width of 12 feet and height of 35 feet, five-foot setback from the freeway property line, shopping center must front directly on I-84, Removal of quotation marks and “proliferation” language and illumination off by 10 p.m.
- b. Chad Fowers addressed the Commission and noted that the previously approved 12-foot width for the 35-foot-high sign is very restrictive from an aesthetic standpoint. He referenced Lee’s Marketplace in Mountain Green, which has a 19.5-foot-wide sign, as a comparable example. He requested consideration to increase the sign width by 7.5 feet to match similar allowances. Chad also clarified that the 35-foot height should be measured from highway grade rather than base grade, due to a 10-foot drop on the north side, to maintain proper visibility.
- c. Commissioner Nickerson acknowledged that signage near an off-ramp could provide visibility for businesses, such as emergency services or local establishments. However, he noted that most people who need these services already know the location or use digital tools like Google Maps to find them. He emphasized that Morgan County benefits from the lack of visual clutter from billboards and excessive signage along the freeway, which contributes to the county’s aesthetic appeal. While recognizing that additional signage could be advantageous in certain circumstances, he personally did not see a significant benefit for more signs in the area.
- d. Chad clarified that the proposed sign would be a multi-tenant, double-sided sign with individual tenant panels. They noted that the original stipulation of allowing two square feet of signage per linear foot of business frontage is not particularly relevant in this case, given the sign’s intended use as a shared panel-style structure rather than individual business signage.
- e. The CA sought clarification on the proposed text amendment, specifically whether the language stating that a sign “shall provide visibility” for businesses within the development would grant automatic sign rights to all tenants without cost.
- f. Planning Director Josh Cook explained that the intent was not to allow off-premise signage and noted the wording could be revised for clarity.

Commissioner Nickerson moved to close public meeting and convene public hearing.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

- Tina Kelly Mountain Green resident addressed the Commission and stated that she had previously spoken at the Planning Commission hearing and reiterated her concerns

MORGAN COUNTY COMMISSION MEETING MINUTES

regarding increased signage along I-84. She explained that the original sign ordinance was carefully crafted to prevent billboard proliferation through Morgan County for both public safety and aesthetic reasons, noting that excessive signage distracts drivers and detracts from scenic views. Kelly expressed concern that the current text language differs from the Planning Commission's version, particularly regarding the removal of "proliferation" language and clarification of sign height relative to freeway grade. She suggested that a redlined version of the changes would have made the revisions easier to follow. She emphasized that maintaining the county's view sheds has been a consistent priority identified in community planning efforts such as *Envision Morgan* and *Mountain Green DAT*. She stated that additional freeway signage would not significantly benefit local businesses, as drivers typically rely on existing UDOT exit signs for essential services like food and fuel. She concluded by expressing her opposition to additional signage, noting that current business signs are already visible from local roads and that more signage would contribute to unnecessary visual clutter.

Commissioner Blocker moved to close public hearing and reconvene public meeting Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

- Commissioner Newton stated that the decision regarding the proposed signage should not be based on the effectiveness of advertising but rather on its impact to the county's view sheds and visual character, which he identified as his primary concern.
- Commissioner Fackrell added that while highway signage may eventually become necessary to support local business promotion and tourism, particularly after the Trappers Loop interchange is constructed, he does not believe such signage is needed at this time.
- Commissioner Blocker agreed that installing signage would be more appropriate after the new interchange is completed. He noted that placing a sign now could create additional costs for the developer if it needs to be relocated later. He also expressed appreciation for the unobstructed views along the highway while acknowledging that growth and development are inevitable.

Commissioner Nickerson moved to deny the Highway Signage Code Text Amendment to protect the view sheds.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

9. Kate Becker, Morgan Administrative Manager – Discussion/Decision

Discussion and decision on Resolution **CR 25-52** approving Homesteader Credits.

- a. The CAM introduced this stating this references Resolution CR-24-77 from the previous year, which established qualifications for homesteader abatements. Staff reported receiving five applications, with one additional applicant who did not apply specifically for the homesteader

MORGAN COUNTY COMMISSION MEETING MINUTES

credit but qualified automatically under state code as a hardship case and was therefore included under the homesteader abatement category.

- b. Commissioner Newton recalled that during the implementation of the homesteader abatement program, there had been discussion about adjusting the qualifying dollar amount for inflation. It was confirmed that no such adjustment has been made and that the threshold remains at \$50,000. He noted that a modest increase, such as 3%, may not significantly impact current applicants but suggested it be considered for future review. He noted that any adjustment to the \$50,000 threshold would require an amendment to the original resolution to formally authorize the change.
- c. The CA clarified that an amendment would recommend doing an amendment or updated criteria referencing the prior Resolution.
- d. The Commissioners were in favor of doing the amendment to the Resolution to clarify the Commission's intention to increase the threshold due to inflation increases.
- e. The CA clarified that the State would like these approved under BOE, therefore the item will be brought back before Commission in order to be reposted as BOE to approve.

Commissioner Fackrell moved to approve the two applications highlighted in yellow at the 20% level and to approve the remaining applications at the half-plus-20 rate. Additionally, the group agreed to revisit and clarify the program criteria within the next few months to ensure consistency for next year's review.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

10. Kate Becker, Morgan Administrative Manager – Discussion/Decision – Fairgrounds Electric

Discussion and decision on a change order to the Fairgrounds Electric update contract.

- a. Commissioner Nickerson introduced this stating during the fairgrounds electrical project, it was discovered that the city plans to move the power lines along the east side of the fairgrounds underground. A current service is mounted on one of these poles, which will be removed. To avoid future disruptions and additional costs, it was recommended to relocate the service now while trenching is already open. Additionally, new 1200-amp service is being installed, and LED lighting for both arenas will need to match the updated voltage, avoiding the need to modify the lights later. This unforeseen change prompted a change order request to address the relocation immediately and ensure all new power and lighting align with the updated infrastructure.
- b. Commissioner Nickerson also spoke to making the fairgrounds generator ready stating the team is planning to obtain a portable generator for the fairgrounds to ensure operations, such as the rodeo, can continue during power outages. The generator will also serve as a flexible emergency resource for other locations, including the library and fire stations. Material costs are still being finalized by suppliers, which is why a total cost is not yet available.

Commissioner Newton moved to approve the change order for the Morgan County Fairgrounds electric project funds to come from the non-departmental in the amount of \$12,450.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

MORGAN COUNTY COMMISSION MEETING MINUTES

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

- The CAM reminded that we have 2 more back to back meetings this month
- The CAM asked if anyone was ready to appoint anyone for the non-user seat for the Airport Board
- We have applicants for Airport Manager, she asked who would like to sit in on the hiring board.
- SB91 is the sales tax, they are going to revise it, nothing for us to do
- SB202 for BOE trainings

(G) Commissioner Comments

- **Commissioner Blocker**
 - None.
- **Commissioner Newton**
 - None.
- **Commissioner Fackrell**
 - Met with the East Canyon State Parks Director—he and DWR are now collaborating effectively. The planned land purchase will support rock climbing, trails, primitive campgrounds, overlooks for sage-grouse, and preservation of the Mormon Trail. The project aligns with our original vision, with our involvement in planning and trail construction. DNR leadership is supportive and responsive.
- **Commission Vice Chair Nickerson**
 - Attended the Board of Health meeting. Where they discussed the Seager Memorial Clinic which serves uninsured youth aged 15–26, focusing on transition from parental insurance.
 - Measles Update: Cases are increasing, primarily in southern Utah; no cases detected in Weber County, nor in local wastewater.
 - Flu Vaccines: Now available at the Weber-Morgan Health Department in Ogden. Next clinic: October 10, 10 AM – 2 PM, parking lot, \$20 per shot. Mobile clinics to visit Morgan County twice a month (dates pending).
- **Chair Wilson**
 - None.

Commissioner Newton moved to move to go into closed session for the purpose of discussing the purchase, purchase, exchange or lease of real property. And to discuss the character and professional competency or mental health of an individual.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Commissioner Blocker moved to go out of closed session and adjourn the public meeting.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

MORGAN COUNTY COMMISSION MEETING MINUTES

Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

Adjourn – 8:50 P.M.

Note: The Commission may vote to discuss certain matters in Closed Session (Executive Session) pursuant to Utah Code Annotated §52-4-205.

APPROVED: _____
Morgan County Commission Chair

DATE:

ATTEST: _____
Morgan County Deputy Clerk/Auditor

DATE

***Action Item(s) that includes Public Hearing(s) will be held at or after 6:00 PM**

The Commission may vote to discuss certain matters in closed Session (Executive Session) pursuant to Utah Code Annotated §52-4-205. In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call Kate Becker at 435-800-8724 at least 24 hours prior to this meeting. This meeting is streamed live.

If you want to participate virtually in any public comment listed on this agenda, you need to contact Jeremy@morgancountyutah.gov at least 24 hours before the scheduled meeting.



October 21st, 2025

5:00 REGULAR MEETING

PUBLIC NOTICE is hereby given that the MORGAN COUNTY COMMISSION will hold a regular Commission meeting in the Commission meeting room at 48 West Young Street, Morgan, Utah.

COUNTY COMMISSION

Commission Chair Matt Wilson
Commission Vice Chair Vaughn Nickerson
Commissioner Raelene Blocker
Commissioner Mike Newton
Commissioner Blaine Fackrell

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelly
Jeff Lowe
Ty Bailey
Heidi Dorius
David Rich
Nicole Reed

OTHER EMPLOYEES

IT Director Jeremy Archibald
Deputy Clerk/Auditor Katie Lasater
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith (CA)
Planning Director Josh Cook

There is no work session.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

1. Welcome: Commissioner Newton
2. Invocation and/or Moment of Reflection: **Hon. Commissioner Newton**
3. Pledge of Allegiance: Commissioner Newton

(B) Consent Agenda Items

1. Approval of an agreement with Express Recovery Services for delinquent ambulance billing.

Commissioner Newton moved to approve the consent agenda items.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

(C) Commissioner Declarations of Conflict of Interest

- **None.**

(D) Public Comments (please limit comments to 3 minutes)

- **None.**

(E) Action Items

1. **Nicole Reed** – Discussion/Decision – 4-H Program Coordinator
Discussion and decision on fee waiver for the rifle range for the new 4-H Shooting Sports Club of Morgan County. Morgan County Resolution **CR 25-53**

MORGAN COUNTY COMMISSION MEETING MINUTES

- a. Nicole Reed, 4H program coordinator, requests a space at the rifle range for a new 4H shooting sports club. The club aims to meet on Monday evenings from 5 to 10 PM or until it gets dark for practices and competitions.
- b. The Commission and Nicole discussed the club's structure, including the types of rifles used and the age range of participants.

Commissioner Blocker moved to approve to waive the rifle range fees for the Morgan County 4H Shooting Sports Club.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

2. Ty Bailey – Discussion/Decision – Morgan City Manager

Discussion and decision on additional Corridor Preservation funding.

- a. Ty Bailey presented a request for an additional \$150,000 from the Corridor Preservation Fund to complete the purchase of property needed for the 400 East road project in Morgan City. The Corridor Preservation Fund, managed by the COG and funded through countywide vehicle registrations, is primarily intended for acquiring land for future roadway development. He explained that this is the first significant project utilizing these funds, as previous allocations were used mainly for road maintenance. The property in question, located near the Clark Farm and UDOT's maintenance shed, is essential to create a second access point for future development, as UDOT did not leave right-of-way access when it developed the site. After two years of negotiation, the city reached a land purchase agreement with UDOT. The initial funding approval was \$250,000, based on uncertain cost estimates. The first appraisal valued the property at \$720,000, which Ty stated he successfully challenged, resulting in a revised appraisal of \$440,000. The additional \$150,000 request will cover the difference needed to complete the \$440,000 purchase. He also noted that the City will ultimately be responsible for constructing the road and related infrastructure, estimated at \$1.5 million, as no private developer is currently involved in that section.
- b. The CAM provided a recap of the project's funding history. The Council of Governments (COG) originally recommended allocating up to \$400,000 for the project in January, and the County Commission approved \$252,000 in February. The current budget includes \$400,000 designated for this expenditure, leaving nearly \$400,000 remaining in the fund balance. She clarified that the City has not yet requested the initial \$250,000, as they were waiting for the final property cost to be confirmed. The current request is therefore to increase the allocation to the full \$400,000 as originally recommended by COG.

Commissioner Newton moved to approve Morgan City's request for additional funding from the Corridor Preservation Fund in the amount of \$150,000, to be added to the previously approved \$250,000, for a total allocation of \$400,000 for the purchase of property designated for the construction of a future roadway.

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

3. Josh Cook – Discussion/Decision – Morgan County Planning & Zoning

Shadow Creek Development Preliminary Plat: A request for preliminary plat approval for a 14-lot subdivision, which is identified by parcel numbers 00-0090-2565 & 00-0090-2644 and serial numbers 01-004-523-06 & 01-004-529-01 and is approximately located approximately 700 feet northwest of the intersection of West Surrey Lane and North Morgan Valley Drive in unincorporated Morgan County.

