



MORGAN COUNTY COMMISSION MEETING AGENDA

March 3rd, 2026

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.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from March 17th, 2026.
2. Notice of vacancy on the Weed Abatement Board – Open to Submissions
3. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
4. Approval of a letter of support of the City of Morgan's project to construct a box culvert bypass.
5. Approval of a letter of support of Morgan City's UORG grant for their fishpond addition to Riverside Park.

(C) Commissioner Declarations of Conflict of Interest

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

(E) Presentations

1. Morgan High School FFA Parlimamerntary Procedures Team
2. UDOT Roads to Recreation: Ogden Valley

(F) Action Items

1. **Bret Heiner** – Discussion/Decision – Morgan County Public Works Director
Discussion and decision on replacing AC condensers in the Administration Building that have recently been identified as not working.
2. **Casey Basaker** – Discussion – Morgan County Human Resources
Discussion on moving to Utah Local Government Trust for Workers Comp.
3. **Casey Basaker** – Discussion/Decision – Morgan County Human Resources Manager
Discussion and decision on Resolution **CR 26-10** approving the Morgan County Employee Handbook in its entirety superseding all previous versions and amendments to said handbook.
4. **Chief Brad Wilkers** – Discussion/Decision – Morgan County Fire & EMS
Discussion entering into an MOU for the use of the Davis Technical College fire training center. The training center is basically a mock set of buildings that are used for live evolution training. We plan on using this facility 1-2 times per year.
5. **Chief Brad Wilkers** – Discussion/Decision – Morgan County Fire & EMS
Discussion and approval of a budget adjustment to repair Engine 141.

MORGAN COUNTY COMMISSION MEETING AGENDA

6. **Morgan County Board of Equalization** – Discussion/Decision – BOE Hearing
 - a. Discussion and decision on BOE Hearing **CR 26-2508-BOE** based on the approved late appeal CR 26-2501-BOE from 1/06/2026 for John & Sarai Williamson/3250 MVD LLC; Appellant is requesting a value reduction for the tax year 2025. Also, requesting a recommendation to the Morgan County Commission for the abatement of Greenbelt Rollback taxes.
 - b. Discussion and decision on BOE Hearing **CR 26-2509-BOE** remanded back from the State Tax Commission for Mitchell & Sarah Volpe on parcel 00-0090-7136; Appellant requesting primary exemption and a value reduction for the tax year 2024.
7. **Hon. Morgan County Commission** – Discussion/Decision
Discussion and decision on Resolution **CR 26-14** abating the assessed Greenbelt Rollback taxes on parcel 00-0060-1763.
8. **Josh Cook** – Discussion/Decision – County Planning & Zoning
WPR Preliminary Plat Phase 3A.1: Application 25.045 a request for preliminary plat approval of a subdivision of 13 lots.
9. **Josh Cook** – Discussion/Decision – County Planning & Zoning
Rollins Ranch Development Agreement Amendment – Poderosa Conceptual Street Relocation: Application 25.063 A request for a minor amendment to a street layout depicted within the conceptual development plan for the Rollins Ranch Development Agreement, which is identified by parcel number 00-0063-3521 and serial number 03-005-029, and is approximately located at 6113 N Hidden Valley Rd in unincorporated Morgan County. This matter is administrative subject to County Commission discretion to approve or deny contract amendments.
10. **Josh Cook** – Discussion/**Public Hearing**/Decision – County Planning & Zoning
Cottonwoods Land Removal: Application 23.072 This application is a request for approval of an amendment to the Cottonwoods Development Agreement (“DA”) to remove specific properties from the bounds of the land specified in the DA. Additionally, to remove the specified land from §155.465 Cottonwoods PUD Overlay District and revert it to its prior zoning designation.
11. **Hon. Raelene Blocker** – Discussion/Decision – Morgan County Commission
Discussion and decision on whether to join Northern Utah Economic Alliance.
12. **Hon. Blaine Fackrell** – Discussion/Decision – Morgan County Commission
Request to attend the One Utah Summit: Economic Development & Leadership Event August 4-6 on the Southern Utah University Campus.
13. **Janet Christoffersen** – Discussion/Decision – Morgan County Attorney’s Office
Approval of a ‘Notice of Corrected Exhibit and Re-Recording Ordinance No. CO 23-11’

(G) Commissioner Comments

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

The undersigned does hereby certify that the above notice and agenda were posted as required by law this the 27th day of February 2026.



Kate Becker – Morgan County Administrative Manager

MORGAN COUNTY COMMISSION MEETING AGENDA

***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.



February 17th, 2026

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.

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

COUNTY COMMISSION

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

OTHER EMPLOYEES

IT Director Jeremy Archibald
Administrative Manager Kate Becker (CAM)
Deputy Clerk/Auditor Cindee Mikesell
County Attorney Garrett Smith (CA)
Planning Director Josh Cook
Planner 1 Jeremy Lance
Clerk/Auditor Leslie Hyde
Fire Chief Brad Wilkes
Emergency Manager Erica White

OTHERS IN ATTENDANCE

Debbie Sessions
Douglas Perkins
Randy Watt
Heidi Dorius
Matt Kendall
Kevin Kurtz
Heidi Nettleton
Ted Taylor
Dane Wilkinson

4:00 WORK SESSION

Planning Commissioner Randy Watt, EPA & Rifle Range

Meeting Summary: Firing Range Environmental & Financial Considerations

The meeting focused on the potential environmental, regulatory, and financial risks associated with closing or redeveloping a firing range. Randy Watt provided background on the range, noting it has been in operation for approximately 24 years and is significantly smaller than the Morgan County range.

A central theme of the discussion was compliance with Environmental Protection Agency (EPA) guidelines for firing range closure and land remediation. Randy emphasized that improper closure, abandonment, rezoning, or changes in land use could trigger EPA involvement, potentially leading to mandatory inspections and costly remediation requirements.

The EPA's "cradle-to-grave" liability principle was discussed, meaning the county would remain responsible for contamination on the property regardless of future sale, redevelopment, or transfer of ownership. As a result, actions taken now could have long-term financial implications for the county.

EPA Testing and Remediation Considerations

Randy Watt outlined the EPA’s general approach to testing and remediation, including the use of specialized catch basins designed to prevent the spread of lead contamination. The discussion highlighted that once formal EPA involvement begins, remediation can become complex and expensive, potentially requiring hazardous-materials protocols, specialized equipment, and disposal at limited facilities nationwide.

Options such as storing contaminated soil in sealed barrels were mentioned, with the understanding that only a small number of facilities in the U.S. are equipped to handle this type of waste. Estimated costs for independent test pits were discussed, ranging from approximately \$30–\$35 per test pit.

Speaker 6 strongly advised against requesting an EPA inspection, noting that voluntary engagement could escalate regulatory oversight and significantly increase costs.

Impact of Rezoning or Annexation

Vaughn Nickerson raised concerns that potential city annexation or rezoning of the property could automatically trigger EPA review. Speaker 6 reiterated that changes in land designation or abandonment of the range could be interpreted as closure, increasing regulatory exposure.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from February 3rd, 2026.
2. Notice of vacancy on the Weed Abatement Board – Open to Submissions
3. Notice of vacancy on both the WPR Utility District and WPR Road and Fire District – Open to Submissions
4. Resignation of Aaron Rose from the Tourism Tax Advisory Board
5. Approval of an agreement between Morgan County and the Utah Division of Forestry, Fire and State Lands to cooperatively discharge their joint responsibilities for protecting non-federal land from wildland fire.
6. Approval of letter rescinding the provisional approval of Benjamin Gabbert for providing indigent defense services for the Morgan County Justice Court and conflict counsel pursuant to Section 3 item 6 of the Morgan County Public Defender Contract with McKay Group dated January 20th, 2026.
7. Approval of a letter of support for a trail through Snowbasin as request by the Eden Trails Foundation for their UORG grant application as this project will be in both Morgan and Weber Counties.

**Commissioner Newton motioned to approve Consent Agenda Items
Seconded by Commissioner Blocker**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

(C) Commissioner Declarations of Conflict of Interest

Commissioner Blocker stated that she lives in the Cottonwoods

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

Kobe Kimball, a local contractor and resident, addressed the commission regarding the county's fire ordinance requirements for private residences. He stated that while he follows commission meetings regularly to stay informed, he disagrees with how the current fire ordinance—particularly the square-footage requirements—was adopted. He noted that square footage does not necessarily reflect building footprints and argued that the standard creates unnecessary costs for homeowners. Kimball highlighted that required fire suppression or water system improvements can add approximately \$20,000–\$30,000 to the cost of building a home, which he believes is a significant burden for residents, especially those building permanent homes. Although he does not currently have a personal stake in the issue, he urged the county to consider revising the ordinance and suggested aligning more closely with the state fire code standard of 10,000 square feet, while acknowledging that local conditions may warrant some variation.

Heidi Nettleton, representing the applicant for a Development Agreement (DA) amendment, addressed the commission to clarify that the item was not scheduled for a public hearing at this meeting. She noted some confusion due to recent email communications and acknowledged that a presentation would not be appropriate at this time. Nettleton expressed concern about misinformation circulating publicly, including a petition related to the amendment, and requested to be placed on a future work session agenda. She stated that the amendment is complex and that it has been several months since the last work session in November, emphasizing the need to clarify outstanding issues and provide accurate information to the commission and residents.

(E) Action Items

1. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on **CR 26-13** establishing the Morgan County Rifle Range Advisory Committee to recommend and advise on the future use safety, and development of County shooting sports facilities.

Kate Becker (CAM) presented a resolution to create a **County Rifle Range Advisory Committee** to advise the commission on the future use, safety, and development of county

shooting sports facilities. The proposed purpose of the committee includes evaluating the current range site for safety, noise, and fire risk; developing a long-term plan for modern shooting sports facilities; reviewing and recommending updates to drainage fees, scheduling priorities, and operational rules; and assisting with coordination related to fire and safety concerns. The proposed committee size would be **five to seven members**, with an odd number preferred, including representatives from the sheriff's office, the fire department, a local shooting sports organization, and at-large Morgan County residents.

Commissioner Wilson expressed strong support for forming the committee, noting it was long overdue and would benefit from the community's expertise. Commissioner Fackrell questioned whether multiple law enforcement-related positions were necessary and suggested that expanding the committee to seven members could allow for more at-large resident representation. Kate Becker (CAM) explained that inclusion of the sheriff's office was important because the county range is used for required law enforcement firearms qualification, and any changes affecting that use could create additional county costs.

There was general agreement among commissioners that a **seven-member committee** would be preferable. Commissioner Blocker asked whether the shooting sports representative could include youth participation, such as 4-H shooting sports; Kate Becker(CAM) confirmed that the commission would have flexibility in appointing that position. Commissioner Nickerson supported the seven-member structure and suggested considering a representative connected to the firearms industry, such as someone affiliated with **Browning Arms Company** citing the value of industry experience and connections. Kate Becker (CAM) noted that the commission could make such an appointment without formally specifying it in the resolution.

Commissioner Newton motioned to approve CR 26-13 establishing the Morgan County Rifle Range Advisory Committee with Seven members.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

2. Deputy Chief Erica White – Discussion/Decision – Emergency Management

Proposal and discussion on a change order to the flood mitigation – drainage improvement and culvert maintenance project on Morgan Valley Drive due to the discovery of a collapsed adjacent drainpipe.

Deputy Chief Erica White reported on recent flood mitigation work involving a culvert extension at the bottom of Hardscrabble Road under Kilburn's property, which was completed the prior week. During that work, staff discovered that an older pipe running beneath the road between Hardscrabble and Kilburn's property is actively eroding and likely to fail. If not replaced, the failure could wash out the roadway. Bret Heiner Morgan County Public Works requested **\$26,000** to replace the deteriorating pipe, noting the work would occur in May or June, once water levels recede, and would help avoid a much larger repair estimated at approximately **\$200,000**.

Kate Becker (CAM) confirmed that funding is available in the Flood Mitigation Fund (Fund 21). Of the approximately \$121,000 in the fund for the year, \$84,000 is already committed, leaving sufficient funds to cover the requested amount. Discussion followed regarding the appropriate pipe material. Questions were raised about using reinforced concrete versus metal pipe, with staff explaining that due to limited cover, roadway loading, and the presence of a high-pressure gas line beneath the road, a metal pipe is required. The existing pipe has been in place since the 1960s.

Kate Becker (CAM) clarified that the request would be handled as a change of order to the existing contract.

Commissioner Nickerson motioned to approve the change order for \$26,000 from Fund 21 to replace the culvert pipe

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

3. **Casey Basaker** – Discussion/Decision – Morgan County Human Resources Manager
Discussion and decision on Resolution **CR 26-10** approving the Morgan County Employee Handbook in its entirety superseding all previous versions and amendments to said handbook.

The commission discussed next steps for reviewing the draft employee handbook. Commissioner Fackrell suggested postponing action and moving the item to a work session to ensure all commissioners had adequate time to review the document and confirm accuracy. Kate Becker (CAM) noted that the March 3 work session was already full, with the earliest available work session being late in March and outlined several procedural options: approve the handbook as presented, postpone it to a date certain, or schedule a special or earlier work session.

Commission Blocker asked whether commissioners were expected to focus on substantive policy issues or also act as editors for grammatical errors. Casey Basaker Morgan County Human Resource explained that while the handbook was drafted by staff, it is ultimately the commission's document, and commissioners should raise any substantive concerns or language issues that would affect their ability to approve it. He emphasized that the handbook is intended to be a living document, reviewed and updated annually to reflect legal changes and operational needs.

Following discussion, commissioners agreed that a formal work session was not necessary. Instead, they would review the handbook individually, submit comments and suggest changes by email, and address any significant issues directly with staff.

Commissioner Fackrell motioned to postpone CR26-10 to March 3

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

4. Morgan County Board of Equalization – Discussion/Decision – BOE Hearing

Discussion and decision on BOE Hearing **CR 26-2507-BOE** based on the approved late appeal CR 25-23-BOE from 12/16/2025 for Brooks Fornelius; Appellant is requesting a primary residence exemption for the tax year 2025.

Leslie A. Hyde Morgan County Clerk Auditor presented the application of Brooks Fornelius, who was granted permission by the Commission on December 16, 2025, to file a late appeal for a primary residential exemption due to a medical condition. The request before the Commission is to determine whether to approve the primary residence exemption for the 2025 tax year based on that unforeseen medical circumstance. It was clarified that the property is already classified as a primary residence for 2026, so the decision only affects the 2025 tax year.

Commissioner Nickerson motioned to go into BOE as BOE Board

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

Commissioner Newton motioned to Approve primary residence exemption on CR 26-2507-BOE for the tax year 2025

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

Commissioner Nickerson motioned to Move out of BOE and resume County Commission.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

5. Josh Cook – Public Hearing – County Planning & Zoning

Cottonwoods Development Agreement Amendment: County Ordinance CO 26-02

THERE WILL BE NO PRESENTATION OR VOTE ON THIS ITEM. HOWEVER, SINCE IT WAS TABBED TO A DATE CERTAIN THERE IS STILL PUBLIC HEARING.

March 3 Matt Wilkinson May 19th Nettleton's

Commission returned to Agenda Item E5 to address how to proceed with two development requests that had previously been combined. Originally, about two years ago, the application involved only Matt Wilkinson's property. Later, the Nettleton's submitted a related request, and the two were merged because a potential one-for-one land swap was being discussed. Since the two applicants now have different timelines and needs, Josh Cook Morgan County Planner recommended separating the applications again.

The proposal was to move the Wilkinson request forward first and continue it to March 3, the next commission meeting. The Nettleton development agreement amendment would be continued to May 19 to allow time for their attorney to prepare a near-final agreement and for staff to complete negotiations. Josh Cook explained this approach would provide clearer information for the Commission and the public, reduce last-minute negotiation, and avoid re-noticing since both items had already been properly noticed and heard.

Commissioner Nickerson raised concerns about how the Wilkinson property became part of the development agreement when it was never sold. Josh Cook Morgan County Planner explained there had been an option agreement at one point, but it was never exercised. More importantly, the county cannot locate the required owner affidavit authorizing the developer to act on the landowner's behalf for the land use application. Josh noted that they cannot confirm the owners ever formally consented, and because property interests generally must be in writing, there is no documentation showing the property was properly encumbered.

This raised broader concerns among commissioners about how the property was included in project materials and whether buyers relied on representations of amenities, such as a golf course or equestrian center, that depended on land the developer never acquired. Questions were raised about where responsibility or liability might fall if buyers were shown features that were never secured. Garrett Smith Morgan County Attorney clarified that the county is not a party to private contracts or marketing representations and is limited to processing land use applications based on the information submitted.

Commissioner Newton added that the more significant planning issue may be that the project's density calculations were based on total acreage. If some acreage is removed, the number of allowable units may need to be reduced or the project adjusted.

Garrett Smith Morgan County Attorney noted that additional research and documentation have been prepared and could be shared but emphasized that the county's authority is limited because it was not involved in the private agreements between developers and landowners.

Commissioner Newton March 3 Matt Wilkinson and May 19th Nettletons

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

- 6. Chief Brad Wilkes** – Discussion/Direction – Morgan County Fire Chief
Discussion and direction on possibly modifying County Ordinance CO 24-05 pertaining to Fire Sprinkler System requirements.

1) Why this discussion was scheduled

- Chief Brad Wilson, new in the role, provided a written recommendation: *“If I were to write this ordinance today, this is what I’d recommend.”*
- He spent the prior two weeks reviewing Morgan County’s current approach, what nearby agencies do, and updated state requirements—especially changes tied to **HB 48**.

2) Item #1 — Proposed sprinkler / fire-separation framework

Goal: align Morgan County more closely with state code and **WUI (Wildland-Urban Interface)** requirements while avoiding unnecessary cost burdens.

Current situation

- Morgan County currently requires sprinklers over 3,600 sq ft (per the Chief).

Chief’s recommended structure (high level)

- **A. 3,600–6,000 sq ft**

- Require 2-hour fire separation at the 3,600 sq ft increment (compartmentalization) instead of sprinklers.
- No sprinklers unless the structure is in a high-hazard WUI area (based on URAP wildfire risk maps under HB 48).
- **B. WUI requirements tied to URAP percentiles**
 - Chief stated the 95th percentile affects about 178 buildings countywide (estimate).
 - If expanded to the 90th percentile, it could be about ~450 properties (estimate).
 - Within the 90th percentile / high-risk WUI:
 - 13D sprinklers required
 - Non-combustible exterior requirements (no wood siding/shingles/trim; fire-resistant materials per code)
 - Staff clarified HB 48 includes an appeal process for parcels in the percentile (not automatic/unchangeable).
- **C. 6,000–10,000 sq ft**
 - Mostly unchanged except requiring fire separation every 3,600 sq ft (continued compartmentalization).
- **D. 10,000+ sq ft**
 - Sprinklers required (Chief compared this scale to “small hotel/lodge” type risk).
 - Continue compartmentalization (separation every 3,600 sq ft).
 - Possible limited flexibility on separation layout if a full sprinkler design makes it impractical, but no exception to sprinklers over 10,000.

Why the Chief prefers separation in many cases

- Compartmentalization buys time and is typically less costly than installing sprinklers throughout.
- He emphasized sprinklers mainly control/check a fire; they don’t necessarily “put it out.”

3) Key question raised: additions/remodels and “retroactive sprinklers”

- Question raised: If a home is 4,000 sq ft and adds 1,500 sq ft, does that trigger sprinklers for the whole home under current rules?
- Staff/building did not have a definitive answer during the meeting.
- Suggested direction: make the sprinkler ordinance explicitly apply to new construction, and address additions/remodels separately (grandfathering/nonconforming concepts discussed).

4) Item #2 — Peer review / third-party plan review proposal

Problem described: inconsistent fire approvals/non-approvals in the past created risk for the county.

Proposal

- Require a third-party peer review for projects needing fire suppression systems.
- Developer/contractor pays; reviewer provides a letter confirming compliance with:

- Morgan County adopted ordinances
- IFC (International Fire Code)
- WUI code
- Fire staff focuses on inspections/enforcement, not detailed plan review.
- Chief noted reduced county liability if an independent reviewer misses something.
- Would accept recognized fire protection engineering firms and allow others if properly licensed/pre-approved (including likely requiring Utah stamping for out-of-state engineering).

**5) Item #3 — Subdivision water supply (discussion starter; acknowledged as controversial)
Chief's concern**

- Rural residential zoning can allow subdivisions (example: 14-lot) with no hydrants, tanks, or adequate water protection.
- He worries that this will create long-term taxpayer burden when infrastructure must be added later.

Example from Weber Fire District/Huntsville

- Over 3 lots require a fire water system (tank + hydrants).
- Mentioned 240,000-gallon minimum tank model (linked to 2,000 GPM for two hours worst case).
- Chief does not want subdivision fire protection relying on small 13D tanks.

Commissioner Newton's caution

- Many county water systems have smaller tanks (50k–100k).
- Concerned strict subdivision requirements could make building harder countywide or push developers toward larger/higher-density projects just to afford infrastructure.
- Noted some areas can combine systems (Mountain Green/Highland example), but remote areas (Croydon/Porterville) can't.

Public comment (Speaker 12)

- Supported the water-supply concern, citing a recent fire where they ran out of water and could not complete firefighting.

6) Fire department priorities explained

- Chief emphasized priorities:
 - Life safety (rescue/getting people out)
 - Exposure protection (preventing spread to nearby structures/vegetation)
 - The structure itself is often a loss; water supply is critical for safe operations.
- Staffing realities mean Morgan County can't operate like a big city—so adequate water becomes even more important.

7) Direction / next steps

- Consensus: focus first on Item #1 and Item #2; treat Item #3 as a longer, more involved policy effort.
- Staff task: produce a URAP map showing the 90th percentile (there was a brief verbal mix-up mentioning “98th,” but the repeated discussion target was 90th).
- Continue the conversation with public input and return with clearer answers, including how additions/remodels are handled.

7. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager

Discussion and approval of awarding RFPs pursuant to the Morgan County Purchasing Policy:

Grant Administrator Services: Grant Support

Budgeted: 10-4640-120-000

- a) Airport Berm Beautification & Acoustic Barrier: Arete Landscapes
Budgeted: 38-4550-260-000
- b) Animal Control Veterinary & Housing Services: Mountain Green Animal Hospital
Budgeted: 10-4214-260-000
- c) Impact Fee Facilitates Plan & Analysis and County Fee Assessment: LRB Finance
Budgeted: 10-4150-310-000
- d) County Library Foyer Ceiling Restoration: ACS
Not Budgeted: _____
- e) County Library Gutter & Downspout Replacement: ACS
Not Budgeted: _____
- f) Election Security Addition: To Be Determined
Budgeted: 44-4410-310-000

Kate Becker (Cam) presented the bid results and requested commission approval for several projects and contracts.

For the **airport beautification berm**, the lowest bid was rejected because the bidder calculated the work for 1,600 square feet instead of the required 16,000 square feet. The lowest responsive and qualified bid was from **Averitt Landscapes**, and the project is already budgeted.

For **animal control services**, two proposals were received. **River Valley** bid \$4,500 per month with a 20–50% discount on additional services, while **Mountain Green Animal Hospital** bid \$1,000 per month with a 10% discount. Mountain Green Animal Hospital was the lowest bid.

For the **impact fee facilities plan and county fee assessment**, two bids were submitted: one for \$132,000 and **LRB Finance** at \$74,000 for the same scope, making LRB the lowest.

The **county library ceiling restoration** received only one bid for \$24,108, which includes replacing damaged sheetrock and repainting.

For the **library gutter and downspout project**, there was also only one bidder. Staff requested authority to **negotiate the scope and price** rather than award the full bid, because the work may be accomplished more efficiently by cleaning the internal gutters with a pressure washer and repairing only what is necessary.

Commissioners Nickerson and Wilson reviewed the bids for the **election security addition**, and the lowest qualified candidate was **ACS**.

Staff requested approval to:

- Award the **grant support/administrator contract** (budgeted)
- Award **Averitt Landscapes** for the airport berm (budgeted)
- Award **Mountain Green Animal Hospital** for animal control (budgeted)
- Award **LRB Finance** for the impact fee and fee study (budgeted)
- Identify a funding source for the **library ceiling restoration**
- Authorize **negotiation** for the library gutter/downspout project
- Award the **election security addition** to ACS

A question was raised about the election security project scope and completion timeline. The project was originally required to be completed by **June 2026** due to an election scheduled for June 23. Commissioners discussed separating the critical area that must be finished before the election from non-critical portions, with details to be addressed during contract negotiations. Final contract terms will return to the Commission for review.

It was also confirmed that airport-related costs will come from the airport account, supported in part by grant funding.

Commissioner Newton motioned to approve awarding of the RFP as recommended by the county administrator

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

8. Kate Becker – Discussion/Decision – Morgan County Administrative Manager

Approval of the pass 2026 Governor's Office of Economic Opportunity through Business Growth Grants as reviewed and recommended by the Morgan County Community and Economic Opportunity Board at its February Meeting.

Kate Becker (CAM) reported that the Community and Economic Opportunity Board received **56 applications** for the business growth grants. The original budget for this round was **\$75,000**, with an additional **\$50,000 set aside for a second (fall) round**. The board is recommending awards totaling **\$78,111** to specific businesses. The extra **\$3,111** above the current budget would be covered by the funds reserved for the fall round.

Commissioner Fackrell asked whether one recipient, Deb's Spicy Pie, could be required to extend its operating hours as part of receiving funding. Kate Becker (CAM) clarified that operating hours cannot be required as a condition of the grant. Other commissioners noted that the business now appears to stay open later than in previous years, addressing the earlier

concern. Commissioner Blocker also commented positively on the strong response, noting that applications increased from about **29 last year to 56 this year**, indicating growing awareness and interest among local businesses.

Commissioner Blocker motioned to approve 2026 Governor’s Office of Economic Opportunity through Business Growth Grants awards as recommended.

Second by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

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

Request to authorize the Morgan County Manager with support for Deputy County Attorney Janet Chritoffersen to negotiate the final details of the Kent Smith Park rental with Mountain Green Sewer Improvement District.

Kate Becker (CAM) informed the Commission that the Mountain Green Sewer Improvement District requested a meeting the following morning to finalize remaining details for the **Ken Smith Park rental agreement**. Because the discussion may involve negotiation, staff requested **formal authorization from the Commission to negotiate**.

Kate Becker (CAM) proposed participating in the meeting and including Jan Christoffersen, who has been working on the detailed redline edits, either in person or by phone. The goal is to finalize the terms and bring a complete agreement back to the Commission for review at the **March 3 meeting**.

Commissioner Fackrell motioned to approve Morgan County Manager with support for Deputy County Attorney Janet Chritoffersen to negotiate the final details of the Kent Smith Park rental with Mountain Green Sewer Improvement District.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

Kate Becker (CAM) provided several operational updates affecting county facilities and projects.

At the fairgrounds, recent damage occurred, and the county will be submitting an insurance claim. At the same time, the county is already in the process of applying for a grant to construct new restrooms and a new exhibit building, so both efforts will move forward.

At the airport, new safety signage has been ordered after incidents involving children riding bikes and small vehicles on active taxiways and residents walking dogs near aircraft operations. A recent incident involved children crossing the runway while a plane was landing, creating serious safety concern. Kate noted that additional measures, such as installing gates, may be considered in the future, but signage is the immediate step.

The airport landscaping berm project, recently awarded, will create a visual and acoustic buffer between the airport and nearby residents. The project has a 120-day completion window and is expected to be finished around March–April.

Regarding the previously discussed taxiway extension near the Nine Line lease area, staff reviewed the agreement and found that it does not require the airport to complete the extension immediately. The airport does not have funding for the project this year, so it will need to be budgeted in the future year. Because the airport is already using a grant this year for crack sealing and slurry work, it will not be eligible to apply for another grant for the extension until next year. Kate also noted that the Commission will need to decide how far the taxiway should be extended, as prior discussions considered multiple options.

Kate Becker (CAM) reported that the county has met with a company called Nearmap regarding updated aerial flyover imagery. There is an opportunity for Morgan County to participate in a scheduled April flight by joining Davis and Weber Counties.

Previously, similar imagery for the assessor's office was estimated at about \$260,000 and was not pursued due to cost. By joining the regional effort, the estimated cost for Morgan County would be significantly lower, between **\$25,000 and \$50,000**.

The updated imagery would allow the assessor's office to identify property changes, new structures, and other improvements without needing to physically visit each parcel. It would also provide current GIS imagery for residential areas.

Kate Becker expects to bring a formal request to the Commission at the **March 3 meeting** and wanted to provide advance notice due to the relatively low cost compared to prior estimates

Kate Becker (CAM) requested a **closed session** to discuss the acquisition and disposition of real property.

Commissioner Comments

Commissioner Blocker- Discussed SB 78, sponsored by Senator Dan McKay, which would eliminate state-subsidized property tax abatements and shift full responsibility to counties. Under the proposal, counties would have local control to continue an abatement program if they choose, but it would no longer be supported by state funding.

The bill would also increase transparency by requiring counties to show, on tax notices, how much each taxpayer contributes toward the abatement program. In addition, the original proposal removes the current property tax deferment program.

Salt Lake County requested that the deferment option be restored and suggested creating a **state revolving loan fund of about \$20 million** to reimburse taxing entities for deferred taxes. Senator McKay indicated he would consider that option only if **all 29 counties formally support it**, requiring written commitments.

Commissioners noted that the bill will likely come forward for county positions, and there was discussion about whether a letter of support would be needed. The Utah Association of Counties (UAC) may coordinate a response, but individual counties may still need to sign on or provide formal support. The overall discussion highlighted the significant policy shift toward local responsibility and the need for counties to decide their position.

Staff reported that the county has met with a company called Nearmap regarding updated aerial flyover imagery. There is an opportunity for Morgan County to participate in a scheduled April flight by joining Davis and Weber Counties.

Previously, similar imagery for the assessor's office was estimated at about \$260,000 and was not pursued due to cost. By joining the regional effort, the estimated cost for Morgan County would be significantly lower, between **\$25,000 and \$50,000**.

The updated imagery would allow the assessor's office to identify property changes, new structures, and other improvements without needing to physically visit each parcel. It would also provide current GIS imagery for residential areas.

Staff expects to bring a formal request to the Commission at the **March 3 meeting** and wanted to provide advance notice due to the relatively low cost compared to prior estimates.

Commissioner Nickerson- The Weed Abatement Board recently met with representatives from Summit County and Davis County and gathered useful information on best practices. One key

topic was managing weeds along the railroad, including the use of helicopter spraying. The estimated cost would be about \$30–\$35 per acre, with the possibility of billing the railroad directly. The contractor used in Summit County is experienced working around railroad corridors and estimated the entire Morgan County rail line could be treated in roughly one to one-and-a-half hours.

The board also discussed creating a loaner program for backpack sprayers to help residents manage weeds on their own properties. The county’s weed supervisor will research costs and begin developing a small starter program. The overall approach emphasized that the county should lead by maintaining its own properties while also helping residents manage theirs. Residents can already access a \$10,000 Conservation District grant that reimburses up to \$250 for herbicide purchases.

Other control methods discussed included biological controls, such as insects that target specific invasive plants, and the possible use of goats or sheep for difficult terrain. Staff also noted the importance of revegetation with native grasses after weed removal to prevent invasive species from returning.

A specific concern was raised about yellow star thistle, which can be toxic to horses and should be addressed early before it spreads. Regarding Dyer’s woad, UDOT and Weber County have increased spraying efforts in the canyon and have already reduced its presence. The state is also looking for larger infested properties (about 5–10 acres or more) where they can test different treatment methods.

Additional updates included a legislative effort to allow donation of meat to food pantries, which is being explored for inclusion this session.

Commissioners also reported on legislative activity. A county-supported bill (HB 445) passed out of committee with strong support. Other legislation being monitored includes property tax relief and abatement measures (SB 78 and SB 97), road closure authority requiring state agencies to obtain approval from local legislative bodies (HB 444), water-related legislation including HB 505 (Water Amendments) and HB 439 (water planning related to buoy systems), and ongoing discussions about regional trail planning through Wasatch Front initiatives.

Overall, the updates reflected active progress on weed management coordination, resident assistance programs, and close monitoring and advocacy on several legislative issues affecting the county.

Commissioner Fackrell- Commissioners reported that strong testimony was given before the legislative board in support of House Bill 445, and the presentation was well received. The bill has since passed out of committee with a 7–2 vote and is moving forward, with growing support also noted through earlier discussions with the Utah Association of Counties.

Several other bills are being monitored. SB 78 relates to property tax relief and the abatement program, while SB 97 is a similar measure with uncertain direction and may be opposed.

HB 444 addresses road closures and would require the state to obtain approval from the local legislative body before closing any road. This would give counties more local control and prevent state agencies from unilaterally closing routes.

Water-related legislation is also under review, including HB 505 (Water Amendments) and HB 439, which involves water planning and the buoy system.

There were also discussions with regional partners about active transportation and trail planning through the Wasatch Front, including potential trail connections through the canyon.

Overall, commissioners reported that most key legislative issues are being actively tracked and are generally under control.

Commissioner Wilson- Commissioner Willson reported progress on trail planning efforts. He and Lilia met with a representative from the railroad, including a Zoom meeting due to the individual being out of state, and then followed up with an in-person meeting with county staff. They are working from a map to identify ways to bridge gaps and create continuous trail connections. He noted that the process is slow, but progress is being made.

He also expressed appreciation that the airport beautification project is finally moving forward, noting it has been discussed since early in his time on the Commission and that nearby residents will benefit from the improvements.

Finally, he mentioned that the Weber Human Services meeting had been postponed and rescheduled for later in the week.

Commissioner Newton- Commissioner Newton provided an update on the Taggart River access improvement project. Public Works has been actively working on the site this winter, taking advantage of lighter snow removal demands.

Crews have moved a large amount of material, significantly widening the access road to improve traffic flow in the area. Approximately \$27,000 has been spent so far on materials and hauling rock.

Paving cannot be completed until warmer weather, but the improvements to date have made a noticeable difference and the project is progressing well.

Commissioner Newton motion to go into closed session for the purpose of discussing the acquisition or disposition of real property

Second by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE
The Vote was unanimous. The motion passed

Close Session ends at 7:23 pm

Commissioner Nickerson motion to go out of closed session for the purpose of discussing the acquisition or disputation of real property

Second by Commissioner Fackrell

VOTE:

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

Adjourn – 7:00 pm

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

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 48 hours before the scheduled meeting.