- a. Planner 1 addressed the Commission stating the Shadow Creek Development Preliminary Plat (Application 24.069), submitted by applicant Casey Low and property owner Steve Peterson. The 80.19-acre property, zoned Rural Residential (RR-5) and consistent with the county's Ranch Residential 5 land use designation, is located approximately 700 feet northwest of West Surrey Lane and North Morgan Valley Drive. The proposal includes a 14-lot subdivision with lot sizes ranging from 5 to 6.15 acres, averaging 5.15 acres, with access provided by a private 36-foot right-of-way. Reviews by planning staff, the Weber-Morgan Health Department, and the county engineer all recommended approval, confirming the project meets applicable codes at the preliminary stage. The Planning Commission held a public hearing on October 9, receiving no public comments. Discussion focused on whether utility easements and septic leach fields must be depicted on the preliminary plat, staff clarified they are not required until the building permit stage, and on ensuring wellhead protection zones remain within lot boundaries. The Planning Commission voted unanimously (5-0) to recommend approval, with the conditions that all utility easements be identified on the plat and that wellhead protection zones be located entirely within individual lots.

Commissioner Newton moved to approve the shadow Creek development. Preliminary plat application, 24.069 for a proposed subdivision of 14 single family lots located approximately 700 feet northwest of the intersection of West Surrey Lane and North Morgan Valley drive in Milton. Based on the findings and with the conditions listed in the staff report dated October 21, 2025.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

4. Josh Cook – Discussion/Decision – Morgan County Planning & Zoning

North Side Creek P.R.U.D, No. 2 Plat Amendment: A request for an amendment to the North Side Creek P.R.U.D. Subdivision plat to create three (3) additional lots, identified by parcel number 00-0089-1772 and serial number 03-NSCRK-K-A1, and located approximately 0.22 Miles northeast of the intersection of North Cottonwood Canyon Road and North Lakeside Drive in unincorporated Morgan County.

- a. Planner 1 addressed the Commission presented the North Side Creek PRUD Second Plat Amendment (File No. 25.008), submitted by applicant Skyler Gardner, representing North Side Creek, LLC. The project site is located approximately a quarter mile northeast of North Cottonwood Canyon Road and North Parkside Drive, within a Rural Residential (R-5) zone under the North Side Creek development agreement. The request affects 2.5 acres and proposes to create three additional single-family lots, ranging from 0.8 to 0.86 acres each. The request follows a previous development agreement amendment (Application 24.024),

MORGAN COUNTY COMMISSION MEETING MINUTES

approved by the County Commission on August 20, 2024 (Ordinance CO-24-19), which granted bonus density for three additional residential lots in exchange for developer-provided amenities. The applicant chose the option to construct three single-family homes rather than six townhome units. The proposal was reviewed by Planning staff, the County Engineer, Recorder, Surveyor, and the Mountain Green Fire Protection District, all of whom recommended approval. The Planning Commission also reviewed the application on October 9 and voted unanimously (5-0) to recommend approval.

- b. Commissioner Fackrell asked about the zoning, slope easements, and potential soil stability issues.
- c. Skyler Gardner clarified that the crosshatched area represents a “no-build” slope easement, prohibiting excavation or material removal to prevent erosion. Gardner also confirmed that the hill is stable, plateaus quickly, and does not cause runoff onto adjacent properties.
- d. Commissioners raised questions about agricultural access across Cottonwood Creek.
- e. Gardner and another representative clarified that while no official stream alteration permit exists for crossing the creek, they have reconstructed damaged sections and modified fencing to allow ranchers to turn equipment and reach the bridge more easily. Gardner concluded that no new infrastructure work is required, as utilities and access for the three lots were already installed during the initial subdivision construction. The total lot count will be 25, remaining below the 30-lot threshold in the International Fire Code.

Commissioner Blocker moved to approve the North Side Creek PRUD No. 2 Plat Amendment Application 25.008, allowing creation of three additional lots based on the findings and conditions outlined in the staff report dated October 21, 2025.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

5. Josh Cook – Discussion/Decision – Morgan County Planning & Zoning

Meadow Park East Cottonwoods Phase 5A-5 Preliminary Plat: A request for preliminary plat approval for a 24-lot subdivision throughout property across five (5) parcels, utilizing zero lot line homes with yards in common, which is identified by parcel numbers 00-0086-7344, 00-0092-5593, 00-0089-1186, 00-0086-4865, and 00-0086-5513 and serial numbers 03-005-108-12-1, 03-005-108-13-1-1, 03-005-108-06-2-1, 03-005-108-06-4, and 03-005-108-05-4, located approximately east of the intersection of Park Meadow Drive and Kingston Drive in unincorporated Morgan County.

- a. Planner 1 introduced this stating the Meadow Park East Cottonwoods Phase 5A Preliminary Plat (File No. 25.009), submitted by Skyler Gardner on behalf of multiple property owners, including Cottonwood Meadows Holding Co. and Gardner Cottonwood Creek LC. The 7.29-acre project, located east of Park Meadow Drive and Kingston Drive, falls under the Cottonwoods Development Agreement with Rural Residential (1-acre minimum) zoning. The request seeks approval of a 24-unit condominium-style subdivision across five parcels, featuring individual homes with shared yard space governed by CC&Rs. Units range from 3,000–3,800 sq. ft., averaging 3,400 sq. ft., with 3.95 acres of open space. Reviews from county departments and utilities confirmed the project meets all code requirements. Two public inquiries raised concerns about the temporary closure of a mountain bike trail during construction; the applicant plans to reconnect the trail between Lots 512 and 513 after

MORGAN COUNTY COMMISSION MEETING MINUTES

improvements. The proposed density aligns with the existing development agreement, which allows up to 120 units in the Meadow Park area. The Planning Commission unanimously recommended approval (5–0), with Chair Maloney abstaining and Member Watt absent.

- b. Skyler Gardner, representing Cottonwood Meadows Village LLC, explained that the concept plan attached to the Cottonwoods at Mountain Green Development Agreement originally identified 120 total residential units. The current proposal for Phase Five includes 92 units, as 68 single-family homes were previously constructed in the central area west of the current site under the original concept plan. He stated the new homes will be single-family, condominium-style lots developed under the Utah Condominium Act, allowing for private setbacks and HOA-managed common areas. He noted the new home models will be larger, approximately 4,000 sq. ft., compared to the earlier 3,200 sq. ft. cottages. Gardner confirmed that the bike trail will be rerouted and reconnected after construction.
- c. Gardner then discussed stormwater and drainage improvements, stating that catch ditches, foundation drains, and storm drain systems have been included in engineering plans, coordinated with neighboring property owners. Gardner described the Cobble Creek Reservoir berm included in the plans, which will be 12 feet high and bonded for inspection by the County Engineer. All homes will be built one foot above the recommended flood line, and the HOA will maintain the berm long-term, with a one-year warranty following inspection.
- d. Commissioner Fackrell discussed concerns about the berm behind the homes and the responsibility for maintenance.
- e. Commissioner Nickerson asked about water allocations.
- f. Gardner confirmed that while a 2023 will-serve letter temporarily limited water availability, capacity has since been restored. He agreed to provide an updated will-serve letter from Cottonwood Mutual Water Company before final approval.

Commissioner Blocker approve the Meadow Park East Cottonwoods Phase 5A-5 Preliminary Plat Application No. 25.009, allowing for a 24-lot subdivision located East of the intersection of Park Meadow Drive and Kingston Drive in unincorporated Morgan County, based on the findings and conditions outlined in the staff report dated October 21, 2025, and with the additional condition that approval shall be contingent upon receipt of an updated water will-serve letter.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

6. Hon. Leslie Hyde – Discussion/ [Public Hearing](#) /Decision – Morgan County Clerk/Auditor
Discussion and decision on Morgan County Resolution **CR 25-55** Quarter 3 adjustments to the 2025 County Budget.

- a. Leslie Hyde the Clerk Auditor presented Resolution CR-25-55 for department adjustments and fund balance adjustments. The resolution includes grants received for the library, opioid, public works, and tourism, and other fund adjustments.

Commissioner Newton moved to close public meeting and convene public hearing.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

MORGAN COUNTY COMMISSION MEETING MINUTES

Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

- **None.**

Commissioner Newton moved to close public hearing and reconvene public meeting.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

Commissioner Newton moved to approve CR-25-55 3rd quarter adjustments to the 2025 county budget.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

7. Morgan County Board of Equalization – Discussion/Decision – Homesteader's Abatements

Discussion and decision on Morgan County Resolution **CR 25-52** and affirming it as

Morgan County Board of Equalization Resolution **CR 25-01-BOE**

Commissioner Newton moved to adjourn the public meeting and convene as a Board of Equalization.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

- a. The CAM introduced this stating the Utah State Tax Commission recommended that the Board of Equalization also approve the homestead credits previously authorized by the Commission under Resolution CR-25-52. This action mirrors the prior approval, serving as a corresponding approval through the BOE.

Commissioner Newton moved to approve CR-25-01-BOE.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

MORGAN COUNTY COMMISSION MEETING MINUTES

Commissioner Newton moved to adjourn as the Morgan County BOE and reconvene the County Commission public meeting.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

8. Hon. Morgan County Commission – Discussion/Decision – UCIP

Discussion and decision on Resolution **CR 25-56** designating UCIP Representatives for the upcoming annual meeting in Sandy, UT on November 21st, 2025.

- a. The CAM announced the need to appoint a Morgan County official to represent at the UCIP meeting.

Commissioner Newton moved to designate the County Sheriff as the primary representative and the County Attorney as the alternate.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

9. Hon. Morgan County Commission – Discussion/Decision – IFAC Grant

Discussion and decision on Rulon Gardner's application for the IFAC Program Grant.

- a. Commissioner Nickerson introduced this stating this discussion referenced a letter from Chair Wilson regarding the IFAC grant application, which pertains to conducting a study on the Mountain Green interchange and surrounding connection areas. He noted having partial involvement and coordination among various parties regarding the grant effort.
- b. Rulon Gardner explained that Build Better America provides opportunities for grant funding, and although the topic was discussed informally during a prior work session, he acknowledged that he did not follow the proper approval process. Gardner stated that he and his team assisted the county in writing and submitting a federal grant application aimed at supporting infrastructure, road, trail, and park improvements in the Mountain Green interchange area. He noted that while the federal government expressed concern about the county not owning the land where the I-84 interchange is located, UDOT owns the interchange property, and the county controls the surrounding roads, allowing the grant to move forward under Morgan County's name, as it cannot be submitted by a private developer. Gardner emphasized that the grant requires no local match and, if awarded, could open the door to future Build Better America funding opportunities to advance master planning and infrastructure development in Mountain Green.
- c. The CA emphasized the importance of obtaining formal authorization before acting on behalf of the County, noting that past approvals, for example, for opioid funds, did not automatically extend to future actions. He stressed that any exceptions should not set a precedent, and that moving forward, the County must clearly follow established processes.

MORGAN COUNTY COMMISSION MEETING MINUTES

He highlighted that the grant under discussion offers no local match up to \$1 million, but above that threshold, a 50% non-federal match is required. Coordination with UDOT is necessary because the County does not fully own all assets, including some roads critical to the project, which affects eligibility and responsibilities under the grant. He noted that while pursuing the grant could provide significant funding benefits, it may also require the County to assume maintenance responsibilities for roads currently managed by UDOT, which needs careful consideration. He recommended clarifying agreements and responsibilities in writing upfront to ensure all parties are aligned and to prevent misunderstandings as the project moves forward.

Commissioner Newton moved to postpone to the next meeting on October 28th.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

10. Kate Becker, Morgan Administrative Manager – Discussion/Decision – CEO Board

Discussion and decision on County Resolution **CR 25-57** changing voting members and terms of certain Community & Economic Opportunity 'CEO' Board members.

- a. The CAM introduced this and explained that the County's \$200,000 annual economic development grant is currently held up for disbursement because Commissioner Blocker, whose portfolio includes this area, is a voting member of the CEO board. She noted that when the grant was submitted in July, the County believed it was in compliance, as a statute restricting Commissioners from voting on the board does not take effect until November. Becker indicated that the Governor's Office of Economic Opportunity, led by James Dickson, views this as a strict requirement.
- b. The CA stated that he believes that no elected officials would qualify.
- c. The CAM clarified that a county representative is required on the board.
- d. The Commission discussed potential alternatives, including other county employees or community members.
- e. Commissioner Fackrell expressed a desire for more business representation on the board. However, it was clarified that such changes would require an amendment to the original ordinance that established the board, not this resolution.

Commissioner Newton moved to approve Resolution CR-25-57

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

11. Kate Becker, Morgan Administrative Manager – Discussion/Decision – Credit Card Fees

Discussion and decision on credit card service fees being charged to the County.

- a. The CAM introduced this stating this was a follow-up on the issue of credit card service fees charged to the County's budget. During budget review, it was discovered that approximately

MORGAN COUNTY COMMISSION MEETING MINUTES

\$240,000 annually in “non-departmental services” expenses were due to the County absorbing transaction fees from residents using credit cards to pay for property taxes, DMV services, utilities, and other fees.

- b. The Commission discussed that many neighboring jurisdictions, such as Weber County, charge around 2.5% for card transactions, with a flat \$4 fee for debit cards. They agreed that residents could avoid the fee by paying with cash, check, or electronic funds transfer (EFT).

Commissioner Newton moved to approve to implement a 2.5% credit card service fee on all County transactions excluding utilities, until legal clarification is received.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

12. Kate Becker, Morgan Administrative Manager – Discussion/Decision – Budget Adjustment

Discussion and decision on a budget adjustment to cover the costs of retirement parties.

- a. The CAM introduced this to discussed the need for a clear policy on employee appreciation and office expenses, including parade candy and Halloween candy.
- b. The Commissioners expressed the importance of employee appreciation and the need for control over expenses.
- c. The Commission discussed the need for a centralized system for employee appreciation and office expenses

Commissioner Newton moved to approve the transfer of \$1,400 from non-departmental fund 10-4150-340-000 to the employee appreciation fund 10-4148-320-000.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

13. Kate Becker, Morgan Administrative Manager – Discussion/Decision – Holiday Closures

Discussion and decision on County Offices closing over the Holidays.

- a. The CAM proposed closing early on Christmas Eve and New Year's Eve if they fall on weekdays.

Commissioner Newton moved to approve the early closure on Christmas Eve and New Year's Eve, provided the those days fall on a weekday and providing employees with the option to use PTO for the remaining hours.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

MORGAN COUNTY COMMISSION MEETING MINUTES

The Vote was unanimous. The Motion passed.

(F) Commissioner Comments

- **Commissioner Blocker**
 - She attended an informative Centrally Assessed meeting with Commissioner Fackrell.
- **Commissioner Newton**
 - **None.**
- **Commissioner Fackrell**
 - He shared insights from the Utah One conference and the importance of a visitor economy for rural communities.
- **Commission Vice-Chair Nickerson**
 - **None.**
- **Commission Chair Wilson**
 - **None.**

Commissioner Blocker moved to go into closed session to discuss possible property acquisition and reasonably imminent litigation.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Commissioner Newton moved to convene closed session and adjourn the public meeting.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Adjourn – 8:40 P.M.

Note: The Commission may vote to discuss certain matters in Closed Session (Executive Session) pursuant to Utah Code Annotated §52-4-205.

APPROVED: _____
Morgan County Commission Chair

DATE:

MORGAN COUNTY COMMISSION MEETING MINUTES

ATTEST: _____

DATE

Morgan County Deputy Clerk/Auditor

***Action Item(s) that includes Public Hearing(s) will be held at or after 6:00 PM**

The Commission may vote to discuss certain matters in closed Session (Executive Session) pursuant to Utah Code Annotated §52-4-205. In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call Kate Becker at 435-800-8724 at least 24 hours prior to this meeting. This meeting is streamed live.

If you want to participate virtually in any public comment listed on this agenda, you need to contact

Jeremy@morgancountyutah.gov at least 24 hours before the scheduled meeting.

Code Enforcement 3rd Qtr Report



Community Projects

Clean up Properties

**Promote community
involvement- Neighbor
Helping Neighbor**

**Improve relationships with our
Community and Government**

**Promote relationships with our
local businesses.**





Code Enforcement Tire Project

- *Holcim Devils Slide Plant (McClane Hamilton)*
- *Sage at Scotts Tires for taking the rims off of tires that were brought in*

Morning Suprises

Thanks to Dustan Little for always being there to load the dumped tires.

Great ideas quite often bring a little extra work, but it was a very giving opportunity.



18 County Properties that we had noticed had tires on their property

1 Home Owned Business that had a CUP awaiting approval until they got rid of tires on their property.

Obviously for the amount of tires that were collected there were more hidden in out of public view areas.



Tractor Trailer loads were weighed at off loading and reported back to us.

1st Load- 10 Ton

2nd Load- 13 Ton

3rd Load- 12 Ton

4th Load- 12 Ton

For an exact Total of 47.42 Ton of Tires.



Line of Sight Violations

Having the Expertise and Relationship with our Citizens help us get Safety issues resolved prior to Issuance of Occupancy or accidents.



Nuisance Properties



Nuisance Property Compliance



City/County Cooperation



Agg Exempt Building Problems



Deep Creek Ranch



Abandoned Vehicles



ROW and Excavations



Swimming Pools



Airport Enforcement



Code Compliance Cases

April Report

October Report

▶ Abandoned Vehicles-	6 Cases- 1 Closed	8 Cases- 3 Closed
▶ Nuisance Properties-	7 Cases	10 Cases- 4 Closed
▶ Weeds-	2 Cases-	5 Cases- 4 Closed
▶ ROW Violations-	4 Cases- 2 Closed	9 Cases- 5 Closed
▶ Excavation GeoTech Violations-	2 Cases	3 Cases- 2 Closed
▶ Building Permit Violations	4 Cases- 2 Closed	5 Cases- 4 Closed
▶ Building Violations Swimming/Spa-		9 Cases- 3 Closed
▶ CUP Violations-	2 Cases-	3 Cases- 2 Closed
▶ Living in Trailers-	5 Cases- 2 Closed	5 Cases- 4 Closed
▶ Short Term Rental Violations-	13 Complaints	16 Cases- 11 Closed
▶ Commercial Storage-	1 Case	2 Cases- 1 Closed
▶ Agg Exempt-	3 Cases- 2 Closed	9 Cases- 8 Closed
▶ Business License Violations-	3 Cases- 1 Closed	3 Cases- 2 Closed
▶ Dark Sky Violations-	2 Cases- 2 Closed	3 Cases- 2 Closed

New or ongoing Project Investigations

- ▶ Commercial Properties near the Airport
- ▶ Deep Creek alterations or diversions
- ▶ Illegal Detention or Retention Pond Uses
- ▶ ROW and Excavation Monitoring
- ▶ Working with Public Works for clearing of vehicles off of Streets for Snow Removal
- ▶ Removing Signs from the ROW

RESOLUTION CR 25-02-BOE

RESOLUTION OF THE MORGAN COUNTY BOARD OF EQUALIZATION APPROVING HOMESTEADER CREDITS FOR PROPERTY TAX YEAR 2025.

WHEREAS, according to Utah Code Ann. Section 59-2-1347; AND

WHEREAS, pursuant to CR 24-77, the County Commission did, on October 7th, 2025 approve at its regular Commission meeting, certain Homesteader credits as indicated in Morgan County Resolution CR 25-52; AND

WHEREAS, on October 21st, 2025 the Morgan County Commission approved the same with an incorrect Resolution Number of CR 25-01-BOE that is now corrected to CR 25-02-BOE; AND

WHEREAS, it is the recommendation of the Utah State Tax Commission that the same be approved through the County's Board of Equalization.

NOW THEREFORE BE IT RESOLVED, that the Morgan County Board of Equalization hereby approves and affirms the adjustment of taxes as stated in Resolution CR 25-52.

MORGAN COUNTY COMMISSION:

ATTEST:

Matthew Wilson, Chair
Morgan County Commission BOE

Leslie Hyde
Morgan County Clerk/Auditor

APPROVED AS TO FORM:

Commission Members Voting:

Garrett Smith
Morgan County Attorney

	Aye	Nay
Matthew Wilson	___	___
Vaughn Nickerson	___	___
Michael Newton	___	___
Blaine Fackrell	___	___
Raelene Blocker	___	___



County Commission Agenda Request Form

All Agenda items, including back-up materials, must be submitted to:

****ALL DOCUMENTATION IS DUE ON OR BEFORE 12:00 PM ON THE TUESDAY PRIOR TO A SCHEDULED COUNTY commission MEETING****

Morgan County
Attn: Kate Becker
48 West Young Street
P O Box 886
Morgan, UT 84050
Phone: 435.800.8724

Email: kbecker@morgancountyutah.gov

This form must be submitted, along with any required documentation, or the Agenda Item will not be scheduled until the next County commission Meeting

commission Meeting Date: 10/28/25 Time Requested: _____
Name: Leslie Hyde Clerk/Auditor Phone: (801) 845-4010
Address: _____
Email: lh Hyde@morgancountyutah.gov Fax: _____
Associated County Department: 2026 Budget

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Approval of tentative 2026 budget

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

✓

Fund	FY26 Revenues	FY26 Expenses
General Fund	\$15,852,162.00	\$15,852,162.00
RAMP Tax	\$250,000.00	\$250,000.00
Additional Transit Tax-Local	\$175,000.00	\$175,000.00
Additional Transit Tax-County	\$370,000.00	\$370,000.00
County Mass Transit Tax	\$620,000.00	\$620,000.00
Road Fund	\$1,000,000.00	\$1,000,000.00
Flood Disaster Fund	\$121,237.00	\$121,237.00
Bond Interest Fund	\$0.00	\$0.00
Health Services	\$357,446.00	\$357,446.00
Special Rev - Mineral LSE	\$3,000.00	\$3,000.00
Special Revenue - Library	\$454,847.00	\$454,847.00
Impact Fee	\$391,005.00	\$391,005.00
County Parks	\$8,100.00	\$8,100.00
Corridor Preservation Fund	\$400,000.00	\$400,000.00
Recreation Fund	\$483,412.00	\$483,412.00
Morgan County Fair Fund	\$1,283,190.00	\$1,283,190.00
Economic Development	\$217,686.00	\$217,686.00
Tourism	\$401,700.00	\$401,700.00
Park	\$0.00	\$0.00
Rifle Range	\$15,000.00	\$15,000.00
Airport	\$399,976.00	\$399,976.00
Greenbelt	\$7,000.00	\$7,000.00
Capital Projects	\$808,744.00	\$808,744.00
Garbage Enterprise Fund	\$971,650.00	\$971,650.00
Municipal Building Authority	\$15,725.00	\$15,725.00
Opioid	\$40,000.00	\$40,000.00
Trust and Agency Fund	\$0.00	\$0.00
Payroll Fund	\$0.00	\$0.00
Governmental Noncurrent Assets	\$0.00	\$0.00
Totals	\$24,646,880.00	\$24,646,880.00

Morgan County

Agenda Item Request Form

All Agenda items and any back-up materials need to be submitted to the Clerk's Office by Tuesday at NOON in order to be on the following Tuesday's Agenda.

Documentation must be submitted with this form or the Appointment will not be scheduled until the next meeting.

COUNCIL MEETING DATE: 28-Oct-25

NAME: Janell Walker Associated County Department: Assessor

ADDRESS: 48 W Young St Morgan, UT 84050

PHONE NUMBER(S): (cell) 801-845-4000 (work) (fax)

EMAIL: jwalker@morgancountyutah.gov

PURPOSE FOR THE APPOINTMENT (BE SPECIFIC) Personal Property Refund due to an adjusted state audit to Walker
Mortuary in the amount of \$179.31

WILL YOUR APPOINTMENT BE FOR : Discussion ☐ Decision ☐ Both ☒

TIME ALLOTMENT REQUESTED: 5 min

What action have you taken/who have you contacted prior to this? Adjusted values for personal property per communications from Jen Tingey with the USTC

Official Action Requested: A refund to Walker Mortuary in the amount of \$179.31

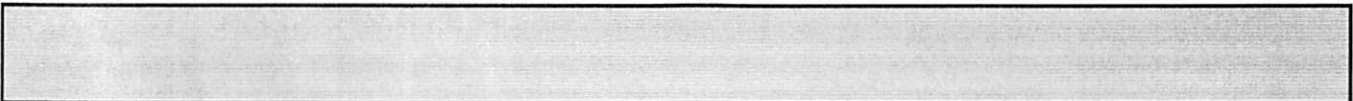


Mail to: Morgan County Clerk
PO Box 886
Morgan, UT 84050

Phone: 801.845.4012

Fax: 801.829.6176

Email: lhhyde@morgancountyutah.gov



Morgan County
Personal Property
Refund Application

Date _____	(office use only)
_____	Received from applicant (if applicable)
_____	Submitted to council staff
_____	Council meeting
_____	Refund processed (if applicable)

Name: WALKER MORTUARY
Address: P.O. BOX 116
MORGAN, UT 84050

Account #: BU-0691
Tax Year: 2025

Total amount paid \$1,335.68

A refund from Morgan County in the amount of \$179.31 should be granted for the following reasons(s):

A state audit was done and later corrected reducing the amount owed after the personal property tax had already been paid

Assessor/Assessor staff signature: _____



Morgan County Commission - Please check one, to
Approve ☐ or Deny ☐

Morgan County Commission Chair Signature:

_____ Date _____



County Commission Agenda Request Form

All Agenda items, including back-up materials, must be submitted to:

Morgan County
Attn: Kate Becker
48 West Young Street
P O Box 886
Morgan, UT 84050
Phone: 435.800.8724

****ALL DOCUMENTATION IS DUE ON OR BEFORE 12:00 PM ON THE TUESDAY PRIOR TO A SCHEDULED COUNTY commission MEETING****

Email: kbecker@morgancountyutah.gov

This form must be submitted, along with any required documentation, or the Agenda Item will not be scheduled until the next County commission Meeting

commission Meeting Date: _____

Time Requested: _____

Name: _____

Phone: _____

Address: _____

Email: _____

Fax: _____

Associated County Department: _____

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY



MORGAN COUNTY
GENERAL PLAN UPDATE

Local Government
& Land Use Consulting
930 Chambers Street, Ste 2
South Ogden, UT 84403
(801) 732-7200

Project Status Update DATE: October 20, 2025

1) Project Management Items

- a. Morgan County approval needed of Public Engagement Plan and Project Key Milestone Schedule (Signature needed of Director at bottom of 2nd page)
- b. Taken from the engagement plan here are some questions/information needed about extending communications/outreach:
 - c. Library
 - i. Email distribution list?
 - 1. Deadlines for when/if they have a newsletter that goes out?
 - 2. Who is the contact for this?
 - ii. Posters at library?
 - d. County Social Media Channels
 - i. Does County have social media channels they're currently using?
 - 1. If so, do they want to use them?
 - 2. Who is the contact person?
 - e. County Business Licenses
 - i. Email distribution list available from the County for local businesses?
 - 1. Initial email sent out about project and if they want to be added to project distribution list?
 - 2. Who is the contact person to obtain list? Or will Admin/Planning provide?
 - ii. Posters at County offices and other locations
 - f. Schools- TBD
 - i. Any contacts at district/schools to send out with the school's newsletters?