Vacancy on the Morgan County Noxious Weed Board

Applicant must be a resident of Morgan County whose primary source of income is derived from production agriculture UCA § 4-17-105(3). Applicants should submit a letter of interest to the Morgan County Administrative Manager at 48 W Young Street in Morgan, fill out the Online application or send an email to kbecker@morgancountyutah.gov. This is a Volunteer Position.

Duties include attending Board meetings, advise the Morgan County Commission on coordinated noxious weed prevention efforts, curate and publish an annual list of primary noxious weeds present in the County.

Terms are for four years. Meetings are scheduled based on the availability of Board members and meets in the Community room of the Morgan County Public Library at 50 North 100 West Morgan UT 84050.

Letters of interest will be accepted until December 29th, 2025 or later if a member of Morgan whose income is primarily based on production ag, has not yet been appointed.

For more information, call Kate Becker, Administrative Manager at 435-800-8724 or Commissioner Vaughn Nickerson at 385-350-1718.



Morgan County Commission Seeking Applications to serve on the Morgan County Rifle Range Advisory Committee

Applicant must be a resident of Morgan County. Applicants should submit a letter of interest to the Morgan County Administrative Manager at 48 W Young Street in Morgan, fill out the Online application or send an email to kbecker@morgancountyutah.gov. This is a Volunteer Position.

Duties include attending Board meetings, advise the Morgan County Commission on the following:

- Evaluating the current site for safety, noise impact, and fire risk.
- Developing a long-term plan for a modern shooting sports complex.
- Reviewing and recommending updates to range fees, scheduling priorities, and operational rules.
- Assisting in the coordination with the Utah Division of Wildlife Resources and other state agencies on range standards.

Terms are for four years. Meetings are scheduled based on the availability of Board members.

Letters of interest will be accepted until March 11th, 2026 or later if seats remain available for appointment.

For more information, call Kate Becker, Administrative Manager at 435-800-8724 or Commissioner Vaughn Nickerson at 385-350-1718.

Dear Representative Blake Moore,

I am writing to express my strong support for the proposed project to construct a concrete box culvert bypass around the main access bridge serving our community.

This project represents a responsible and forward-thinking investment in critical infrastructure. By increasing the conveyance capacity of a vital culvert, the bypass will help ensure continued, reliable access to essential services and regional transportation networks. Maintaining safe and dependable access across this bridge is crucial not only for daily travel and commerce, but also for emergency response, school transportation, and the movement of goods and services through the City.

The construction of a concrete box culvert bypass is an appropriate and prudent use of taxpayer funds. The improvement will significantly enhance flood resilience by reducing the risk of overtopping and structural compromise during high-water events. In doing so, the project will protect homes and businesses located within the floodplain from avoidable flood damage and economic disruption.

Equally important, the project will safeguard critical evacuation routes in the event of a natural disaster or other emergency. Ensuring that residents can safely and efficiently evacuate — and that first responders can access affected areas without delay — is essential to public safety and community stability.

Investing in this infrastructure upgrade now will help prevent far greater costs in the future associated with flood damage, emergency repairs, and potential loss of access. The long-term benefits to public safety, economic continuity, and regional connectivity make this project both necessary and fiscally responsible.

For these reasons, I respectfully urge your favorable consideration and full support of the concrete box culvert bypass project.

Sincerely,

[Your Name]

[Your Title/Organization, if applicable]

[Contact Information]

Dear Grant Review Committee,

On behalf of Morgan County, we are pleased to offer our full support for Morgan City's application for the UORG grant. We appreciate the opportunity to endorse this significant effort to expand and enhance outdoor recreation opportunities for our residents and visitors.

Morgan City has demonstrated strong leadership and long-term vision through its work over the past several years to establish an urban fishery that enhances quality of life while promoting tourism. The development of the new fishpond as an extension of the Mickelson Mile represents an important milestone in this effort. Once completed, the trail network will connect the fishpond to Riverside Park, the Morgan County Fairgrounds, the pickleball courts, and the end of Commercial Street in our Morgan City Historic Downtown. This connectivity will create a vibrant recreation corridor, the City is calling the "Emerald Necklace" that strengthens both community wellness and economic vitality.

Morgan County severely lacks public land and accessible outdoor recreation areas. This project addresses that need directly by creating a welcoming destination where residents from across the county, as well as visitors, can gather and enjoy the outdoors. The proposed fishpond and surrounding amenities will provide year-round recreational opportunities, including fishing, kayaking, paddle boarding, and even ice skating during the winter months.

We are especially encouraged by the partnership with the Utah Division of Natural Resources, which will stock and manage the fish population to ensure a sustainable and high-quality urban fishery. This collaboration demonstrates thoughtful planning and long-term stewardship.

Morgan County strongly supports this application and believes this project will serve as a transformative investment in recreation, tourism, and community well-being. We respectfully encourage favorable consideration of Morgan City's request.

Sincerely,
Morgan County Commission



Limit of 3 Minutes

- *Please do not repeat previously stated comments**
- *The Commission cannot respond – This is not a Q & A**
- *Please Be Respectful**

Thank you for being here!

UTDOT



Keeping Utah Moving



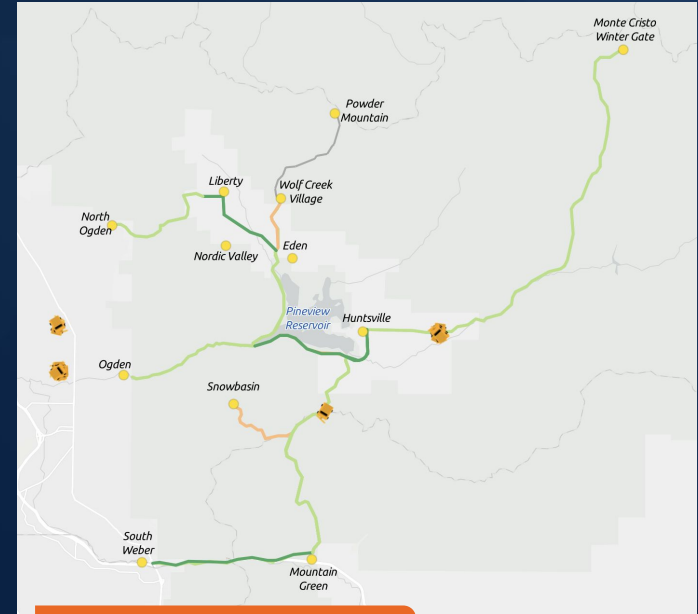
UDOT Roads to Recreation

Morgan County Commission

March 3, 2026

Objectives

- Establish UDOT as primary source of transportation information in Ogden Valley reporting area
- Manage transportation-related messaging by providing timely and accurate information from official sources
- Streamline flow of transportation information through proper contacts and channels
- Increase coordination and communication with operational and tourism partners to amplify important messaging for traveling public



Reporting Area

Where We're Focusing



Shifting from Reactive to Preemptive Messaging

Reactive Approach

- Alerts sent after drivers experience travel impacts.
- Crash delays reported after traffic is already stuck.

Preemptive Approach

- Alerts and updates posted BEFORE drivers leave home
- Expectation management for delays.
- TravelWise Strategies: Carpool, take transit, or skip the trip.

Key Educational Focus

Construction Projects & Real-Time Road Conditions

Providing up-to-date information on ongoing construction projects and live road conditions to manage expectations.



Weather (Incoming Storms)



Alerting drivers on incoming major storms to plan ahead and avoid dangerous travel periods.

Plow Safety

Emphasizing “Do not pass plows,” especially on smaller roads like I-84 and Trappers Loop



The Digital Hub: Centralizing Information

Features

- Traffic cameras
- Travel times
- Weather conditions
- Social media story feed
- Travel tips



OgdenValley.UDOT.Utah.gov

Meeting Travelers Where They Are



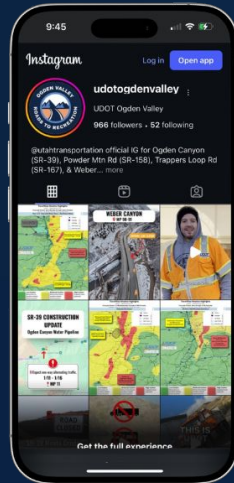
UDOT Ogden Valley

Traveler information, traveler resources, and outreach to local community groups.



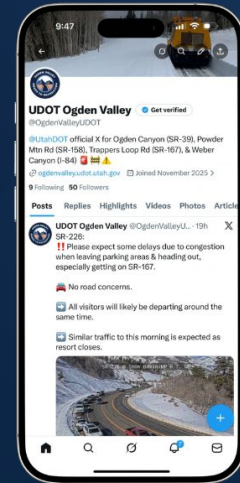
@UDOTOgdenValley

Visual content, partner collaborations, and sharing alerts via Stories.

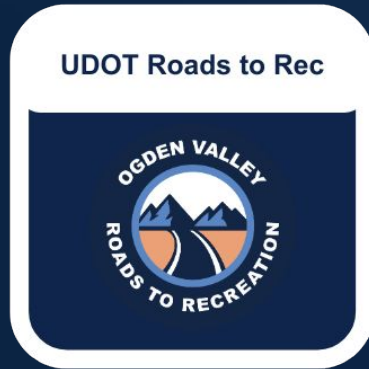
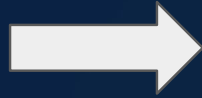


@OgdenValleyUDOT

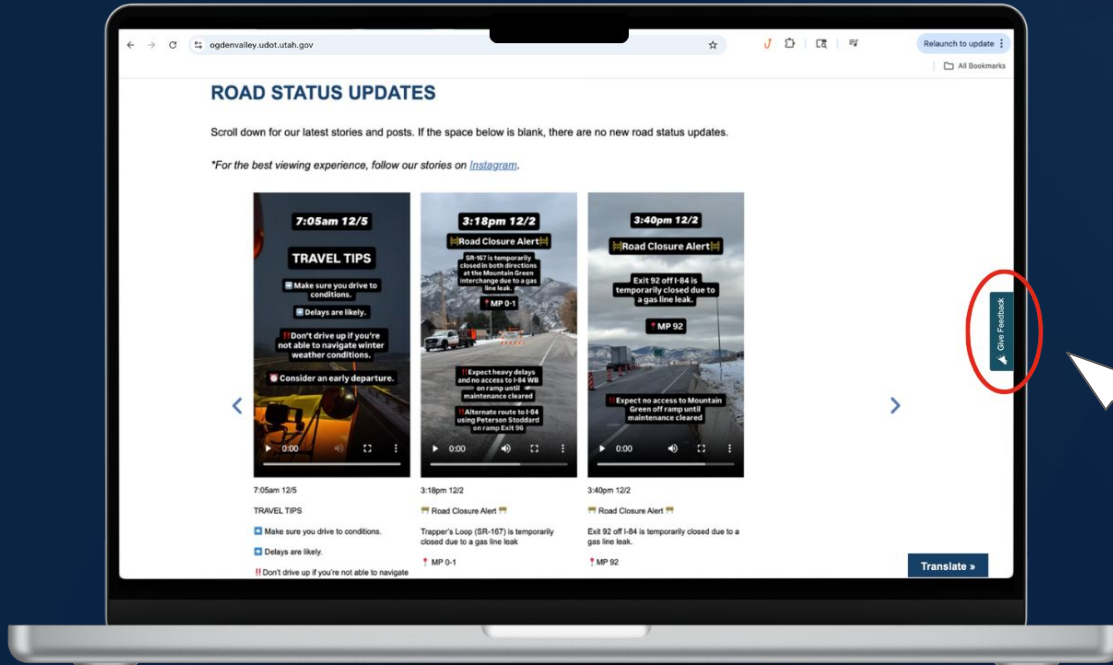
Rapid road alerts and updates for legacy users and traditional media.



Operational Coordination Behind the Scenes



Let Us Know How We're Doing

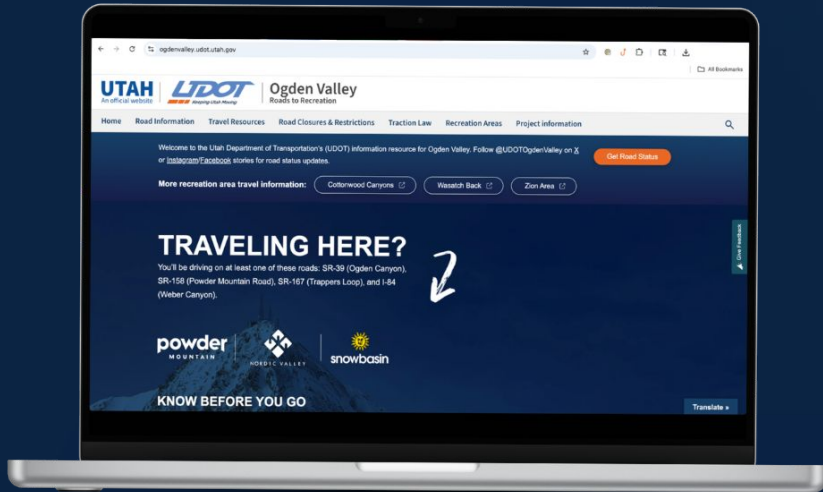


- Website survey
- End of season survey
- Partner workshops

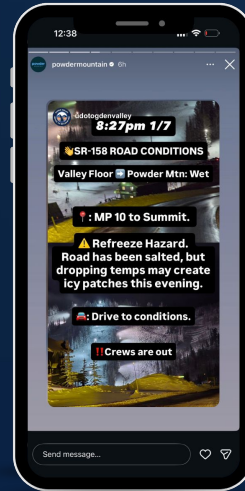
Help us improve our website: take our survey!

How Morgan County Can Support

Share our resources and keep us in the loop!



OgdenValley.UDOT.Utah.gov



Facebook :

UDOT Ogden Valley

Instagram:

@UDOTOgdenValley

X:

@OgdenValleyUDOT

UTDOT



Keeping Utah Moving



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: 801.845.4013
Email kbecker@morgancountyutah.gov

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

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: 03-03-2026 Time Requested: 20:00 Min

Name: Bret Heiner Phone: 801-821-1475

Address: 380 No Industrial Dr Morgan Ut 84050

Email: bheiner@morgancountyutah.gov Fax: 801-845-4046

Associated County Department: Public Works

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Installation of 1 Samsung 3- Ton Condenser for recorders Office
and 3 High wall units

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

<input checked="" type="checkbox"/>



1694 S 1100 W, Ste A, Ogden, UT 84404(801) 392-6680

CUSTOMER:	QUOTE:
Attn: Liz Email: lcarter@morgancountyutah.gov Company: Morgan County Property: Morgan Justice Court Address: Morgan County, 48 West Young St., Morgan, UT 84050	Re: Vault Mitsubishi Unit Replacement Options Date: Feb 5, 2026 Quote Number: Q1703 Estimator: Sadie Wood Email: swood@mvminc.co

Q1703 - Vault Mitsubishi Unit Replacement Options

Thank you for the opportunity to provide pricing. Below are the two options requested. Please let us know if there are any questions. All equipment is available locally. Thanks again.

Complete System Replacement

\$12,515.36

Includes:

- Removal of existing system complete.
- Installation of (1) Samsung 3-Ton Condenser with equivalent sized (3) High Wall Units
- Wireless Remotes
- Condensate Pump
- 18" Condenser Stand
- Labor

Use of existing Electrical Disconnect & Refrigeration Line Sets

Vault-New Independent System

\$6,023.10

Includes:

- Disconnect the Vault High Wall from existing system
- (1) Samsung 9k Ductless Split System (9k Condenser & 9k Indoor High Wall)
- Wireless Remote
- Condensate Pump
- Use of existing Refrigeration Line Sets
- Labor

Excludes:

Electrical and new disconnect for New Condenser

<u>Complete Price:</u>	See Above Options
-------------------------------	-------------------

Our offer is firm for 30 thirty days until Mar 7, 2026.

Terms & Conditions: All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Proposal may be withdrawn by us if not accepted within 30 days.



Royal Total Home Services
 4022 South 1900 West
 Unit C, Roy Utah, 84067
 (801) 888-2709

Estimate 51428032
 Job 51423871
 Estimate Date 2/11/2026
 Customer PO

Billing Address
 Morgan Court House
 48 West Young Street
 Morgan, UT 84050

Job Address
 Morgan Court House
 48 West Young Street
 Morgan, UT 84050

Estimate Details

Daikin 3 Head Ductless Mini Split System

Service #	Description	Quantity	Your Price	Your Total
RC Royal Shield	<ul style="list-style-type: none"> Two Annual HVAC Tune-ups Two Inspections for Water Heater Includes one Flush 	1.00	\$299.40	\$299.40
3MXM24AVJU9	DAIKIN AURORA 3 PORT MULTI SEER2	1.00	\$9,566.00	\$9,566.00
Daikin 3MXM24AVJU9				
FTXV09AVJU9	0.75 Ton Wall Mounted Unit R32 refrigerant	1.00	\$3,809.00	\$3,809.00
Daikin FTXV09AVJU9				
FTXV09AVJU9	0.75 Ton Wall Mounted Unit R32 refrigerant	1.00	\$3,809.00	\$3,809.00
Daikin FTXV09AVJU9				
FTXV09AVJU9	0.75 Ton Wall Mounted Unit R32 refrigerant	1.00	\$3,809.00	\$3,809.00
Daikin FTXV09AVJU9				

#	Description	Total
Royal Shield	Free Royal Shield Protection With Equipment Purchase	-\$299.40
Existing	Existing Customer Discount	-\$500.00
RD1000	Royal Discount	-\$1,000.00

Sub-Total	\$19,493.00
Tax	\$0.00
Total	\$19,493.00
Est. Financing	\$1,082.94

Thank you for choosing Royal Total Home Services

THIS IS AN ESTIMATE, NOT A CONTRACT FOR SERVICES. The summary above is furnished by Royal Total Home Services as a good faith estimate of work to be performed at the location described above and is based on our evaluation and does not include material price increases or additional labor and materials which may be required should unforeseen problems arise after the work has started. I understand that the final cost of the work may differ from the estimate, perhaps materially. THIS IS NOT A GUARANTEE OF THE FINAL PRICE OF WORK TO BE PERFORMED. I agree and authorize the work as summarized on these estimated terms, and I agree to pay the full amount for all work performed.

MORGAN COUNTY

UTAH LOCAL GOVERNMENTS TRUST

YOUR TEAM



Steve Hansen
Legal Hotline



Darin Palmer
Quotes & Coverage



Jill Murphy
Member Services



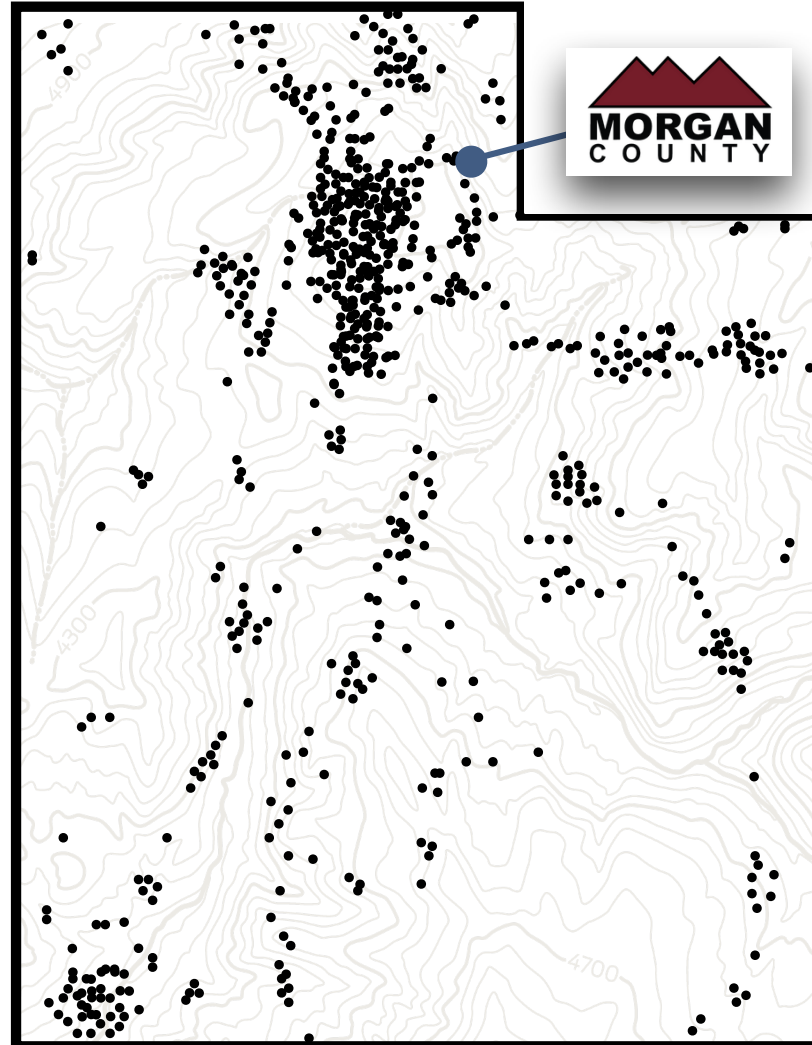
Jason Watterson
Loss Prevention



Jeff Rowley
Claims



BY MEMBERS FOR MEMBERS



Utah County
Summit County
Cache County
Carbon County

Grand County
Tooele County
Emery County
Wasatch County



TRAINING AND RESOURCES

As a member of the Utah Local Governments Trust, Morgan County will have access to the following services (and more) at no additional cost:

LEGAL & HUMAN RESOURCES HOTLINE

ON-SITE FACILITIES RISK ASSESSMENTS

OSHA 10 CERTIFICATION

ACTIVE BYSTANDERSHIP FOR LAW ENFORCEMENT

DESIGNATED SAFETY OFFICER ASSOCIATION

FRANKLIN COVEY ALL ACCESS PASS

USU MENTAL HEALTH & WELLNESS COURSE

MUNICIPAL LEGAL SERIES

HARASSMENT & DISCRIMINATION TRAINING

LAND USE TRAINING

STOP THE BLEED / CPR TRAINING

LOCKOUT / TAGOUT TRAINING

HAZWOPER TRAINING

MONTHLY MOTOR VEHICLE RECORD CHECKS

ON-SITE ENTITY SPECIFIC TRAINING

TRALIANT ONLINE LEARNING MANAGEMENT SYSTEM

RISK MANAGEMENT HOTLINE

UCOPA ACCREDITATION

CERTIFIED PLAYGROUND SAFETY INSPECTIONS

RISK MANAGEMENT INFORMATION SYSTEM (RMIS)

ARBINGER LEADERSHIP INSTITUTE

DEFENSIVE DRIVER TRAINING

CONFINED SPACE ENTRY TRAINING

FIRST AMENDMENT AUDITS TRAINING

TRENCHING & SHORING TRAINING

REASONABLE SUSPICION TRAINING



UNDERWRITING FACTORS

- Payroll by Class Code
- NCCI Class Code Rates
- Experience Modifier (Emod)
- Lost Cost Multiplier



PREMIUM SUMMARY

LINE	WCF	TRUST	DIFFERENCE
2025 WORKERS COMPENSATION	\$51,762	\$34,973	
2026 WORKERS COMPENSATION	\$65,090	\$35,488	(40%) \$46,391
2-YEAR TOTAL	\$116,852	\$70,461	

This proposal is for illustration purposes only. Coverage and limits governed by policy terms and conditions, subject to underwriting and loss verification.



DISCUSSION

***The Trust Invests in People;
People Make the Difference!***





Morgan County
EMPLOYEE HANDBOOK



Last updated: February 2026



Welcome

Welcome to Morgan County! We are delighted that you have chosen to join our organization and hope that you will enjoy a long and successful career with us. As you become familiar with our culture and mission, we hope you will take advantage of opportunities to enhance your career and further Morgan County's goals.

Please take time to review the policies contained in this handbook. If you have questions, feel free to ask your supervisor or to contact the Human Resources (HR) department.

This manual is provided to you as a reference guide regarding Morgan County Policies and Procedures. Please read it carefully and refer any questions regarding this policy to the Morgan County Leadership. These policies and procedures, as well as the benefits provided by Morgan County to its employees, may be amended from time to time by action of the Morgan County Commission. The Morgan County Commission reserves the right to amend, alter, or revoke any policy, practice, benefit, or employment condition, at any time, or for any reason, with or without notice.

This manual supersedes all previous editions or copies of the Morgan County Policies and Procedures Manual, Personnel Policy Manual, or manuals by any other name or designation dealing with personnel items in Morgan County

Except for the Morgan County Commission, no Department Head/Elected Official or supervisor has the authority to vary the terms of this policy manual or to make any agreement regarding employment with the County. Any office departmental procedures, manuals, materials, directives, or policies are void when they are in conflict with the Morgan County Policies and Procedures Manual. The Morgan County Commission has the sole authority to make agreements regarding County employment.



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Message from the Commission

As a valued employee, you will find your employment to be both rewarding and challenging as you advance your career interests and help meet the County's objectives. Your unique talents and abilities are extremely valuable to us, and we look forward to our successful association.

While there is no single rule that can guarantee success in any business, there are certain fundamentals that largely determine an individual's progress. Most important is how well you do your job and maintain good working relationships.

A person who uses his or her working hours to the best advantage, pays attention to detail, sees a job through with a minimum of supervision, and is ready and willing to accept greater responsibilities as opportunities occur, is more likely to succeed. Qualities such as initiative, mental alertness, the ability to get along with people, a cooperative attitude, and personal appearance are important. To continually improve County operations, we ask that you be flexible and open to change.

We hope you will feel like a valuable part of our organization. We encourage you to show interest in Morgan County so you will not only be a credit to its operation but will also gain for yourself a true sense of well-being and job satisfaction.

You play a critical role in meeting the public's needs. It takes the combined efforts of all of us to ensure our continued success.

We created these guidelines to promote sound management practices, as well as to help create an environment where employees can grow and succeed. Please familiarize yourself with the guidelines. They answer many common questions and will help you understand Morgan County's expectations. Also, please sign and return the Employee Handbook Acknowledgement Form found at the beginning of the handbook.

These policies and procedures ("the Policy") have been prepared to comply with posting and notice requirements pertaining to various employment laws, to provide information



regarding employment with Morgan County, and to communicate desired goals and expectations relating to our workforce.

Employment with Morgan County is subject to County ordinances, policies, practices, and procedures as well as state law, Federal Law, and constitutional limitations on the County as a governmental entity. This Policy does not limit, affect, or alter any legal or constitutional rights the County or its employees may have.

Nothing in this Policy creates a contract of employment or any contractual rights, express or implied. Only a written agreement signed by the County's authorized officials, or rights created by state or Federal Law or duly enacted County ordinance, may create contractual employment rights.

Employees are responsible for reading and being familiar with the contents of this Policy and any updates to it. The County will provide notice of changes by posting them on the County website, sending e-mail notifications, or distributing revised copies. Continued employment constitutes acknowledgment of the employee's responsibility to stay informed about, and comply with, the most current version of this Policy.

This Policy cannot and does not address all circumstances and situations in which Morgan County employees might find themselves, nor does it describe all policies, procedures, and practices that might affect the employment relationship.

This Policy applies to all County employees unless a statute, ordinance, written contract approved by the County's authorized governing or appointing authority states otherwise.

Unless expressly stated, this Policy does not apply to independent contractors, vendors, volunteers, elected officials, or appointed board/commission members.

Department policies may supplement this Policy but may not conflict with it. If a conflict exists, this Policy controls unless law provides otherwise.

No individual or other representatives of Morgan County, other than the Morgan County Commission, has the authority to enter into any agreement for employment for a specified period or make any agreement contrary to the Policy. No oral statements or representations can, in any way, change or alter the provisions of this handbook.

If you have questions or need help understanding the Policy, please speak with your Department Head/Elected Official or supervisor.



Employment Practices

Employment at Morgan County is considered at will except as required by statute.

Nothing in this statement is intended to interfere with, restrain, or prevent concerted activity as may be protected by the National Labor Relations Act (NLRA). Such activity includes employee communications regarding wages, hours, or other terms or conditions of employment.



Equal Employment Opportunity

Morgan County provides equal employment opportunities to all employees and applicants for employment without regard to race, color, creed, ancestry, national origin, citizenship, sex or gender (including pregnancy, childbirth, and pregnancy-related conditions), gender identity or expression (including transgender status), sexual orientation, marital status, religion, age, disability, genetic information, service in the military, or any other characteristic protected by applicable federal, state, or local laws and ordinances. Equal employment opportunity applies to all terms and conditions of employment, including hiring, placement, promotion, termination, layoff, recall, transfer, leave of absence, compensation, and training.

Title VII of the Civil Rights Act of 1964 and the Age Discrimination in Employment Act

Morgan County is committed to complying with Title VII of The Civil Rights Act of 1964, as amended, and the Age Discrimination in Employment Act, as amended. In accordance with these acts, Morgan County and its employees will not discriminate in employment opportunities or practices on the basis of: race, color, religion, sex, pregnancy, pregnancy-related conditions, childbirth, national origin, age, if the individual is 40 years of age or older, gender identity, or sexual orientation.

Titles VI of the Civil Rights Act of 1964

Morgan County is committed to complying with Titles VI of the Civil Rights Act of 1964 and will not exclude individuals from participating in, be denied the benefits of, or be otherwise subjected to discrimination on the grounds of race, color, or national origin, under any program or activities for which the County has received any federal financial assistance.

Americans with Disabilities Act of 1990 (ADA) and Utah Antidiscrimination Act

Morgan County is committed to the fair and equal employment of individuals with disabilities under the ADA. It is Morgan County's policy to provide reasonable accommodation for qualified individuals with disabilities unless the accommodation would impose an undue hardship on the County. Morgan County prohibits any harassment of, or discriminatory treatment of, employees or applicants based on a disability, perceived or actual, or because an employee has requested a



reasonable accommodation. Morgan County and all of its employees are expected to comply with the ADA, as amended, and the Utah Antidiscrimination Act, as amended.

In accordance with the ADA, reasonable accommodations will be provided to qualified individuals with disabilities to enable them to perform the essential functions of their jobs or to enjoy the equal benefits and privileges of employment, unless the accommodation would impose an undue hardship on the County. An employee or applicant with a disability may request an accommodation from the HR department and should specify what accommodation is needed to perform the job and submit supporting documentation explaining the basis for the requested accommodation, to the extent permitted and in accordance with applicable law. The County will review and analyze the request, including engaging in an interactive process with the employee or applicant, to identify if such an accommodation can be made, or if any other possible accommodations are appropriate. If requested, the employee is responsible for providing medical documentation regarding the disability and possible accommodations. All information obtained concerning the medical condition or history of an applicant or employee will be treated as confidential information, maintained in separate medical files, and disclosed only as required by law.

It is the policy of Morgan County to prohibit harassment or discrimination based on disability or because an employee has requested a reasonable accommodation. Morgan County prohibits retaliation against employees for exercising their rights under the ADA or the Utah Antidiscrimination Act. Employees should use the procedures described in the Harassment and Complaint Procedure to report any harassment, discrimination, or retaliation they have experienced or witnessed.

Genetic information Nondiscrimination Act of 2008 (GINA)

Morgan County is committed to complying with GINA and will not use genetic information of an individual in the hiring process or to affect the terms, conditions, privileges, benefits, or termination of employment unless there is a legitimate job-related need that is consistent with business necessity or as otherwise mandated by law. The County will not require collection or disclosure of genetic information prior to a conditional offer of employment. "Genetic information" is information about genes, gene products or inherited characteristics that may derive from the individual or a family member.

Equal Pay Act

Morgan County is committed to providing equal pay to its employees and to comply with the Equal Pay Act. Morgan County will not base any pay decision on the basis of race, color, religion,



sex, national origin, age, or disability. This Policy provides that those employees of the County are compensated on the basis of equal pay for equal work.

Commitment to Diversity

Morgan County is committed to creating and maintaining a workplace in which all employees have an opportunity to participate and contribute to the success of the County and are valued for their skills, experience, and unique perspectives.

Immigration Reform and Control Act (I-9)

In compliance with the Immigration Reform and Control Act of 1986, each new employee, as a condition of employment, must complete the Employment Eligibility Verification Form I-9 and present documentation establishing identity and employment eligibility. Morgan County is committed to employing only individuals who are legally authorized to work in the United States. Morgan County does not discriminate based on citizenship or national origin.

Other Workplace Accommodations

The County provides reasonable workplace accommodations in the following circumstances:

Religions Accommodation

The County respects the sincerely held religious beliefs and practices of all employees and will make, on request, a reasonable accommodation(s) for such observances when a reasonable accommodation is available and does not create an undue hardship for the County.

Pregnancy Accommodation

The County will make, on request, a reasonable accommodation to qualified individuals related to pregnancy, childbirth, or related conditions when a reasonable accommodation is available and does not create an undue hardship for the County.

Breastfeeding Accommodation

Unless compliance would create an undue hardship, the County will, on request, provide for at least one year after the birth of a public employee's child: reasonable breaks for each time the public employee needs to breast feed or express milk; a room or other location, other than a bathroom or toilet stall, that is clean and sanitary, provides privacy shielded from view of and intrusion from coworkers or the public, and that has an outlet;



and a reasonable means of storage. The County is not required to permit an employee to have the employee's child at the workplace for purposes of accommodation.

To request an accommodation, employees should contact the County's HR Manager to begin the discussion and interactive process. This may include discussing specific needs, limitations, and possible accommodation that may be needed.

The County reserves the right to require documentation or more information to assist the County in evaluating accommodation requests, including, but not limited to, verification from religious leaders or medical providers; guidance from job accommodation consultants and advocates; and tools available under the Family and Medical Leave Act including obtaining 1st, 2nd, and 3rd opinions as permitted by law.

Harassment, Violence, and Retaliation

It is Morgan County's policy to prohibit employees from engaging in unwelcome verbal or physical conduct based on race, color, creed, religion, national origin, ancestry, citizenship status, age, sex or gender (including pregnancy, childbirth, and pregnancy-related conditions), gender identity or expression (including transgender status), sexual orientation, marital status, military service and veteran status, physical or mental disability, genetic information, or any other characteristic protected by applicable federal, state, or local laws. Such conduct will not be tolerated.

Employees may not be retaliated against for engaging in legally protected activity, including complaining of or reporting sexual or any other harassment or discrimination prohibited by this Policy.

Employees who experience or observe harassment must promptly report it to their manager or to HR, regardless of whether they have spoken with the individual engaging in the conduct, consistent with the Complaint Procedure below. Reports must be made even if the conduct occurs outside the workplace or is committed by a manager, elected official, coworker, customer, vendor, or any other person connected with County employment.

Employees who engage in harassment, retaliation, or knowingly fail to take appropriate action in response to a report may be subject to disciplinary action, up to and including termination, consistent with the County's disciplinary policy.



Unlawful Harassment

Unlawful harassment is unwelcome conduct that is tied to a legally protected status that has the purpose or effect of creating an intimidating, hostile, or offensive work environment; has the purpose or effect of unreasonably interfering with an individual's work performance; is made a term or condition of employment, either explicitly or implicitly; or is used as a basis for employment decisions;

Unlawful harassment includes, but is not limited to, epithets; slurs; jokes; pranks; innuendo; comments; written or graphic material; stereotyping; or other threatening, hostile, or intimidating acts based on race, color, ancestry, national origin, gender, sex, sexual orientation, marital status, religion, age, disability, veteran status, or another characteristic protected by state or federal law. County employees who engage in harassment may be subject to disciplinary action up to and including termination

Sexual Harassment

Sexual harassment includes unwelcome sexual advances, requests for sexual favors, or other verbal, non-verbal, or physical conduct of a sexual nature when:

- Submission to or rejection of such conduct is made either explicitly or implicitly a term or condition of any individual's employment or as a basis for employment decisions.
- Such conduct is severe or pervasive enough to create a hostile or offensive work environment.

Other sexually oriented conduct, whether intended or not, that is unwelcome and has the effect of creating a work environment that is hostile, offensive, intimidating, or humiliating to workers may also constitute sexual harassment.

While it is not possible to list all those additional circumstances that may constitute sexual harassment, the following are some examples of conduct that, if unwelcome, may constitute sexual harassment depending on the totality of the circumstances, including the severity of the conduct and its pervasiveness:

- Unwanted sexual advances, whether they involve physical touching or not;
- Sexual epithets; jokes; written or oral references to sexual conduct; gossip regarding one's sex life; comments about an individual's body; and comments about an individual's sexual activity, deficiencies, or prowess;
- Displaying sexually suggestive objects, pictures, or cartoons;



- Unwelcome leering, whistling, brushing up against the body, sexual gestures, or suggestive or insulting comments;
- Inquiries into one's sexual experiences; and
- Discussion of one's sexual activities.

All employees should take special note that, as stated above, retaliation against an individual who has complained about sexual or other harassment and retaliation against individuals for cooperating with an investigation of sexual or other harassment complaints violate Morgan County's policy. County employees who engage in sexual harassment may be subject to disciplinary action up to and including termination.

Workplace Violence and Prohibited Conduct

Workplace violence includes threats, intimidation, or acts of aggression that create a hostile or unsafe working environment. The County will not tolerate violent, abusive, or threatening behavior on the part of its employees in the work environment. Employees should report instances of violent, abusive, or threatening behavior to their supervisors or HR immediately. Any employee involved in situations where there is fear of physical violence or where someone has made verbal threats of physical violence should immediately notify the appropriate supervisor or Department Head/Elected Official. If there is a threat of immediate danger, the employee should immediately notify the Sheriff's Office.

County employees who engage in violent, abusive, or threatening behavior may be subject to disciplinary action up to and including termination.

Morgan County also will not tolerate bullying. The County defines bullying as repeated unfair mistreatment of one or more people by one or more perpetrators. It is abusive conduct, beyond mere oversight and management of an employee and their performance, that includes:

- Threatening, humiliating or intimidating behaviors.
- Work interference/sabotage that prevents work from getting done.
- Verbal abuse.

Such behavior violates Morgan County's values, which include that all employees will be treated with dignity and respect.

Examples

The following are examples of prohibited bullying:

- **Verbal abuse.** Slandering, ridiculing or maligning a person or his or her family; persistent name-calling that is hurtful, insulting or humiliating; using a person as the butt of jokes; abusive and offensive remarks.



- **Physical abuse.** Pushing, shoving, kicking, poking, tripping, assault or threat of physical assault, damage to a person's work area or property.
- **Prohibited Gestures.** Nonverbal gestures that can convey threatening messages.

Individuals who feel they have experienced workplace violence or other prohibited conduct should report this to their supervisor or to HR immediately. All employees are strongly encouraged to report any bullying conduct they experience or witness as soon as possible to allow Morgan County to take appropriate action.

Complaint Procedure

If an employee believes they have been subject to or have witnessed unlawful discrimination, including sexual or other forms of unlawful harassment, or other inappropriate conduct, they are requested and encouraged to make a complaint. They may complain directly to their immediate supervisor, Department Head, or Elected Official, the HR manager, County Manager, or any other member of management with whom they feel comfortable bringing such a complaint. Similarly, if employees observe acts of discrimination toward or harassment of another employee, they are required to report this to one of the individuals listed above.

All complaints will be investigated promptly, and confidentiality will be protected to the extent possible. An investigation may include, but is not limited to, interview(s) with the complainant(s), witness(es), and accused person(s), as well as review of any relevant evidence. A timely resolution of each complaint should be reached and communicated to the parties involved. A resolution may not always be discussed with all parties in certain cases.

If the investigation confirms conduct that violates this policy has occurred, Morgan County will take immediate, appropriate, corrective action, including discipline, up to and including immediate termination.

No reprisal, retaliation, or other adverse action will be taken against an employee for making a complaint or report of discrimination or harassment or for assisting in the investigation of any such complaint or report. Any suspected retaliation or intimidation should be reported immediately to one of the persons identified above.

Whistleblower Protection

Morgan County is committed to operating with integrity and in compliance with all applicable laws. In accordance with the Utah Protection of Public Employees Act (Utah



Code § 67-21-1 *et. seq.*) and the Whistleblower Protection Act (5 U.S.C. § 2302), as applicable, employees are protected from retaliation for reporting in good faith any of the following:

- Violations of law, rule, or regulation;
- Gross mismanagement;
- Abuse of authority;
- Waste of public funds;
- Danger to public health or safety.

Employees who reasonably believe that such a violation has occurred are encouraged to report their concerns to:

- Their immediate supervisor;
- Department Head or Elected Official;
- Human Resources;
- The County Commission; or
- Directly to the Utah State Auditor’s Office or relevant oversight body.

Morgan County will not tolerate retaliation against any employee who, in good faith, reports suspected misconduct or participates in an investigation. Retaliation includes any adverse employment action, such as termination, demotion, harassment, or denial of promotion.

Employees who feel they have been retaliated against for whistleblower activity may file a grievance with the Career Service Review Office or take action under Utah Code § 67-21-4.

If you have questions about whistleblower protections, please contact Human Resources.



Conflicts of Interest and Confidentiality

Conflicts of Interest

Morgan County employees must avoid conflicts of interest. The County expects all employees to conduct themselves and County business in a manner that reflects the highest standards of ethical conduct and in accordance with all federal, state, and local laws and regulations. The County recognizes that many potential conflicts of interest do not constitute actual conflicts or may be acceptable with proper disclosure, evaluation, oversight, and safeguards.

Utah Code 17-16a-101, County Officers and Employees Disclosure Act, requires employees to make certain disclosures annually. The relationships described below are prohibited conflict-of-interest relationships unless the required disclosures are made. If the required disclosures are made, the relationships are allowed:

All County officers must disclose whether they receive any compensation or benefit, or agree to receive any compensation or benefit, for assisting a person or a business in a transaction involving the County. Employees must file a disclosure form with the County's Human Resources officer or other official identified by ordinance or policy, and must also inform their supervisor. *See Utah Code § 17-16a-5.*

All County officers must disclose when they are an officer, director, agent, owner, investor, or employee of a business regulated by the County (for example, a business that requires a County license, permit, or other regulatory approval). Disclosure must be made on a disclosure form and filed with the County's Human Resources officer or other official identified by ordinance or policy. *See Utah Code § 17-16a-6.*

All County officers must disclose when they are an officer, director, agent, owner, investor, or employee of a business that contracts with, sells to, or otherwise conducts business with the County. Disclosure must be made on a disclosure form and filed with the County's Human Resources officer or another official identified by ordinance or policy. *See Utah Code § 17-16a-7.*

All officers who have a personal interest or investment that creates a potential or actual conflict of interest between the officer's personal interests and public duties shall disclose on a disclosure form and filed with the County's Human Resources officer or other official identified by ordinance or policy. *See Utah Code § 17-16a-8.*



Utah Code Section 17-16a-13 requires all elected officials to complete a conflict-of-interest disclosure form each year. This form shall disclose any potential conflicts of interest the elected official may have, including any companies they are associated with that currently do or may potentially do business with Morgan County. All employees have an obligation to conduct County business within guidelines that prohibit actual or potential conflicts of interest. An actual or potential conflict of interest occurs when an employee is in a position to influence a decision that may result in a personal gain for that employee or for a relative as a result of the County's business dealings. For purposes of this conflict-of-interest policy, a relative is any person who is related by blood or marriage, or whose relationship with the employee is similar to that of persons who are related by blood or marriage. If a situation arises in which there is a potential conflict of interest by an employee, the employee should discuss this with a manager or supervisor for advice and guidance on how to proceed. The list below suggests some of the types of activities that indicate improper behavior, unacceptable personal integrity, or unacceptable ethics:

1. Holding a substantial interest in, or participating in the management of, a firm to which the County makes purchases.
2. Accepting substantial gifts or excessive entertainment from an outside organization or agency.
3. Participating in civic or professional organization activities in a manner that divulges confidential County information.
4. Misusing privileged information or revealing confidential data to outsiders.
5. Using one's position in the County or knowledge of its affairs for personal gain, including making promises or using one's position to intimidate others
6. Engaging in practices or procedures that violate antitrust laws, commercial bribery laws, copyright laws, discrimination laws, campaign contribution laws, or other laws regulating the conduct of County business.

Confidential Information

The protection of confidential information is vital to the interests and success of Morgan County. Employees shall not disclose or use confidential information acquired through employment for personal gain or for purposes other than official County business. Confidential information includes, but is not limited to: (1) private records under the Government Records Access and Management Act (GRAMA); (2) personnel files or other employee records; (3) legal matters, including attorney–client privileged information; and (4) other sensitive County information not intended for public release. This list is not exhaustive. Employees are expected to safeguard all



information that a reasonable person would understand to be confidential, sensitive, or protected by law or policy.

An employee who improperly uses or discloses confidential County information will be subject to disciplinary action up to and including termination of employment and legal action, even if the employee does not actually benefit from the disclosed information.

All inquiries from media outlets must be referred to the County Administrative Manager.

This provision is not intended to, and should not be interpreted to, prohibit employees from discussing wages and other terms and conditions of employment if they so choose.



Employment Relationship

Employee Expectation of Privacy

It is Morgan County's goal to respect the individual privacy of its employees and at the same time maintain a safe and secure workplace. When issues of safety and security arise, employees may be requested to cooperate with an investigation. The investigation may include the following procedures to safeguard the County and its employees: searches of personal belongings, searches of work areas, searches of private vehicles on County premises, medical examinations, and the like. Failure to cooperate with an investigation is grounds for termination. Providing false information during any investigation may lead to discipline, up to and including termination.

Employees are expected to make use of County facilities only for County business. Accordingly, materials that appear on County hardware or networks are presumed to be for business purposes, and all such materials are subject to review by the County at any time without notice to the employees. Employees do not have to have any expectation of privacy with respect to any material on County property. Morgan County regularly monitors its communications systems and networks as allowed by law. Monitored activity may include voice, e-mail, and text communications, as well as Internet search and browsing history. Employees who make excessive use of the communications system for personal matters are subject to discipline. Employees are expected to keep personal communication to a minimum and to emergency situations.

As part of its security measures and to help ensure a safe workplace, Morgan County has positioned video cameras to monitor various areas of its facilities. Video cameras will not be used in private areas, such as break rooms, restrooms, etc.

Background Screening and Investigations

Morgan County may conduct pre- and post-offer screenings and background investigations as appropriate to the position. These may include verification of employment history, education, references, driving records, criminal history, or other job-related inquiries. Applicants and employees for the sheriff's office, safety-sensitive positions, or positions of trust may be subject to more extensive background investigations in accordance with applicable law and departmental procedures.

The County may consider criminal convictions in employment and reassignment decisions where job-related and consistent with business necessity. Arrests without conviction will not be considered. In making decisions, the County may review the nature and seriousness of the offense, the duties of the position, the time elapsed since the conviction, and evidence of



rehabilitation. Final employment decisions rest with the County Commission (or designee). When disqualification is based on information from a consumer report, the County will provide notice consistent with applicable law.

Information obtained through such screenings is confidential and will be shared only with individuals involved in employment decisions.

County Library Criminal Background Check Policy

Pursuant to Utah Code Section 9-7-218, as amended, the Morgan County Library (the “Library”) will require criminal background checks on all employees of a “qualifying position” who have significant contact with minors. Those positions having significant contact are defined as:

- The Children’s Librarian and any assistants or staff members who conduct story times of children’s programming on a regular, non-emergency basis. An example of an emergency basis would be the acute illness or inability of a scheduled staff member to perform the staff member’s assigned duties for an event or over a brief period of time (no more than three consecutive events).
- The Young Adult Librarian and any assistants or staff members who plan and carry out readings, programming, parties, events, and the like on a regular or semi-regular, non- emergency basis.

Unless otherwise identified, circulation clerks, pages, custodial staff, and cataloging and technical service staff are exempted from criminal background checks as defined by this Policy.

Current staff meeting the above criteria shall be subject to a criminal background check beginning June 1, 2024. Background checks will be conducted through Utah’s Sex/Kidnap/Child Abuse Offender Registry as well as the National Sex Offender Registry. Beginning June 1, 2024, all persons considered for hire of a qualifying position by the Library shall be subject to a criminal background check prior to an offer of employment.

Any individual who is denied employment or dismissed from employment because of information obtained through a criminal background check shall receive written notice of the reasons for denial or dismissal and shall have an opportunity to respond to the action. Response from the denied or dismissed party must be written and received by the Morgan County Attorney’s Office within thirty (30) days of the notice of denial or dismissal.



Reasons for denial of employment or dismissal from employment under this provision may include, but are not limited to:

1. The employee or applicant is required to register as a sex offender in accordance with Title 77, Chapter 41, Sex, Kidnap, and Child Abuse Offender Registry.
2. Information obtained through the criminal background check includes a conviction or guilty plea, including a plea held in abeyance, or currently pending charges for a serious offense including but not limited to a felony; a misdemeanor; a sexual offense; an act or acts of violence; an act or acts of terror; illegal possession, use, or distribution of any drug, alcohol, or controlled substance; the use of library patron information to contact minors for a non-library purpose.

This policy will be reviewed each year to ensure compliance.

Employment Classification

In order to determine eligibility for benefits and overtime status and to ensure compliance with federal and state laws and regulations, Morgan County classifies its employees as shown below. Morgan County may review or change employee classifications at any time.

Exempt

Exempt employees are typically paid on a salary basis and are not eligible to receive overtime pay.

Nonexempt

Nonexempt employees are paid on an hourly basis and are eligible to receive overtime pay for overtime hours worked.

Regular, full-time

Employees who are not in a temporary status and work a minimum of 30 hours weekly and maintain continuous employment status. Generally, these employees are eligible for the full-time benefits package and are subject to the terms, conditions, and limitations of each benefits program.

Regular, part-time

Employees who are not in a temporary status and who are regularly scheduled to work less than 30 hours weekly but at least 20 hours weekly and who maintain continuous employment status. Part-



time employees are eligible for some of the benefits offered by the County and are subject to the terms, conditions, and limitations of each benefits program.

Temporary, full-time

Employees who are hired as interim replacements to temporarily supplement the workforce or to assist in the completion of a specific project and who are temporarily scheduled to work the County's full-time schedule for a limited duration. Employment beyond any initially stated period does not in any way imply a change in employment status.

Temporary, part-time

Employees who are hired as interim replacements to temporarily supplement the workforce or to assist in the completion of a specific project and who are temporarily scheduled to work less than 30 hours weekly for a limited duration. Employment beyond any initially stated period does not in any way imply a change in employment status.

Meal and Rest Breaks

Employees are entitled to a 30-minute unpaid meal break each day. Any nonexempt employee who is required to work through a meal break will be paid for the 30-minute period. Employees are also entitled to two 15-minute rest periods each day. Meal and rest breaks will be scheduled by the department supervisor or manager.

Time Records

All nonexempt employees are required to complete accurate weekly time reports showing all time actually worked. These records are required by governmental regulations and are used to calculate regular and overtime pay. At the end of each pay period, employees and their supervisors must submit the time sheet attesting to its correctness before forwarding it to payroll.

Exempt employees should also complete an online timecard entering hours worked, holiday pay, or Paid Time Off ("PTO") for the appropriate days for record keeping purposes only. Exempt employees must take PTO leave in half day increments.

Overtime and Compensatory Time

It is the policy of the County to discourage a Department Head/Elected Official or supervisor from having employees work overtime except in extreme circumstances where overtime is necessary to complete an important task or assignment.



When required due to the needs of the business, employees may be asked to work overtime. **Overtime is actual hours worked in excess of 40 in a single workweek.** Nonexempt employees will be paid overtime compensation at the rate of one and one-half their regular rate of pay for all hours over 40 actually worked in a single workweek. Paid leave, such as holiday, PTO, bereavement time, and jury duty, does not apply toward hours worked. All overtime work must be approved in advance by a supervisor or manager. Managers may not approve overtime unless it is explicitly budgeted for. Any questions about budgets may be directed to the County Clerk/Auditor.

All overtime must be approved by the Department Head/Elected Official or supervisor in advance. Working overtime without prior approval may result in discipline, but all hours worked will be compensated. The County complies with the Fair Labor Standards Act (FLSA) regarding minimum wage and overtime compensation. Unless otherwise specified, the County compensates those employees covered by the FLSA who are not exempt from its provisions by awarding compensatory time off in lieu of monetary overtime compensation at a rate of one and one-half hours of compensatory time for each hour of overtime worked

An employee with accrued compensatory time may take time off to use the compensatory time within a reasonable time after making a request so long as the time off is not unduly disruptive to the operations of the employee's department/Office. The County encourages employees to use compensatory time within a reasonable time after accruing it. Accrued compensatory time must be used before using accrued PTO. In order to keep accrued compensatory time to a minimum, the employee may be directed to use accrued compensatory time at the discretion of the Department Head/Elected Official or County Commission (i.e. without a request by the employee). Typically eligible employees shall receive compensatory time off in lieu of overtime payment in cash. Employees desiring to obtain overtime payment in cash must obtain approval from their supervisor in writing prior to end of the pay period which overtime hours are worked.

- Exempt employees are not eligible for overtime under FLSA and therefore are not eligible for compensatory time.
- Accrued compensatory time must be used or paid prior to the end of the fiscal year in which it was earned. In limited circumstances, due to scheduling or business necessity, the Department Head/Elected Official or supervisor may approve the carryover of accrued compensatory time for a period not to exceed four (4) months.
- Payment of compensatory time off shall be paid at the employee's regular rate of pay at the time the employee receives such payment.



- The County reserves the right to decline a request for compensatory time and instead pay any employee overtime compensation in cash in lieu of providing compensatory time off for any workweek or work period or for any accrued compensatory time. Employees shall be compensated for unused and accrued compensatory time in accordance with the provisions of the FLSA.
 - i. Compensatory time off will be accumulated at the overtime rate of one and one-half (1 ½) hours for every hour worked, for all overtime hours worked.
 - ii. Part-time employees do not qualify for compensatory time.
 - iii. Law enforcement, fire protection, and emergency response personnel may accrue a maximum amount of 80 hours of compensatory time; all other County employees may accrue a maximum of 40 hours of compensatory time. Employees who accrue more than their allotted maximum of compensatory time will be paid overtime at the rate of one and one-half times their regular hourly rate for each hour of overtime worked in the following pay period. Upon terminating employment, employees will be paid for unused compensatory time. The rate of pay will be the employee's current rate of pay or the average regular rate received by the employee during the last three years of employment, whichever is greater.

Work Schedules and Hours

The standard work week is from Sunday 12:00 a.m. until Saturday 11:59 p.m. and generally consists of 40 work hours (43 hours for Sheriffs). Office hours are 8:00 a.m. to 5:00 p.m., with a 30-minute lunch break.

Each department schedules hours to accommodate the requirements of its functions. General office hours are from 8:00 a.m. to 5:00 p.m., Monday through Friday. Other work schedules and shifts may operate based on various departmental and Morgan County needs. All work schedules are subject to change.

Flexible work schedules may be available from time to time temporarily when the needs of the department warrant such an arrangement. Flexible schedules need to be pre-arranged and approved by the Department Head/Elected Official or supervisor prior to its start.

Deductions from Pay/Safe Harbor Exempt Employees

Utah and federal law require that Morgan County make certain deductions from every employee's compensation. Among these are applicable federal and state income taxes. Morgan County does not



make improper deductions from the salaries of exempt employees and complies with the salary basis requirements of the FLSA. Employees classified as exempt from the overtime pay requirements of the FLSA will be notified of this classification at the time of hire or change in position. If an employee or officer has questions regarding a deduction from their compensation, they are encouraged to discuss this with the County's Human Resources office.

Paychecks

Morgan County's pay period for all employees is biweekly on Friday. If payday falls on a holiday, employees will receive their paycheck on the preceding workday. Morgan County requires that all employees receive direct deposit. No paper checks will be issued. Employees are responsible for reviewing their direct deposits for accuracy and promptly reporting any errors to HR/payroll or their supervisor.

Cost of Living and Merit Increases

Morgan County seeks to reward employees for their hard work. The purpose of this policy is to set a uniform pay structure to ensure that all employees are treated fairly and equally.

The Morgan County Commission shall approve all merit increases and cost of living adjustments. Each fall, Department Heads and Elected Officials shall submit employee performance evaluations to the County Commission to review to establish merit increases.

In almost all cases, any salary increase for an individual shall be approved at the end of the year for the following year. Department Heads/Elected Officials that seek an increase for their employees outside of this time period must submit a justification of change form to the County Commission and must present their justification at a commission meeting to be voted on.

Each year Department Heads and Elected Officials will rate each of their employees using the employee evaluation template provided to them by the Human Resources Department. Each Department Head/Elected Official should take careful consideration to determine a score for each of the categories in the performance evaluation. All scores should be rounded to the nearest 0.5.

Employees who meet job expectations **should** receive a score of 3. Employees who exceed job expectations **should** receive a score of 4. Employees who are always going above and beyond job expectations **may** receive a score of 5.

If an employee disagrees with their score they may request that the Human Resources department review it with their Department Head/Elected Official.



If the County Commission determines that funds are available to give increases to employees they will then determine a cost-of-living adjustment rate as well as a rate of increase for employees based on the performance reviews.

All employees who receive a score of 3 or above are eligible to receive a merit increase. The increase will be set by the commission based on the score of the individual's performance evaluation.

Employees who are not employed before April 1st will receive a prorated merit increase based on their hire date. Employees hired after October 1st will not receive a merit increase. Employees hired between April 1st and June 30th will receive 75% of the increase, and employees hired between July 1st and September 30th will receive 50% of the increase.

Pay Adjustments

To request a pay adjustment for an employee or employees, the Department Head or Elected Official must prepare information to start the request process. The Department Head or Elected Official will meet with the HR Manager to discuss an appropriate increase based on market research. The Department Head/ Elected Official will then complete a Payroll Salary and Personnel Status Action Form as well as a budget adjustment form if necessary and present it to the Commission.

A salary adjustment may be made for special conditions relating to an employee's education, experience and an evaluation of the employee's overall job performance.

An employee may be temporarily assigned to an allocated, higher-paid position upon approval by the County Commission and Human Resources. A department placing an employee in an "acting in" assignment must provide the employee with a written agreement outlining the requirements of the position. The department and employee agreement shall contain the following information.

- a. Title of the position;
- b. The effective date of the assignment;
- c. The length of the appointment;
- d. Acting in assignments are generally six months or less and may not be retroactive for a period greater than 30 calendar days;
- e. Requests for acting in extensions beyond the six months shall be, made by the Department Head or Elected Official and approved by the County Commission;
- f. Duties and responsibilities of the new assignment; and
- g. The employee's pay while acting in.

An employee's pay while acting in may be increased based on actual job responsibilities. The actual



amount of pay shall be based upon a Competitive External Market Rate. The employee's pay returns to the prior rate of pay upon completion of the assignment. Employees shall meet the minimum qualifications of the acting-in position

Full-time employees that are not engaged in "public safety" activities but are required to be on-call shall receive on-call pay for each day that they are required to be on-call. For full-time County Employees that are engaged in snow removal activities, that oncall period may range from November 1 of each year to March 31st of the following year.

On-call assignments may rotate among those employees based on County needs

Note: The Morgan County Commission may alter pay rates or compensation methods at any time at its discretion.

Temporary Employees are paid on an hourly basis and within the pay range established by Human Resources and County Commission for the position.

Temporary Employees may be granted pay increase based on budget availability in consultation with Human Resources.

Gift Cards

Morgan County strongly discourages the purchasing of gift cards with County funds. In the event an employee needs a gift card, it must be approved by the County Administrative Manager. Once the gift card has been approved the gift card should be reported to the County Clerk/Auditor's office. If the gift card is purchased to give to an employee as a reward/bonus, the gift card will be reported on their W2. If a gift card is purchased to buy items for County business, all receipts must be turned into the County Clerk/Auditor's office. If a gift card is purchased and not all the funds on the gift card have been expended, the gift card must be returned to the County Clerk/Auditor's Office. If there are any questions about the purchase of gift cards you should contact the Human Resources Department or the Clerk/Auditor's Office.

Pregnancy Related Conditions

Morgan County complies with the Pregnancy Workers Fairness Act (PWFA) as well as the PUMP Act. As such, Morgan County will make, on request, a reasonable accommodation to qualified individuals related to pregnancy, childbirth, or related conditions when a reasonable accommodation is available and does not create undue hardship to the County.

In accordance with the PUMP Act, Morgan County will, unless compliance would create an undue hardship, on request provide for at least one year after the birth of a public employee's child: reasonable breaks for each time the public employee needs to breast feed or express milk; a room or



other location, other than a bathroom or toilet stall, that is clean and sanitary, provides privacy shielded from view of and intrusion from coworkers or the public, and that has an outlet; and a reasonable means of storage. The County is not required to permit an employee to have the employee's child at the workplace for purposes of accommodation. This area is free from intrusion, available as needed, shielded from view, and functional for pumping milk. This area is not a restroom. Please speak with the HR Department to get more information about this space.

Access to Personnel Files

Employee files are maintained by the HR Department and are considered confidential. Managers and supervisors may only have access to personnel file information on a need-to-know basis. Employees may inspect their own personnel files and may copy them but may not remove documents from their file. Inspections by employees must be requested in writing to the HR Department and will be scheduled at a mutually convenient time or as required under state law. Personnel files are to be reviewed in the HR Office. Representatives of government or law enforcement agencies, in the course of their duties, may be allowed access to file information.

Employee Verification and References

Employment Verification: All requests for employment verification must be directed to the HR Department.

As a general rule, Morgan County's policy regarding verification of employment is to disclose only:

- Employee's name
- dates of employment
- positions held
- salary and/or wage range

With written authorization from the employee, Morgan County will provide additional information on the amount of salary or wage last earned.

Reference requests should be directed to an Elected Official or the County Commission member or designee who had actual knowledge of the employee's work habits and status during their time of employment with Morgan County. No other individual or employee is authorized to release references for current or former employees.

Separation from Employment

In all cases of voluntary resignation, employees are asked to provide a written notice to their supervisors at least ten (10) working days in advance of the last day of work if possible. Employees



who give advance notice will be considered to have separated from the County in good standing and will be eligible for rehire.

An employee who is unable to report to work at the designated time is required to notify the department supervisor as soon as practicable but no later than the employee's scheduled start time. Employees who fail to report to work for three (3) consecutive business days without notifying the **company** of the absence will be considered as having voluntarily resigned as a result of job abandonment.

In most cases, HR will conduct an exit meeting on or before the last day of employment to collect all the **country's** property and to discuss final pay. Information regarding benefits continuation through the Consolidated Omnibus Budget Reconciliation Act (COBRA) will be sent to the employee's home address.

Employees who desire to retire should notify Morgan County's HR Department and Utah Retirement Systems ("URS") (where applicable) three (3) months in advance.

An employee should complete:

- Appropriate URS forms
- Work with Department head/Elected Official or supervisor for the smooth transition of work

The County may reduce its workforce due to lack of funds, lack of work, or reorganization. In determining which employees to retain, the County will consider qualifications, performance, and operational needs. Seniority may be used as a tiebreaker where employees are otherwise similarly qualified. The County may, where practical, explore alternatives such as transfer, reassignment, or demotion to minimize layoffs.

Employment of Relatives, Domestic Partners, and Friends (Nepotism)

To avoid favoritism and the appearance of impropriety, Morgan County **shall restrict** the hiring of relatives of current County employees, appointees, and elected officials. Morgan County complies with Utah Code section 52-3-1, *et seq.*, as amended, Prohibiting Employment of Relatives. Morgan County provides the following additional restrictions in furtherance of this Policy.



Definitions and Guidelines

1. In this section, "relative" means spouse, domestic partner, parent, child, sibling, grandparent, grandchild, in-law, uncle, aunt, nephew, niece, or household member. This includes "step" relationships and "half" relationships.
2. "Hiring," "hire," and "employment offer" also refer to transfers and other methods of appointment to a County position.
3. "Employee" includes employees, supervisors, managers, directors, elected officials, and all other individuals employed by Morgan County.
4. A "division" is defined as:
 - a. a division within an office or department, if the office or department is separated into divisions; or
 - b. an office or department, if the office or department is not separated into divisions.
5. No County employee shall hire or attempt to influence the hiring of a relative to any County position or employment paid out of County funds. Providing a referral or recommendation for a relative for a position that does not violate this policy shall not be considered an "attempt to influence," as long as the employee providing the referral or recommendation does not have any direct or indirect supervisory authority over those who make the hiring decision. Retaliation, or threats of retaliation, for hiring decisions following referrals or recommendations under this section are strictly prohibited.
6. Except as specifically allowed in this policy, an employee shall not occupy a position in the same division as a relative
7. Prior to an employment offer, HR will verify via the candidate's employment application or through the immediate supervisor that the candidate for employment will not occupy a position in the same division as a relative.
8. No County employee shall directly or indirectly supervise a relative in any County position or employment paid out of County funds.
9. No employee may be involved in any way in an evaluation of a relative for purposes of pay, benefits, promotion, or discipline.
10. When an event occurs that makes two existing employees relatives, thereby violating the provisions of this policy, the employees' supervisors and department directors (if



applicable) and human resources will work with the employees involved to consider options for resolving the violation.

- i. The initial temporary solution may be to change the employees' responsibilities, so that neither one is able to influence the other or take action that benefits or harms the other. Matters such as hiring, firing, promotions, performance management, compensation decisions and financial transactions are examples of situations that may require reallocation of duties to remove anything that may indicate or appear to indicate nepotistic behavior.
 - ii. In many cases, long-term measures will be necessary, such as transfer of one or both employees to other positions or divisions.
 - iii. If one or both employees refuse to accept a reasonable solution, such refusal will be deemed a voluntary resignation, unless another reasonable solution is available.
 - iv. If there is no reasonable solution, such as no other positions are available, or the field of work does not allow transfer to another division, the employees will have 60 days to resolve the situation on their own. After 60 days, if the employees have not yet resolved the situation on their own by means acceptable to the supervisors and department directors (if applicable) and HR, the employees' supervisors and department directors (if applicable) will work with HR to determine the most appropriate action for the specific situation. This may include transfer or, if necessary, termination, determined by the respective employees' qualifications and performance. Seniority may be used as a tiebreaker where employees are otherwise similarly qualified.
11. Failure to cooperate in attempts to resolve a situation prohibited by this policy in a mutually agreeable fashion may be deemed insubordination and may result in disciplinary action, up to and including termination.
 12. The hiring supervisor is responsible for ensuring policy compliance. Division directors are responsible for monitoring changes in employee reporting after the initial hire to ensure compliance with this policy



Exceptions and Requirements

1. Pre-existing Relationships: Unless prohibited by this paragraph or another policy, existing relationships that pre-date the effective date of this policy are not prohibited by this policy, provided the employees disclose the existence of the relationship. In the case of direct supervisory relationships, transfer of one of the employees to another position will be required. A transfer within the division may be allowed, if HR and the department director (if applicable) determine that the concerns of unfair influence or favoritism are eliminated; otherwise, a transfer outside of the division will be required.
2. Employees who are relatives before the effective date of this policy, who allow those family relationships to adversely affect the work environment, will be subject to disciplinary action in accordance with existing County policies, including counseling for minor problems. Failure to change behavior and maintain expected work responsibilities could result in more serious disciplinary measures, up to and including termination.
3. For purposes of this provision, “relative” means spouse, parent, child, sibling, grandparent, grandchild, in-law, aunt, uncle, niece, nephew, domestic partner, or any individual residing in the employee’s household.
4. An exception to this policy requires the prior written approval of the HR Manager and the County Commission. An exception may be granted only in cases where one or more of the following criteria is met:
 - a. The relative will be employed for 12 weeks or less;
 - b. The relative is the only person qualified or eligible for the position;
 - c. The relative is an unpaid volunteer.
5. When a County employee supervises a relative as a result of one or more of the exceptions listed above:
 - a. The employee who supervises a relative shall make a complete written disclosure of the relationship through a sworn statement filed with the County Commissioners. The statement must be filed when the supervisory relationship begins, and again during January of each year thereafter during which the supervisory relationship continues; and
 - b. The employee who supervises or exercises authority over a relative may not evaluate the relative's job performance or recommend salary increases for the relative.



Dating Between Employees (Fraternization)

Morgan County strives to provide a work environment that is collegial, respectful, and productive. To facilitate this, the County strongly believes it is necessary for employees to maintain clear boundaries between personal and business interactions. The County has no desire to govern employees' consensual personal relationships; however, when those relationships involve co-workers, they can, in some cases, lead to an actual or perceived conflict of interest, favoritism, harassment, sexual harassment, workplace conflict, workplace violence, or bias that provides grounds for complaints. Therefore, this Policy establishes rules for personal relationships between employees, including supervisory personnel, to prevent problems and maintain a collegial, respectful, and productive work environment.