2) Public Engagement

- a. Project website updated with current events and the click to add to calendar feature available
- b. Resident Questionnaire live through Nov 25th
 - i. Providing the County a hard copy for those who don't have access to computer and will come into the office for it.

3) Advertising for Upcoming Community Area Meetings & Project

Project website: www.morgancounty.planitusa.com
www.planningoutpost.com

- a. Postcards ORDERED est delivery by Oct 27th (possibly sooner)
 - i. County covering postage
- b. Banners- ORDERED est delivery Nov 3rd
 - i. Commissioners assisting with posting

4) Community Area Meetings are confirmed.

- a. Workshop Format—what community means to me exercises, SWOT and review of boundaries
- b. GIS Exhibits are currently being created with info available; opportunity for residents to update/clarify
- c. The following are the scheduled dates, with all meetings starting at 6 pm

At County Offices:

Monday November 3rd – Richville & Porterville

Wednesday November 5th-- Enterprise, Stoddard, & Milton

Monday November 10th—Croydon & Round Valley

At Morgan Middle School:

Thursday, November 6th – Mountain Green & Peterson

5) Water Element adoption by December

- a. Engineers are working on element- draft by end of week
 - i. County to review provide comment by October 31st
 - ii. PO to prepare final draft/packet by November 5th
- b. Following Public Hearing Schedule:
 - i. PC Public Hearing: Nov 13th **PUBLIC NOTICE POSTINGS DUE NOV 3rd**
 - ii. CC Public Hearing: Dec 2nd **If not double advertising PUBLIC NOTICE POSTINGS DUE NOV 21st**
 - iii. Packets distributed a week prior?
- c. PO can provide some public notice examples, if needed.



Local Government
& Land Use Consulting
930 Chambers St, Suite 2
South Ogden, UT 84403
(801) 732-3200

Public Engagement Communication Plan*

1) Banners

- a. 6 Banners to have QR code and info about project
- b. Commissioners volunteered to get posted and place throughout County
- c. 1 set—posted as soon as possible
- d. 2nd set possible, depending on wear and tear and if another message is needed later in the project?

2) Mailers/Postcards

- a. 8.5 X 5.5 full color saturation mailer; County covering postage costs
- b. Depending on cost maybe 2 sets? One that is sent off as soon as possible the second one for the second set of meetings in the Spring

The following additional communication and outreach to be scoped out with the County:

3) Library

- a. Email distribution list?
 - i. Deadlines for when/if they have a newsletter that goes out?
- b. Posters at library

4) County Social Media Channels

- a. Does County have social media channels they're currently using?
- b. If so, who is the contact person?

5) County Business Licenses

- a. Email distribution list available from the County?
 - i. Initial email sent out about project and if they want to be added to project distribution list
- b. Posters at County offices and other locations

6) Schools- **TBD**

- a. Any contacts at district/schools to send out with the school's newsletters?

*Planning Outpost will be creating and providing the County with the collateral material and advertisements. County is responsible for the postings (both electronic and in-person) of the provided materials

Public Engagement Meetings/Activities**

Project Kick-off Meeting

October 7, 2025 Joint Commission Kick-Off Meeting

Resident Questionnaire

To run through November 24th

First set of Community Meetings—Workshop format

At County Offices:

Monday November 3, 2025 – Richville & Porterville

Wednesday November 5, 2025 – Enterprise, Stoddard, & Milton

Monday November 10, 2025—Croydon & Round Valley

At Morgan Middle School:

Thursday, November 6th – Mountain Green & Peterson

Second Set of Community Meetings—Open House format

TBD Tentatively late April 2026 after the GIS work and exhibits are ready for review
(possibly April 27th-30th)

General Plan Forum—Hybrid format (presentation first, then break out session)

Tentatively Monday, August 31, 2026

Resident Comment Review Period

Tentatively September through October 2026

Work Sessions

Tentatively September 15, 2026 Planning Commission & County Commission

Public Hearings

October 2026 Planning Commission

November 2026 Planning Commission (2nd Continuance date)

December 2026 County Commission

** In addition to the public meetings, consultant will present project updates to the Planning Commission during their regularly scheduled meetings. Those updates are tentatively scheduled for December 2025, April 2026 and August 2026

DRAFT PLAN KEY DATES:

Nov 2025 Draft of Water Element

Nov 2025 Exhibits of Community Area Boundaries (as much as can be done)

Dec 2025 Adoption of Water Element

March 2026 Exhibits of Community Area Land Use and Other Plan Exhibits (in time for Comm Mtgs)

May 2026 Rough Concept Community Plans Deadline(?)

July 13, 2026 Internal Draft Plan Deadline

August 3, 2026 Draft Plan Review completed & layout begin

August 28, 2026 First Draft Layout Done

MORGAN COUNTY ACCEPTANCE OF PUBLIC ENGAGEMENT & COMMUNICATION PLAN:

By_____ Date_____

Print Name_____

Title_____

Kate Becker

From: Valerie Claussen <val@planningoutpost.com>
Sent: Thursday, October 23, 2025 4:01 PM
To: Josh Cook; Kate Becker
Subject: Update on Water Element

CAUTION: This email originated from outside of Morgan County. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you are unsure please contact Jeremy or Brandon.

I was hoping to have a draft in hand by tomorrow for distribution, but we are still waiting to hear back from Weber Basin on some information. With that being said we anticipate that we will be ready by Wednesday and that's the day we're meeting with John to review the chapter and to coordinate. I know the timing cuts into County Staff's time to review but it still leaves time though before the Nov PC Public Hearing. So as soon as I can I will send you the document.

There's a component to the plan/state code that requires demonstrating that the County has "consulted with the public water and the canal companies". We're proposing the following outreach plan to meet this requirement in a timely manner:

- 1) Create a feedback page specifically for the Water Element that the water and canal companies will be notified is there.
- 2) Let the water/canal companies know about and invite them to the upcoming Community Meetings.
- 3) Hold a virtual meeting (maybe offer two times/two different days?) to review/discuss the proposed Water Element

Each of these create a documented effort for consultation and coordination that we will be able to bring to the final plan.

This is all going to be happening and occurring in really condensed real time. So it might be that the virtual meeting is held between when the PC has their public hearing and Commission hears it in December. And hopefully if that happens it can be acceptable. And in advance I appreciate your patience and understanding of the random things that will be popping up last minute! But we will continue to work closely with you and provide regular updates.

Sincerely,
Valerie



Valerie Claussen, MPA, AICP

Phone: 385-432-6262

Email: val@planningoutpost.com

930 Chambers St, Suite 2
South Ogden, UT 84403



Morgan County

Stakeholder Questionnaire

Please return this form to morgancounty@planningoutpost.com

- 1) What are the most unique assets in Morgan County?

- 2) What do you see as Morgan County's top priorities?

- 3) What do residents value most?

- 4) What are the three biggest challenges Morgan County is facing?

- 5) Is there a desire to attract other types of development or sectors (e.g. industrial, tourism, etc.)?

- 6) What does your community most need, or what is your community missing?

- 7) What kind of development patterns do you think should be encouraged in Morgan County?

8) What transportation infrastructure would you like to see more of / less of?

9) What public community amenities (e.g., trails, rec center) would improve your quality of life?

10) What direction would you like Morgan County to move in, and what changes would accompany that?

11) Please mark (or list) the community area(s) you either call home, work in, or have some other association with?

☐ Croydon

☐ Enterprise

☐ Peterson

☐ Porterville

☐ Milton

☐ Mountain Green

☐ Richville

☐ Round Valley

☐ Stoddard

☐ Taggart

Other_____

REQUEST FOR PROPOSALS (RFP)

Boundary Survey of the Morgan County / Summit County Line

Section 20, Township 1 North, Range 4 East, Salt Lake Base & Meridian

1. Introduction and Background.

Morgan County is soliciting proposals from qualified Professional Land Surveyors (PLS) licensed in the State of Utah to perform a boundary survey of the Morgan County / Summit County line through a portion of Section 20, Township 1 North, Range 4 East, Salt Lake Base & Meridian (SLB&M).

Summit County has previously conducted its own survey of this boundary; however, neither county has agreed upon the final location of the county line. To ensure fairness to affected property owners living along this boundary, and to avoid errors that could impact existing land descriptions, Morgan County seeks to commission its own independent survey. The resulting survey will be presented to Summit County for joint review, with the objective of reaching consensus on whether the outcome requires recognition of the existing line, a boundary adjustment, or other action consistent with law.

This survey will be conducted in accordance with Utah Code §§ 17-50-104 and 17-50-105. Under these statutes, county boundaries may only be changed by legislative action, and disputes or uncertainties must be resolved through agreement between county surveyors or, failing that, by an independent surveyor appointed through the Utah Geospatial Resource Center. The completed survey, once accepted by both Morgan and Summit Counties, will be submitted to the Office of the Lieutenant Governor for official recordation.

2. Scope of Work

- A. Research all available records, including deeds, plats, prior surveys, GLO/PLSS records, County surveyor notes, and historical documents relevant to Section 20.
- B. Conduct a full boundary survey of the Morgan/Summit County line through Section 20, T1N, R4E, SLB&M, consistent with Utah law and professional surveying standards.
- C. Locate, monument, or re-monument boundary corners as required under Utah Code Title 17-23 and the BLM Manual of Surveying Instructions.
- D. Prepare and file a Record of Survey plat in both Morgan and Summit Counties.
- E. Provide legal descriptions of the surveyed boundary line.
- F. Deliver digital files (AutoCAD and GIS shapefiles) compatible with County systems.
- G. Provide a written report documenting research, methodology, findings, and rationale.
- H. Coordinate with both the Morgan County and Summit County Officials to explain survey results.

- I. Collaborate with Morgan County Recorder, Assessor, and County Attorney's Office prior to commencing survey fieldwork to ensure all known issues are addressed.
- J. Attend at least one Morgan County Commission meeting to present findings.
- K. Ensure that all survey work, mapping, and documentation is consistent with Utah Code §§ 17-50-104 and 17-50-105, including preparation of materials suitable for submission to the Lieutenant Governor's office under § 67-1a-6.5.

3. Deliverables

- A. Stamped and signed Record of Survey plat(s).
- B. Legal descriptions of the surveyed boundary.
- C. Monuments or witness markers set at key locations.
- D. Digital deliverables (AutoCAD .dwg and GIS shapefiles).
- E. Final written report of survey.
- F. File Record Tie Sheet for monuments used, found, etc.
- G. Documentation supporting compliance with Utah statutes for county boundary disputes and submissions.

4. Qualifications

- A. Be licensed as a Professional Land Surveyor in Utah.
- B. Demonstrate experience with boundary surveys involving PLSS section lines and jurisdictional boundaries.
- C. The selected Consultant shall maintain insurance coverage sufficient to protect the Consultant and Morgan County from claims arising out of the performance of services under this Agreement, including but not limited to claims for personal injury, death, property damage, and professional liability.
- D. Provide at least three references for similar projects in the past five years.
- E. Disclose any litigation or judgments involving the proposer within the past five years.

5. Proposal Requirements

- A. Cover letter and firm background.
- B. Detailed scope and methodology, including anticipated compliance with Utah statutes.
- C. Project timeline (include Gantt chart or similar project schedule).
- D. Fee proposal (lump sum or hourly not-to-exceed, with breakdown of rates and anticipated expenses).
- E. Resumes of key personnel, including Utah license numbers.
- F. References.
- G. Evidence of licensure, business license, and worker's compensation coverage.

6. Evaluation Criteria

- A. Relevant experience and qualifications, including Utah PLSS and statutory compliance (30%).
- B. Understanding of project scope and approach (25%).
- C. Cost competitiveness (20%).
- D. Capacity to perform services in a timely manner, including workload and availability (15%).
- E. References and past performance (10%).

7. Submission Instructions

- A. Deadline:
- B. Page Limit: Proposals should not exceed 20 single-sided pages, excluding covers and dividers.
- C. Submit one hard copy and one electronic PDF to:

Morgan County Recorder
Attn: Shaun Rose, Morgan County Recorder
48 W. Young St., Rm 21
P.O. Box 886
Morgan, UT 84050

Electronic submissions may also be accepted at: srose@morgancountyutah.gov

Late or incomplete proposals will not be considered.