It is the policy of Morgan County to require disclosure of personal relationships between employees, to prohibit personal relationships between employees in the same division, and to prohibit situations that create a conflict of interest due to a personal relationship

Definitions and Guidelines

1. A "personal relationship" is defined as a romantic or physically intimate relationship between individuals.
2. "Employee" includes supervisors, managers, directors, elected officials, and all other individuals employed by Morgan County.
3. A "division" is defined as:
 - i. a division within an office or department, if the office or department is separated into divisions; or
 - ii. an office or department, if the office or department is not separated into divisions.
4. An employee has a "conflict of interest due to a personal relationship" when the employee is in, or has been in, a personal relationship with another individual who is currently employed by the County, and either of the following circumstances exists:
 - i. the employee has direct or indirect influence over the other individual's conditions of employment (e.g., salary, assignments, shifts, etc.), whether or not through direct supervision; or
 - ii. the personal relationship may directly or indirectly affect, or have the appearance of affecting, the employee's judgment in exercising any job-related duty or responsibility



Prohibited Personal Relationships

1. An employee may not occupy a position that creates a conflict of interest due to a personal relationship.
2. An employee who is involved in a personal relationship with another employee may not occupy a position in the same division as the employee with whom they are involved.
3. In addition to the other prohibitions in this policy, supervisors and managers are prohibited from being physically intimate with or dating subordinates and may be disciplined for such actions.
4. If a personal relationship between employees exists or develops, it is the responsibility and obligation of the employees involved to disclose the existence of the relationship immediately to a supervisor, department director, or human resources. Human resources will review the circumstances to determine whether any violation of this policy exists.
5. When an employee's personal relationship with another employee violates the provisions of this Policy, the employees' supervisors and department directors (if applicable) and human resources will work with the employees involved to consider options for resolving the violation.
 - i. The initial temporary solution may be to change the employees' responsibilities, so that neither one is able to influence or take action that benefits or harms the other. Matters such as hiring, firing, promotions, performance management, compensation decisions and financial transactions are examples of situations that may require reallocation of duties to avoid any actual or perceived reward or disadvantage.
 - ii. In many cases, long-term measures will be necessary, such as transfer of one or both employees to other positions or divisions. This is determined on a case-by-case basis.
 - iii. If one or both employees cooperate in seeking solutions but refuse to accept a reasonable solution, such refusal will be deemed a voluntary resignation, unless another reasonable solution is available.
 - iv. If there is no reasonable solution, such as no other positions are available, or the field of work does not allow transfer to another division, the employees will have 60 days to resolve the situation on their own. After 60 days, if the employees have not yet resolved the situation on their own by means acceptable to the supervisors and department directors (if applicable) and human resources, the employees' supervisors and department directors (if applicable) will work with human resources to determine the most appropriate action for the specific situation. This may include transfer or, if necessary, termination.



6. Failure to cooperate in attempts to resolve a violation of this policy in a mutually agreeable fashion may be deemed insubordination and may result in disciplinary action.

Other Circumstances

1. Pre-Existing Relationships: Personal relationships that pre-date the effective date of this Policy are not prohibited by this policy, provided the employees disclose the existence of the relationship during the hiring process. An employee may not be hired within the same division in which the other employee acts as a supervisor. If disclosure is made after the hiring process, transfer of one of the employees to another position will be required.
2. If it becomes evident that the pre-existing relationship disrupts the work of the division or adversely affects other employees, transfer of one of the employees to another position will be required. To the extent a transfer is not possible, one of the employees will be terminated, and HR will base that decision on qualifications of the respective employees and use seniority as a tie breaker.

Miscellaneous

1. These provisions apply equally to all County employees regardless of the sex, or the sexual orientation, of the employees involved.
2. The procedures listed in these provisions are intended as guidelines, but they do not create any enforceable rights for employees who are in violation of the substantive provisions of the policy. Notwithstanding any of the other provisions of this policy, Morgan County reserves the right to take whatever action may be necessary, at any time, to prevent problems caused by a violation of these provisions.
3. These provisions supplement, and are supplemented by, other County policies, including policies addressing nepotism and sexual harassment.



Workplace Safety

Drug-Free and Alcohol-Free Workplace

Morgan County is committed to providing a workplace where employees and the general public can safely conduct business. It is the policy of the County to maintain a work environment free from the unlawful manufacture, distribution, sale, dispensation, possession, or use of controlled substances or alcohol.

This policy applies to all County employees and final candidates under consideration for employment positions. Employment with the County is conditional upon compliance with this policy.

Definitions

1. Alcohol: the intoxicating agent in beverage alcohol, ethyl alcohol, or other low molecular weight alcohols in methyl and isopropyl alcohol no matter how packaged or in what form the alcohol is stored, utilized or found.
2. Prescription Drug: those medications (containing drugs or other controlled substances) that are prescribed to an individual by an authorized physician.
 - a) Employees must notify their supervisor or Human Resources if they are taking a lawfully prescribed medication, including medical cannabis, that could impair their ability to safely and effectively perform their job duties.
3. Positive Test: a test result showing a blood or breath alcohol content of 0.04 or greater or the presence of any Drug other than a Prescription Drug in the test subject.
4. County Property: all real and personal property owned, maintained, controlled, or leased by Morgan County or any of its divisions, departments, or offices.
5. County Facilities: all buildings or other structures whether or not enclosed that are owned, maintained, controlled, or leased by Morgan County or any of its divisions, departments, or offices.
6. County Equipment: any item or thing owned, maintained, controlled, or leased by Morgan County or any of its departments or offices that is not real property, including, but not limited to, vehicles, fuel, tables, chairs, sound equipment, computers, cell phones, other electronic devices, clothing, decorations, office supplies, or internet access.
7. Additional definitions applicable to this policy may be found in Utah Code § 34-41-101.



Safety-Sensitive Work

Employees who hold positions the County designates as safety-sensitive, as authorized by law or ordinance, are subject to additional requirements, including pre-employment drug testing. Safety-sensitive positions include, but are not limited to:

1. Positions where an employee is subject to drug and alcohol testing under the Omnibus Transportation Employee Testing Act of 1991, including but not limited to: commercial driver licensed positions (CDL) or anyone operating County vehicles and equipment.
2. Positions that require an employee to carry or have access to firearms or class A explosives. This includes but is not limited to public safety officers.
3. Positions involved in work that requires an employee to have access to controlled substances. This includes but is not limited to medical personnel and law enforcement personnel.
4. Positions where the actions of an employee directly impact the safety and welfare of the general public, including but not limited to: crossing guards, radio dispatchers, law enforcement personnel, firefighters, and utility providers.
5. Positions that require an employee to have any level of Peace Officers Standards and Training (P.O.S.T.) certification. This includes but is not limited to law enforcement and correctional officers.

Prohibited Conduct

1. Failure to comply with any aspect of this policy, including but not limited to the following behaviors, is prohibited and may result in disciplinary action up to and including termination:
 - a. Using, being under the influence of, possessing, manufacturing, distributing, selling, or dispensing alcohol or controlled substances while on duty, on County property, or in County vehicles. Employees may not perform safety-sensitive duties while taking any Prescription Drug (including medical cannabis) that causes impairment, unless a physician provides written clearance consistent with applicable law.
 - b. Having a positive drug or alcohol test result without lawful prescription disclosure. Applicants or employees who test positive may be denied employment or subject to discipline, pursuant to applicable law.
 - c. Refusing or failing to appear for a required test, or otherwise failing to cooperate with the testing process.
 - d. Tampering with, falsifying, substituting, or adulterating a test sample, or otherwise impeding a drug or alcohol investigation.



- e. Refusing or failing to comply with treatment, rehabilitation, or return-to-work conditions, including violation of a last-chance agreement.
- f. Failing to notify the HR Department, through the employee's supervisor, within five (5) calendar days of a drug- or alcohol-related conviction under federal or state law.
- g. Consuming alcohol before being tested or within eight (8) hours after an accident, if post-accident testing is required.

Drug and Alcohol Testing

The County may require drug or alcohol testing of employees and final candidates for safety-sensitive positions in accordance with state and Federal Law. Testing may be conducted under any of the following circumstances:

1. Pre-employment drug tests will be given to final candidates for safety-sensitive positions and employees transferring from non-safety-sensitive positions to safety-sensitive positions. This includes drugs only. Pre-employment tests for alcohol will not be given.
2. Critical Incident drug and/or alcohol testing applies to all employees. A Critical Incident is defined as any unusual occurrence involving an employee, automobile, or equipment where personal injury or property damage occurred or may have occurred. Within the context of this definition, the County Manager will determine what constitutes a Critical Incident.
3. Reasonable suspicion drug and/or alcohol testing applies to all employees.
4. Post-accident drug and/or alcohol testing applies to all employees.
5. Random drug and/or alcohol testing applies to all employees, as permitted by applicable law.
6. Return to duty drug and/or alcohol testing applies to all employees who have completed a substance abuse treatment program. This includes programs for drugs and/or alcohol.
7. As permitted by law, follow up drug and /or alcohol testing is ongoing testing, conducted on an unannounced basis, for any employee who has previously tested positive for drugs and/or alcohol.

Testing will follow applicable state and federal standards to ensure reliable results, employee privacy, and proper verification of positive tests.

The County recognizes the legal status of medical cannabis under Utah law and prohibits adverse employment actions against employees for their lawful use of medical cannabis, except as provided by Utah Code Ann. § 34A-5-115. As such, the County will not take adverse action against an employee solely for the use of medical cannabis or for being a medical



cannabis cardholder unless the County would take the same action for another prescription drug or prescribed controlled substance used in accordance with applicable law.

Notwithstanding the foregoing, the County may take adverse employment actions against an employee or prospective employee solely for failing a drug test for the use of medical cannabis or for being a medical cannabis cardholder where:

- a) The application of this policy would jeopardize federal funding;
- b) The employee's position requires a federal security clearance or other federal background determination;
- c) The employee's position is dependent on a license or peace officer certification that is subject to Federal Regulations, including 18 U.S.C. § 922(g)(3).

Before taking adverse employment action against an employee solely for the use of medical cannabis or for being a medical cannabis cardholder, the County shall consult with legal counsel and obtain approval from the Morgan County Commission.

Sample Collection

All samples will be collected in accordance with Utah Code Ann. §34-41-104 and under reasonable and sanitary conditions. Samples will be collected and tested in a manner that:

1. ensures privacy for the individual being tested;
2. reasonably prevents substitutions, tampering, or adulteration; and
3. requires documentation showing samples are labeled and sealed to avoid misidentification.

Each donor will have the opportunity to provide information relevant to the test, including prescription or nonprescription drugs, medical information, or ADA-related disclosures.

Collection, storage, and transportation will be conducted to reasonably preclude contamination or misidentification.

All testing will conform to scientifically accepted analytical methods. A positive screening test must be verified by gas chromatography, gas chromatography-mass spectroscopy, or other comparably reliable methods before use in employment decisions.

The County will notify the employee of verified positive test results as soon as possible in accordance with Utah Code § 34-41-103(7)

Testing will occur during or immediately after the employee's work period and will be considered paid work time. All costs of testing will be borne by the County.



Positive Test Results

The County will apply the cutoff levels for positive drug and alcohol tests as established by applicable federal and state law, including Department of Transportation (DOT) standards where relevant.

It is a violation of this policy to have a verified positive test for any controlled substance or alcohol at or above the established cutoff levels, except as permitted by law (*e.g.*, lawful use of prescription medication or medical cannabis consistent with state law and this Policy).

Employees who violate this Policy are subject to discipline, up to and including termination.

Confidentiality

All records relating to drug and alcohol testing will be maintained as confidential medical records and disclosed only to individuals with a legitimate business or legal need to know. Employees may request access to their own records in accordance with applicable law.

Notification of Convictions

Employees must notify their direct supervisor within five (5) calendar days when convicted under federal or state criminal statute regulating the manufacture, distribution, dispensation, possession, or use of a controlled substance.

Smoke-Free Workplace

Morgan County is committed to providing a safe and healthy work environment for employees and the general public. The County will follow the Utah Indoor Clear Air Act (Utah Code § 26-38-1 *et seq.*, as amended) by prohibiting smoking indoors on County property or in areas of public access or egress from indoor areas located on County property. Smoking is also prohibited in any County provided vehicle, machinery, or equipment.

“Smoking” includes the use of any tobacco products (including chewing tobacco), electronic smoking devices, and e-cigarettes.

Smoking is only permitted during break times in outdoor areas at least 26 feet away from any entrance. Employees using these areas are expected to dispose of any smoking debris safely and properly.



Workplace Violence Prevention

Morgan County is committed to providing a safe, violence-free workplace for our employees. The County will not tolerate violent, abusive, or threatening behavior on the part of its employees in the work environment. Employees should report instances of violent, abusive, or threatening behavior to their supervisors immediately. Any employee involved in situations where there is fear of physical violence or where someone has made verbal threats of physical violence should immediately notify the appropriate supervisor or department/division director. If there is a threat of immediate danger, the employee should notify building security or the police department. County employees who engaged in violent, abusive, or threatening behavior may be subject to disciplinary action up to and including termination. This policy covers any violent or potentially violent behavior that occurs in the workplace or at County-sponsored functions.

Any individual engaging in violence against the County, its employees, or its property will be prosecuted to the full extent of the law. All acts will be investigated, and appropriate action will be taken. Any such act or threatening behavior may result in disciplinary action up to and including termination.

Commitment to Safety

Protecting the safety of our employees and visitors is the most important aspect of running Morgan County.

All employees have the opportunity and responsibility to contribute to a safe work environment by using commonsense rules and safe practices and by notifying management when any health or safety issues are present. All employees are encouraged to partner with management to ensure maximum safety for all.

In the event of an emergency, notify the appropriate emergency personnel by dialing 911 to alert emergency services. Employees are discouraged from taking aggressive acts against any individual if at all possible.

Any workplace injury, accident, or illness must be reported to the employee's supervisor as soon as possible, regardless of the severity of the injury or accident. The employee should seek medical attention if necessary. Within a reasonable amount of time the employee should also complete a workplace injury form which can be requested from the HR Department or found on the employee portal.



Emergency Closings

Morgan County will always make every attempt to be open for business. In situations in which some employees are concerned about their safety, management may advise their departments that the office is not officially closed, but employees may choose to leave the office if they feel uncomfortable.

If the office is officially closed during the course of the day to permit employees to leave early, nonexempt employees who are working on-site as of the time of the closing will be paid for a full day. If employees leave earlier than the official closing time, they will be paid only for actual hours worked, or they can take PTO. Exempt employees will be paid for a normal full day but are expected to complete their work at another time.

Remote Work Policy and Procedure

Morgan County recognizes telecommuting as a viable, flexible work option when appropriate for both the employee and the job. Remote work is not an entitlement or companywide benefit and does not alter the terms and conditions of employment. This policy outlines the expectations, responsibilities, and guidelines for employees who are permitted to work remotely, ensuring security, efficiency, and compliance with County regulations.

This policy applies to all Morgan County employees and contractual third parties who require remote access to County IT systems or work outside traditional office settings. It covers all remote work arrangements, whether full-time, part-time, or on an ad-hoc basis.

Portable computing devices referenced in this policy include, but are not limited to:

- Laptops
- Desktop Computers
- Mobile Phones
- Wireless Technology
- Remote Terminal Access

Eligibility & Approval

Employees must have completed a minimum of three (3) months of continuous, regular employment with Morgan County and have a satisfactory performance record.

- Employees must demonstrate work habits and responsibilities suitable for remote work.



- The job role must be deemed appropriate for telecommuting.

****Exception**** Management and police officers are exempt from the waiting period requirement, approval process, and performance and communication sections. All other conditions of the policy remain applicable.

User Responsibility

- Take due care of County-issued IT equipment.
- Not install or update unauthorized software on County devices.
- Not allow family members to use County-provided equipment.
- Adhere to security protocols, ensuring data protection.
- Secure physical documents and lock devices when not in use.
- Use only County-approved software for work-related tasks.
- Report any IT issues to the County IT department promptly.

Equipment

- All County-issued IT equipment remains property of Morgan County and must be returned upon request.
- IT equipment will be provided and maintained by Morgan County IT Services.
- Employees using personal mobile phones must ensure it meets County security standards.
- Sentinel One security software must be installed and maintained on all devices accessing County networks.

Remote Work & Security

Physical Security Measures

- Employees must work in secure, private areas to prevent unauthorized viewing of sensitive information.
- Equipment should not be left unattended in unsecured locations.
- Printed documents must be locked away or shredded when no longer needed.



Access Controls & Data Security

- Access to PROTECTED or RESTRICTED information must be controlled through passwords, locked screens, and encryption.
- VPN (SSL or IPsec) must be used for accessing County systems via public networks.
- Employees must follow IT security best practices.

Performance & Communication

- Regular check-ins via phone, e-mail, or video meetings will be required during the trial period.
- Performance will be evaluated based on work output and completion of objectives, rather than time-based metrics.
- Managers and employees will maintain consistent communication levels comparable to in-office staff.

Safety & Compliance

- Employees must maintain a safe home workspace free from hazards.
- A safety checklist must be completed twice per year.
- Workplace injuries at home may be covered under workers' compensation, but employees must report incidents promptly.
- Employees are liable for visitor injuries at their home workspace.

Timekeeping & Overtime

- Non-exempt employees must record all hours worked through Morgan County's time-keeping system.
- Overtime must be pre-approved by the supervisor.
- Failure to follow time-keeping procedures may result in termination of telecommuting privileges.

Ad Hoc & Temporary Telecommuting

- Temporary remote work may be approved for inclement weather, medical needs, or special projects.
- Short-term remote work for family/medical leave is permitted if approved, depending on job duties and functions. This is determined on a case-by-case basis.

Policy Compliance & Violations

- Any violation of this policy may result in disciplinary action, up to termination.
- If a criminal offense is suspected, legal action may be taken.



- Morgan County reserves the right to audit software and hardware at all times.

Acknowledgment & Agreement

- By signing below, the employee and Morgan County representative acknowledge understanding and agreement to comply with this Remote Work & Telecommuting Policy.

Acceptable Use Policy

This Acceptable Use Policy governs the use and security of all information and computer equipment from Morgan County. It also covers the use of e-mail, the internet, voice, and mobile computing equipment. This policy applies to all information, in any form, relating to the activities of Morgan County, and to all information processed by the County about other organizations with which it deals. This policy also covers all IT and information communication facilities operated by or on behalf of Morgan County. Internet/Intranet/Extranet-related systems, including but not limited to computer equipment, software, operating systems, storage media, network accounts providing electronic mail, www browsing, and FTP, are the property of the County. These systems are to be used for business purposes in serving the interests of the County during normal operations.

Morgan County is committed to protecting its employees, partners, and the County from illegal or damaging actions by individuals, either knowingly or unknowingly. It is the responsibility of every County technology user to know these guidelines, and to conduct their activities accordingly.

The purpose of this policy is to outline the acceptable use of computer equipment at Morgan County. These rules are in place to protect the employee and the County. Inappropriate use exposes the County to risks including virus attacks, compromise of network systems and services, and legal issues. This policy applies to employees, contractors, consultants, temporary workers, and other workers of Morgan County, including all personnel affiliated with third parties. This policy applies to all equipment owned or leased by the County. It also applies to the use of information, electronic and computer equipment, and network resources to conduct business activities or interact with internal networks and business systems, whether owned or leased by Morgan County, the employee or a third party.

All employees, contractors, consultants, temporary employees, and other workers of Morgan County are responsible for exercising judgment with respect to the appropriate use of information, electronic devices, and network resources in accordance with Morgan County policies and standards and local laws and regulations.



Individual Responsibilities

Access to the Morgan County IT systems is controlled using User IDs, passwords and/or tokens. All User IDs and passwords are to be uniquely assigned to named individuals and consequently, individuals are accountable for all actions on the County IT systems using their user ID and password on any Morgan County IT system. Employees should not leave their user accounts logged in at an unattended on a unlocked computer, use someone else's user ID and password to access Morgan County's IT systems, leave their password unprotected (for example writing it down and leaving it under your keyboard), perform any unauthorized changes to Morgan County's IT systems or information, attempt to access data that they are not authorized to use or access, exceed the limits of their authorization or specific business need to interrogate the system or data, or connect any non-Morgan County authorized device to the Morgan County network or IT systems.

The "MorganPublic" wireless network is provided for personal equipment and visitors. The same code of conduct is required while using this service and can be used for any legal purpose. Visitors and employees may not store Morgan County data on any non-authorized Morgan County equipment or give or transfer Morgan County data or software to any person or organization outside Morgan County without the authorization of the appropriate Elected Official or Department Head except for the proper use of GRAMA (Government Records Access and Management Act).

Department Heads must ensure that individuals receive clear directives on the extent and limits of their authority over computer systems and data.

The use of the internet and e-mail of Morgan County is intended for professional purposes. Personal use is permitted when it does not affect the individual's professional performance, does not in any way harm Morgan County, does not violate any terms and conditions of employment and does not place the individual or the County in violation of legal or other obligations. All individuals are therefore responsible for their actions on the internet as well as when using e-mail systems.

Employees may not:

1. Use the internet or e-mail for harassment or abuse.
2. Use blasphemies, obscenities, or disrespectful remarks in communications.
3. Access, upload, send or receive data (including images) that Morgan County considers offensive in any way, including sexually explicit, discriminatory, defamatory, or libelous material.
4. Use e-mail systems in a way that could affect their reliability or efficiency, for example by distributing chain letters or spam.
5. Send sensitive or confidential information that is not encrypted to the outside world.



6. Use unsolicited e-mail originating from within Morgan County's networks of other Internet/Intranet/Extranet service providers on behalf of, or to advertise, any service hosted by Morgan County or connected via Morgan County's network.
7. Make official commitments by internet or e-mail on behalf of Morgan County, unless authorized to do so.
8. Download copyrighted material such as music media files (MP3), films, videos, and other similar material without appropriate prior approval.
9. In any way, violate copyright, database rights, trademarks, or other intellectual property rights.
10. Download any software from the internet without the prior consent of the IT department.

Morgan County's proprietary information stored on electronic and computing devices whether owned or leased by Morgan County, remains the sole property of Morgan County. You must ensure through legal or technical means that proprietary information is protected in accordance with the data protection standards.

You have a responsibility to promptly report the theft, loss, or unauthorized disclosure of Morgan County proprietary information.

You may access, use, or share Morgan County's proprietary information only to the extent it is authorized and necessary to perform the tasks assigned to you.

The County's computer systems and internet are considered County property and should only be used for County purposes, with the exception of incidental or infrequent personal use. Employees have no expectation of privacy in their use of the County's computers and internet resources. Thus, the County may access and disclose to others materials on your County computer or other device. Employees are responsible for exercising their good judgment as to the reasonableness of personal use. It is the responsibility of each department to develop guidelines for the personal use of internet/intranet/extranet systems. In the absence of such policies, employees should be guided by their department's policies on personal use and, in the event of uncertainty, should consult their supervisor or manager.

Employees should not install County-owned applications or software on personal devices, except with express County consent. Employees should only use personal devices for work purposes with express supervisor approval, and with appropriate security measures as determined by IT personnel.

Morgan County reserves the right to constantly audit networks and systems to ensure compliance with this policy.

Employees should not use County internet for any illegal use, for personal gain or business solicitations, or for any other use that may compromise County computer or device systems.



Employees' personal social media use may have workplace implications. Employees are to comply with the law regarding their personal social media use and acknowledge that violations of these policies that occur through personal social media may subject employees to discipline up to and including termination.

Employees may also not attribute personal statements, opinions or beliefs to Morgan County when engaged in blogging.

Security and Proprietary Information

All access to the company's computer network must be protected by passwords.

It is prohibited to allow access to another person, either deliberately or by failing to adequately protect the right of access that has been granted. Messages posted by employees from a Morgan County e-mail address on forums should contain a warning that the opinions expressed are strictly theirs and not necessarily those of Morgan County, unless the message is posted in the course of professional duties.

Employees must exercise extreme caution when opening attachments to e-mails received from unknown senders, which may contain malware.

Employees must not remove or disable anti-virus software.

Employees must not attempt to remove virus-infected files or clean up an infection, other than using approved Morgan County anti-virus software and procedures.

Data Storage Devices

Data storage devices such as USB flash drives, CDs, DVDs, and removable hard drives should only be used when network connectivity is not available or there is no other secure method of data transfer. Only authorized Morgan County mobile storage devices with encryption enabled should be used when transferring sensitive or confidential data.

Employees shall use only software that is authorized by Morgan County on the County's computers. Authorized software must be used in accordance with the software supplier's licensing agreements. All software on Morgan County computers must be approved and installed by the Morgan County IT department.

The following activities are strictly prohibited. The lists below are by no means exhaustive but attempt to provide a framework for activities which fall into the category of unacceptable use.



1. Under no circumstances is an employee of Morgan County authorized to engage in any activity that is illegal under local, state, federal or international law while utilizing County-owned resources.
2. Infringements of the rights of any person or company protected by copyright, trade secret, patent, or other intellectual property, or by similar laws or regulations, including, but not limited to, the installation or distribution of "pirated" products or other software the use of which is not authorized by Morgan County.
3. Unauthorized copying of copyrighted material including, but not limited to, digitization and distribution of photographs from magazines, books or other copyrighted sources, copyrighted music, and the installation of any copyrighted software for which Morgan County or the end user holds no active license is strictly prohibited.
4. Exporting software, technical information, encryption software or technology, in violation of international or regional export control laws, is illegal.
5. Introduction of malicious programs into the network or server (e.g., viruses, worms, Trojan horses, e-mail bombs, etc.)
6. Making fraudulent offers of products, items, or services originating from any Morgan County account.
7. Making security breaches or disruptions of network communication.
8. Executing any form of network monitoring which will intercept data not intended for the employee's host unless this activity is a part of the employee's normal job/duty.
9. Circumventing user authentication or security of any host, network, or account.
10. Interfering with or denying service to any user other than the employee's host (for example, denial of service attack)
11. Using any program/script/command, or sending messages of any kind, with the intent to interfere with, or disable, a user's terminal session, via any means, locally or via the Internet/Intranet/Extranet.

Workplace Guidelines

Work Schedules and Attendance

Work schedules may vary and are set by the Department Head/Elected Official and/or supervisor to meet the needs of the County and the general public. All employees are expected to arrive on time and ready to work every day they are scheduled to work.

If an employee is unable to arrive at work on time, or if an employee will be absent for an entire day, the employee must contact their supervisor as soon as possible. If the employee cannot reach his or her immediate Department Head/Elected Official or supervisor, the employee should contact the Administrative Manager or the HR Manager. Employees should also maintain regular contact with their Department Head/Elected Official or supervisor during extended absences. Excessive



absenteeism or tardiness will result in disciplinary action up to and including termination. Failure to show up or call in for a scheduled shift without prior approval also may result in disciplinary action. If an employee fails to report to work or call in to inform the supervisor of the absence for three consecutive days or more, the employee will be considered to have voluntarily resigned employment.

Non-exempt employees scheduled to work more than six hours will generally receive an unpaid, duty-free meal period of at least 30 minutes. Meal periods are scheduled by the supervisor. Employees must not perform work during an unpaid meal period.

A 15-minute rest period is provided to each non-exempt employee for every 4 hours of work, up to two per day. Rest periods are generally scheduled by the immediate supervisor or Department Head/Elected Official.

Rest periods may not be taken in conjunction with a lunch break or at the beginning or end of a work shift. Rest periods may not be allowed to accumulate; neither can they be carried over to another 4-hour period if not used.

Attendance violations are grounds for corrective and/or disciplinary action pursuant to this Policy.

Job Performance

Communication between employees and managers is very important. Discussions regarding job performance should be ongoing and often informal. Employees should initiate conversations with their supervisors if they feel additional ongoing feedback is needed.

Generally, formal performance reviews are conducted annually. These reviews include a written performance appraisal and discussion between the employee and the supervisor about job performance and expectations for the coming year.

The following rules of conduct are designed to promote the smooth functioning of the County as a whole, ensure safety and fairness to all employees in relation to their work, maintain good employee relations, and define acceptable and unacceptable behavior, and establish a means of dealing equitably and uniformly with problems. The following rules are not meant to be all-inclusive; however, they provide a guide for employees about what is considered acceptable behavior. There are degrees of seriousness to every infraction, and disciplinary measures may vary accordingly.

Employees are expected to perform their jobs effectively and in accordance with established procedures and performance guidelines. Examples of unacceptable performance include:

- Failure to perform work, ineffective performance, or incomplete or neglected work.
- Refusal to perform work as directed (insubordination).
- Failing to carry out reasonable work requests by Department Head/Elected official or



supervisor, or refusal to work on jobs assigned by the Department Head/Elected Official or supervisor (except when such work interferes with the health or safety of the employee), restricting production, and disobedience.

- Negligence in observing fire prevention or safety regulations, poor housekeeping, or failure to report on-the-job injuries or unsafe conditions.
- Fighting; gambling; horseplay; or using profane, obscene, or abusive language while at work; threatening, intimidating, or coercing others on Morgan County premises.
- Violation of any other commonly accepted reasonable rule of responsible personal conduct, appearance, or cleanliness.
- Habitual fault finding, negative attitude, or gossiping.
- Violation of the laws of the State of Utah or the United States, other than minor traffic offenses.
- Violation of the code of personal conduct.
- Conduct which endangers the peace and safety of others or poses a threat to the public interest.
- Unjustified interference with the work of other Morgan County employees.
- Failure to maintain skills
- Inadequate performance of duties.
- Unauthorized absence or tardiness.
- Falsification of the unauthorized alteration of records.
- Violation of Morgan County policies.
- Falsification of an employment application.
- Discrimination in hiring, assignment, or promotion.
- Sexual or other forms of harassment.
- Violation of the Personnel Policies and Procedures.
- Use of alcohol or drugs, other than medication prescribed by a physician, that affect job performance.
- Falsifying Morgan County Records.
- Unauthorized possessions of firearms, weapons, or explosives on Morgan County-owned property, with the obvious exception of police officers.
- Carelessness which affects the safety of personnel.
- Threatening, intimidating, coercing, or interfering with fellow employees on the job, or the public at large.
- Theft or removal of any Morgan County property or the property of any employee from the work area premises without proper authorization.
- Gambling or engaging in a lottery at any Morgan County work area.
- Misusing, destroying, or damaging any Morgan County property or the property of any employee.
- Deliberately restricting work output of themselves or others.
- Drinking an alcoholic beverage during the workday, or being under the influence of illicit drugs or alcohol during the workday.



- Sleeping during working hours.
- Any act which might endanger the safety or lives of others.

Outside Employment

Employees generally are permitted to work a second job as long as it does not interfere with their job performance or create a conflict of interest with Morgan County. Employees must disclose any outside employment to their Department Head/Elected Official. The County may, in its sole discretion, deny or revoke outside employment permission if it conflicts with law or this policy.

Employees with a second job are expected to work their County-assigned schedules. A second job will not be considered an excuse for poor job performance, absenteeism, tardiness, leaving early, refusal to travel, or refusal to work overtime or different hours. However, an employee on a leave of absence may continue to work in the outside job if the employee's reason for leave does not preclude the outside employment.

If outside work activity causes or contributes to job-related problems, it must be discontinued, or the employee may be subject to disciplinary action up to and including termination.

Appearance and Grooming

Morgan County provides a casual yet professional work environment for its employees. Even though the dress code is casual, it is important to project a professional image to our customers, visitors, and coworkers. All employees are expected to dress in a manner consistent with good hygiene, safety, and good taste. Personal appearance and grooming should be appropriate for the employee's position, duties, and work environment. Please use common sense.

Morgan County's atmosphere is maintained, in part, by the image employees present to the public, vendors, and others. All employees are expected to be neat, clean, and groomed appropriately for the type of work they do and in keeping with personal safety.

The following guidelines apply to all employees:

- Shirts must be worn at all times.
- Shoes must be worn at all times. In some locations and departments, safety shoes must be worn. Shoes should be comfortable, but safe. Slippers and flip-flops are not acceptable.
- Extreme, immodest, or revealing attire is not permitted.
- Other unacceptable items include, but are not limited to gym shorts, beach attire, mini-skirts, jeans with holes, sleeveless shirts, and tank/tube/halter/transparent tops.
- Hair accessories, jewelry, and other items of clothing should be worn in such a way as



not to attract inordinate attention, hamper work performance, or create safety hazards.

- Clothing and personal hygiene should be regularly maintained to avoid causing discomfort to others.

Employees with special needs or questions regarding dress and grooming standards should address their questions to their immediate Department Head/Elected Official or supervisor.

Improperly groomed or dressed employees may be asked to go home to make needed attire corrections.

Certain employees may be required to meet special dress and grooming standards, such as wearing uniforms or safety equipment/clothing, depending on the nature of their job. Any questions or complaints regarding the appropriateness of attire should be directed to the HR Department. Decisions regarding attire will be made by the HR Department and not by individual departments or managers.

Cell Phone Safety and Driving

Safe driving is the main priority when operating a vehicle while driving for Morgan County business. Employees' first responsibility is to pay attention to driving. They should never allow a cell phone or other mobile device to distract them from concentrating on driving.

Under no circumstances should employees feel that they need to place themselves or others at risk while driving to fulfill County needs. Employees should follow these procedures to avoid distracted driving:

- Follow all applicable state and local laws that address the use of cell phones and other mobile devices while driving.
- Avoid using cell phones while driving and avoid it as a hand-held device. Find a safe place to pull over to make or receive phone calls, send or receive text messages, or manipulate navigation apps.
- Program their destination into navigation apps or GPS devices before they start driving.
- Do not read or respond to text messages or e-mail or browse social media or the Internet while driving.
- Be aware of distractions from in-car "infotainment" systems. Just because they are built into the vehicle does not mean they do not create a dangerous distraction.

Employees who fail to follow safety guidelines are subject to discipline up to and including termination.



Social Media Acceptable Use

Morgan County encourages employees to share information with coworkers and with those outside the County for the purpose of gathering information, generating new ideas, and learning from the work of others. Social media provides inexpensive, informal, and timely ways to participate in an exchange of ideas and information. However, information posted on a website is available to the public, and therefore, the County has established the following guidelines for employee participation in social media.

Note: As used in this policy, “social media” refers to blogs, forums, and social networking sites, such as Facebook, LinkedIn, YouTube, Instagram, and Snapchat, among others.

Off-duty use of social media. Employees may maintain personal social media profiles on their own time using their own personal devices and equipment. Employees must ensure that social media activity does not interfere with their work. In addition, employees may not post on a social media platform or participate on a social networking platform for personal purposes during work time or at any time using Morgan County equipment or property.

On-duty use of social media. Employees may engage in social media activity during work time provided it is directly related to their work and approved by their manager and does not identify or reference County clients, customers, or vendors without express permission. The County monitors employee use of County computers and the Internet, including employee social media activity. However, the County is not permitted to obtain login or password information for personal employee social media accounts.

Respect. Employees must demonstrate respect for the dignity of the County, its citizens, its customers, its vendors, and its employees. A social media site is a public place, and employees should avoid inappropriate comments. For example, employees shall not divulge confidential or proprietary information of the County or its employees, clients, and vendors on social media sites. Similarly, employees shall not engage in harassing or discriminatory behavior that targets other employees or individuals because of their protected class status or make defamatory comments or engage in other behavior on social media platforms that violates the County’s policies.

Post disclaimers. Employees who identify themselves as County employees or discuss matters related to the County on social media must include a disclaimer at the beginning of the post that the post does not express the views of the County and that the employees are expressing only personal views—for example: “The views expressed on this post are mine alone and do not necessarily reflect the views of my employer.” Place the disclaimer in a prominent position and repeat it for each post



that expresses an opinion related to the County or the County's business. Employees must keep in mind that if they post information on a social media site that is in violation of County policy and/or federal, state, or local law, the disclaimer will not shield them from disciplinary action.

Professionalism. Employees should do their best to maintain a level of professionalism while on social media and using personal social media profiles. It is against Morgan County's policy to post illegal content. When using social media to promote the County, if given prior approval, it is against Morgan County's policy to post sexually explicit or offensive content.

Confidentiality. Employees should not identify or reference customers or vendors without express permission. Employees may write about their jobs in general but may not disclose any confidential or proprietary information. For examples of confidential information, employees should refer to the confidentiality policy. When in doubt, ask before publishing.

New ideas. Employees should remember that new ideas related to work, or the County's business belong to the County. Do not post them on a social media site without the County's permission.

Trademarks and copyrights. Employees should not use the County's or others' trademarks on a social media site or reproduce the County's or others' material without first obtaining permission.

Avoid statements about the County's future. Writing about upcoming potential County business not publicly known is a violation of this policy.

Legal. Employees are expected to comply with all applicable laws, including, but not limited to, copyright, trademark, and harassment laws.

Discipline. Violations of this policy may result in discipline up to and including immediate termination of employment.

Nothing in this policy is meant to, nor should it be interpreted to, in any way limit employees' rights under any applicable federal, state, or local laws, including rights under the NLRA to engage in protected concerted activities with other employees to improve or discuss terms and conditions of employment, such as wages, working conditions, and benefits.

Cell Phone Stipend

Eligible employees, as defined in section (A) below, may receive a cell phone stipend from the County for business-related costs incurred when using their personal cell phones. Except for a limited number of positions, the County will not own cell phones for the use of individual employees.



Eligibility.

An employee may be eligible for the stipend if at least one of the following criteria is met, as determined by the employee's Department Head or Elected Official.

- 1) Employees frequently use cell phone for work related purposes;
- 2) The job function of the employee requires him or her to have wireless data and internet access while away from the office; and/or
- 3) The employee is designated as a first responder to emergencies.

Oversight, approval and funding.

- 1) Department Heads/Elected Officials are responsible for determining employee cell phone needs and assessing continued eligibility for the cell phone stipend.
- 2) The County's phone stipend shall not exceed \$30 per month.
- 3) Once approved, the employee will be eligible to receive the stipend automatically each month as a taxable benefit through payroll.
- 4) Stipends are funded by the eligible employee's department or office.

Employees' rights and responsibilities.

Employee rights and responsibilities concerning use of a cell phone paid by a County stipend are as follows:

- 1) The eligible employee is responsible for purchasing a cell phone and establishing and maintaining service with the cell phone service provider of his or her choice. The cell phone contract is in the name of the eligible employee, who is solely responsible for all payments to the service provider;
- 2) The eligible employee shall comply with all federal, state and local laws regarding record retention (e.g. GRAMA requirements) as well as County policy, including those pertaining to data security acceptable use and e-mail;
- 3) The eligible employee can use the phone for both business and personal purposes, as needed; provided that employees do not have an expectation of privacy in devices used for County business.
- 4) If the employee terminates their cell phone service plan at any point, he or she must notify his or her supervisor within five business days to terminate the stipend;
- 5) The County does not accept any liability for claims, charges or disputes between the cell phone service provider and the eligible employee; and
- 6) Employee must delete all County data from the cell phone when employment with County is severed, except when required to maintain the data in compliance with a litigation hold notice.



Cancellation or reduction of cell phone stipend.

Any stipend will immediately cease or be reduced if:

- 1) An employee's employment with the County terminates;
- 2) An employee is no longer eligible for the stipend;
- 3) The eligible employee no longer has a cell phone or cell phone service plan;
- 4) The County decides to eliminate or reduce the stipend or the eligible employee's Department Head or Elected Official determines to reduce the amount of the stipend; or
- 5) The eligible employee uses the cell phone in any manner contrary to local, state, or federal laws or County policy.

County-owned cell phones.

Executive administrative staff and elected officials may choose to have a County-owned cell phone issued to them, instead of receiving a stipend.

- 1) County-owned cell phones are intended to be used primarily for County business, usage is subject to review by both the County Attorney's Office or the County Commission.
- 2) County-owned cell phones will only be upgraded/replaced at County expense after three years. If the County owned cell phone is lost/broken prior to the three-year replacement, employee/Elected Official or Department Head will be responsible for the cost of the replacement.

Workplace Communication

Bulletin Boards

All required governmental postings are posted on the bulletin boards located in the break rooms. These boards may also contain general announcements.

Employees may submit to HR notices of general interest, such as for-sale notices; recreational-type announcements and/or club functions; postcards; expressions of gratitude or sympathy; and notices looking for/offering carpools, tickets, roommates, or pets. HR, in its sole discretion, approves, posts, and takes down all notices. All approved notices posted by employees will be removed after two weeks unless otherwise stipulated. The County reserves the right to refuse permission to post or to take down any announcement.

Nothing in this policy is meant to, nor should it be interpreted to, in any way limit your rights under any applicable federal, state, or local laws, including your rights under the NLRA to engage in



protected concerted activities with other employees to improve or discuss terms and conditions of employment, such as wages, working conditions, and benefits. Employees have the right to engage in or refrain from such activities.

Solicitation

Employees should be able to work in an environment that is free from unnecessary annoyances and interference with their work. In order to protect our employees and visitors, solicitation during working hours is prohibited. “Working time” is defined as time during which an employee is not at a meal, on break, or on the premises immediately before or after a shift.

Employees are also prohibited from distributing written materials, handbills, or any other type of literature during working hours in “working areas,” which include all office areas. “Working areas” do not include break rooms, parking lots, or common areas shared by employees during nonworking time.

Nothing in this policy is meant to, nor should it be interpreted to, in any way limit employees’ rights under any applicable federal, state, or local laws, including rights under the NLRA to engage in protected concerted activities with other employees to improve or discuss terms and conditions of employment, such as wages, working conditions, and benefits. Employees have the right to engage in or refrain from such activities.

Computers, Internet, E-Mail, and Other Resources

Morgan County provides a wide variety of communication tools and resources for employee use in running day-to-day business activities. Whether it is the telephone, voicemail, scanner, Internet, intranet, e-mail, text messaging, portable electronic devices, or any other County-provided technology, use should be reserved for business-related matters during working hours. All communication using these tools should be handled in a professional and respectful manner.

Employees should not have any expectation of privacy in their use of County computer, phone, portable electronic devices, or other communication tools. All communications made using County-provided equipment or services, including e-mail and Internet activity, are subject to inspection by the County. Employees should keep in mind that even if they delete an e-mail, a voicemail, or another communication, a copy may be archived on the County’s systems.

Employee use of County-provided communication systems, including personal e-mail and Internet use, that is not job-related has the potential to drain, rather than enhance, productivity and system performance. You should also be aware that information transmitted through e-mail and the Internet is not completely secure or may contain viruses or malware, and information you transmit and



receive could damage the County's systems, as well as the reputation of the County. To protect against possible problems, delete any e-mail messages before opening that are received from unknown senders and advertisers. It also is against County policy to turn off antivirus protection software or make unauthorized changes to system configurations installed on County computers. Violations of this policy may result in disciplinary actions.

The County encourages employees to use e-mail only to communicate with fellow employees, suppliers, customers, or potential customers regarding County business. Internal and external e-mails are considered business records and may be subject to federal and state recordkeeping requirements, as well as to discovery in the event of litigation. Be aware of this possibility when sending e-mails within and outside the County.

All use of County-provided communications systems, including e-mail and Internet use, should conform to our County guidelines/policies, including but not limited to the Equal Opportunity, Harassment, Confidential Information, and Conflicts of Interest. So, for example, employees should not engage in harassing or discriminatory behavior that targets other employees or individuals because of their protected class status or make defamatory comments. Similarly, employees should not divulge confidential information.

Because e-mail, telephone and voicemail, and Internet communication equipment are provided for County business purposes and are critical to the County's success, your communications may be accessed without further notice by IT department administrators and County management to ensure compliance with this guideline.

The electronic communication systems are not secure and may allow inadvertent disclosure, accidental transmission to third parties, etc. Sensitive information should not be sent via unsecured electronic means.

Employees should pay particular attention to the use and security of portable electronic devices when used for business-related purposes, such as laptops, tablets, smartphones, and other data storage media, whether provided by the employer or the employee. Lost or stolen portable electronic devices containing County information may cause breaches of security that result in the loss of confidential County data, the unauthorized disclosure of sensitive employee data, lawsuits against the individual, and lawsuits against the County. Employees should use appropriate password protections for such devices and physically secure them as recommended by IT department administrators.

Office telephones are for business purposes. While the County recognizes that some personal calls are necessary, these should be kept as brief as possible and to a minimum. Personal use of the



County's cell phones, long-distance account, or toll-free numbers is strictly prohibited. Abuse of these privileges is subject to disciplinary action up to and including termination.

The County reserves the right to monitor customer calls to ensure employees abide by County quality guidelines and provide appropriate levels of customer service. Should the subject matter of any telephone conversation become personal while monitoring is taking place, monitoring of the call will immediately be discontinued.

Nothing in this policy is meant to, nor should it be interpreted to, in any way limit employees' rights under any applicable federal, state, or local laws, including rights under the NLRA to engage in protected concerted activities with other employees to improve or discuss terms and conditions of employment, such as wages, working conditions, and benefits. Employees have the right to engage in or refrain from such activities.

Disciplinary Procedure

Morgan County expects employees to comply with the County's standards of behavior and performance and to correct any noncompliance with these standards.

Morgan County endorses a policy of progressive discipline in which it attempts to provide employees with notice of deficiencies and an opportunity to improve. It does, however, retain the right to administer discipline in any manner it sees fit. This policy does not modify the status of employees as employees at will or in any way restrict the County's right to bypass the disciplinary procedures suggested.

The following steps are suggested in the discipline procedure. All steps should be documented in the employee's personnel file.

Step 1: Informal Discussion (verbal warning). When a performance problem is first identified, the nature of the problem and the action necessary to correct it should, where possible, be thoroughly discussed with the employee.

Step 2: Counseling. If a private informal discussion with the employee has not resulted in corrective action, following a thorough investigation, the supervisor may meet with the employee and (a) review the problem, (b) permit the employee to present information regarding the problem, (c) advise the employee that the problem must be corrected, (d) inform the employee that failure to correct the problem will result in further disciplinary action that may include discharge, and (e) issue a counseling notice to the employee.



Step 3: Written Warning. If satisfactory performance and corrective action are not achieved under Steps 1 and 2, the supervisor and the HR department may meet with the employee in private and proceed via (a) through (d) above and issue a written warning to the employee.

Step 4: Performance Improvement Plan. Employees may be put on a performance improvement plan and be given very specific goals and targets and a timeline of when they are expected to reach these goals.

Step 5: Failure to improve/Suspension/Termination. Failure to improve performance or behavior after the written warning or suspension can result in termination.

The progressive disciplinary procedures described above also may be applied to an employee who is experiencing a series of unrelated problems involving job performance or behavior.

In cases involving serious misconduct, or any time the supervisor determines it is necessary, such as a major breach of policy or violation of law, the procedures contained above may be disregarded. Typically, the supervisor should suspend the employee immediately (with or without pay), and an investigation of the incidents leading to the suspension should be conducted to determine if any further action, such as termination, should be taken.



Purchasing Card Policy

Purchasing Card Procedures

By requesting a County Purchasing Card, each applicant acknowledges that they have read and understand the County's Purchasing Card Policy and Procedures, in its entirety. These procedures provide information about the process, the types of purchases that can and cannot be made, records that must be maintained and reconciled monthly and miscellaneous information about the program.

To Obtain a Card

Complete a County Purchasing Card Acceptance Agreement {Appendix A}. All requests will be processed through the County Clerk/Auditor with final approval by the County Commission. The cardholder's signature on the Acceptance Agreement (Appendix A) indicates that the cardholder understands the intent of the program and agrees to adhere to the guidelines established for Purchasing card Policy and Procedures.

Upon receipt of an approved purchasing card, it is the responsibility of the cardholder to sign the back of the issued card. Applicants are responsible for the security of the card issued and the transactions made with the card. The purchasing card is issued in the name of the applicant and it will be assumed that any purchases made with the card will have been made by the applicant. **The cardholder is the only person entitled to use the card issued.** Failure to comply with the guidelines established for the program may result in severe consequences, up to and including termination of employment.

Card Holder Responsibilities:

It is the responsibility of the cardholder to:

- Read and understand the County Purchasing Card Policies and Procedures
- Sign the County Purchasing card Acceptance Agreement. (See Appendix A)
- Make only authorized purchases as prescribed by the County Purchasing Policy and approved departmental budget
- Retain receipts for all transactions. In the absence of a receipt, a Missing Receipt Form must be completed and signed by the cardholder **and** a Member of the County Commission. (See Appendix B)



- Reconcile the purchasing card statement upon its arrival. All reconciliations, statements, and receipts, with an attached Warrant request for each transaction, are due to the County Clerk/Auditor's Office by the Monday following statement arrival
- Keep the purchasing card and the corresponding account information secure. Immediately report any lost or stolen purchasing card and/or account information to the County Clerk/Auditor
- Report fraudulent charges or any discrepancies in the purchasing card statement in a timely manner to the County Clerk/Auditor

County Clerk/Auditor Responsibilities

It is the responsibility of the Clerk/Auditor to:

- Request and oversee the issuance of new cards, through the Clerk/Auditor's Office, and the County Commission. The credit limit will be determined at the discretion of the County Commission
- Inform the County Commission when limit changes or cancellations are needed due to personnel changes
- Payment on Purchasing cards is to be done immediately upon receipt
- Purchasing card reconciliations are to be completed within 15 days of payment due date
- Review the cardholder's reconciliation and transactions for completeness, accuracy, and compliance with County policies and procedures
- Address the cardholder about questionable transactions for clarification purposes
- Report any misuses of purchasing cards immediately to the County Commission
- Sign the Warrant form for each cardholder after review
- Ensure that the Treasurer's Office receives copies of receipts, if sales tax has been paid, in order for reimbursement from the State of Utah

Approved Purchasing Card Purchases

- Business related uses, subscriptions, seminars, dues, books
- Office supplies, furniture
- Small tools (purchase/rental), electrical, safety and building maintenance supplies
- Vehicle maintenance supplies
- Certain allowable travel expenditures:
 - Conference registrations or seminar rooms
 - County sponsored group gatherings
 - Hotel rooms



Prohibited Purchasing Card Purchases:

The following purchases are strictly prohibited from being purchased by using a County purchasing card:

- Any merchant, product, or service normally considered to be inappropriate use of County funds
- Purchase of items for personal use or consumption
- Purchasing in violation of the County Purchasing Policy
- Capital equipment purchases/repair
- Gift cards/certificates
- Alcohol
- Fuel for fleet vehicles unless traveling outside of Utah. The state gas card should be used for fuel purchases.
- Splitting a purchase to remain under purchasing policy limits
- Consultants:
 - Architects
 - Engineers
 - Attorneys and Attorney's fees
 - Medical, including hospital/doctor visits

Built-In Restrictions

Each card is assigned Monthly and Single-Purchase credit limits. If you find over time that these limits are too low to accommodate your monthly requirements, please contact a member of the County Commission to review the limit given. County has the ability to block, if necessary, certain supplier's Merchant Category Codes. If the County chooses to block a Merchant the card will be declined. Please refer to the Clerk/Auditor regarding issues with a possible blocked card.

Reconciliation and Payment

The County Purchasing Card Program carries County, not individual, liability. Purchasing card Invoices will be paid by the County Clerk/Auditor as outlined in Section 1.30. The cardholder will not be required to pay the Monthly Statement using personal funds. The program does not impact the cardholder's personal credit rating in any way.

The cardholder is required to obtain and retain all receipts for goods and services purchased when using the purchasing card. If purchases are made via phone, mail, e-mail or other electronic means, ask the supplier to include and itemized receipt with the goods



when the product is shipped to you. This itemized receipt is the only original documentation specifying whether or not sales tax has been paid against the purchase.

Each cardholder will receive a statement identifying all transactions made against the card during the previous billing cycle. The statement must be reconciled against the receipts for accuracy. The reconciled statement is to be sent to the County Clerk/Auditor for review, and approval. The cardholder's activity may be audited at any time.

Disputed Transactions

Disputes on purchasing cards must be identified in writing to the issuing purchasing card company within 60 days of the monthly statement date. If a dispute is not identified in writing within 60 days of the Monthly Statement date the issue must then be resolved between the County and the supplier.

The cardholder is responsible to identify possible disputed or fraudulent transactions on the monthly statement provided to them for reconciliation. If an audit is conducted on the cardholder's account, the cardholder must be able to produce receipts and/or proof that the transaction occurred. If an error is discovered, the cardholder is responsible for showing that the error or dispute resolution process was completed.

It is the cardholder's responsibility to notify immediately the County Clerk/Auditor if there is a possible dispute on an issued purchasing card.

Employee Termination

Upon cardholder terminating their employment, cardholder will surrender their assigned card to the County Clerk/Auditor. The County Clerk/Auditor will notify the card issuer and close the account.

Purchasing Card Holder Acceptance Agreement

The following Purchasing Card Acceptance Agreement must be signed by all authorized employees of County with access to a purchasing card.

I understand that County has authorized my use of a County purchasing card for authorized County expenditures on its behalf. In accepting and/or using the card, I agree to be bound by the terms and conditions which follow.

- I will use the card issued to me for the payment of authorized expenses consistent with



my County responsibilities and to satisfy the needs of my department and the County

- I will not use the card to obtain cash advances
- I understand that I **am the only authorized card user** and accept the responsibility and accountability for the protection and proper use of the card
- I will not use the card for personal use or for any other non-County purposes
- I understand that all purchases shall be made in accordance with applicable purchasing and purchasing card policy and procedures approved by the County Commission
- I understand that I will be responsible for the timely reconciliation of all purchasing card transactions charged to my assigned card
- I understand that I am responsible to provide appropriate documentation/receipts for purchasing card transactions charged to my assigned card
- I will surrender my assigned card to the County Clerk/Auditor in the event of my separation from the County
- I understand that any charges against my assigned card that are not properly identified or not allowed by the County shall be paid by me by check, United States currency or salary deduction. I further understand that any employee who has been issued a card shall not use the card if any disallowed charges are outstanding and shall surrender the card upon demand of the Member of the County Commission
- I will immediately report any stolen or lost card to the County Clerk/Auditor

I understand that any variance and/or violation of the above conditions will result in cancellation of my assigned purchasing card. Misuse of the card could result in disciplinary action and/or personal liability for unapproved charges. All County purchasing cards are subject to examination by external and internal auditors.

I HAVE READ AND I UNDERSTAND THE ABOVE CONDITIONS

Name: _____ Department: _____

Signature: _____ Purchasing card #: _____





Time Off and Leaves of Absence

Holidays

Morgan County observes and allows time off with pay for the following holidays:

- New Year's Day
- Martin Luther King Jr. Day
- Presidents' Day
- Memorial Day
- Juneteenth
- Independence Day
- Pioneer Day
- Labor Day
- Columbus Day
- Veterans Day
- Thanksgiving Day
- Christmas

Any additional holidays will be designated by the County Commission at the start of each calendar year.

If one of these holidays falls on a Sunday, it will be observed on the following Monday. If the holiday falls on a Saturday, the County will select either the following Monday or the preceding Friday as a substitute holiday.

Holiday pay. Full-time regular employees are eligible for holiday pay. Part-time employees are eligible for up to 4 hours of holiday pay. Temporary employees, including summer employees, are not eligible for holiday pay. Full-time employees will receive up to 8 hours of holiday pay.

Holiday pay shall be at the employee's regular straight-time rate, inclusive of shift premiums, times the employee's regularly scheduled hours (not to exceed eight hours).

To receive holiday pay, an eligible nonexempt employee must be at work or taking an approved absence on the workdays immediately preceding and immediately following the day on which the holiday is observed. An approved absence is a day of PTO.

Religious observances. Employees who need time off to observe religious practices or holidays not already scheduled by the County should speak with their supervisor. Employees may be able to switch



a scheduled day with another employee, or take PTO. The County will seek to reasonably accommodate individuals’ religious observances as set forth in this Policy.

Paid Time Off (PTO)

Morgan County recognizes the importance of time off from work to relax, spend time with family, and enjoy leisure activities. The county provides paid time off (PTO) to full-time employees for this purpose, and employees are encouraged to take PTO during the year.

Full-time employees will accrue PTO according to the following schedule (annual totals should be rounded to the nearest whole day):

Service Period	Per Pay PTO Accrual
First Year	6.69 hours
Years 2–5	7 hours
Years 6–10	7.92 hours
Years 11-19	8.53 hours
Years 20+	9.76 hours

For purposes of this policy, the year begins on the employee's date of hire. Employees are eligible to utilize PTO once it has been earned with no waiting period. Part-Time and Seasonal Employees are not eligible to receive PTO.

PTO is designed to cover leave for vacation, personal sickness, family sickness, family activities and extra holiday time. PTO may also be used to make up any missed hours in a week if needed.

In general, foreseeable PTO must be preapproved by and prescheduled with the employee’s supervisor and must be taken in half hour increments. Approval for all scheduled time away is subject to applicable workloads. Office needs may dictate a time where no PTO may be taken. Examples may include election time or property tax collection time, for certain offices. This is up to the discretion of the department head or elected official.

In case of an emergency, however, employees shall be allowed to take up to three days of unscheduled PTO with less than 24 hours’ notice and regardless of applicable workload. The employee should work with their supervisor to make sure that personal needs are met as well as the needs of the office.



If PTO is used for due to an illness in excess of three (3) consecutive working days, Morgan County reserves the right to request a note from the employee's doctor stating that the illness prevented the employee from returning to work.

A maximum of 480 hours of accrued and unused PTO time may be carried over from one calendar year to the next. However, once an employee reaches their maximum accrual (480 hours), they will not earn more PTO until their PTO "bank" has less than 480 hours of PTO.

Employees will be paid for unused PTO time upon termination of employment up to 160 hours. If an employee who has over 160 hours of unused PTO gives notice and takes time off through the notice the amount of time taken off will be deducted from the 160 hours to be paid out.

Employees may use PTO in increments of ½ hours up to a maximum of two weeks. If an employee needs to request more than 2 weeks of vacation they must work with their department head/elected official to ensure that their absence will not negatively impact the department.

Employees who abuse this PTO policy by not abiding by the rules set forth in this policy may be subject to disciplinary actions up to and including termination

Family and Medical Leave

Morgan County complies with the federal Family and Medical Leave Act ("FMLA"), which requires employers to grant unpaid leaves of absence to qualified workers for certain medical and family-related reasons. Employees should contact the HR Department to discuss options for FMLA.

The FMLA requires private employers with 50 or more employees and all public agencies, including state, local, and federal employers, and local education agencies (schools) to provide eligible employees up to 12 weeks of unpaid, job-protected leave in any 12-month period for certain family and medical reasons. The 12-month period is a rolling period measured backward from the date an employee uses any FMLA leave, except for leaves to care for a covered servicemember with a serious illness or injury. For those leaves, the leave entitlement is 26 weeks in a single 12-month period measured forward from the date an employee first takes that type of leave.

Basic leave entitlement

The FMLA requires covered employers to provide up to 12 weeks of unpaid, job-protected leave to eligible employees for the following reasons: (1) for incapacity due to pregnancy, prenatal medical care, or childbirth; (2) to care for the employee's child after birth or



placement for adoption or foster care; (3) to care for the employee’s spouse, child, or parent who has a serious health condition; or (4) for a serious health condition that makes the employee unable to work.

Military family leave entitlements

Eligible employees with a spouse, child, or parent on active duty or called to active-duty status in the National Guard or Reserves in support of a contingency operation may use their 12-week leave entitlement to address certain qualifying exigencies. Qualifying exigencies may include addressing issues that arise from (1) short notice of deployment (limited to up to seven days of leave); (2) attending certain military events and related activity; (3) arranging child care and school activities; (4) addressing certain financial and legal arrangements; (5) attending certain counseling sessions; (6) spending time with covered military family members on short-term temporary rest and recuperation leave (limited to up to five days of leave); (7) attending post-deployment reintegration briefings; (8) arranging care for or providing care to a parent who is incapable of self-care; and (9) any additional activities agreed upon by the employer and employee that arise out of the military member’s active duty or call to active duty.

The FMLA also includes a special leave entitlement that permits eligible employees to take up to 26 weeks of leave to care for a covered servicemember during a single 12-month period. A covered servicemember is a current member of the armed forces, including a member of the National Guard or reserves, who has a serious injury or illness incurred in the line of duty on active duty that may render the servicemember medically unfit to perform the duties of the servicemember’s office, grade, rank, or rating and for which the servicemember is undergoing medical treatment, recuperation, or therapy; is in outpatient status; or is on the temporary disability retired list.

Benefits and Protections During FMLA Leave

During FMLA leave, the County will maintain the employee’s health coverage under any “group health plan” on the same terms as if the employee had continued to work, provided the employee pays their portion of any premiums. Upon return from FMLA leave, most employees will be restored to their original or equivalent positions with equivalent pay, benefits, and other employment terms. However, an employee on FMLA leave does not have any greater right to reinstatement or to other benefits and conditions of employment than if the employee had been continuously employed during the FMLA leave period.



Certain highly compensated key employees also may be denied reinstatement when necessary to prevent “substantial and grievous economic injury” to the County’s operations. A “key” employee is an eligible salaried employee who is among the highest-paid 10 percent of the County’s employees within 75 miles of the worksite. Employees will be notified of their status as key employees, when applicable, after they request FMLA leave.

Use of FMLA leave cannot result in the loss of any employment benefit that accrued before the start of an employee’s leave.

Employee Eligibility

The FMLA defines eligible employees as employees who (1) have worked for the County for at least 12 months; (2) have worked for the County for at least 1,250 hours in the previous 12 months; and (3) work at or report to a worksite that has 50 or more employees or is within 75 miles of County worksites that, taken together, have a total of 50 or more employees.

Definition of “serious health condition”

A serious health condition is an illness, an injury, an impairment, or a physical or mental condition that involves either an overnight stay in a medical care facility or continuing treatment by a healthcare provider for a condition that either prevents the employee from performing the functions of the employee’s job or prevents the qualified family member from participating in school, work, or other daily activities.

Subject to certain conditions, the continuing treatment requirement may be met by a period of incapacity of more than three consecutive calendar days combined with at least two visits to a healthcare provider or one visit and a regimen of continuing treatment, incapacity due to pregnancy, or incapacity due to a chronic condition. Other conditions may meet the definition of “continuing treatment.”

Use of Leave

An employee does not need to use this leave entitlement in one block. Leave can be taken intermittently or on a reduced work schedule when medically necessary. Employees must make reasonable efforts to schedule leave for planned medical treatment so as not to unduly disrupt the County’s operations. Leave due to qualifying exigencies also may be taken on an intermittent or a reduced work schedule basis.



Substitution of Paid Leave for Unpaid Leave

The County requires employees to use any accrued PTO during an unpaid FMLA leave taken because of the employees' own serious health condition or the serious health condition of a family member or to care for a seriously ill or injured family member in the military. In addition, employees must use any accrued PTO during FMLA leave taken for a qualifying exigency arising out of a family member's active duty or call to active-duty status in support of a contingency operation. In order to use paid leave for FMLA leave, employees must comply with the County's normal paid leave procedures found in its PTO policy.

Employee Responsibilities

Employees must provide advanced notice of the need to take FMLA leave when the need is foreseeable. When advanced notice is not possible, employees must provide notice as soon as practicable and generally must comply with the County's normal call-in procedures. The County may delay leave to employees who do not provide proper advance notice of the foreseeable need for leave, absent unusual circumstances preventing the notice.

Employees must provide sufficient information for the County to determine if the leave may qualify for FMLA protection and the anticipated timing and duration of the leave. Sufficient information may include that the employee is unable to perform job functions, the family member is unable to perform daily activities, the need for hospitalization or continuing treatment by a healthcare provider, or circumstances supporting the need for military family leave. Employees also must inform the County if the requested leave is for a reason for which FMLA leave was previously taken or certified. Employees also are required to provide a certification and periodic recertification supporting the need for leave, as permitted by the FMLA. The County also may require a second and, if necessary, a third opinion (at the County's expense). The County also may delay or deny approval of leave for lack of proper medical certification and may require medical certification to return to work.

County Responsibilities

The County will inform employees requesting leave whether they are eligible under the FMLA. If they are, the notice will specify any additional information required, as well as the employees' rights and responsibilities. If employees are not eligible, the County will provide a reason for the ineligibility.



The County will inform employees if leave will be designated as FMLA-protected and the amount of leave counted against the employees' FMLA leave entitlement. If the County determines that the leave is not FMLA-protected, the County will notify the employees.

Other Provisions

Under an exception to the FLSA in the FMLA regulations, amounts may be deducted for unpaid leave from the salary of executive, administrative, and professional employees; outside sales representatives; certain highly skilled computer professionals; and certain highly compensated employees who are exempt from the minimum wage and overtime requirements of the FLSA, without affecting the employees' exempt status. This special exception to the "salary basis" requirements for the FLSA's exemptions extends only to eligible employees' use of FMLA leave.

Employees may not perform work for self-employment or for any other employer during an approved leave of absence, except when the leave is for military or public service or when the County has approved the employment under its Outside Employment policy and the employees' reason for FMLA leave does not preclude the outside employment.

Unlawful Acts by Employers

The FMLA makes it unlawful for any employer (1) to interfere with, restrain, or deny the exercise of any right provided under the FMLA or (2) to discharge or discriminate against any person for opposing any practice made unlawful by the FMLA or for involvement in any proceeding under or relating to the FMLA.

Enforcement

The FMLA does not affect any federal or state law prohibiting discrimination or supersede any state or local law or collective bargaining agreement that provides greater family or medical leave rights.

Military Leave

Morgan County supports the military obligations of all employees and grants leaves for uniformed service in accordance with applicable federal and state laws. Any employee who needs time off for uniformed service should immediately notify the HR department and the employee's supervisor, who



will provide details regarding the leave. If an employee is unable to provide notice before leaving for uniformed service, a family member should notify the supervisor as soon as possible.

Upon return from military leave, employees will retain certain rights with respect to reinstatement, seniority, layoffs, compensation, length of service promotions, and length of service pay increases, as required by applicable federal or state law. Failure to report for work within the prescribed time after completion of military service will be considered a voluntary termination.

All employees who enter military service may accumulate a total absence of five years and still retain employment rights.

Bereavement Leave

Full-time employees may take up to five (5) days of paid bereavement leave upon the death of an employee's spouse, domestic partner, or child and three (3) days for all other immediate family members. "Other immediate family members" for purposes of bereavement leave is defined as an employee's parents, stepparents, siblings, , , grandparent, parent-in-law, brother-in-law, sister-in-law, son-in-law, daughter-in-law, or grandchild. Upon approval, employees may be allowed to take up to four hours of unpaid time-off to attend funeral services for close friends and relatives, other than those mentioned above. An employee may use accrued vacation time if they wish to be paid for this time off.

The County may require verification of the need for the leave. Verification includes a death certificate, obituary, or funeral program. If none of these are available to the employee, the HR department may approve other forms of verification. The employee's supervisor and HR will consider this time off on a case-by-case basis.

Payment for bereavement leave is computed at the regular hourly rate. Time off granted in accordance with this policy shall not be credited as time worked for the purpose of computing overtime.

Parental and Postpartum Recovery Leave Policy

Parental and Postpartum Recovery leave allows for new parents to take the time they need to recover and bond with their new child. The leave is available for both the birth of a new child (including surrogacy) or for adoption (unless the employee is the spouse of the pre-existing parent). Parental leave will run concurrently with FMLA. An employee or, in the case of an emergency, a spokesperson should notify management 30 days in advance or as soon as practicable in the case of an emergency.



Benefit eligible employees working 80 hours per pay period are eligible. Independent contractors are not eligible. Up to three weeks of Parental Leave may be used by either the father or mother within six months of becoming a parent by birth, adoption, or legal guardianship. Mothers who give birth may also use up to three weeks for Postpartum Recovery which runs consecutively with the Parental Leave. Postpartum Recovery leave begins on the date the employee gives birth and is used preceding Parental Leave. Leave for Parental or Postpartum may not be charged against accrued leave.

If an employee needs additional time, they may work with their manager or supervisor to approve the use of their personal time as a supplement. Parental Leave is limited to a maximum of three weeks in a 12-month period. Parental Leave must be taken within the six months immediately following the addition of the new child, and Postpartum Recovery Leave must begin at birth and run for three uninterrupted weeks. Parental Leave does not have to be used consecutively, if you and your manager agree beforehand, and reach mutual, written consent for intermittent use, it may be broken up.

Except for the mutual consent required for intermittent use of Parental Leave, no one can interfere with your use of Parental or Postpartum Recovery Leave, nor can they retaliate against you for using the leave.

Jury Duty/Court Appearance

The County supports and encourages employees to fulfill their civic duty to serve on a jury when required. Employees must present any summons to jury duty to their supervisor as soon as possible after receiving the notice to allow advance planning for an employee's absence.

Employees will be provided paid time off for jury duty in accordance with applicable laws. If an employee is released from jury duty after four hours or less of service, the employee must report to work for the remainder of that workday. Employees must turn over any funds given to them by the courts if they wish to be paid their normal wage.