8. Reservation of Rights

Morgan County reserves the right to reject any or all proposals, waive informalities, amend or withdraw this RFP, and select the proposal deemed most advantageous to the County. The County may issue a separate RFP or engage the independent surveyor under Utah Code § 17-50-105 if agreement with Summit County cannot be reached.

Morgan County may terminate any contract entered into as a result of this RFP at any time by giving thirty (30) days written notice to the selected firm. The selected firm shall be entitled to payment for deliverables in progress, to the extent work has been performed satisfactorily. Nothing in this RFP or in any resulting contract shall be construed as a commitment of any kind, for payment of costs incurred in the preparation of a proposal or for any costs incurred prior to execution of a formal contract.

The final contract award is subject to approval by the Morgan County Commission. The County acknowledges that the ultimate authority to fix county boundaries rests with the Utah Legislature, and that the Lieutenant Governor maintains the official boundary records. Nothing in this RFP or in any resulting contract shall be construed to supersede those statutory provisions.



Morgan County Recorder's Office

Item:

- Record of Survey Filing Fee

Asking:

- Asking for approval to increase the Record of Survey filing fee from **(\$20.00/sheet)** to the amount of **(\$30.00/sheet)**.

Explanation:

- After reaching out to other counties, the filing fee averages between \$30.00-\$40.00 per sheet. The revenue from the Record of Survey filing fee gets placed into a specific account called (Public Land Corner Preservation fund). These funds are specifically used for the (PLSS) section corners that are in Morgan County. Increasing this fee will allow more funds to be put towards gathering the PLSS inventory and increasing the PLSS inventory.



County Commission Agenda Request Form

All Agenda items, including back-up materials, must be submitted to:

Morgan County
Attn: Kate Becker
48 West Young Street
P O Box 886
Morgan, UT 84050
Phone: (435) 800.8724

****ALL DOCUMENTATION IS DUE ON OR BEFORE 12:00 PM ON THE TUESDAY PRIOR TO A SCHEDULED COUNTY commission MEETING****

Email: kbecker@morgancountyutah.gov

This form must be submitted, along with any required documentation, or the Agenda Item will not be scheduled until the next County commission Meeting

Commission Meeting Date: 10/28/25 Time Requested: 20 min
Name: Joshua Cook Phone: (801) 845-4015
Address: 48 W. Young Street
Email: jcook@morgancountyutah.gov Fax: _____
Associated County Department: Planning and Development Department

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Public Hearing/Discussion/Decision – *Thurston Rezone* – *CO-25-17*: Request to rezone property from Multiple Use (MU-160) to Rural Residential (RR-10), and reflect that change on the Future Land Use Map from a split designation of Ranch Residential 10 and Natural Resources and Recreation to Ranch Residential 10 completely. The property is identified by parcel numbers 00-0000-4729, 00-0000-4745, 00-0000-5148 and serial numbers 01-003-074, 01-003-076, 01-003-079 and is approximately located at 2240 West Deep Creek Road in unincorporated Morgan County.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

☒
☒
☒
☐

PUBLIC HEARING
PUBLIC MEETING

☒
☐

October 28, 2025

Thurston Rezone
Public Hearing
October 28, 2025

Application No.:	25.018
Applicant/Owner:	The Fred and Jean Thurston Trust, dated 4 February 1999
Project Location:	Approx. 2240 W Deep Creek Rd
Date of Application:	May 2, 2025
Current Zoning:	Multiple Use (MU-160)
General Plan Designation:	Ranch Residential 10/Natural Resources and Recreation
Acreage:	356.55 acres

REQUEST

Request to rezone property from Multiple Use (MU-160) to Rural Residential (RR-10), and reflect that change on the Future Land Use Map from a split designation of Ranch Residential 10 and Natural Resources and Recreation to Ranch Residential 10 completely. The property is identified by parcel numbers 00-0000-4729, 00-0000-4745, 00-0000-5148 and serial numbers 01-003-074, 01-003-076, 01-003-079 and is approximately located at 2240 West Deep Creek Road in unincorporated Morgan County.

PLANNING COMMISSION SUMMARY

The Planning Commission heard this item at their regularly scheduled meeting on August 14th, 2025. There were several comments made during the public hearing portion of the meeting. Most of the comments raised significant concerns regarding road safety, inadequate infrastructure, and the potential for overdevelopment in the area. Several speakers emphasized longstanding issues with Deep Creek Road and requested a more comprehensive approach to road maintenance and safety prior to any approval of development. Staff clarified the noticing procedures for the application and explained the zoning designations, as well as the limited scope of review based on consistency with adopted land use plans. Other comments from the public included concerns about the recreational properties west of the gate on West Deep Creek Road. The discussion from the Planning Commission included the need for a broader solution to road conditions and reviewed the inconsistencies between the request and the county's Future Land Use Map. Additional discussion included the potential for clustering, legal implications of zoning actions, and the importance of public involvement in the rezone process. The Commission voted to recommend denial of the application with a 6-0 vote; Chair Maloney abstained from voting.

ATTORNEY GUIDANCE

Legislative Review:

The Planning Commission is tasked with advising and recommending to the County Commission whether the proposed zoning change is consistent with Morgan County Code requirements for zoning applications. The Planning Commission is further tasked with advising and making its recommendations based on whether the application conforms to Utah State law. In that regard, while previously the County Commission had broad discretion in either approving or denying a legislative decision (the standard being whether the zoning ordinance could promote the general welfare; or even if it is reasonably debatable that it is in the interest of the general welfare), it appears to have been narrowed by recent changes to § 17-27a-801(3). The subsequently amended statute provides that legislative acts will be upheld if it is shown to be “reasonably debatable that the land use regulation is consistent with LUDMA.” While I have not seen any case law testing this new standard, I highly recommend that any decisions by the Planning Commission or County Commission include references to the standards in Morgan County Code and Utah State Code to support them and provide a solid basis for review. In that regard, the State Code standards include:

17-27a-102. Purposes — General land use authority — Limitations.

(1)

(a) The purposes of this chapter are to:

- (i) provide for the health, safety, and welfare;
- (ii) promote the prosperity;
- (iii) improve the morals, peace, good order, comfort, convenience, and aesthetics of each county and each county’s present and future inhabitants and businesses;
- (iv) protect the tax base;
- (v) secure economy in governmental expenditures;
- (vi) foster the state’s agricultural and other industries;
- (vii) protect both urban and nonurban development;
- (viii) protect and ensure access to sunlight for solar energy devices;
- (ix) provide fundamental fairness in land use regulation;
- (x) facilitate orderly growth and allow growth in a variety of housing types; and
- (xi) protect property values.

(b) Subject to Subsection (4) and Section 11-41-103, to accomplish the purposes of this chapter, a county may enact all ordinances, resolutions, and rules and may enter into other forms of land use controls and development agreements that the county considers necessary or appropriate for the use and development of land within the unincorporated area of the county or a designated mountainous planning district, including ordinances, resolutions, rules, restrictive covenants, easements, and development agreements governing:

- (i) uses;
- (ii) density;
- (iii) open spaces;
- (iv) structures;
- (v) buildings;
- (vi) energy-efficiency;
- (vii) light and air;

- (viii)air quality;
- (ix)transportation and public or alternative transportation;
- (x)infrastructure;
- (xi)street and building orientation and width requirements;
- (xii)public facilities;
- (xiii)fundamental fairness in land use regulation; and
- (xiv)considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.*

Utah Code Ann. § 17-27a-102. While the County Commission still appears to have broad discretion, I would caution that Utah Code Ann. § 17-27a-102 (1)(b)(xiv) causes concern for legal actions if the Commission fails to support its decisions with the above purposes and standards.

STAFF OBSERVATION

County staff believes that the proposed zoning map amendment from MU-160 to RR-10, and an accompanying amendment to the Future Land Use Map from a split designation of Natural Resources and Recreation and Ranch Residential 10 to Ranch Residential 10 completely, is consistent with good planning principles. The Future Land Use Map shows that approximately 36 acres of Ranch Residential 10 are designated on the southeastern corner of the easternmost parcel, adjacent to an existing RR-10 property just across the street. If the Commission finds merit in this rezone, then the following findings could be considered:

Findings:

1. That the proposed amendment is consistent with the County's future land use goals and objectives, and aligns with the Future Land Use Map, which designates a significant portion of the property as Ranch Residential 10.
2. That the proposed amendment is in harmony with existing land uses in the area.
3. That the rezone will not adversely impact the adjacent properties many of which are 10-acre parcels or smaller.
4. That the property amendment is consistent with surrounding property sizes and zoning.

ANALYSIS

General Plan and Zoning:

The application requests a rezone of the property from a MU-160 to RR-10, and reflect that change on the Future Land Use Map from a split designation of Natural Resources and Recreation and Ranch Residential 10 to Ranch Residential 10 completely. Approval of this rezone would allow development consistent with rural residential zoning rather than the patterns typical of multiple use mountainside areas.

The 2010 Morgan County General Plan identifies the following as three of the six visions for the County that may be applicable to the proposal (see pages 4 & 5 of the 2010 Morgan County General Plan):

- 1. Morgan County attracts families with its quality of life, rural atmosphere, secure environment, and natural beauty. Residents have a wide range of employment, housing, and lifestyle choices. The County benefits from a balanced economy, livable wages, economic prosperity, and first-rate community services.*

2. *Morgan County respects property rights and recognizes personal responsibility to the land and communities.*

...

6. *Morgan County accommodates growth responsibly by integrating new development in a way that is respectful of the environment, supports County values, considers long-term sustainability, and uses available infrastructure. To help achieve this goal, the County strongly recommends that growth occur within or adjacent to corporate limits and villages or be located within master-planned communities.*

The proposed zone change appears to coincide with the stated vision for Morgan County. In changing the zoning district for the applicant's property, the County is reflecting the policies and desires of the General Plan and in accordance with the County Ordinance (See § 155.105). The purpose of the rural residential zoning districts are defined as follows:

(D) Rural Residential Districts.

(1) The purposes of providing a Rural Residential District are:

- (a) To promote and preserve in appropriate areas conditions favorable to large lot family life;*
- (b) Maintaining a rural atmosphere;*
- (c) The keeping of limited numbers of animals and fowl; and*
- (d) Reduced requirements for public utilities, services and infrastructure.*

Staff anticipates that the proposed zoning map amendment will meet these purposes and generally be in harmony with the General Plan and surrounding development. The overall impact on adjacent properties will be negligible as development in the area already has rural residential development.

ORDINANCE EVALUATION:

Morgan County ordinance anticipates amendments to the zoning map. Section 155.022: *Amendments to Title and Zoning Map* indicates that:

The County Commission may amend this chapter, including the zoning map, but only in accordance with the following procedure.

(A) The County Commission may instruct staff to study and make recommendations for amendments to this chapter or the zoning map in response to changes in policy or conditions generally within the county. Staff shall forward a recommended amendment to the Planning Commission for their consideration. The Planning Commission shall review and make recommendation to the County Commission regarding the proposed amendment pursuant to § 155.023(D) of this code.

(B) The Planning Commission may instruct staff to study and make recommendations for amendments to this chapter in response to changes in policy or conditions generally within the county. Staff shall forward a recommended amendment to the Planning Commission for its consideration. The Planning Commission shall review and make recommendation to the County Commission regarding the proposed amendment pursuant to § 155.023(D) of this code.

(C) Any property owner may initiate an amendment to this chapter or the zoning map, as long as they are affected by the proposed amendment, by submitting a complete application to the Planning and Development Services Department in accordance with § 155.023(A) of this code.

(Prior Code, § 8-3-3) (Ord. 13-03, passed 4-16-2013)

Section 155.023: Procedures for Amendments and Rezoning states:

(D) Planning Commission review and recommendation.

(1) Upon receiving a recommendation from staff regarding an amendment to this chapter or the zoning map, and after holding the required public hearing, the Planning Commission shall review the amendment and prepare its recommendation. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment and shall submit its recommendation to the County Commission for review and decision.

(2) Changed or changing conditions make the proposed amendment reasonably necessary to carry out the purposes stated in this chapter.

(E) County Commission review. The County Commission shall schedule and hold a public hearing on the application as provided in § 155.031 of this code. Following the public hearing the County Commission may approve, approve with modifications or deny the proposed amendment. Prior to making a decision that goes contrary to the Planning Commission's recommendation, the County Commission may, but is not obligated to, remand the amendment to the Planning Commission with a request for another recommendation with additional or specific considerations. The Planning Commission shall review such request as specified in division (D) above.

(F) Approval standards. A decision to amend the text of this chapter or the zoning map is a matter committed to the legislative discretion of the County Commission and is not controlled by any one standard. However, in making an amendment, the County Commission and Planning Commission should consider the following factors:

(1) Whether the proposed amendment is consistent with goals, objectives and policies of the county's General Plan;

(2) Whether the proposed amendment is harmonious with the overall character of existing development in the vicinity of the subject property;

(3) The extent to which the proposed amendment may adversely affect adjacent property; and

(4) The adequacy of facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreation facilities, police and fire protection, schools, stormwater drainage systems, water supplies and wastewater and refuse collection.