Time for appearance in court for personal business will be the individual employee's responsibility. Generally, PTO will be used for this purpose.



Travel Expense Policy

Overview

It is the policy of Morgan County to reimburse employees for reasonable and necessary expenses incurred during approved work-related travel.

Employees seeking reimbursement should incur the lowest reasonable travel expenses and exercise care to avoid impropriety or the appearance of impropriety. Reimbursement is allowed only when reimbursement has not been, and will not be, received from other sources. If a circumstance arises that is not specifically covered in this travel policy, then the most conservative course of action should be taken.

Authorization and responsibility.

Staff travel must be authorized by the Department Head/Elected Official in advance. Within 30 days of completion of a trip, the traveler must submit a travel request payment form and supporting documentation to obtain reimbursement of expenses to the County Clerk/Auditor's Office.

Travel and reimbursement for members of the management team must be approved by the County Administrative Manager or the County Commission and will be reviewed by the County Clerk/Auditor. All out of state travel must be approved by the County Administrative Manager or the Commission Chair.

Travel by the County Commission must be approved by Quorum. The County Administrator shall book all conference fees and lodging.

The County Clerk/Auditor will review all expenditures and may withhold reimbursement if there are not enough funds in the budget or there is insufficient documentation. The County Clerk/Auditor may also discuss the expenditures with the Department Head/Elected Official and seek alternatives if they feel the expense is extravagant or excessive.

Personal Funds

Travelers who use personal funds to facilitate travel arrangements will not be reimbursed until after the trip occurs and proper documentation is submitted. All receipts must be turned in along with a travel request payment form to the County Clerk/Auditor's office.



Vacation in Conjunction with Business Travel.

In cases in which vacation time is added to a business trip, any cost variance in airfare, car rental or lodging must be clearly identified on the travel request form. Morgan County will not prepay any personal expenses with the intention of being “repaid” at a later time, nor will any personal expenses be reimbursed.

Exceptions

Occasionally it may be necessary for travelers to request exceptions to this travel policy. Requests for exceptions to the policy must be made in writing and approved by the County Commission. Exceptions related to the Commission expenses must be submitted to the County Attorney for approval. In most instances, the expected turnaround time for review and approval is five business days.

Travel Expenses/Procedures

General information. Authorized business travel for staff that includes prepayments must be pre-approved. All guest fees are not reimbursable. Any guest registration fees will be deducted from reimbursements. Morgan County complies with Utah Administrative Code section R25-7, as amended.

Requests for reimbursement of expenses over \$500 are to be submitted to the County Administrative Manager in advance. Reimbursement of parking, mileage, gasoline in lieu of mileage and ferry or bus passes do not require requests if they are under \$500.

Permissible prepaid travel expenses. Before the travel, Morgan County may issue prepayments for airfare, rail transportation, rental vehicles, and conference registration fees. Applicable policies and methods of payments for these prepayments follow.

Airfare. Travelers are expected to obtain the lowest available airfare that reasonably meets business travel needs.

Travelers are encouraged to book flights at least one month in advance to avoid premium airfare pricing.

Coach class or economy tickets must be purchased for all domestic or international flights.

Airfare must be purchased with a personal card only. All airfare will be reimbursed by the County Clerk/Auditor’s office with a request for payment form including receipts of payment. Prepayment by the County for airfare may will only be approved in extreme cases and must be approved by the Commission Chair.



Rail transportation. Morgan County will pay for rail transportation provided that the cost does not exceed the cost of the least expensive airfare.

Rental vehicles. Morgan County will pay for approved use of a rental vehicle. See the section on reimbursements below in this section.

Conference registration fees. Conference registration fees can be prepaid with a credit card or may be reimbursed through the County Clerk/Auditor's office with a request for payment form. Business-related banquets or meals that are considered part of the conference can be paid with the registration fees; however, such meals must be deducted from the traveler's meal allowance. If an employee is bringing a plus one the County must be reimbursed for the cost from the employee within 30 days.

Travel advances. Cash advances are authorized, in a very limited capacity, for specific situations that might cause undue financial hardship for business travelers. These situations are limited to staff traveling on behalf of Morgan County. A maximum of 50 percent of the total estimated cost can be advanced. The County Commission must approve any cash advances.

Expenses associated with the travel must be reconciled and substantiated within 30 days of the return date. The traveler must repay Morgan County for any advances in excess of the approved reimbursable expenses. The department initiating the travel is responsible for notifying the County Clerk/Auditor's office to deposit any excess funds into the appropriate departmental account.

Travel advances are processed by submitting a completed travel request form to the County Clerk/Auditor's office. Reimbursement for any remaining expenses is processed on a travel reimbursement form approved by the County Clerk/Auditor's office.

Reimbursements

Requests for reimbursements of travel-related expenses are submitted on a travel reimbursement form. This form must be accompanied by supporting documentation. Reimbursements are limited to the IRS guidelines and anything in excess will not be reimbursed.

These forms must be submitted to the County Clerk/Auditor's office within 30 days after the trip is completed. Travel reimbursement forms not submitted within this time frame require exception approval from the County Commission.

Reimbursement of travel expenses is based on documentation of reasonable and actual expenses supported by the original, itemized receipts. Reimbursements that may be paid by Morgan County are shown below.

Airfare. If the airfare was not prepaid by the County Clerk/Auditor's office, an original itemized airline receipt, an e-ticket receipt/statement or an Internet receipt/statement is required. The receipt must show the method of payment and indicate that payment was made.



Rail transportation. If rail transportation was not prepaid by the County Clerk/Auditor's office, an original itemized receipt, original e-ticket receipt/statement or Internet receipt/statement is required. The receipt must show the method of payment and indicate that payment was made.

Automobile (personally owned—domestic travel).

Reimbursement for use of a personal automobile is based on the Morgan County mileage rate.

A Reimbursement of Travel Expense form is required for all vehicle-related expenses, including gasoline, wear and tear, and personal auto insurance. Morgan County follows the IRS guidelines for mileage reimbursement rates. Travelers may opt to request reimbursement for actual gasoline expenses in lieu of the Morgan County mileage rate. In these instances, original, itemized receipts are required. A map depicting locations and mileage is required with the travel form.

Automobile (rental—domestic travel). Reimbursement for a commercial rental vehicle as a primary mode of transportation is authorized only if the rental vehicle is more economical than any other type of public transportation, or if the destination is not otherwise accessible. Vehicle rental at a destination city is reimbursable. Original receipts are required.

Morgan County authorizes reimbursement for the most economic vehicle available. In certain circumstances larger vehicles may be rented, with supervisory approval. The rental agreement must clearly show the date and the points of departure/arrival, as well as the total cost. Drivers must adhere to the rental requirements, and restrictions must be followed. Original receipts are required.

When vehicle rentals are necessary, Morgan County encourages travelers to purchase collision damage waiver (CDW) and loss damage waiver (LDW) coverage. Morgan County will reimburse the cost of CDW and LDW coverage; all other insurance reimbursements will be denied.

Drivers should be aware of the extent of coverage (if any) provided by his or her automobile insurance company for travel that is business or not personal in nature.

Parking fees, tolls and other incidental costs associated with the vehicle use are not covered by the rental agreement. The employee must pay for these outside the rental agreement with either a County credit card or using their own personal funds. In either case the employee should submit the receipt with a request for payment form for reimbursement or to pay the charge on the County credit card.

Travelers are strongly encouraged to fill the gas tank before returning the vehicle to the rental agency to avoid service fees and more expensive fuel rates.

Conference registration fees. If the conference fee was not prepaid, Morgan County will reimburse these fees, including business-related banquets or meals that are part of the conference registration. Original receipts to support the payment are required. If the conference does not provide a receipt,



an Entity Credit Card Missing Receipt Form must be filled out with as much documentation as possible from the banquet, including but not limited to, a canceled check or credit card payment receipt.

Entertainment activities such as golf outings and sightseeing tours will not be reimbursed.

Registration fees paid directly by an individual will not be reimbursed until the conference is completed.

Lodging (commercial). The cost of overnight lodging (room rate and tax only) will be reimbursed to the traveler if the authorized travel is 45 miles or more from the traveler's home or primary worksite.

Exceptions to this restriction may be approved in writing by the County Commission.

Morgan County will reimburse lodging expenses at reasonable, single occupancy or standard business room rates. When the hotel or motel is the conference or convention site, reimbursement will be limited to the conference rate.

Only single room rates are authorized for payment or reimbursement unless the second party also represents the County in an authorized capacity. If the lodging receipt shows more than a single occupancy, the single room rate must be noted with documentation. If reimbursement for more than the single room rate is requested, the name of the second person must be included.

Business meals. All meals must be purchased on a personal card. Travelers are required to follow Morgan County expenditure policies when requesting reimbursement for business meals. Morgan County follows the IRS guidelines for meal reimbursements. Original itemized receipts are required. Morgan County will not reimburse meals if meals are included at a conference.

Any alcoholic beverages will not be reimbursed. No alcoholic beverages shall be paid for using a County credit card. If a meal receipt is turned in with an alcoholic beverage listed, the meal will not be reimbursed.

Business expenses. Business expenses, including faxes, photocopies, Internet charges, data ports, and business telephone calls incurred while on travel status, can be reimbursed. Original itemized receipts are required.

Parking. Original receipts are required for parking fees (including airport parking). The lodging bill can be used as a receipt when charges are included as part of the overnight stay.

Telephone calls. The costs of personal telephone calls are the responsibility of the individual.

Tolls. Original receipts are required for tolls.

Miscellaneous transportation. Original receipts are required for taxi, bus, subway, metro, ferry and other modes of transportation.



Non-reimbursable Travel Expenses. The following items that may be associated with business travel will not be reimbursed by Morgan County:

- Airline club memberships.
- Airline upgrades.
- Upgraded class or first class for all flights.
- Childcare, babysitting, house-sitting, or pet-sitting/kennel charges.
- Commuting between home and the primary work location.
- Costs incurred by traveler's failure to cancel travel or hotel reservations in a timely fashion.
- Evening or formal wear expenses.
- Haircuts and personal grooming.
- Laundry and dry cleaning.
- Passports, vaccinations and visas when not required as a specific and necessary condition of the travel assignment.
- Personal entertainment expenses, including in-flight movies, headsets, health club facilities, hotel pay-per-view movies, in-theater movies, social activities and related incidental costs.
- Alcoholic beverages
- Travel accident insurance premiums or purchase of additional travel insurance.
- Fees incurred by a guest if the guest is not traveling specifically for Morgan County related business
- Other expenses not directly related to the business travel.

Travel for Non-Employees. Additional costs for travel, lodging, meal or other travel expenses for spouses or other family members will not be reimbursed unless the individual has a bona fide County purpose for engaging in the travel or attending the event.



Employee Benefits

Morgan County recognizes the value of benefits to employees and their families. The County supports employees by offering a comprehensive and competitive benefits program. For more information regarding benefit programs, please refer to the County benefit book, which can be found on the employee portal, employee navigator, or contact the HR department.

URS

Morgan County participates in the Utah Retirement System (URS). Morgan County offers URS benefits to all full-time employees. To get more details about URS, your eligibility, and your options please talk to the HR department. You may also access useful information by going to the URS website URS.org

Workers' Compensation

Workers' compensation is a "no-fault" system that provides compensation for medical expenses and wage losses to employees who are injured or who become ill because of employment.

Morgan County pays the entire cost of workers' compensation insurance. The insurance provides coverage for related medical and rehabilitation expenses and a portion of lost wages to employees who sustain an injury on the job.

The County abides by all applicable state workers' compensation laws and regulations.

If an employee sustains a job-related injury or illness, it is important to notify the supervisor and Human Resources immediately. The supervisor will complete an injury report with input from the employee and return the form to the Human Resources Department. Human Resources will file the claim with the insurance company. In cases of true medical emergencies, report to the nearest emergency room.

Workers' compensation benefits (paid or unpaid) will run concurrently with FMLA leave, if applicable, where permitted by state and federal law. In addition, employees will not be paid PTO for approved absences covered by the County's workers' compensation program, except to supplement the



workers' compensation benefits such as when the plan only covers a portion of the employees' salary as allowed by state law.

Each employee eligible to receive workers' compensation is subject to the following:

1. The first three days of absence shall be taken as PTO, if available.
2. Beginning with the fourth day, the employee will be required to discontinue PTO benefits and begin workers' compensation benefits. Once workers' compensation benefits begin, the employee will be placed on leave without pay but will continue to receive all regular County benefits at the County's expense at the current rate of contribution. If an employee is terminated, workers' compensation benefits shall cease.
3. Other than payment for accrued leave that supplements workers' compensation up to 100% of the employee's total wages, under no circumstances shall an employee be permitted to receive a County paycheck while being paid compensation under the workers' compensation provisions.

Employee Assistance Program

The employee assistance program (EAP) is a resource designed to provide highly confidential and experienced help for employees in dealing with issues that affect their lives and the quality of their job performance. Morgan County wants employees to be able to maintain a healthy balance of work and family that allows them to enjoy life. The EAP is a confidential counseling and referral service that can help employees successfully deal with life's challenges.

This free, comprehensive counseling service offers employees up to 8 visits per issue each year and a 24-hour hotline answered by professional, degreed counselors. For legal or financial issues, employees receive a 25 percent discount on any services that might be needed.

The County encourages employees to use this valuable service whenever they have such a need. Employees who choose to use these counseling services are assured the information disclosed in their sessions is confidential and not available to the County, and the County is not given any information on who chooses to use the services. For questions or additional information about this program, employees may contact the HR department.

Rifle Range

A benefit provided to Morgan County Employees is the use of the rifle range at the end of each quarter. Starting in 2026, employees will be able to schedule the third Saturday in March, June,



September, and December, at no cost to the employee. The employee must follow all the rules of the rifle range. The range must be scheduled in advance with the County Clerk/Auditor's office.

Facility and Equipment Practice

Morgan County strives to maintain a professional, safe working environment that positively reflects on its culture and employees. Employees should help Morgan County maintain and secure County facilities to keep them clean, professional, and safe.

In general, an employee must accompany visitors and family members while they are on the premises. Exceptions may be given for regular vendor visitors with Department Head/Elected Official or supervisor approval. Visitors should avoid hazardous work areas, not use County equipment, office supplies, and resources.

Lock-up and Lights

Morgan County's hours of operation vary depending on work requirements. The last person in each building/facility is responsible for making sure the lights are turned out and the building is locked.

After hours, facility doors are to remain locked at all times with employees coming in through designated areas.

Outside Activities

Morgan County employees shall not use Morgan County-owned property in support of outside interests and activities when such use would compromise the integrity of Morgan County or interfere with the employees' duties. Specifically, an employee who is involved in an outside activity such as a civic organization, church organization, committee unrelated to Morgan County business, public office, or service club, shall:

- 1) Pursue the outside activity on the employee's own time.
- 2) Pursue the outside activity away from Morgan County offices.
- 3) Discourage any phone, mail or visitor contact related to the outside interest at Morgan County offices.
- 4) Arrange for annual leave or compensatory time off in advance to pursue the outside interest during business hours.
- 5) Not use data processing equipment, postage metering machines, copiers, other Morgan County-owned equipment or supplies for the outside interest.

Political Activity



- 1) An employee shall not be coerced to support political activity, whether funds or time are involved.
- 2) An employee shall not engage in political activity during work hours, unless on approved leave.
- 3) An employee shall not use Morgan County-owned equipment, supplies or resources, and other attendant expenses (diskettes, paper, computer online and access charges, etc.) when engaged in political activity.
- 4) An employee shall not use, discriminate in favor of or against, any person or applicant for employment based on political activities.
- 5) An employee shall not use the employee's title or position while engaging in political activity.

Personal Telephones Usage

Personal telephone calls should be kept to a minimum and should occur only on breaks or during lunch and away from work areas. Friends and relatives should be discouraged from calling during working hours unless there is an emergency.

Long-distance phone calls of a personal nature should not be made from County phone lines under any circumstances.

Personal Use of Office Items

Personal use of County-owned office equipment and supplies including but not limited to computers, fax machines, copy machines, postage, paper, and pens is prohibited unless granted permission by a Department Head/Elected Official or supervisor prior to the use. The employee will be required to cover expenses for the personal use of equipment and supplies.

Use of Morgan County Vehicles, Equipment and Tools

Morgan County equipment, vehicles, and tools should be used for business purposes only. Employees shall attend all required training provided by Morgan County. The use of Morgan County equipment, tools or vehicles for private purposes is strictly prohibited.

A commercial driver's license (CDL) is required for operators of commercial motor vehicles. No individual shall be allowed to operate such vehicles unless they have a current commercial driver's license in their possession. This license is required pursuant to the Commercial Motor Vehicle Safety Act. Employees must renew their commercial driver's license on or before expiration.

Operators and passengers in a business-use vehicle equipped with seat belts must wear them when the vehicle is in operation and shall observe all local traffic laws.

County Department Head/Elected Official or supervisor may provide for routine work-related transportation by assigning County-owned vehicles to County employees on an ad-hoc permanent basis. Only authorized personnel may drive County-owned vehicles.



Mobile Device Usage

At Morgan County's discretion, mobile devices including but not limited to cell phones, GPS, tablets, laptops may be issued to increase efficiency and customer service, and to resolve important issues when an employee is out of the office. Employees who use and operate Morgan County mobile devices are expected to follow these guidelines:

- 1) Employees are required to be familiar with and comply with all state and local traffic laws
- 2) Personal calls and texting should be infrequent and short in duration
- 3) Turn off or silence all devices when in Morgan County meetings or assisting residents
- 4) Don't use while operating vehicles or equipment
- 5) Employees may not use a hand-held cell phone (personal or County provided) while operating a vehicle on County business – whether the vehicle is in motion or stopped at a traffic light. This includes, but is not limited to, answering or making phone calls, engaging in phone conversations, and reading or responding to e-mails, instant messages, and text messages.
- 6) If an employee needs to use their phones, they must pull over safely to the side of the road or another safe location.

The safe operation of any vehicle in the performance of County business is the responsibility of the driver and must be given appropriate attention at all times.

Public Safety Employees (Sheriff, Deputy, Sergeants) of the Sheriff's department are to refer back to the Sheriff Department's Employee Operations Manual for specific guidelines.

Personal Use of County Property

County-owned property is public property and is to be used for the benefit of the public. County offices, departments, and employees are to use County-owned property to achieve the purposes of the County government. Notwithstanding the foregoing, incidental and occasional personal use of County-owned property by employees is permitted.

If an employee's personal use of County-owned property creates more than a de minimus cost to the County, the employee shall reimburse the County for all costs of the personal use. If the County-owned property is damaged during personal use and must be repaired or replaced, the employee shall pay the cost of repair or replacement.

Purchasing

When procurement involves the expenditure of federal assistance funds, Morgan County shall



comply with all applicable federal laws and regulations, state laws, and County ordinances and resolutions.

Expense Reimbursement Policy

It is the policy of Morgan County to reimburse employees for ordinary and necessary expenses incurred in connection with Morgan County business. Employees are expected to consider the propriety of all such expenses, keep them to a reasonable amount, and exercise the same care in spending Morgan County's money as they would in spending their own.

Expense reporting is the responsibility of the employee and should be completed using the appropriate Expense Reimbursement Form.

County credit cards shall be used for official business only, and shall not be used for the personal convenience of an employee.

Training and Conferences

If required to attend training seminars, conferences, briefings, or gather information; an employee will be compensated, in addition to paying any tuition or fees, at the rate of one and one-half (1-1/2) times their regular workday pay if hours worked exceed forty (40) hours in that week

County Vehicles Allowable Use for County Employee Funeral or Memorial Services

In deference to the County's fallen heroes who, during or connected with their County service to the public, have sacrificed their lives to protect their fellow citizens; and to honor said County service at the time of their final disposition; the Governing Body hereby authorizes and supports the use of County service vehicles be present in their funeral procession as defined in Utah Code § 76-9-108(1)(a).

This shall pertain to County employees that are currently employed by the County or that have left the County's employment in good standing. This policy does not extend to an employee's family. Authorization is further limited to use within the State of Utah. Any requests that are outside the State shall require prior authorization by the governing body of the County.



EMPLOYEE HANDBOOK ACKNOWLEDGMENT AND RECEIPT

I hereby acknowledge receipt of the employee handbook of Morgan County. I understand and agree that it is my responsibility to read and comply with the policies in the handbook.

I understand that the handbook and all other written and oral materials provided to me are intended for informational purposes only. The handbook, County practices, and other communications do not create an employment contract or term. I understand that the policies and benefits, both in the handbook and those communicated to me in any other fashion, are subject to interpretation, review, removal, and change by management at any time without notice.

I further understand that I am an at-will employee and that neither this document nor any other communication shall bind the County to employ me now or hereafter and that my employment may be terminated by me or the County without reason at any time. I understand that no representative of the County has any authority to enter into any agreement for employment for any specified period of time or to assure any other personnel action or to assure any benefits or terms or conditions of employment or make any agreement contrary to the foregoing.

I also understand and agree that this agreement may not be modified orally and that only the president of the County may make a commitment for employment. I also understand that if such an agreement is made, it must be in writing and signed by the president of the County.

Employee's Name in Print

Signature of Employee

Date Signed by Employee

TO BE PLACED IN EMPLOYEE'S PERSONNEL FILE



EMPLOYEE ACKNOWLEDGMENT AND RECEIPT OF HARASSMENT POLICY

I have read and understand the County's Harassment Policy. My signature below confirms my knowledge, acceptance, and agreement to comply with the policy.

Employee's Name in Print

Signature of Employee

Date Signed by Employee

TO BE PLACED IN EMPLOYEE'S PERSONNEL FILE



EMPLOYEE ACKNOWLEDGMENT AND RECEIPT OF TELECOMMUTING POLICY

I have read and understand the County's telecommuting policy. My signature below confirms my knowledge, acceptance, and agreement to comply with the policy.

Employee's Name in Print

Signature of Employee

Date Signed by Employee

TO BE PLACED IN EMPLOYEE'S PERSONNEL FILE

MEMORANDUM OF UNDERSTANDING

REGARDING USE OF PROPERTY AND BUILDINGS FOR EMERGENCY SERVICES TRAINING LAB

BETWEEN

Davis Technical College

AND

Morgan County

I. PURPOSE

This Memorandum of Understanding (MOU) establishes an agreement between Davis Technical College (hereinafter referred to as "DTC") and the Morgan County Fire Department (hereinafter referred to as "ESTL client") for the use of DTC property and buildings to conduct emergency services training.

II. BACKGROUND

Considering the increasing need for effective and realistic training scenarios for firefighters and EMS (ESTL client) seeks to utilize the facilities at DTC bldg. D5 to enhance their preparedness for fire and EMS incidents. DTC agrees to provide access to its property and buildings to facilitate such training, aiming to improve public safety and emergency response capabilities.

III. AGREEMENT

1. Facility Use

a. Access: DTC agrees to grant (ESTL client) access to designated areas of its property and buildings for the purpose of conducting Fire and EMS training.

b. Dates and Times: Specific dates and times for training will be mutually agreed upon in advance. The ESTL client shall provide DTC with at least 30 days' notice prior to each training session.

c. Areas Utilized: The specific areas of the property and buildings to be used for training will be outlined in Appendix A of this MOU.

d. To help maintain the facility and ensure it remains in optimal condition for training, a fee of \$100 per hour will be charged for its use. This fee contributes to the upkeep, repairs, and general maintenance required to provide a safe and functional training environment for all users. Fire departments with a current MOU with Davis Technical College will be allotted one free training session.

2. Responsibilities

a. (ESTL client) Responsibilities:

- Ensure that all training activities are conducted in a safe and controlled manner.
- Provide all necessary training equipment and personnel.
- Comply with all applicable laws, regulations, and DTC policies while on DTC property.
- Reimburse DTC for any damage to property resulting from the training activities.

- Responsible and liable for all members, players and actors involved in the training activities.

b. When ESTL is utilized by law enforcement for training exercises involving simulations, it is the responsibility of the using agency to ensure that the training area is properly cleaned after use.

- This includes the removal of any marks left by simulation rounds, as well as the collection and disposal of all empty brass casings.

- Proper cleanup helps maintain the facility's condition and ensures a safe and professional training environment for future use.

- Additionally, ensuring the area is cleaned after use will help reduce rental costs, as it minimizes the need for additional maintenance and cleaning services.

c. DTC Responsibilities:

- Provide access to the agreed-upon facilities as specified.

- Maintain communication with (ESTL client) to ensure that the facilities are prepared for training activities.

- Assist with coordination and logistical support as needed.

3. Liability and Insurance

a. Insurance: (ESTL client) shall maintain adequate insurance coverage for all training activities conducted on DTC property. Proof of insurance shall be provided to DTC upon request.

b. Liability: Each party agrees to indemnify and hold harmless the other party from any claims, damages, or liabilities arising from their own negligence or willful misconduct related to this MOU.

4. Term and Termination

a. Term: This MOU shall commence on January 1, 2026, and continue until January 1, 2028, unless terminated earlier by either party.

b. Termination: Either party may terminate this MOU with [number] days' written notice. In the event of termination, both parties shall ensure that all ongoing activities are concluded in a manner that does not adversely affect public safety or operations.

5. Amendments

Any amendments or modifications to this MOU must be made in writing and signed by authorized representatives of both parties.

6. Signatures

By signing below, the authorized representatives of DTC and ESTL client agree to the terms and conditions outlined in this MOU.

Signature: _____

Name: Dee Weaver

Title: Director of Allied Health Professions

Date:

Morgan County

Signature: _____

Name: Matthew Wilson

Title: Morgan County Commission Chair

Date:



Siddons-Martin Emergency Group
 7285 S 700 W
 Midvale, UT, 84047
 USA
 Phone: (801) 566-1261

ESTIMATE

DO NOT PAY

Customer info:

Morgan County Fire/EMS (UT)
 P.O. Box 886
 48 W Young St.
 Morgan, UT, 84050
 USA

Document info:

Work order #: 321-0000063708
 Estimate date: 2/16/2026
 Service advisor: Dennis Golden
 (AOT1)

Unit info:

Job #: 15367
 VIN: 2NKMHZ8X45M071484
 Unit: E-141
 In / Out
 Hours: 2006/0
 Miles: 34064/0

Line #	Description:			
1	Condition: N/C DIAGNOSIS OF APPARATUS CONCERNS			
	Correction:			
Part description:	Part #:	Qty:	Item price:	Total price:
Labor total: \$0.00	Parts total: \$0.00	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$0.00

Line #	Description:			
2	Condition: N/C TRAVEL TO MORGAN FIRE FOR DIAGNOSIS			
	Correction:			
Part description:	Part #:	Qty:	Item price:	Total price:
Labor total: \$0.00	Parts total: \$0.00	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$0.00

Line #	Description:			
3	Condition: PUMP PACKING LEAKING			
	Correction: REMOVE PUMP TRANS, CLEAN OUT OLD PACKING, CHECK TRANSMISSION SHAFT, REPACK WITH NEW PACKING			
Part description:	Part #:	Qty:	Item price:	Total price:
PACKING,PUMP INJECT PER PELLET	081442	2.00	\$112.80	\$225.60
Labor total: \$5,205.25	Parts total: \$225.60	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$5,430.85



Siddons-Martin Emergency Group
7285 S 700 W
Midvale, UT, 84047
USA
Phone: (801) 566-1261

ESTIMATE

DO NOT PAY

Document info: Work order #: 321-0000063708

Line #	Description:				
4	Condition: FRONT DISCHARGE AUTO DRAIN LEAKING Correction: REPLACE AUTO DRAIN AND REBUILD VALVE FOR FRONT DISCHARGE				
Part description:	Part #:	Qty:	Item price:	Total price:	
FREIGHT	300056	1.00	\$75.00	\$75.00	
AKR-KIT CONV/REPAIR W/ S/SBALL 2.5 OR G2 FIELD SER	128938	1.00	\$182.74	\$182.74	
VALVE, DRAIN, .57 C1, AUTO .75 FNPT, NO FTGS, CLOS	098351	1.00	\$76.89	\$76.89	
Labor total: \$1,550.50	Parts total: \$259.63	Sublet total: \$0.00	Freight total: \$75.00	Line total: \$1,885.13	

Line #	Description:				
5	Condition: CLASS 3 OIL LEAK ON PUMP TRANS - ADDITIONAL DIAGNOSIS REQUIRED Correction: DIAGNOSE - CLEAN AND ASSESS WHERE OIL LEAK IS COMING FROM				
Part description:	Part #:	Qty:	Item price:	Total price:	
Labor total: \$443.00	Parts total: \$0.00	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$443.00	

Line #	Description:				
6	Condition: PUMP COOLER LEAKING, SHOWS EVIDENCE CONSISTENT WITH FREEZE DAMAGE Correction: REPLACE PUMP COOLER				
Part description:	Part #:	Qty:	Item price:	Total price:	
FREIGHT	300056	1.00	\$125.00	\$125.00	
COOLER,2.12 DIA X 24.50 LG ENG AUX COOL,2ND GEN	090729	1.00	\$844.61	\$844.61	
Labor total: \$1,107.50	Parts total: \$844.61	Sublet total: \$0.00	Freight total: \$125.00	Line total: \$2,077.11	



Siddons-Martin Emergency Group
 7285 S 700 W
 Midvale, UT, 84047
 USA
 Phone: (801) 566-1261

ESTIMATE

DO NOT PAY

Document info: Work order #: 321-0000063708

Line #	Description:				
7	Condition: CLASS 3 LEAK AT STEERING GEAR				
	Correction: REPLACE STEERING GEAR				
Part description:	Part #:	Qty:	Item price:	Total price:	
FREIGHT	300056	1.00	\$300.00	\$300.00	
SHEPPARD STTERING GEAR BOX	229580	1.00	\$2,676.18	\$2,676.18	
Labor total: \$1,882.75	Parts total: \$2,676.18	Sublet total: \$0.00	Freight total: \$300.00	Line total: \$4,858.93	

Line #	Description:				
8	Condition: A/C COMPRESSOR LEAKING				
	Correction: REPLACE COMPRESSOR AND RECEIVER DRIER				
Part description:	Part #:	Qty:	Item price:	Total price:	
COMPRESSOR	367265	1.00	\$723.14	\$723.14	
A/C RECIEVER DRIER, KENWORTH	163254	1.00	\$74.92	\$74.92	
Labor total: \$2,215.00	Parts total: \$798.06	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$3,013.06	

Line #	Description:				
9	Condition: CLASS 2 LEAK AT OIL PAN				
	Correction: REPLACE OIL PAN GASKET - OIL INCLUDED WITH PM SERVICE (LINE 15)				
Part description:	Part #:	Qty:	Item price:	Total price:	
GASKET,OIL PAN	214318	1.00	\$112.72	\$112.72	
Labor total: \$1,661.25	Parts total: \$112.72	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$1,773.97	



Siddons-Martin Emergency Group
 7285 S 700 W
 Midvale, UT, 84047
 USA
 Phone: (801) 566-1261

ESTIMATE

DO NOT PAY

Document info: Work order #: 321-0000063708

Line #	Description:				
10	Condition: DIAGNOSE - OIL LEAK ON THE LEFT SIDE OF MOTOR, UNKNOWN ORIGIN				
	Correction: CLEAN ENGINE, DIAGNOSE FOR SOURCE OF LEAK. RECOMMENDATION BASED ON FINDINGS				
Part description:	Part #:	Qty:	Item price:	Total price:	
Labor total: \$443.00	Parts total: \$0.00	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$443.00	

Line #	Description:				
11	Condition: FUEL LINES LEAKING AT ECM COOLING PLATE				
	Correction: REPLACE 2 FUEL LINES				
Part description:	Part #:	Qty:	Item price:	Total price:	
FREIGHT	300056	1.00	\$75.00	\$75.00	
TUBE,FUEL SUPPLY	209838	1.00	\$91.41	\$91.41	
TUBE,FUEL SUPPLY	209970	1.00	\$98.98	\$98.98	
Labor total: \$1,439.75	Parts total: \$190.39	Sublet total: \$0.00	Freight total: \$75.00	Line total: \$1,705.14	

Line #	Description:				
12	Condition: ORIGINAL AIR DRYER				
	Correction: RECOMMEND REPLACE AIR DRIER ASSEMBLY				
Part description:	Part #:	Qty:	Item price:	Total price:	
BENDIX ADIP AIR DRIER	033603	1.00	\$475.09	\$475.09	
Labor total: \$775.25	Parts total: \$475.09	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$1,250.34	



Siddons-Martin Emergency Group
7285 S 700 W
Midvale, UT, 84047
USA
Phone: (801) 566-1261

ESTIMATE

DO NOT PAY

Document info: Work order #: 321-0000063708

Line #	Description:				
13	Condition: LEFT REAR SPRING HANGER NO GREASE & BUSHINGS WORN OR MISSING Correction: REPLACE SPRING BUSHINGS AND PINS				
Part description:	Part #:	Qty:	Item price:	Total price:	
LEAF SPRING BUSHINGS, PINS & U-BOLTS - *ESTIMATED	300041	1.00	\$1,626.20	\$1,626.20	
Labor total: \$2,547.25	Parts total: \$1,626.20	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$4,173.45	

Line #	Description:				
14	Condition: POST REPAIR PUMP TEST Correction: NFPA 1910-48 22.2 PUMP TEST FREQUENCY (1) REMOVAL OF PUMP TRANS				
Part description:	Part #:	Qty:	Item price:	Total price:	
Labor total: \$580.00	Parts total: \$0.00	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$580.00	

Line #	Description:				
15	Condition: MAJOR PM SERVICE RECOMMENDED Correction: REPLACE ENGINE OIL AND FILTER, FUEL FILTERS, ENGINE AIR FILTER, TRANSMISSION FLUID AND FILTER, *COOLANT FILTER, PUMP FLUID, DIFFERENTIAL FLUID, *DEF FILTER				
Part description:	Part #:	Qty:	Item price:	Total price:	
Labor total: \$3,575.00	Parts total: \$0.00	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$3,575.00	

Line #	Description:				
16	Condition: FRONT SHOCKS SHOW SIGNS OF BEING WORN / AGE Correction: REPLACE FRONT SHOCKS				
Part description:	Part #:	Qty:	Item price:	Total price:	
ABSORBER-SHOCK	291628	2.00	\$181.31	\$362.61	
Labor total: \$443.00	Parts total: \$362.61	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$805.61	



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 7285 S 700 W
 Midvale, UT, 84047
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 Phone: (801) 566-1261

ESTIMATE

DO NOT PAY

Document info: Work order #: 321-0000063708

Line #	Description:				
17	Condition: BELT TENSIONER WORN OUT, LOW TENSION				
	Correction: REPLACE TENSIONER AND BELT				
Part description:	Part #:	Qty:	Item price:	Total price:	
FREIGHT	300056	1.00	\$75.00	\$75.00	
TENSIONER,BELT	213818	1.00	\$260.32	\$260.32	
BELT, V RIBBED	215319	1.00	\$181.16	\$181.16	
Labor total: \$443.00	Parts total: \$441.48	Sublet total: \$0.00	Freight total: \$75.00	Line total: \$959.48	

Line #	Description:				
18	Condition: CONTINGENCY HOLD FOR UNIDENTIFIED PARTS & LABOR NECESSARY TO COMPLETE APPROVED REPAIRS				
	Correction: ITEMIZED FOR FINAL BILLING				
Part description:	Part #:	Qty:	Item price:	Total price:	
CONTINGENCY HOLD BASED ON WORK ORDER TOTAL	300041	1.00	\$3,300.00	\$3,300.00	
Labor total: \$0.00	Parts total: \$3,300.00	Sublet total: \$0.00	Freight total: \$0.00	Line total: \$3,300.00	

Total of All Services

Labor total	\$24,311.50	Shop supplies	\$250.00
Parts total	\$11,312.57	Sublet total	\$0.00
Freight total	\$650.00	Sales tax	\$0.00

Estimate total: \$36,524.07



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: 3/3/26 Time Requested: _____
Name: Leslie A Hyde Clerk/Auditor/BOE Phone: (801) 845-4010
Address: 48 W Young Street Morgan UT 84050
Email: lh Hyde@morgancountyutah.gov Fax: _____
Associated County Department: _____

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Discussion/Decision on BOE Hearing application for John & Sarai Williamson/3250 MVD LLC
Late appeal application approved 1/6/2026

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

<input type="checkbox"/>
<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>

REQUEST FOR APPEAL

JOHN & SARAI WILLIAMSON 3250 MVD LLC

00-0060-1763



2025 Request for Appeal - Locally Assessed Real Property

JAN 29 '26 PM 3:15

THE APPEAL DEADLINE IS SEPTEMBER 15, 2025

EMAIL: klasater@morgancountyutah.gov (preferred method) PHONE: 801-842-4042 PO Box 886, 48 W Young St, UT 84050

OWNER/TAXPAYER INFORMATION		REPRESENTATIVE INFORMATION*	
PARCEL NUMBER (SEE NOTICE) <u>00-0060-1763</u>		(If Applicable)	
OWNER/TAXPAYER <u>John Williamson 3250 MVP, LLC</u>		REPRESENTATIVE NAME <u>John & Sarah Williamson</u>	
PROPERTY LOCATION (ADDRESS) <u>3250 N Morgan Valley Dr.</u>		MAILING ADDRESS <u>761 Ice Pond Rd</u>	
MAILING ADDRESS (If different than above) <u>761 Ice Pond Rd Kaysville, UT 84037</u>		MAILING CITY, STATE & ZIP CODE <u>Kaysville, UT 84037</u>	
DAY [REDACTED]		DAY [REDACTED]	
EMAIL ADDRESS (Check junk folders for correspondence from BOE.) [REDACTED]		EMAIL ADDRESS (Check junk folders for correspondence from BOE) [REDACTED]	
By providing an email address, you authorize correspondence by email. This is the preferred method of correspondence for appeals. <input type="checkbox"/> Check here for correspondence by mail only.		* Representative may complete this form on behalf of the owner. Letter of authorization must include parcel number, property address and tax year.	

MARKET VALUE (AS SHOWN ON NOTICE) \$ 1,509,668 APPLICANT(S) OPINION OF FAIR MARKET VALUE \$ 1,025,000
AS OF JANUARY 1 OF THE TAX YEAR UNDER APPEAL (REQUIRED BY LAW)

BASIS FOR APPEAL AND REQUIRED DOCUMENTATION
SEE BACK OF FORM FOR EXPLANATIONS AND INSTRUCTIONS

I REQUEST THAT THE MARKET VALUE OF THIS PROPERTY BE ADJUSTED BASED UPON THE FOLLOWING EVIDENCE:

- | | |
|---|---|
| <p>RESIDENTIAL DOCUMENTATION REQUIRED</p> <p><input checked="" type="checkbox"/> A. Purchase of the property within one year of January 1</p> <p><input type="checkbox"/> B. Professional Fee Appraisal with an effective date within one year of January 1</p> <p><input type="checkbox"/> C. The sale of comparable properties within one year of January 1. Minimum of three (3) is required but up to five (5) is preferred.</p> <p><input type="checkbox"/> D. Factual error</p> <p><input type="checkbox"/> E. Cost Approach</p> | <p>COMMERCIAL DOCUMENTATION REQUIRED</p> <p><input type="checkbox"/> A. Purchase of the property within one year of January 1</p> <p><input type="checkbox"/> B. Professional Fee Appraisal with an effective date within one year of January 1</p> <p><input type="checkbox"/> C. The sale of comparable properties within one year of January 1. Minimum of three (3) is required but up to five (5) is preferred.</p> <p><input type="checkbox"/> D. Factual error</p> <p><input type="checkbox"/> E. Income or Cost Approach</p> |
|---|---|
- For additional explanations and instructions
<https://www.morgancountyutah.gov/copy-of-board-of-equalization>*

Please select your hearing preference: If a hearing option is not selected the appeal will be treated as a waiver.

WAIVER -- I hereby agree to waive my right to an appearance before the Morgan County Board of Equalization. I understand that I will not be penalized in any manner for not appearing and my appeal will be reviewed by a third party Hearing Officer in an expedited manner with my initial evidence filed. Evidence will be reviewed, and appeal decided based on the written evidence contained in the case file. I have the right to review all evidence on file with the Clerk of the Board regarding my appeal. If I am not satisfied, I understand that I retain the right to appeal to the Utah State Tax Commission.

I wish to appear in person or by zoom before a third party Hearing Officer.*

*The email address provided above will be used for scheduling your hearing. Check spam/junk folders for correspondence from the BOE.

SIGN YOUR APPEAL By signing this document, I certify all statements herein and/or attachments are true, correct, and complete. I understand the filing deadline and have read the general instructions on both pages of this document. I also understand that hearings may be videotaped for training purposes only.

The following information and signature certify all statements and attachments are true, correct, and complete:

[Signature] 1/26/2026
Signature of Property Owner Date

John Williamson for 3250 MVP, LLC
Printed Name

OR (if represented by an agent or tax representative)

Signature of agent or tax representative. Must include letter of authorization signed by property owner if owner does not sign appeal form. Include confidentiality affidavit for commercial properties, found at <https://www.morgancountyutah.gov/copy-of-board-of-equalization>

PLEASE READ

GENERAL INSTRUCTIONS

PLEASE READ

PROPERTY OWNERS WHO WISH TO APPEAL THE MARKET VALUE SHOWN ON THE
"NOTICE OF PROPERTY VALUATION AND TAX CHANGES"

The filing period for an appeal is August 1 to September 15 each year or within 45 days of mailing the Notice of Property Valuation.

All appeals to the Morgan County Board of Equalization (BOE) must include: The appeal form filled out completely; all evidence and documentation attached and submitted with the initial appeal filing on this form; and the required signatures of the applicant of the property. A separate form must be completed for each parcel of property appealed.

All evidence must be submitted at the time of appeal filing and must support the value as of January 1 of the tax year under appeal. Appeals filed without sufficient evidence may be dismissed. The Assessor's valuation is presumed by law to be correct, except as provided in U.C.A. Section 59-2-109. Appellant must submit evidence demonstrating substantial error in the original assessment and sound evidence in support of an alternative value.

Hearing Officers appointed by the BOE will make recommendations based on the written evidence submitted with this appeal and any oral testimony and/or argument made at hearing. The BOE may raise, lower, or maintain the market value based upon the facts presented. The BOE cannot accept appeals in the current year for adjustments of prior years' market values. A Notice of Final Decision will be mailed to the applicant with an explanation of further appeal rights.

PAYMENT OF TAXES: PLEASE NOTE CAREFULLY that taxes will be due and payable as noted on the Tax Notice mailed by November 1 from the Morgan County Treasurer. If you have not received an appeal decision by the due date you should pay the tax as billed. Failure to pay when due will result in a penalty and the accrual of interest. Refunds will be issued only upon a final and unappealable decision, to the taxpayer that paid the property taxes with interest pursuant to state statute. If the property is sold or transferred, the taxpayer entitled to a refund is required to contact the Board of Equalization within 10 calendar days after the date of the decision with the following information: (a) a statement that the taxpayer is entitled to receive the refund; (b) the name of the taxpayer, or an officer or agent of that taxpayer, entitled to receive the refund; and (c) the mailing address of the taxpayer, or an officer or agent of that taxpayer, to which the taxpayer requests the refund to be sent.

EXPLANATIONS AND INSTRUCTIONS BASIS FOR APPEAL AND REQUIRED DOCUMENTATION

- Box A- You must attach a copy of the closing statement or disclosure, settlement statement, or HUD-1 disbursement document from sale of this parcel. If an appraisal was completed for this transaction, submitting a copy of the full appraisal may strengthen your appeal.
- Box B- You must attach a full copy of the appraisal including a copy of the signature page.
- Box C- Provide all details such as style, quality, size, age, location, land area, etc. The more comparable the sales are to the appealed property, the greater consideration they will be given. If possible, provide comparable sales evidence in a listing full print format.
- Box D- Factual error relates only to "physical" characteristics or description of this property which are significant and would affect the market value of this property and cause the value to exceed "Fair Market Value". Provide a full and complete explanation of the error and supply supporting evidence.
- Box E- **Income Approach – COMMERCIAL ONLY:** This is generally the preferred method of valuation for income producing commercial or industrial property (not for duplexes, condos, or single-family residences). To appeal using this valuation method, please provide: (1) Rent roll for the prior year ending December 31. (2) Evidence of an appropriate vacancy rate. (3) The prior year's income and expense statement for this property. (4) Evidence of the appropriate rate of return (capitalization rate) to be applied to the net operating income for this property. If this property is owner occupied, you may submit equivalent data for comparable commercial or industrial properties with evidence to justify similarities or differences from this property.
- Cost Approach:** Submission of a Cost Approach is the least persuasive evidence of "Fair Market Value" except in a recently constructed property with appropriate evidence of the value of the land using one of the above bases.

Pursuant to U.C.A. 59-2-1004(2)(b)(ii), if your property is a qualified property, you may request the "inflation adjusted value" from the Clerk of the Board.

"FAIR MARKET VALUE" IS DEFINED AS THE AMOUNT AT WHICH PROPERTY WOULD CHANGE HANDS BETWEEN A WILLING BUYER AND SELLER NEITHER BEING UNDER ANY COMPULSION U.C.A. SECTION 59-2-102(13). YOU MUST PROVIDE EVIDENCE THAT THE MARKET VALUE ON THE NOTICE EXCEEDS "FAIR MARKET VALUE".

U.C.A. SECTION 59-2-109 addresses the burden of proof. In most cases the applicant bears the burden of proof. In the rare case of an application for appeal of "qualified real property," a party (generally the Assessor or Applicant) who seeks a value different than the "inflation adjusted value" must establish a substantial error in the "inflation adjusted value" and a sound evidentiary basis for an alternative value.

E-MAIL, MAIL OR DELIVER COMPLETED FORMS TO (PLEASE submit only one copy):

EMAIL FORMS TO: klasater@morgancountyutah.gov
(PREFERRED METHOD)

OR

Morgan County Clerk/Auditor's Office
PO Box 886, 48 W Young St
Morgan, UT 84050

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EMAIL FORMS TO: klasater@morgancountyutah.gov
(PREFERRED METHOD)

OR

Morgan County Clerk/Auditor's Office
PO Box 886, 48 W Young St
Morgan, UT 84050

& INSTRUCTIONS ON REVERSE SIDE

2025

MORGAN COUNTY
LESLIE A HYDE
MORGAN COUNTY CLERK/AUDITOR
P.O. BOX 886
MORGAN, UT 84050

ACCOUNT NUMBER	SERIAL NUMBER	TAX DISTRICT
00-0060-1763	01-004-160-01-1	001
PARTIAL LEGAL DESCRIPTION – FOR TAX ID ONLY		
A PT OF THE SE1/4 OF SEC 7 & PT OF THE SW1/4 OF SEC 8 T4N R2E SLB&M U.S. SUR MORGAN COUNTY UTAH BEIN		
PROPERTY ADDRESS		
N MORGAN VALLEY DR :3250 MORGAN		
ACRES		
5.56		

FORWARD TO NEW OWNER IF PROPERTY HAS BEEN SOLD

003612
3250 MVD LLC
761 E ICE POND RD
KAYSVILLE, UT 84037-4601

VALUE OF YOUR PROPERTY

PROPERTY TYPE	2024 Market Value	2024 Taxable Value	2025 Market Value	2025 Taxable Value
Non-Prim Res	293,269	293,269	311,722	311,722
Ag Building	202,721	202,721	736,666	736,666
Land Greenbelt	228,000	1,683	228,000	1,800
Land Secondary (2)	233,280	233,280	233,280	233,280
TOTAL PROPERTY VALUE	957,270	730,953	1,509,668	1,283,469

TAXING ENTITIES	COMPARE		PROPOSED		CHANGES		BE HEARD				
	2024	2025 IF NO INCREASE	2025 IF PROPOSED BUDGET APPROVED	TAXABLE VALUE	TAXES	IF 2025 INCREASE	CHANGE IN TAX	CHANGE IN %	PUBLIC TRUTH-IN-TAXATION MEETING		
	TAXES	RATE	TAXES	RATE					Date	Time	Place
County General Fund	1,071.58	0.001367	1,754.50	0.001367	1,283,469	1,754.50	0.00	0.00%			
Capital Improvements	39.47	0.000050	64.17	0.000050	1,283,469	64.17	0.00	0.00%			
County Assessing & Collecting	184.93	0.000236	302.90	0.000236	1,283,469	302.90	0.00	0.00%			
Multicounty Assessing & Collecting	10.96	0.000014	17.97	0.000014	1,283,469	17.97	0.00	0.00%			
County Library	83.33	0.000106	136.05	0.000106	1,283,469	136.05	0.00	0.00%			
School Go Bond	0.00	0.001411	1,810.97	0.001411	1,283,469	1,810.97	0.00	0.00%			
School District	3,909.13	0.003312	4,250.85	0.003312	1,283,469	4,250.85	0.00	0.00%			
School Basic State Levy	1,029.18	0.001379	1,769.90	0.001379	1,283,469	1,769.90	0.00	0.00%			
Charter School Levy	10.23	0.000022	28.24	0.000022	1,283,469	28.24	0.00	0.00%			
Weber Basin Water	143.27	0.000191	245.14	0.000191	1,283,469	245.14	0.00	0.00%			
Health Services	60.67	0.000078	100.11	0.000078	1,283,469	100.11	0.00	0.00%			
Flood And Disaster	7.31	0.000009	11.55	0.000009	1,283,469	11.55	0.00	0.00%			
TOTALS	6,550.06	0.008175	10,492.35	0.008175	1,283,469	10,492.35	0.00	0.00%	LAST PROPERTY REVIEW: 2025		

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

If you have questions regarding the value of the property as stated on this notice, please call the Assessor's Office 801-845-4000.

If you have questions regarding the ownership or property description as stated on this notice, please call the Recorder's Office 801-829-3277.

If you are 65 years old or older, disabled, or experiencing extreme hardship, and this property is your primary residence, you may be eligible to defer payment of this property tax. Please call 801-845-4011 if you have any questions.

If you have questions regarding the Board of Equalization Hearings, please call the Clerk/Auditor's Office at 801-845-4042. Applications for the Board of Equalization can be found at: <https://www.morgancountyutah.gov/clerk>. Deadline for filing an appeal is 5:00 pm on September 15, 2025 or 45 days after this valuation notice was sent out, whichever is later.

Centrally assessed appeal deadline is August 1, 2025 and must be filed with the Utah State Tax Commission. <https://tax.utah.gov/commission-office/appeals/centrally-assessed#appeals>

The information below does not affect you unless it is listed as one of the entities above:

WPR UTILITY DISTRICT – IF THE 2025 PROPOSED TAX INCREASE IS APPROVED, THE TOTAL AD VALOREM TAX GENERATED FROM THE INCREASE WOULD BE: \$773,000

WPR ROAD & FIRE DISTRICT – IF THE 2025 PROPOSED TAX INCREASE IS APPROVED, THE TOTAL AD VALOREM TAX GENERATED FROM THE INCREASE WOULD BE: \$773,000

THIS DOES NOT INCLUDE TAX CREDITS, CIRCUIT BREAKERS, OR ABATEMENTS

01010036120



04473

Chicago Title Agency of Utah, LLC

1790 Sun Peak Drive, Suite A203, Park City, UT 84098

Phone: 435-252-0100

FINAL BUYER'S STATEMENT

Settlement Date: October 25, 2024
Disbursement Date: October 25, 2024

Escrow Number: CTUT2400109-WG
Escrow Officer: Whitney Galvan

Email: [REDACTED]

Buyer: 3250 MVD LLC
761 Ice Pond Rd
Kaysville, UT 84037

Seller: Allan I. Billington and Trudy A. Guarente
3273 NW 44TH TERRACE
OCALA, FL 34482

Property: 3250 N Morgan Valley Dr
Morgan, UT 84050

	\$ DEBITS	\$ CREDITS
FINANCIAL CONSIDERATION		
Sale Price of Property	1,025,000.00	
Deposit Retained by Engel & Volkers Salt Lake City (\$10,000.00)		10,000.00
PRORATIONS/ADJUSTMENTS		
County Taxes at \$6,907.21 10/25/24 to 01/01/25 (\$6,907.21 / 366 X 68 days)	1,283.31	
TITLE & ESCROW CHARGES		
Title - Closing Fees (Buyer) Chicago Title Agency of Utah, LLC	375.00	
Title - Recording Service Fee Paid to Simplifile Chicago Title Agency of Utah, LLC	10.00	
SE-430-06 Natural Persons Chicago Title Agency of Utah, LLC	25.00	
GOVERNMENT CHARGES		
Recording Fees Chicago Title Agency of Utah, LLC	80.00	
MISCELLANEOUS CHARGES		
Water Exchange Transfer First American Title Insurance Company	595.00	
Water Share Transfer Fee Peterson Irrigation Co., Inc.	30.00	
Subtotals	1,027,398.31	10,000.00
Balance Due FROM Buyer		1,017,398.31
TOTALS	1,027,398.31	1,027,398.31

I have carefully reviewed the Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a copy of the Settlement Statement.

BUYER:

3250 MVD LLC

DocuSigned by:

BY: John P. Williamson
John P. Williamson
Manager

To the best of my knowledge, the Settlement Statement which I have prepared is a true and accurate account of the funds which were received and have been or will be disbursed by the undersigned as part of the settlement of this transaction.



Chicago Title Agency of Utah, LLC
Settlement Agent

MLS# 2025395



Status: SOLD
3250 N Morgan Valley Dr Dr
Peterson, UT 84050

17 MONTHS LISTED / MARKETED
AT \$1.5M OR ABOVE.
SOLD AT \$1,025,000

List No	Tax ID	Office	Date	Time	By	Field	Before	After
2025395	00-0060-1763	Coldwell Banker Realty (Union Heights)	10/28/2024	10:54 am	Miki Lemmon	Status	BACKUP	SOLD
2025395	00-0060-1763	Coldwell Banker Realty (Union Heights)	10/03/2024	11:35 am	Darian Ybarra	Status	ACTIVE	BACKUP
2025395	00-0060-1763	Coldwell Banker Realty (Union Heights)	09/25/2024	10:06 am	Bridgette Toone	Status	ACTIVE	ACTIVE

\$1,025 M

LISTING PRICE
1.3²⁵M

DOM Reset

1985776	00-0060-1763	Coldwell Banker Realty (Salt Lake-Sugar House)	08/08/2024	4:08 pm	Jaimie Boyer	Status	ACTIVE	CANCELED
1985776	00-0060-1763	Coldwell Banker Realty (Salt Lake-Sugar House)	08/08/2024	4:07 pm	Jaimie Boyer	Realtor Remarks	Buyer to verify all information. Please contact listing agent for showing appointments.	***SELLER WILL RELIST WITH CURRENT AGENT AFTER NEW PHOTOS ARE TAKEN. DO NOT CONTACT SELLER*** Buyer to verify all information. Please contact listing agent for showing appointments
1985776	00-0060-1763	Coldwell Banker Realty (Salt Lake-Sugar House)	08/08/2024	4:07 pm	Jaimie Boyer	Exclusions		
1985776	00-0060-1763	Coldwell Banker Realty (Park City-Newpark)	04/25/2024	9:37 am	Lisa Lewis	Status	ACTIVE T/C	ACTIVE
1985776	00-0060-1763	Coldwell Banker Realty (Park City-Newpark)	04/18/2024	3:54 pm	Lisa Lewis	Status	ACTIVE	ACTIVE T/C
1985776	00-0060-1763	Coldwell Banker Realty (Park City-Newpark)	03/14/2024	10:18 am	Lisa Lewis	Exclusions		

LISTING PRICE

1985776 00-0060-1763 Coldwell Banker Realty (Park City-Newpark) 03/13/2024 9:44 am Lisa Lewis Status **1.6M** ACTIVE

DOM Reset

1964410 00-0060-1763 Windermere Real Estate 11/04/2023 4:50 pm Leslie Saunders Status ACTIVE CANCELED

1964410 00-0060-1763 Windermere Real Estate 10/29/2023 8:47 am Leslie Saunders Realtor Remarks
 Fantastic Equestrian Family Home on 5.56 acres with Steel Constructed 240'x90'x22'Barn. (WOW = that is 21,600 square feet. Property includes 2.5 shares of Peterson Irrigation Water, 7 irrigated fenced grass pastures, 200x90 Indoor Arena with 10 Priefert Stalls, Immaculate Barn, Hay Storage and Tack Room. Remodeled Cottage is the best of one level living! All Vinyl and Tile flooring. Bring the family and all the horses and toys! Must see to appreciate.
 Fantastic Equestrian Family Home on 5.56 acres with Steel Constructed 240'x90'x22'Barn. (WOW = that is 21,600 square feet Indoor Arena) Property includes 2.5 shares of Peterson Pressurized Irrigation Water, 7 irrigated fenced grass pastures, Horse property with Indoor Arena and 10 Priefert Stalls, Immaculate Barn, Rubber and Sand footings, Hay Storage and Tack Room. Remodeled Cottage is the best of one level living! All Vinyl and Tile flooring. Bring the family and all the horses and toys! Must see to appreciate.

1964410 00-0060-1763 Windermere Real Estate 10/27/2023 9:38 am Leslie Saunders Status **1.6M** Listing Price ACTIVE

DOM Reset

1882183 00-0060-1763 Windermere Real Estate (Park Ave) 08/09/2023 11:29 am Nicole Adee Status UNDER CONTRACT CANCELED

1882183 00-0060-1763 Windermere Real Estate 06/09/2023 3:27 pm Leslie Saunders Status ACTIVE UNDER CONTRACT

1882183 00-0060-1763 Windermere Real Estate 06/09/2023 3:26 pm Leslie Saunders Status **1.5M** Listing Price ACTIVE

DOM Reset

903475 00-0060-1763 Mountain Valley Real Estate Experts 04/07/2010 3:47 pm Mike Cragun Status UNDER CONTRACT SOLD

903475 00-0060-1763 Mountain Valley Real Estate Experts 01/30/2010 12:27 pm Jason Johnson Status ACTIVE UNDER CONTRACT

903475 00-0060-1763 Mountain Valley Real Estate Experts 01/30/2010 12:24 pm Jason Johnson Status UNDER CONTRACT ACTIVE

903475	00-0060-1763	Mountain Valley Real Estate Experts	01/26/2010	8:21 am	Jason Johnson	Status	ACTIVE	UNDER CONTRACT
903475	00-0060-1763	Mountain Valley Real Estate Experts	11/13/2009	6:15 pm	Jason Johnson	List Price	\$295,000	\$280,000
903475	00-0060-1763	Mountain Valley Real Estate Experts	09/24/2009	5:08 pm	Jason Johnson	List Price	\$315,000	\$295,000
903475	00-0060-1763	Mountain Valley Real Estate Experts	08/03/2009	8:43 am	Jason Johnson	Status		ACTIVE
893379	00-0060-1763	Mountain Valley Real Estate Experts	08/03/2009	8:42 am	Jason Johnson	Status	ACTIVE	WITHDRAWN UNCONDITIONALLY (CANCEL)
893379	00-0060-1763	Mountain Valley Real Estate Experts	08/03/2009	8:42 am	Jason Johnson	Status	WITHDRAWN	ACTIVE
893379	00-0060-1763	Mountain Valley Real Estate Experts	08/03/2009	8:40 am	Jason Johnson	Status	ACTIVE	WITHDRAWN
893379	00-0060-1763	Mountain Valley Real Estate Experts	06/17/2009	3:23 pm	Jason Johnson	Status		ACTIVE

MLS# 2025395

Sold Price: \$1,025,000
 Original List Price: \$1,325,000
 Price Per: \$531

Status: SOLD

DOM: 33
 Time Under Contract: 24

Entry Date: 09/25/2024
 Contract Date: 10/01/2024
 Sold Date: 10/25/2024

Concessions: \$0

Sold Terms: Cash

Address: 3250 N Morgan Valley Dr Dr

NS/EW: 3250 /

City: Peterson, UT 84050

County: Morgan

Restrictions: No

Proj/Subdiv: RODGER PETERSON PRUD

Tax ID: 00-0060-1763

Est. Taxes: \$4,420

Zoning: RR-5

HOA?: No

ADU?: No

School Dist: Morgan

Sr High: Morgan

Elem: Morgan

Other Schl:

Jr High: Morgan



Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
1	1930	4	2	-	1	-	-	1	-	1	1	-
Tot	1,930	4	2	0	0	1	0	0	1	1	1	0

Type: Single Family
 Style: Manufactured

Year Built: 1997

Acres: 5.56

Deck | Pat: 1 | 1

Garage: 1

Carpport: 0

Prkg Sp: 6

Fin Bsmt: 0%

Basement: None/Crawl Space

Garage/Park: RV Parking; Extra Length; Workshop; Workbench

Driveway: Concrete; Gravel

Water: Culinary; Irrigation: Pressure; Rights: Owned; Well

Water Shares: 2.50

Spa?: No Community Pool?: No

Primary Level: 1st floor

Senior Comm: No

Animals: Pets < 20 Lbs.; Pets 20 - 75 Lbs.; Pets > 75 Lbs.; Livestock

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof: Asphalt Shingles; Pitched

Heating: Forced Air; Gas: Central; Wood Burning

Air Cond: Natural Ventilation

Floor: Tile; Vinyl (LVP); Vinyl

Window Cov: Blinds; Full; Shades

Pool?: No

Pool Feat:

Possession:

Exterior: Asphalt Shingles; Vinyl

Has Solar?: No

Landscape: Fruit Trees; Landscaping: Part; Mature Trees

Lot Facts: Corner Lot; Cul-de-Sac; Fenced: Full; Road: Paved; Sprinkler: Manual-Full; Terrain, Flat; View: Mountain; View: Valley

Exterior Feat: Barn; Double Pane Windows; Entry (Foyer); Horse Property; Out Buildings; Outdoor Lighting; Secured Building; Sliding Glass Doors; Walkout; Patio: Open

Interior Feat: Bath: Primary; Bath: Sep. Tub/Shower; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Jetted Tub; Oven: Gas; Range: Gas; Range/Oven: Free Stdng.; Vaulted Ceilings

Amenities: Electric Dryer Hookup; Home Warranty; Workshop

Inclusions: Ceiling Fan; Dryer; Range; Refrigerator; Washer; Window Coverings; Workbench

Terms: Cash; Conventional; Exchange; VA; USDA Rural Development

Storage: Garage; Other; Shed

Access Feat: Single Level Living

Utilities: Gas: Connected; Power: Connected; Sewer: Septic Tank; Water: Connected

Zoning: Single-Family; Agricultural

(230x80)

Remarks: Welcome to the epitome of equestrian living! Three Lions Farm is nestled in picturesque Morgan Valley, this exceptional 5.5-acre horse farm offers an idyllic retreat for both horses and humans. Unleash the full potential of your horses with the expansive indoor arena, providing a year-round space for training and riding. The 240 X 90 barn ensures optimal training conditions regardless of the weather, allowing you to pursue your passion for riding at any time. The ten Priefert Premiere horse stalls are already equipped with stall mats and ready to home your favorite equines. Fresh eggs and a charming, rustic atmosphere are just a few steps away with the chicken coops adding a delightful touch to your farm life. Along with seven irrigated pastures for horse turn out, the property offers a large workshop, and a darling home that is move in ready, or build your dream equestrian home! This property has incredible panoramic views of the Wasatch Mountains that will take your breath away. Whether you're riding in the arena, tending to your horses, or simply enjoying the peaceful ambiance, the beauty of nature surrounds you at Three Lions Farm. Your dream equestrian haven awaits; let this idyllic retreat become your reality. World class ski resorts are just minutes away - 20 minutes to Snowbasin, 40 minutes to Powder Mountain, boating and fishing are just 25 minutes away at Pineview Reservoir.

Agt Remarks: All information herein is deemed reliable but is not guaranteed. Buyer is responsible for verifying all information.

ASSESSOR EVIDENCE

Leslie Hyde

From: Leslie Hyde
Sent: Monday, February 23, 2026 5:13 PM
To: [REDACTED]
Subject: Board of Equalization
Attachments: 01012025_MORGAN COUNTY.pdf

See attached.
Thank you ,

Leslie A. Hyde
Morgan County Clerk/Auditor



John Williamson
3250 N Morgan Valley Dr
Morgan, Utah 84050

 801-845-4010

 lhyde@morgancountyutah.gov

60-1763, 01-004-160-01-1

 www.morgancountyutah.gov

Mr. and Mrs. Williamson

We are informing you of the status of the Board of Equalization that was received on (1/29/26):

Morgan County Assessor's Office has received and reviewed the Late 2025 Board of Equalization appeal, approved for reconvenes by the Morgan County Commission, on 1/20/26, of the subject property for the 2025 tax year. Due to some timing issues, the hearing will not take place until March 3, 2026.

There are two issues discussed by the Morgan County Commission justifying the Reconvening of the LATE 2025 BOE.

1. Market Value, where the property had been purchased 2 months before the Lien Date of Value.
2. FAA (Greenbelt) Rollback.

1) For this late 2025 appeal, the Morgan County Assessor will recommend that the value be adjusted from the original 2025 assessment of \$1,509,668 to reflect the Oct 2024 sale of \$1,025,000. This will reflect the lien date of value as 1/1/2025.

In discussion with the owner, the property had been listed multiple times over the past year. The list price was around \$1.5M each time. There had been multiple offers on the home. However, the underwriters of the lending apparently had issues with the home being a modular home and questioned the foundation. Also, there has been a concern about water under the home. The Williamsons knew of both these issues and the previous offers. They made a cash offer for the property, which the Seller accepted.

2) June 30, 2025, Morgan County Assessor's FAA (Greenbelt) Audit determined that the property did not qualify for the FAA (Greenbelt) 5 acres or more dedicated to agriculture. In accordance with Utah State Statute, the property was removed from the FAA (Greenbelt), which generated a Rollback tax of \$8,024.63.

This is a separate issue that the BOE will need to discuss on what will be determined for the rollback tax. The argument over whether the property ever qualified for FAA (Greenbelt) may be made; however, the previous owners are no longer affiliated with Morgan County. The Current Assessor Office has acted without bias and performed its duties appropriately per State Statute. The lien of rollback is assessed on the parcel. This information was given by the Assessor's office.

Please respond to the stipulation within 10 days of receiving this if you agree with the value.

Thank you for taking the time to review the information provided.

Leslie Hyde

Morgan County Clerk-Auditor

Stipulation of Agreement for Real Property Valuation

MORGAN County Board of Equalization

Form PT-014
PT-014.ai Rev. 1/00

General Information

Appellant: 3250 MVD LLC Date: 02/10/2026

Property identification number: 00-0060-1763/ 01-004-160-01-1 Appeal number: Williamson


Valuation

	Pre-Board Market	Equalized Market
Land/FAA (real estate)	\$ 461,280	\$ 461,280
Improvements	\$ 1,048,388	\$ 563,720
Personal property	\$	\$
Total Value	\$ 1,509,668	\$ 1,025,000

Explanation of Agreement

Morgan County will stipulate to the value of the Sale on 10/25/2024 for the \$1,025,000 for the 2025 year. There was minor changes with the agriculture barn that was change of the square footage to make some corrections when the Commission opened up the 2025 Late BOE. The house is on Non Primary and is being short-term rented. It will remain as Non Primary for 2025.