(G) Reconsideration. Where an application for zoning amendment has been denied, the Planning Commission and the County Commission shall not review the same zoning amendment application within two years of a denial unless there is a substantial change of conditions since the earlier application. A new application, with applicable fee, shall be required and processed in accordance with the procedure outlined in this section.

(Prior Code, § 8-3-4) (Ord. 13-03, passed 4-16-2013; Ord. 18-07, passed 11-13-2018)

This meeting is in fulfillment of subsection (D) above. In response to § 155.023 (F) above, due to the size of the proposed zone change, the impact on the facilities and services should be minimal.

Approval Standards

The proposed zoning map change complies with the intent of the Morgan County General Plan policies and Future Land Use Map Designation. The change would maintain the character of the area while allowing for rural residential development in the Milton area.

RECOMMENDED MOTION

Recommended Motion for *Approval* – “I move we approve the Thurston Rezone, application number 25.018, changing 356.55 acres from Multiple Use (MU-160) to Rural Residential (RR-10), and reflect that change on the Future Land Use Map from a split designation of Natural Resources and Recreation and Ranch Residential 10 to Ranch Residential 10 completely, based on the findings listed in the staff report dated October 28, 2025.”

Recommended Motion for *Denial* – “I move we deny the Thurston Rezone, application number 25.018, changing 356.55 acres from Multiple Use (MU-160) to Rural Residential (RR-10), and reflect that change on the Future Land Use Map from a split designation of Natural Resources and Recreation and Ranch Residential 10 to Ranch Residential 10 completely, due to the following findings:”

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map
Exhibit B: Future Land Use Map
Exhibit C: Existing Zoning Map
Exhibit D: Zone Map Amendment Drawings
Exhibit E: Boundary Description
Exhibit F: Applicant’s Narrative

Staff Contact

Joshua Cook
801-845-4015
jcook@morgancountyutah.gov

Exhibit A: Vicinity Map



Exhibit B: Future Land Use Map

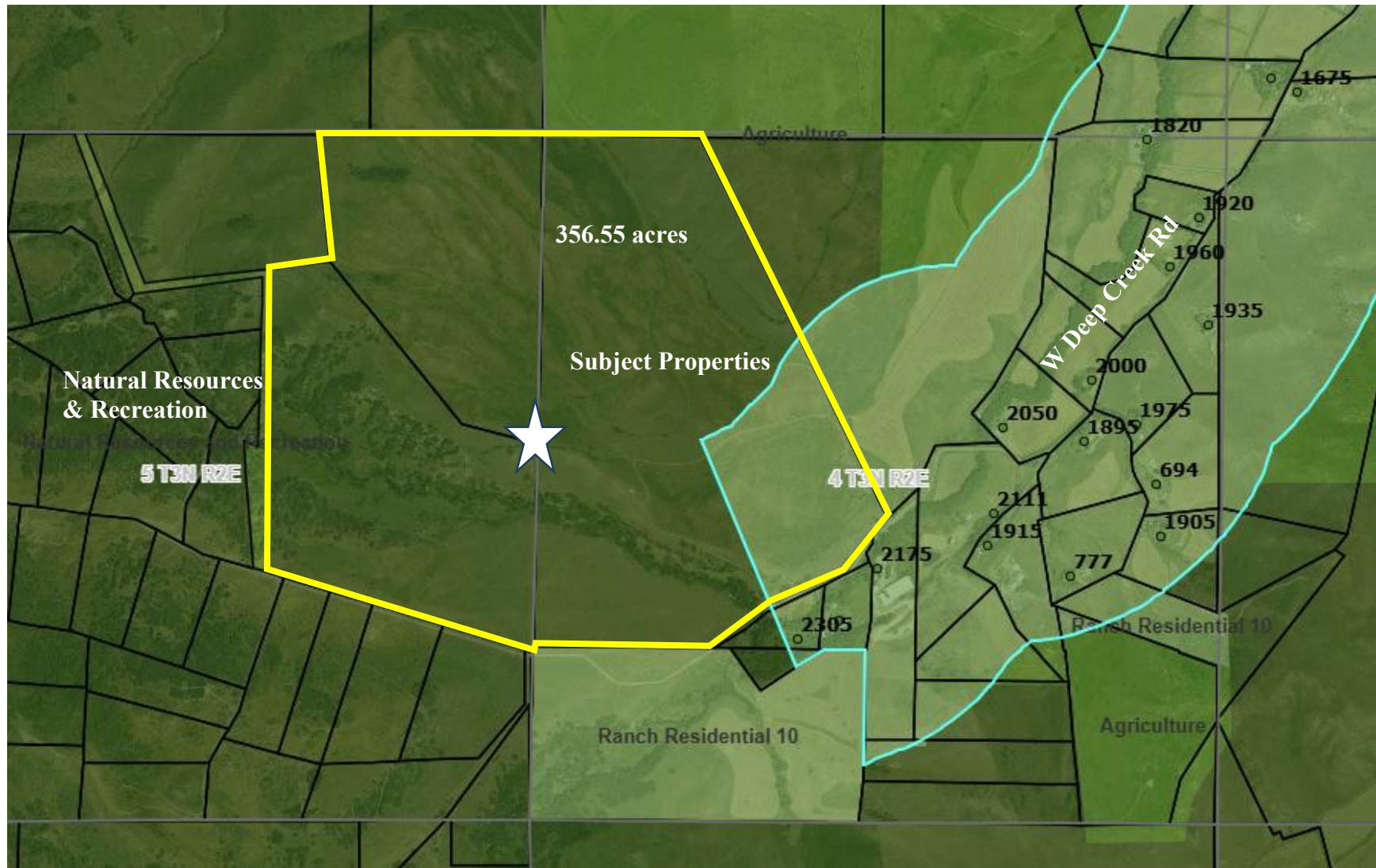
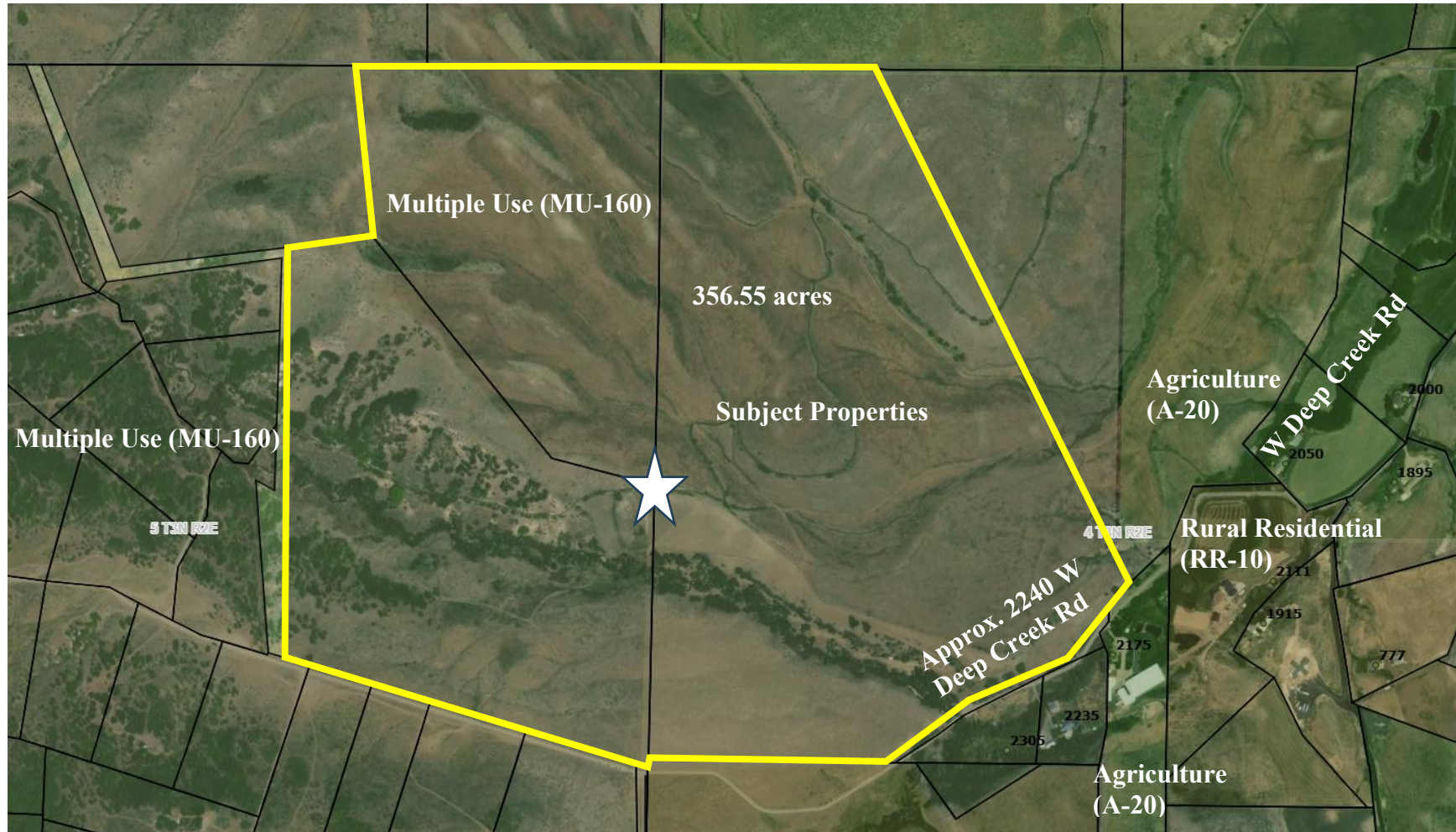


Exhibit C: Existing Zoning



Click here to view a full-size .pdf version of the
Zone Map Amendment Drawings

Exhibit D: Zone Map Amendment Drawings

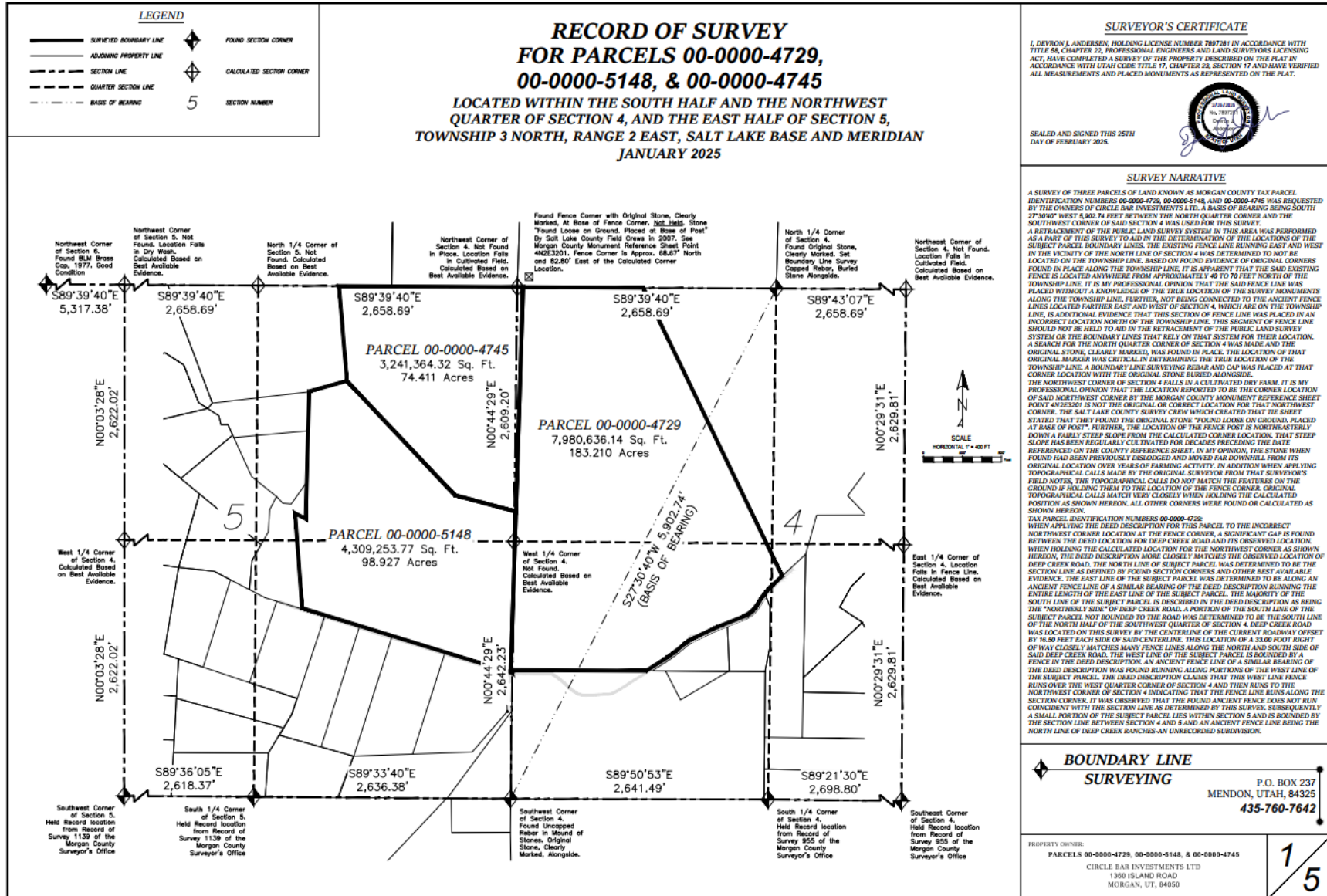


Exhibit E: Property Boundary Description

00-0000-4729:

IN THE W 1/2 OF SEC 4, T3N, R2E, SLB&M. TB. BEG AT THE NW COR STONE OF THE SD SEC 4, & RUN TH E 1219.0 FT; TH S 26° E 3277.0 FT TO THE DEEP CRK CANY ROAD; TH ALG THE N'LY SIDE OF SD ROAD 5 COUR AS FOL: S 46° W 122.0 FT; TH S 39°20' W 436.0 FT; TH S 67° W 580.0 FT; TH S 55° W 607.0 FT; TH S 89°20' W 1375.6 FT; TH ALG A FENCE OVER THE W 1/4 SEC COR STONE N 1°40' E 3960.0 FT TO THE POB. CONT. 183.66 AC. M/L.

00-0000-4745:

IN SEC 5, T3N, R2E, SLB&M. COM AT NE COR OF SD SEC 5; RUN TH S 36.35 CHS; TH N 75° W 10.07 CHS; TH N 40° W 24.62 CHS; TH N 5° W 14.85 CHS; TH E 26.34 CHS TO POB. CONT. 64.30 AC. REF: M5-126;

00-0000-5148:

BEG AT A PT 2399.1 FT S OF THE NE COR OF SEC 5, T3N R2E, SLB&M. TH N 75° W 664.62 FT; TH N 40° W 1624.92 FT; TH S 83°35' W 437.00 FT; TH S 2320 FT; TH S 74°19' E 2250 FT TO THE SEC LN; TH N ALG THE SEC LN 1568 FT TO POB. CONT. 97.44 AC. REF: M81-102;

Exhibit F: Applicant’s Narrative (Application)

Morgan County - Planning & Development Services

Printed: 07/29/2025

25.018 Thurston Rezone

25.018

06/06/2025 - 06/05/2026

Legislative Actions

76cc3cd0-2787-11f0-8258-13f1f42f3f30

General

Active

Under Review

Application Review Status

Pre-Review Approved

05/02/2025

The Zoning Administrator may take a project out of Pre-Review Status to allow the County Engineer to review to determine that all submittal items contain the required information necessary to be considered a complete application. While the application may be out of pre-review this does not constitute a complete application until such time as the County Engineer provides a memo stating all items are present.

County Commission	Not Reviewed
Zoning Administrator	Not Reviewed
County Engineer	Not Reviewed
Planner I	Not Reviewed
GIS Personnel	Not Reviewed
County Attorney	Not Reviewed
Final-Review	Not Reviewed

Fees

Payments

Zone Map Amendment	\$970.00	06/06/2025	Check #216	\$1,660.00
Future Land Use Map Amendment	\$500.00	Total Paid		\$1,660.00
Noticing	\$190.00			
Subtotal	\$1,660.00			
Amount Paid	\$1,660.00			
Total Due	\$0.00			

Torchbearers of Triumph: Mountain Green's Strategic Ascent to the 2034 Winter Olympic and Paralympic Games

A. Proposal Overview

Applicant Entity: Morgan County, Utah, in partnership with the Mountain Green Community, Utah Department of Transportation (UDOT), Utah Transit Authority (UTA), Snowbasin Resort, and the Utah Olympic Legacy Foundation.

Type of Cooperative Agreement: Technical Assistance – Program of Existing Assets.

Introduction & Context

Morgan County is a small but rapidly growing rural jurisdiction in northern Utah. Nestled in the Weber River Valley, the community of Mountain Green sits on the access corridor to Snowbasin Resort — the confirmed venue for Alpine skiing and speed events during the 2034 Salt Lake City–Utah Winter Olympic and Paralympic Games. While the Games bring global visibility and opportunity, they also pose extraordinary challenges for a county of fewer than 15,000 residents.

Current infrastructure cannot accommodate peak Olympic demand. The I-84/Trappers Loop interchange and surrounding corridors already face seasonal congestion and weather-related vulnerabilities, while Mountain Green lacks a formal shuttle hub or trailhead network. These pinch points threaten Olympic operations and long-term community well-being.



Proposed Use of IFAC Funds

Morgan County seeks IFAC Technical Assistance funding to evaluate innovative finance and asset concession opportunities for two bundled Olympic-critical assets:

- **Asset 1:** I-84/Trappers Loop Interchange, Access Corridors
- **Asset 2:** Mountain Green Connections & Shuttle Hub Network

Funds will be directed to:

- **Procurement of Advisors** — finance, legal, P3 delivery, engineering, and technical advisory specialists.
- **Value-for-Money (VfM) Analysis** — comparing DBFOM, availability payments, and toll/managed lane models against traditional public delivery.
- **Concession Framework Development** — governance, risk allocation, labor protections, and resilience standards.
- **Capacity Building** — embedding advisors with County staff to build technical knowledge in P3 evaluation and procurement oversight.
- **Games Readiness Task Force (GRTF)** — aligning state, local, and Olympic partners around financing and delivery strategies.

Expanded Capacity Sought

Currently, Morgan County has limited technical capacity in innovative finance and concession structuring. With IFAC support, the County will expand its ability to:

- Engage private partners in financing, construction, maintenance, and operations of Olympic-related assets.
- Leverage federal credit assistance programs (TIFIA/RRIF).
- Institutionalize the GRTF as a replicable interagency model.
- Implement transparent procurement and public engagement processes.

Goals of Participation

By participating in IFAC, Morgan County intends to:

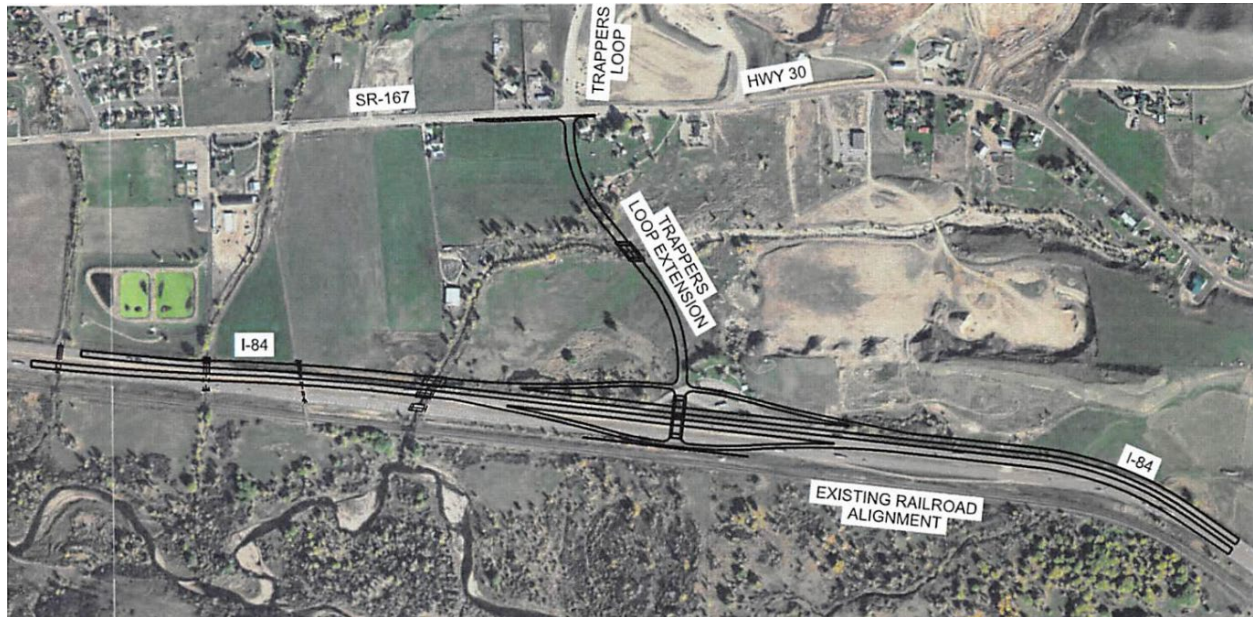
- Deliver a comprehensive P3 feasibility and implementation roadmap.
- Achieve **credit-readiness for TIFIA-supported projects by 2028.**
- Reduce taxpayer burden while aligning with DOT goals of **safety, resilience, innovation, and economic growth.**
- Create enduring legacies like multimodal trails, ADA-compliant shuttle hubs, and resilient roadway access.

B. Proposed Activities, Needs, and Goals

Identification of Need (Technical Criterion #1)

Mountain Green's location within the Salt Lake City–Utah 2034 Winter Olympic and Paralympic Games orbit creates extraordinary demands on infrastructure that was never designed for international-scale events. The **I-84/Trappers Loop interchange and adjacent access corridors** already experience winter congestion, safety concerns during storms, and limited multimodal options. Similarly, the **Mountain Green Trails and Shuttle Hub Network** is currently informal and fragmented, lacking capacity for large-scale shuttle operations or trail-based spectator movement. Without targeted planning and innovative financing, these bottlenecks will compromise not only Olympic event operations but also long-term community resilience.

Compounding the current physical infrastructure gaps and vulnerabilities is the County's **limited expertise in innovative finance**. Morgan County has successfully managed smaller-scale projects and coordinated with UDOT on previous transportation improvements but lacks internal staff capacity to design, negotiate, and monitor complex concession agreements or apply for TIFIA credit assistance. This funding will directly address those capacity gaps and assist in capitalizing on otherwise missed opportunities.



Desired Goals and Outcomes(Technical Criterion #2)

The overarching goal is to ensure that Olympic-critical assets are delivered on time, efficiently, effectively, and without undue burden on taxpayers. Specific goals include:

- **Deliver P3-ready frameworks** that clearly outline governance, risk allocation, and labor protections for bundled assets.
- **Achieve TIFIA/RRIF credit readiness by 2028**, ensuring Morgan County can access federal credit programs to accelerate delivery.
- **Institutionalize a Games Readiness Task Force (GRTF)** that unites UDOT, UTA, Snowbasin, and local stakeholders in a long-term delivery strategy.
- **Create viable legacies** such as resilient roadways, ADA-compliant shuttle hubs, and multimodal trails that benefit the community well beyond 2034.
- **Demonstrate replicable capacity-building**, enabling Morgan County to apply P3 and innovative finance models to future regional infrastructure needs.

Development Strategy (Technical Criterion #3)

To overcome current expertise limitations, Morgan County will **embed expert advisors directly into County operations**. These advisors — specializing in finance, legal structuring, engineering,

and technical advisory — will conduct analyses while also transferring skills to local staff. Advisors will lead structured training modules covering:

- TIFIA/RRIF credit assistance application requirements
- Fundamentals of P3 and VfM analysis
- Procurement and contract oversight best practices
- Frameworks, governance, and resilience performance standards

By the end of the cooperative agreement, Morgan County staff will have the ability to independently evaluate innovative financing structures, engage private partners, and ensure accountability in long-term concession agreements.

Proposed Activities

1. Value-for-Money (VfM) & P3 Delivery Analysis

Advisors will conduct a VfM analysis comparing traditional delivery with P3 models (DBFOM, availability payments, toll/managed lanes). The study will quantify lifecycle costs, risk allocation, and financing efficiency, forming the technical foundation for bundled delivery of the interchange and shuttle hub.

DOT Alignment: Innovation & Economic Strength — *cost-effective delivery, reduced reliance on public funds.*

2. Concession & Innovative Finance Structuring

Draft concession frameworks will be developed covering governance, revenue models, labor protections, and resilience standards. Tailored for the interchange and shuttle hub, these frameworks will attract private partners while protecting public interests.

DOT Alignment: Safety and Innovation — *reliable Olympic access, worker protections, ADA access, and affordable shuttle options.*

3. Stakeholder Engagement & Public Input

Quarterly workshops, surveys, and targeted meetings will ensure transparency, integrate community feedback, and build trust. Pilot drills (e.g., shuttle flow during snowstorms) will provide operational insights.

DOT Alignment: Community Engagement — *includes rural and vulnerable populations.*

4. Capacity Building & Staff Training

Advisors will embed within County departments to train staff on VfM, credit-readiness, and procurement oversight. The GRTF will institutionalize coordination, ensuring knowledge persists beyond the agreement.

DOT Alignment: Innovation & Economic Strength — *builds resilience and reduces consultant dependency.*

5. Resilience Integration

Frameworks may include standards for alternative fuels, idle-free shuttles, ADA facilities, and water-wise stormwater management, ensuring legacy assets meet federal and state resiliency goals.

DOT Alignment: Resiliency — *improves winter weather response, aligns with federal strategies.*

6. Implementation Roadmap & Credit Readiness

A detailed roadmap will include legal steps, draft RFQs/RFPs, and TIFIA/RRIF credit-readiness

documentation, positioning the County to launch procurement by 2028 and deliver projects before the Games.

DOT Alignment: Innovation & Economic Strength — leverages private capital and federal credit to accelerate timelines.

Alignment with USDOT Strategic Goals

The proposed activities directly support USDOT key strategic goals:

- **Safety:** Congestion relief and incident management during peak Olympic events and beyond.
- **Innovation:** First-ever P3 analysis and concession structuring in Morgan County. Considerations for AI and digital solutions may also be explored.
- **Economic Strength:** Supports Olympic tourism, reduces taxpayer burden, and creates opportunities for small businesses and future economic and workforce development.

C. Workplan

The proposed activities will be implemented over a **36-month cooperative agreement period**. The workplan is structured into four sequential phases, each with clear milestones, deliverables, and opportunities for public input. This phased approach ensures that Morgan County not only produces the required analyses and concession frameworks but also builds enduring internal capacity to manage innovative financing tools.

Phase 1: Initiation and Advisor Procurement (Months 0–3)

This phase establishes governance and secures technical expertise. Morgan County will issue a qualifications-based RFP to procure advisors in finance, legal structuring, engineering, P3 delivery, and technical advisory. Selection will be based on national expertise and capacity to train staff while delivering technical products.

At the same time, the County will launch the Games Readiness Task Force (GRTF) with UDOT, UTA, Snowbasin Resort, the Utah Olympic Legacy Foundation, and community representatives. Meeting monthly, the GRTF will oversee progress, coordinate partners, and resolve issues.

Advisors will also prepare a baseline asset inventory of the I-84/Trappers Loop interchange and Mountain Green Shuttle Hub/Trail Network, providing a benchmark for later VfM analysis.

Milestones: Executed advisory contracts; adoption of GRTF charter; baseline asset inventory report.

Phase 2: Value-for-Money Analysis and Early Engagement (Months 4–12)

Advisors will conduct a comprehensive VfM analysis comparing DBFOM concessions, availability payments, and toll/managed lane options against traditional delivery, with sensitivity testing for construction costs, interest rates, and revenues.

Meanwhile, Morgan County will begin public engagement through quarterly workshops and surveys, documenting results in a Public Engagement Summary Report.

Advisors will also deliver the first round of staff training on P3 basics, VfM methodologies, and TIFIA credit eligibility.

Milestones: Interim VfM and P3 Options Report; Public Engagement Summary; staff training certificates.

Phase 3: Concession Framework Development and Resiliency Integration (Months 13–24)

Advisors will draft concession frameworks for bundled assets, defining governance, risk allocation, revenue models, and performance standards. Resilience standards will be integrated, covering alternative fuels, idle-free shuttles, ADA compliance, and water-wise stormwater.

Pilot drills (e.g., simulating shuttle flows during snowstorms) may be conducted to test readiness. Training will advance to procurement, concession oversight, and financial monitoring. The GRTF will hold a mid-project review to ensure alignment and transparency.

Milestones: Draft concession framework; resilience performance matrix; after-action report from pilot drills.

Phase 4: Implementation Roadmap and Credit Readiness (Months 25–36)

Advisors will finalize the P3 feasibility report, integrating VfM results, concession frameworks, and financing structures. A credit-readiness package for TIFIA/RRIF will include cash flow models, repayment plans, and risk assessments.

To speed procurement, RFQ/RFP templates will be developed. Final training will cover financial close, long-term contract monitoring, and community accountability.

The GRTF will close with adoption of a final Implementation Roadmap, endorsed by County leadership, setting a timeline to launch procurement by 2028.

Milestones: Final P3 Feasibility Report; credit-readiness package; endorsed Implementation Roadmap; final capacity-building report.

Feasibility of Workplan (Readiness Criterion #1)

This application presents a clear, achievable workplan with a streamlined procurement timeline, positioning Morgan County to complete all activities within the three-year period. The County is committed to collaboration through transparent, accessible engagement that empowers communities to voice concerns, shape outcomes, and contribute to an Olympic-ready future.

Engagement will occur across all four phases through workshops, surveys, and stakeholder meetings with residents, schools, and businesses. Pilot drills will further involve the community by simulating operational scenarios and gathering feedback.

Private Sector Investment Viability (Readiness Criterion #2)

This initiative creates strong opportunities for private partners in project development, financing, construction, shuttle hub operations, and long-term concession management. Within five years,

joint development strategies and other P3 models can be advanced, positioning Morgan County to leverage the momentum of the 2034 Winter Olympics.

These opportunities will attract investment while maintaining safeguards such as labor protections and performance standards, ensuring lasting community benefits in mobility, resilience, and economic growth well beyond the Games.

Readiness Criterion #3: Capacity to Deliver Proposed Activities

Morgan County has proven expertise and institutional capacity, with a record of effective project management and procurement of expert services. A dedicated team, supported by established policies and regional partnerships, will ensure seamless oversight and delivery.

The workplan calls for ~2,300 hours of advisor support (finance, law, engineering, technical advisory, P3 delivery) and ~850 hours of County staff: 200 from the Public Works Director, 300 from the County Planner, 150 from the Emergency Manager, and 200 from administrative staff. Weber County will add 250 hours of technical review and engagement support.

This combined effort ensures County staff are active participants, building long-term organizational capacity rather than relying solely on external advisors.

Readiness Criterion #4: Feasibility of Budget Plan

The budget is prudent, well-justified, and aligned with the Cooperative Agreement's scope. It optimizes resources, covers eligible personnel costs with clear breakdowns (titles, rates, and hours), and leverages in-kind contributions and complementary funding. This approach ensures efficiency, accountability, and high-value outcomes without fiscal strain.

D. Budget

Morgan County requests **\$1,000,000 in IFAC Technical Assistance Cooperative Agreement funds** under the "Program of Existing Assets" category. No local match is required for the first \$1,000,000; however, the County and regional partners (UDOT, UTA, Weber County) will provide approximately **\$75,000 in in-kind staff resources**. These contributions represent staff time for oversight, engagement, and training, ensuring institutional learning alongside the technical analyses.

Activity	IFAC Funds	Other Federal	Non-Federal (In-Kind)	Total
Advisor Procurement	\$100,000	\$0	\$0	\$100,000
VIM Analysis & P3 Modeling	\$325,000	\$0	\$0	\$325,000
Concession Framework & Resiliency Standards	\$250,000	\$0	\$0	\$250,000
Public Engagement & Workshops	\$150,000	\$0		\$150,000

Capacity Building & Trainning	\$100,000	\$0	\$0	\$100,000
Implementation Roadmap	\$50,000	\$0	\$0	\$50,000
In direct Costs (10% de minimis)	\$25,000	\$0	\$0	\$25,000
TOTAL	\$1,000,000	\$0	\$0	\$1,000,000

Narrative Explanation

- **Largest investment** (\$325,000) supports the Value-for-Money analysis and P3 modeling, the core technical product of the grant.
- **Framework and resiliency standards** (\$250,000) fund legal, financial, and technical advisory drafting that ensures concessions include resilience and economic measures.
- **Public engagement** (\$150,000 IFAC + \$25,000 in-kind) covers workshops, surveys, and drills.
- **Capacity building** (\$100,000 IFAC + \$25,000 in-kind) supports embedded advisor training and GRTF coordination.
- **Indirect costs** reflect Morgan County's election of the 10% de minimis rate under 2 CFR § 200.414(f).

Compliance

Morgan County does not have a Negotiated Indirect Cost Rate Agreement (NICRA) and formally elects the 10% de minimis rate. All procurement will follow **2 CFR Part 200** with transparent RFPs, conflict-of-interest policies, and financial monitoring.

E. Oversight and Staffing

Leadership & Oversight:

- Morgan County Public Works Director (200 hrs) — GRTF chair, procurement oversight. - Morgan County Planner (300 hrs) — land use integration, engagement.
- Morgan Emergency Manager (150 hrs) — drills, incident planning.
- Morgan Administrative staff (350 hrs) — logistics, reporting.

Institutional Controls:

Transparent RFP process, conflict-of-interest policies, monitoring under 2 CFR Part 200. Past Experience: Morgan County has procured expert services for transportation planning, coordinated with UDOT on prior Olympic readiness projects, and managed bond-supported infrastructure financing. Morgan County has administered multiple Federal grants and is fully prepared to ensure compliance with all Federal Regulations (e.g. 2 CFR 200). Locally administered grants include but are not limited to:

- CARES Act Coronavirus Relief Fund (CRF) (2020): \$1,748,229 allocated to Morgan County government. The county used these funds to administer the Morgan County CARES

Business Grant Program, providing up to \$10,000 per eligible small business or nonprofit (up to 49 employees) for COVID-related expenses.



- American Rescue Plan Act (ARPA) State and Local Fiscal Recovery Funds (SLFRF) (2021): \$2,354,945 allocated to Morgan County government. These funds supported local recovery efforts.
- FEMA Public Assistance Grants (2023–2024): At least \$31,162 awarded for culvert replacement as part of flood recovery from 2023 disasters. Additional funds were made available to Morgan County (along with other Utah counties like Sanpete and Wasatch) for debris removal, emergency protective measures, and infrastructure repairs. This is part of broader FEMA funding exceeding \$6 million for Utah flood recovery.
- HUD Community Development Block Grant (CDBG) Small Cities Program (Ongoing, including 2020–2025): Morgan County has administered CDBG funds for low- and moderate-income housing and community improvements. Examples include purchasing residential lots for eligible homeowners to reduce housing costs. In 2021, the Wasatch Front Regional Council (WFRC) received \$359,427 in CDBG funds (Round 3) for use in Morgan, Tooele, and Weber counties, with Morgan County eligible for shares. This federal program is administered through state/regional entities but managed locally.

F. Appendices

Appendix I – Resumes: Abbreviated resumes of County Public Works Director, Planner, Emergency Manager, plus profiles of known expert advisors.

Appendix II – Asset Information:

- Asset 1: I-84/Trappers Loop Interchange & Access Corridors

- Asset 2: Mountain Green Trails & Shuttle Hub Network

Appendix II – Asset Information

Asset 1: I-84/Trappers Loop Interchange & Access Corridors

Owner/Operator: Utah Department of Transportation (UDOT)

Asset Type: Interstate highway interchange and connecting corridors

Current Condition:

- Primary access route between Morgan County and Snowbasin Resort.
- Handles ~20,000 vehicles/day (peak weekends), with congestion and safety issues.
- Limited shoulders for incident management and winter snow storage.

Challenges:

- Capacity constraints during peak Olympic flows (20,000+ daily spectators).
- Bottleneck at I-84/SR-167 interchange ramps.
- Vulnerability to winter closures and crashes.

Proposed IFAC Activities:

- Conduct Value-for-Money (VfM) analysis comparing DBFOM, availability payment, and traditional delivery.
- Assess concession opportunities for interchange upgrades, reversible lanes, HOV/Bus priority, and incident shoulders.
- Bundle with shuttle/connection projects for efficiency.

Potential Private Sector Role:

- DBFOM contracts for interchange enhancements.
- Long-term concession with tolling or availability payments.
- Operations support for snow management and traffic monitoring.

Expected Outcomes:

- Olympic surge capacity, improved safety, and congestion relief.
- Credit-readiness for TIFIA/RRIF-supported financing.

Asset 2: Mountain Green Connections & Shuttle Hub Network

Owner/Operator: Morgan County (with UDOT, UTA, Snowbasin partnership)

Asset Type: Multimodal transport (shuttle hubs, connections, micro-mobility)

Current Condition:

- Limited park-and-ride capacity.
- Connections exist but lack ADA access and winter maintenance.
- No alternative fuel or permanent shuttle facilities.

Challenges:

- No current Olympic-scale shuttle system.
- ADA compliance and alternative fuel integration needed.
- Resident access must be preserved during Olympic operations.

Proposed IFAC Activities:

- Develop concession frameworks for shuttle hubs and connections.
- Integrate alternative fuel infrastructure, idle-free shuttle operations, ADA-compliant access, and water-wise stormwater designs.
- Potential pilot drills for shuttle operations during snow events.

Potential Private Sector Role:

- Financing and operating shuttle hubs (concessions).
- Alternative fuel infrastructure through vendor partnerships.
- Maintenance contracts for connections and mobility hubs.

Expected Outcomes:

- Reduced single-occupancy vehicle use.
- Olympic-ready multimodal hub with lasting community legacy.
- Alignment with DOT priorities: resilience and innovation.

Oct 16, 2025

These Prices Expire:
June 30, 2026

Civic Review Usage Pricing
Organization: **Morgan County, UT**

As your organization grows you may be required to upgrade to the next usage tier. This sheet has been customized for your organization and can be used as an official cost sheet.

Current Usage

Date Range: 10/16/2024 - 10/15/2025

ORGANIZATION	# OF SUBMISSIONS	%
Airport	58	3%
Clerk / Licensing	716	36%
Planning	1,206	61%
TOTAL	1,980	

Your organization has not quite exceeded its current usage tier.

Your Current Tier is: 1,500 - 2,000

NEXT TIER	USAGE FEE PER YEAR
2000 - 3000	\$16,200

A new price is only effective once you've passed the tier limit. This price would be implemented when a new invoice is sent in March, 2026. If the total has not passed 2,000 yet, you would not see a price change until the next billing cycle after that.

Inspections Add-On

Pricing for the inspections add-on is separate from those listed above and is based on the number of inspector seats. You currently have **4 inspector seats**. The pricing for **4 inspector seats** would remain the same at **\$2,500** in total.