We hereby stipulate and agree that this appeal be resolved as proposed and waive our rights to a formal hearing. **The appellant also agrees to waive any appeal rights to the Tax Commission.**

Appraiser or Board of Equalization Hearing Officer Mitch Ferry <small>Digitally signed by Mitch Ferry DN: CN = Mitch Ferry email = mferry@morgancountyutah.gov C = US Date: 2024.08.14.11.33.56 -0600</small>	Date 02/10/2026
County Assessor or Deputy Assessor 	Date 02/10/2026
Board of Equalization (Member of Legislative Body)	Date
Appellant	Date

Each signing party should receive a copy of this form

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0060-1763	Serial #:01-004-160-01-1	Entry: 167120
Name: 3250 MVD LLC		
c/o Name:		
Address 1: 761 ICE POND RD		Property Address N MORGAN VALLEY DR :3250 MORGAN 84050-0000 Acres: 5.56
Address 2:		
City State Zip: KAYSVILLE	UT 84037-0000	
Mortgage Co:		
Status: Active	Year: 2025	District: 001 MORGAN COUNTY 0.008175

Owners	Interest	Entry	Date of Filing	Comment
3250 MVD LLC		167120	10/25/2024	(0415/0109)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BA01 AG BUILDING	0.00	736,666	736,666	6,022.24	202,721	202,721	1,816.58
BS01 NON-PRIM RES	0.00	311,722	311,722	2,548.33	293,269	293,269	2,627.98
LG01 LAND GREENBELT	4.56	228,000	1,801	14.72	228,000	1,683	15.08
LP01 LATE PENALTY	0.00	0	0	309.37	0	0	0.00
LS01 LAND SECONDARY	0.00	0	0	0.00	233,280	233,280	2,090.42
LS05 LOT (SECONDARY) WITH HOME	0.56	233,280	233,280	1,907.06	0	0	0.00
LX20 VALUED ELSEWHERE	0.44	0	0	0.00	0	0	0.00
RBCY ROLLBACK COUNTY	0.00	0	0	8,024.63	0	0	0.00
WB01 WEBER BASIN WATER DISTRICT	0.00	0	0	383.50	0	0	357.15
Totals:	5.56	1,509,668	1,283,469	19,209.85	957,270	730,953	6,907.21

Greenbelt Class Code & Name	Zone Code & Name	Acres	Price/Acre	Market	Taxable	Status	Changed
IT3 2 IRRIGATED 3	0154 PETERSON OVRAGE	4.56	50,000	228,000	1,801	Active	05/19/2025
Greenbelt Totals		4.56		228,000	1,801		

Property Type	Year Built	Sq Feet	Basement Size	Building Type
BA01 AG BUILDING	2010	18,400		Ag building

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2025 have been set and approved. All levied taxes and values shown on this printout for the year 2025 should be correct.</p>	<p>2025 Taxes: 10,492.35</p> <p>Special Fees: 8,408.13</p> <p>Penalty: 309.37</p> <p>Abatements: (0.00)</p> <p>Payments: (11,064.85)</p> <p>Amount Due: 8,145.00</p>	<p>2024 Taxes: 6,907.21</p> <p style="text-align: center;">Review Date</p> <p style="text-align: center;">05/19/2025</p> <p style="text-align: center;">BACK TAXES OWING!</p>
--	--	--

12/29/2025	03:36PM	00104675	2025	JOHN WILLIAMSON	Penalty - Check	189.00	kwillie
12/29/2025	03:36PM	00104675	2025	JOHN WILLIAMSON	Special - Check	383.50	kwillie
12/29/2025	03:36PM	00104675	2025	JOHN WILLIAMSON	Special - Check	8,024.63	kwillie
12/29/2025	03:36PM	00104675	2025	JOHN WILLIAMSON	Current - Check	2,467.72	kwillie
Total Payments:						11,064.85	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2025	8,024.63	0.00	120.37	111.77	9.50%	0.00	8,256.77
2023	0.00	0.00	0.00	0.00	10.00%	4,949.39	0.00
2002	0.00	0.00	0.00	0.00	6.75%	909.26	0.00
Totals:	8,024.63	0.00	120.37	111.77		5,858.65	8,256.77

3250 MVD LLC

00-0060-1763 / 01-004-160-01-1

5.56 AC

(1 AC Res)



3/13/25- SENDING NEW GB APP CHANGE NAME TO 3250 MVD LLC, App not returned

6/27/2025-Parcel doesn't qualify for GB, may need RB

6/30/2025-APP not returned and parcel doesn't qualify with lot for home, attaching RB, wait for payment.

8/20/25-New owners called, upset at having to pay RB on parcel they just bought in 10/2024, recommended they talk to their title and previous owners

Sending withdrawal to recorder



01-004-160-01-1 00-0060-1763

01-004-160-03:NA 00-0001-4942

01-RP1 00-0055

MORGAN COUNTY

June 30, 2025

Greenbelt Rollback Calculation

10:24:03AM

Parcel Used For Billing and Collections

00-0060-1763 / 01-004-160-01-1

Parcel Used For Rollback Calculation

00-0060-1763 / 01-004-160-01-1

3250 MVD LLC
761 ICE POND RD
KAYSVILLE UT 84037-0000

3250 MVD LLC
761 ICE POND RD
KAYSVILLE UT 84037-0000

Market Value for Property Class IT3 2 IRRIGATED 3

4.56 Acres

Rollback Information District 001 MORGAN COUNTY

Year	Market Value	Taxable Value	Tax Rate	Market Taxes	FAA Tax	Rollback Tax
2024	228,000	1,683	0.008961	2,043.11	15.08	2,028.03
2023	228,000	1,518	0.009506	2,167.37	14.43	2,152.94
2022	136,800	1,518	0.010722	1,466.77	16.28	1,450.49
2021	114,000	1,477	0.012219	1,392.97	18.05	1,374.92
2020	83,174	1,459	0.012461	1,036.43	18.18	1,018.25
1. Total Market based tax, FAA taxes paid, and Rollback Tax				8,106.65	82.02	8,024.63
2. Penalty for failure to notify assessor of use change within 120 days						0.00
3. Interest after 60 days						0.00
4. Total FAA rollback taxes due plus penalty and interest						<u>\$8,024.63</u>

Additional Information and Signature

Interest will be charged beginning 60 days from the date of this rollback billing notice.

If you wish to appeal the imposition of the rollback tax, you must file an appeal application with the county auditor no later than 60 days from the date of this notice. The market value on which the rollback is calculated cannot be appealed. The only matters that may be appealed are a challenge to the withdrawal of the land from the FAA (greenbelt status) or a challenge to the mathematical computation.

County Assessor/Deputy or Authorized Agent

Date

Property Legal Description

A PT OF THE SE1/4 OF SEC 7 & PT OF THE SW1/4 OF SEC 8, T4N, R2E, SLB&M, U.S. SUR, MORGAN COUNTY, UTAH, BEING MORE PART DESC AS FOLS: COM AT THE SW COR OF SD SEC 8, TH N 00°02'20" E 1221.31 FT ALG THE SEC LN, TH N 90°00'00" E 267.80 FT, TH N 60°59'08" E 78.37 FT TO THE E'LY LN OF THE GATEWAY CANAL & THE T.POB, & RUN TH ALG THE E'LY LN OF THE GATEWAY CANAL, THREE COURS AS FOLS: 1) N 55°18'00" W 319.92 FT; 2) TH N 45°35'00" W 101.63 FT; T & 3) N 34°01'07" W 113.78 FT; TH LEAV THE CANAL, N 55°39'25" E 571.87 FT ADJOINING A PARCEL OF LAND DEEDED TO KENT & CLARK HALVERSON IN BK M81, PG 205; TH S 20°49'02" E 556.39 FT TO LOT 1 OF THE ROGER PETERSON P.R.U.D. SUB (RESUBDIVISION); TH S 60°59'08" W 309.49 FT ALG SD SUB TO THE POB. TOG/W A 10 FT WIDE WATERLN EASE FOR A 2" WATERLN PIPE AS SET FORTH BY GRANT OF EASE RECORDED SEPTEMBER 13, 2016 AS ENT NO 139337, IN BK 330, PG 359. CONT 5.5599 AC / 5.56 AC, M. OR L.

Prepared by Djones on June 30, 2025


*** Please make check payable to MORGAN COUNTY TREASURER ***

REQUEST FOR LATE APPEAL

JOHN & SARAI WILLIAMSON 3250 MVD LLC

00-0060-1763

Leslie Hyde

 **From:** Leslie Hyde
Sent: Wednesday, January 7, 2026 8:16 AM
To: whitney.galvan@ctt.com; jp.will@me.com
Subject: Late Filed Request for Review
Attachments: BOE APPLICATION.pdf

Good morning!

I am happy to let you know that your Late Filed Request for Review for the Board of Equalization was approved last night.

The next step is to file a Request for Appeal. Please send me all supporting documents along with the completed application so I can proceed. I have attached the application for your convenience.

Thank you,

Leslie A. Hyde
Morgan County Clerk/Auditor

MORGAN COUNTY COMMISSION MEETING AGENDA

- a. **CR 26-2501-BOE** Late Appeal Request: John P. Williamson
 - b. **CR 26-2502-BOE** Late Appeal Request: Chase Hansen
 - c. **CR 26-2503-BOE** Late Appeal Request: Levi Harper
4. **Josh Cook** – Discussion Decision – County Planning & Zoning
LDS Mountain Green Cottonwood Canyon Road Subdivision (First Amended): A request a lot line adjustment to lot 4 of the LDS MTN. Green Cottonwood Canyon Road Subdivision, which is identified by parcel number 00-0084-0774 and serial number 03-LDSMG-0004, and is located at 4210 West Cottonwood Canyon Road in unincorporated Morgan County.
 5. **Josh Cook** – Discussion Decision – County Planning & Zoning
Cottonwood Spring View, P.U.D. (Third Plat Amendment): A request for a lot line adjustment to lots 710 and 711 of the Cottonwood Spring View, A P.U.D. Subdivision, which is identified by parcel numbers 00-0089-1016 & 00-0089-1017 and serial numbers 03-COSPR-0710 & 03-COSPR-0711, and is located at 6348 & 6358 S Wasatchback Drive in unincorporated Morgan County.
 6. **Hon. Raelene Blocker** – Discussion/Decision – Commissioner
Discussion and decision on **CR 26-05** Commissioner Blocker’s nomination of **Travis Taylor** to the Mountain Green seat on the Morgan County Planning Commission.
 7. **Morgan County Commission** – Discussion/Decision – Public Defender
Discussion and decision on awarding the RFQ for Public Defender Indigent Defense Services to **Colton McKay** at the recommendation of the selection committee.
 8. **Morgan County Commission** – Discussion/Decision – Portfolio Assignment
Discussion and decision on **CR 26-02** appointment of 2026 Commission Portfolio Assignments.
Morgan County Commission – Discussion/Decision – Portfolio Assignment
Discussion and decision on **CR 26-03** establishing the Morgan County Commission Rules of Order and Procedure for 2026.
 9. **Morgan County Commission** – Discussion/Decision – Portfolio Assignment
Discussion and decision on **CR 26-04** amending the Morgan County Travel Expense Policy.
 10. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
UAC Day at the Hill Registration – January 21st at 8 am MST
 11. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Postponed from 12/17/2025 meeting; State has not responded with redlines. Request to postpone again; The County’s Predation Management Plan for 2026 and commitment of participating funds from 71-2229-000-000 [Predator Control Trust & Agency Fund].
 12. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Postponed from 12/17/2025 meeting; Attorney’s office is still working through redlines. Request to postpone again; The Morgan County Historical Society By-Laws.
- (H) **Commissioner Comments**
- Commissioner Blocker
 - Commissioner Newton
 - Commissioner Fackrell
 - Commission Vice-Chair Nickerson
 - Commission Chair Wilson

MORGAN COUNTY COMMISSION MEETING AGENDA

3. **Morgan County Board of Equalization** – Discussion/Decision – Late Appeals & Stipulations

Discussion and decision on Morgan County Resolutions requesting late BOE Appeals

CR 26-2501-BOE Late Appeal Request: John P. Williamson

CR 26-2502-BOE Late Appeal Request: Chase Hansen

CR 26-2503-BOE Late Appeal Request: Levi Harper

CR 26-2501-BOE Late Appeal Request: John P. Williamson

Late appeal applications from John P. Williamson and his wife Sara to the Board of Equalization. Sara Williamson raised two issues: that her property had a Greenbelt classification error and that the assessed value was too high because the home is modular. Staff repeatedly clarified that the Board was **not deciding the merits of those issues**, only whether to **accept the late appeal**.

Commissioners asked about the criteria for accepting a late appeal, which include factual error, medical emergency, death, or other extraordinary and unanticipated circumstances. There was some confusion among members about whether they had to determine if a factual error existed, but staff emphasized the decision point was only whether to allow the appeal to be opened.

Janell Walker Morgan County Assessor explained that the Greenbelt issue stemmed from countywide cleanup of properties under the acreage threshold. The parcel is 5.1 acres total, but one acre is removed for the homesite, leaving less than five acres for agricultural use. Because Greenbelt requires at least five acres of qualifying ag land (effectively six acres if there is a home), the property does not qualify. She went on to state that this change had already been made for the current year as part of a broader correction effort, not because of a specific mistake unique to this property.

Regarding the modular home, Janell explained that once modular homes are affixed (even if on blocks), they are assessed as real property. While they have a slightly different depreciation schedule, their overall assessed value is treated similarly to other homes.

It was noted that the assessor cannot make further changes because the books are closed unless the Board accepts the late appeal. Some commissioners expressed concern that reopening the appeal could result in higher taxes for the applicants due to the Greenbelt correction already being applied.

The discussion centered on whether the situation qualified as a factual error justifying acceptance of a late appeal, with the assessor recommending that it was not truly a factual error but rather a correction applied consistently across the county.

MORGAN COUNTY COMMISSION MEETING AGENDA

John Williamson and Sarah Williamson

The Williams's explained that after purchasing the property, the county reassessed it and determined it never qualified for Greenbelt, resulting in about \$8,000 in rollback taxes. They argue this is unfair because they did not own the property when the error occurred and did not falsify any information—the misclassification was due to a showing incorrect acreage. Once notified, they immediately appealed. The title company could not have caught the issue because the error was not clearly reflected in the records, even though Greenbelt status appeared on file.

Commissioner Fackrell Moved to approve opening CR-26-2501-BOE based on factual error for late appeals process

Commissioner Second Blocker

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed

CR 26-2502-BOE Late Appeal Request: Chase Hansen

Janell Walker Morgan County Assessor stated that the property owner Chase Hansen already went through the Board of Equalization process, where a factual error was corrected by changing the home from non-primary to primary residence, which benefited the owner. The property value itself was not changed at that time. Now, the owner is attempting to revisit the issue to request a value reduction, even though the valuation was known when the primary status was granted. Commissioners noted that value differences between homes can result from timing of reassessments or physical differences, not errors. The discussion clarified that the current item is not about valuation, but whether the late appeal meets qualifying circumstances, and that there was no mistake in property size or square footage.

Commissioner Fackrell Moved to deny CR-26-2502 BOE late appeal

Commissioner Second Nickerson

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion Passed

Approved



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: 1/6/26

Time Requested: _____

Name: Leslie A Hyde Clerk/Auditor/BOE

Phone: (801) 845-4010

Address: 48 W Young Street Morgan UT 84050

Email: lhyde@morgancountyutah.gov

Fax: _____

Associated County Department: _____

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Late Filed Request for Review of Locally Assessed Property application from John P. Williamson

WILL YOUR AGENDA ITEM BE FOR:

- DISCUSSION
- DECISION
- BOTH
- INFORMATION ONLY

✓



Utah State Tax Commission, Property Tax
Late-Filed Request for Review of
Locally Assessed Real Property

PT-10A

Rev. 4/24

tax.utah.gov

Petitioner (print or type) Name John P. Williamson
Petitioner's Representative, if any (print or type) I authorize the below-named person to discuss and share information concerning this appeal with the County Board of Equalization.
Mailing address 761 Ice Pond Rd
Kaysville, UT 84037
Daytime telephone no.
Email address
Daytime telephone no.
Email address

Refer to your tax notice for the information requested in this section

Petitioner requests that the Board of Equalization of Morgan County to hear an appeal of the NA property tax assessment on the following property or properties:
Property Parcel/Serial Number(s): 00-0060-1763

Property type

- Single residence/Duplex/Triplex
Greenbelt
Four-plex/Apartment complex
Other (describe)
Vacant land
Commercial/Industrial

The Board of Equalization is open to hear property tax appeals for a short period each year. You are responsible for filing objections to property tax assessments during the Board of Equalization period, which ends on the later of September 15 for each tax year or 45 days from the date the county auditor mailed the notice of property valuation and tax changes (see Utah Code §59-2-1004).

The Board of Equalization will accept a late-filed request for review of locally assessed real property if you can show that the county, by its act or failure to act, interfered with your right to notice and a hearing; or that the county's records for the property contain a factual error; or that a medical emergency, a death, or another extraordinary and unanticipated circumstance occurred during the Board of Equalization period and prevented you and any co-owners from filing an appeal by the filing deadline.

Choose your circumstance(s):

- The county did not comply with the notification requirements to mail the notice of property valuation and tax change to the address of record for this property, or otherwise interfered with the property owner's ability to timely file the appeal

Describe the county's notice failure or interference:

- Medical emergency

Describe the nature of the medical emergency and the relationship of the individual with the emergency to the property owner(s):

Identify the length of the medical emergency: MM/DD/YY to MM/DD/YY

Did this medical emergency require hospitalization? Yes No

Identify the length of hospitalization: MM/DD/YY to MM/DD/YY

Continued on next page

Death of owner of immediate family member

Name of decedent and relationship to owner(s) (if applicable): _____

Identify the date of death: ____ / ____ / ____
MM DD YY

Extraordinary and unanticipated circumstance (submit copies of documentation to verify)

Describe the nature of the extraordinary and unanticipated circumstance: _____

Identify the length of the extraordinary and unanticipated circumstance: ____ / ____ / ____ to ____ / ____ / ____
MM DD YY MM DD YY

Factual error in the county's records (select all that apply):

- A mistake in the description of the size, use, or ownership of your property
- A clerical or typographical error in reporting or entering the data used to establish valuation or equalization
- An error in classification of your property that is eligible for property tax relief
- An error in the classification of your property that is eligible for a property tax exemption, including the residential exemption
- Other similar circumstance* See attached explanation.

Additional Owner(s)

Are there individuals or entities in addition to you who are joint owners or co-owners of this property? Yes No

If "Yes", list the additional owner's name: _____

List why the additional owner(s) were unable to file the appeal by the statutory deadline: _____

If there are more than two owners of the property, supply their names and reason for inability to timely file on additional paper.

Provide any further details to explain your circumstances (if applicable)

I understand that I must show that I meet the requirements of R884-24P-86, and I have attached copies of all documents supporting my request.

Name (print) John P. Williamson	Petitioner's signature <i>John P. Williamson</i>	Date signed 12/11/2025
------------------------------------	---	---------------------------

*A factual error means an error that is objectively verifiable without the exercise of discretion, opinion, or judgment; demonstrated by clear and convincing evidence; and the existence of which is recognized by the taxpayer and the county assessor.

Send documents to your local County Auditor.

Upon receipt of this form, the County Auditor will notify the Board of Equalization of your request, after which the Board of Equalization will issue an order based on your submissions and those from the county.

For help with this form contact your local County Auditor.

The property had been classified under greenbelt for many years, and my intention was to maintain that status. After purchasing the property, I learned that the county had made an error and the property should never have qualified for greenbelt. This mistake was entirely outside my control, and I relied on the existing classification when making the purchase.

Given these circumstances, I respectfully request consideration for leniency regarding the rollback tax, as the situation resulted from a county error rather than any action on my part.



Utah State Tax Commission, Property Tax
**Late-Filed Request for Review of
 Locally Assessed Real Property**

PT-10A

Rev. 4/24

tax.utah.gov

Petitioner (print or type)		Petitioner's Representative, if any (print or type)	
Name <u>John Williamson</u>		I authorize the below-named person to discuss and share information concerning this appeal with the County Board of Equalization.	
Mailing address		Name	
<u>761 Ice Pond Rd</u>		Firm	
<u>Kaysville, UT 84037</u>		Mailing address	
Daytime telephone [REDACTED]		Daytime telephone no.	
Email address [REDACTED]		Email address	

Refer to your tax notice for the information requested in this section

Petitioner requests that the Board of Equalization of Morgan County to hear an appeal of the 2025 property tax assessment on the following property or properties:

Property Parcel/Serial Number(s): 00-0060-1763

Property type

- Single residence/Duplex/Triplex
 Four-plex/Apartment complex
 Vacant land
 Commercial/Industrial
 Greenbelt
 Other (describe) _____

The Board of Equalization is open to hear property tax appeals for a short period each year. You are responsible for filing objections to property tax assessments during the Board of Equalization period, which ends on the later of September 15 for each tax year or 45 days from the date the county auditor mailed the notice of property valuation and tax changes (see Utah Code §59-2-1004). The Board of Equalization may hear an appeal filed after the deadline for only limited reasons. These reasons are explained in Utah Admin. Code R884-24P-66, available online at tax.utah.gov/research/effective/r884-24p-066.doc.

The Board of Equalization will accept a late-filed request for review of locally assessed real property if you can show that the county, by its act or failure to act, interfered with your right to notice and a hearing; or that the county's records for the property contain a factual error; or that a medical emergency, a death, or another extraordinary and unanticipated circumstance occurred during the Board of Equalization period and prevented you and any co-owners from filing an appeal by the filing deadline. Failure of the US Postal Service to deliver a correctly addressed tax notice is not cause for the Board of Equalization to accept a late filed request for review of locally assessed real property, nor does your absence from the state, by itself, constitute an extraordinary and unanticipated circumstance.

Choose your circumstance(s):

- The county did not comply with the notification requirements to mail the notice of property valuation and tax change to the address of record for this property, or otherwise interfered with the property owner's ability to timely file the appeal

Describe the county's notice failure or interference: _____

- Medical emergency

Describe the nature of the medical emergency and the relationship of the individual with the emergency to the property owner(s):

Identify the length of the medical emergency: ____ / ____ / ____ to ____ / ____ / ____
 MM DD YY MM DD YY

Did this medical emergency require hospitalization? Yes No

Identify the length of hospitalization: ____ / ____ / ____ to ____ / ____ / ____
 MM DD YY MM DD YY

Death of owner of immediate family member
Name of decedent and relationship to owner(s) (if applicable): _____

Identify the date of death: ____ / ____ / ____
MM DD YY

Extraordinary and unanticipated circumstance (submit copies of documentation to verify)
Describe the nature of the extraordinary and unanticipated circumstance: _____

Identify the length of the extraordinary and unanticipated circumstance: ____ / ____ / ____ to ____ / ____ / ____
MM DD YY MM DD YY

- Factual error in the county's records (select all that apply):
- A mistake in the description of the size, use, or ownership of your property
 - A clerical or typographical error in reporting or entering the data used to establish valuation or equalization
 - An error in classification of your property that is eligible for property tax relief
 - An error in the classification of your property that is eligible for a property tax exemption, including the residential exemption
 - Other similar circumstance*

Additional Owner(s)

Are there individuals or entities in addition to you who are joint owners or co-owners of this property? Yes No

If "Yes", list the additional owner's name: _____

List why the additional owner(s) were unable to file the appeal by the statutory deadline: _____

If there are more than two owners of the property, supply their names and reason for inability to timely file on additional paper.

Provide any further details to explain your circumstances (if applicable)

The property was improperly classified into Greenbelt and now that the error was identified rollback taxes are in process of being resolved. Also, valuation varies from the sale value of the property. Sold 10/24 for \$111,000 which is less than market value. Had been on the market for over 1yr and not sold. The home is a modular home on blocks which lessens the value and ability to sale at a regular home value. Acquiring a loan on a modular are rare and difficult affecting amount of value and loans.

I understand that I must show that I meet the requirements of R884-24P-66, and I have attached copies of all documents supporting my request.

Name (print) <i>John Williamson</i>	Petitioner's signature <i>[Signature]</i>	Date signed <i>12/30/2025</i>
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*A factual error means an error that is objectively verifiable without the exercise of discretion, opinion, or judgment; demonstrated by clear and convincing evidence; and the existence of which is recognized by the taxpayer and the county assessor.

Send documents to your local County Auditor.

Upon receipt of this form, the County Auditor will notify the Board of Equalization of your request, after which the Board of Equalization will issue an order based on your submissions and those from the county.

For help with this form contact your local County Auditor.

than market value. Had been on the market for over 1yr and not sold. The home is a modular home on blocks which lessens the value and ability to sale at a regular home value. Acquiring a loan on a modular are rare and difficult affecting amount of value and loans.

Leslie Hyde

From: Patrick Lameka <plameka@utah.gov>
Sent: Tuesday, December 30, 2025 10:31 AM
To: Leslie Hyde
Subject: Re: Question

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.

Code does not specify whether or not a late appeal applicant can speak before the County Board of Equalization in the meeting to determine if the late appeal will be accepted. The late appeal meeting is solely to make a determination on whether to allow the late appeal or not, not to decide a value and there are very specific exceptions to allow a late appeal. I would recommend consulting with your county attorney to decide how to move forward.

On Mon, Dec 29, 2025 at 3:50 PM Leslie Hyde <lhyde@morgancountyutah.gov> wrote:

I have an application for a late appeal that will go before our BOE on January 6th. The applicant wants to know if they have the right to speak in that meeting?

Leslie A. Hyde

Morgan County Clerk/Auditor

NO

--

Patrick Lameka
Property Tax Instructor / Research Consultant II
Certified Residential Appraiser
Utah State Tax Commission, Property Tax Division
Phone: 801.879.5980
Email: plameka@utah.gov
propertytax.utah.gov

The information transmitted is intended only for the person or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of, or taking of any action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please contact the sender and delete the material from any computer.



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: 3/3/26 Time Requested: _____
Name: Leslie A Hyde Clerk/Auditor/BOE Phone: (801) 845-4010
Address: 48 W Young Street Morgan UT 84050
Email: lh Hyde@morgancountyutah.gov Fax: _____
Associated County Department: _____

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Discussion/Decision on BOE application from Mitchell & Sarah Volpe. Application has been remanded back from Utah State Tax Commission

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

✓

BEFORE THE UTAH STATE TAX COMMISSION

MITCHELL AND SARAH VOLPE, Petitioners, v. BOARD OF EQUALIZATION OF MORGAN COUNTY, STATE OF UTAH, Respondent.	ORDER ON COUNTY'S DENIAL OF LATE FILED APPEAL Appeal No. 24-2000 Parcel No: 00-0090-7136 Tax Type: Property Tax Tax Year: 2024 Judge: Nielson-Larios
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Presiding:

Aimee Nielson-Larios, Administrative Law Judge

Appearances:

For Petitioner: Mitchell Volpe, Property Owner
Sarah Volpe, Property Owner

For Respondent: Janell Walker, Morgan County Assessor
Mitch Ferry, Appraiser, Morgan County

STATEMENT OF THE CASE

This matter came before the Utah State Tax Commission on June 26, 2025, for a Hearing on County's Denial,¹ in accordance with Utah Code Ann. §59-2-1006 and §63G-4-201 et seq. Petitioner ("Property Owners") failed to file a tax year 2024 property tax appeal to the County Board of Equalization for the above listed parcels by the September 16, 2024, deadline for that tax year, which was the deadline to file an appeal pursuant to Utah Code Sec. 59-2-1004.² Instead, the Property Owner submitted his appeal late, on November 22, 2024. The Morgan County Assessor issued a letter on November 26, 2024, in which the County did not review the

¹ Technically, it appears that the County dismissed the appeal for late filing, but used the term "denial" in its decision. Because the County Board of Equalization did not make a determination as to whether to accept the late filed application to appeal in accordance with Utah Administrative Rule R884-24P-66, the Commission is treating the County's decision as a dismissal of a late filed appeal.

² The deadline for filing an appeal of the valuation or equalization of property is generally September 15 of each year. However, if September 15 falls on a Saturday, Sunday, or legal holiday, the deadline is the next business day. For 2024, September 15 fell on a Sunday, so the deadline for filing an appeal was September 16, 2024.

merits of the appeal, and instead summarily denied the request as a late appeal. The Property Owner timely submitted an appeal of the County's decision to the Utah State Tax Commission, and whether or not the County properly denied the appeal for being late is the issue before the Tax Commission in this hearing.

APPLICABLE LAW

Utah Code Ann. § 59-2-1004(3) provides that the time to file an appeal to the county board of equalization is generally September 15th of the year at issue, as set forth below in pertinent part:

- (a) Except as provided in Subsection (3)(b) and for purposes of Subsection (2), a taxpayer shall make an application to appeal the valuation or the equalization of the taxpayer's real property on or before the later of:
 - (i) September 15 of the current calendar year; or
 - (ii) the last day of a 45-day period beginning on the day on which the county auditor provides the notice under Section 59-2-919.1.
- (b) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the commission shall make rules providing for circumstances under which the county board of equalization is required to accept an application to appeal that is filed after the time period prescribed in Subsection (3)(a).

The Commission has promulgated Utah Administrative Code Rule R884-24P-66 to establish the circumstances under which a county board of equalization may accept an appeal that has been filed after the statutory deadline, as follows in relevant part:

- (12) Except as provided in Subsection (14), a county board of equalization shall accept an application to appeal the valuation or equalization of a property owner's real property that is filed after the last day of the appeal period if:
 - (a) the property owner was incapable of filing an appeal as a result of a medical emergency to the property owner or an immediate family member of the property owner during or within a reasonable time before the appeal period, and no co-owner of the property was capable of filing an appeal;
 - (b) the property owner or an immediate family member of the property owner died during or within a reasonable time before the appeal period, and no co-owner of the property was capable of filing an appeal;
 - (c) the county did not comply with the notification requirements of Section 59-2-919.1;
 - (d) a factual error is discovered in the county records pertaining to the subject property; or
 - (e) the property owner was unable to file an appeal within the appeal period because of extraordinary and unanticipated circumstances that occurred during or within a reasonable time before the appeal period and no co-owner of the property was capable of filing an appeal.
- (13) A county board of equalization shall make a determination as to whether to accept an application to appeal the valuation or equalization of a property owner's real property that is filed after the last day of the appeal period.

(b) A county board of equalization shall prepare its decision in writing, stating the reasons and statutory basis for the decision.

(c) An appeal of a county board of equalization decision under this Subsection (13) to the commission is as provided in Sections 59-2-1006 and R861-1A-9.

(14) Appeals accepted under Subsection (12)(d) shall be limited to correction of the factual error and any resulting changes to the property's valuation.

(15) Subsection (12) applies only to appeals filed for a tax year for which the treasurer has not made a final annual settlement under Section 59-2-1365.

“Factual error” is defined at Utah Admin. Rule R884-24P-66 as follows:

(1) As used in this section: . . .

(b)(i) "Factual error" means an error described in Subsection (1)(b)(ii):

(A) that is objectively verifiable without the exercise of discretion, opinion, or judgment;

(B) that is demonstrated by clear and convincing evidence; and

(C) the existence of which is recognized by the taxpayer and the county assessor.

(ii) Subject to Subsection (1)(b)(iii), "factual error" includes an error:

(A) that is a mistake in the description of the size, use, or ownership of a property;

(B) that is a clerical or typographical error in reporting or entering the data used to establish valuation or equalization;

(C) that is an error in the classification of a property that is eligible for a property tax exemption under Section 59-2-103;

(D) in valuing property that is not in existence on the lien date; or

(E) in assessing property more than once, or by the wrong assessing authority.

(iii) "Factual error" does not include:

(A) an alternative approach to value;

(B) a change in a factor or variable used in an approach to value;

(C) an adjustment to a valuation methodology; or

(D) an assertion of an error in the classification of property as residential property eligible to receive a residential exemption if:

(I) an application for the residential exemption is required under Section 59-2-103.5; and

(II) the application described in Subsection (1)(b)(iii)(D)(I) was not timely filed.

For an appeal to the Tax Commission of a county board of equalization's dismissal, Utah Administrative Code Rule R861-1A-9(5) provides the following:

Appeals to the commission shall be on the merits except for the following:

(a) dismissal for lack of jurisdiction;

(b) dismissal for lack of timeliness;

(c) dismissal for lack of evidence to support a claim for relief.

Utah Administrative Code Rule R861-1A-9(7) provides:

On an appeal from a dismissal by a county board for the exceptions under Subsection (5), the only matter that will be reviewed by the commission is the dismissal itself, not the merits of the appeal.

DISCUSSION

If a property owner disagrees with the assessed value of their property, the law puts the responsibility on the property owner to file a property tax appeal by the statutory deadline. Every year the County mails the valuation notice by July 22. The valuation notice explains the assessed value, proposed tax amount and whether property is assessed as primary or nonprimary. It also states the deadline to file an appeal and provides appeal instructions. Every year the deadline to file an appeal for that year pursuant to Utah Code Subsection 59-2-1004(3), is generally September 15. For tax year 2024, the deadline was extended to September 16, 2024, because September 15 fell on a weekend. These dates are set by statute and are the same dates every year, so a property owner should expect to receive the valuation notice by the end of July. If a property owner does not receive the valuation notice they can contact the County for a copy or obtain a copy online. For any year that a property owner disagrees with the assessed value, it is the property owner's responsibility to file an appeal by the statutory deadline for that year. *See* Utah Code Subsection 59-2-1004(3). This places the burden on the property owner to review the assessment and file an appeal by the statutory deadline when warranted. In this matter, the Property Owners failed to file a Utah Code Sec. 59-2-1004 appeal for tax year 2024 to the County Board of Equalization by September 16, 2024.

As established by administrative rule, an extension of the appeal deadline to March 31 of the following year may be allowed under limited circumstances, if certain requirements have been met. Utah Admin. Rule R884-24P-66(12) was adopted to provide the criteria under which a late filed appeal may be allowed. In a letter submitted with their late filed appeal to the Board of Equalization, the Property Owners asserted that they believed that there was a factual error in the assessment of their home. They stated that their home was being taxed as a second home, while the subject property is their primary residence.

At the hearing, the Property Owners stated that Mrs. Volpe's mother passed away on September 11, 2024, and they started driving across the country on September 13, 2024 for the funeral, and they returned from the funeral on September 22, 2024.

The Property Owners asserted that they never received the County's mailings with the applications for residential exemption or the valuation notice. They stated that they check their

locked mailbox weekly. They further asserted that their home being taxed as a second home, was a factual error.

The County's representative stated at the hearing that the Property Owners' appeal had been dismissed because it was not filed prior to the September 16, 2024 deadline.³ She further indicated that she had reviewed the County records and had found no factual errors for the subject property. The County's representative stated that Morgan County has established a residential exemption application, which was required to be filed by the Property Owners prior to the deadline of September 16, 2024. The County's letter denying the late filed appeal indicated that the County had attempted to reach out to the Property Owners "on April 4th, May 5th, July 12th and September 10th," in an attempt to facilitate the application process, however they were unsuccessful. The County's representative indicated that the County had correctly mailed the residential exemption applications and the valuation notice as required by statute. The County acknowledged that they received a residential exemption application from the Property Owners on November 22, 2024, which was after the deadline for the application.

The Commission first notes that the County Board of Equalization failed to properly make a determination as to whether to accept the Property Owners' late filed application to appeal the subject property's value for tax year 2024. Effective October 24, 2024, Utah Administrative Rule R884-24P-66(13) was enacted to read:

- (13) A county board of equalization shall make a determination as to whether to accept an application to appeal the valuation or equalization of a property owner's real property that is filed after the last day of the appeal period.
- (b) A county board of equalization shall prepare its decision in writing, stating the reasons and statutory basis for the decision.
- (c) An appeal of a county board of equalization decision under this Subsection (13) to the commission is as provided in Sections 59-2-1006 and R861-1A-9.

In this matter, the County Assessor's Office provided a letter summarily denying the request as a late filed appeal. However, Utah Administrative Rule R884-24P-66(13) requires the County Board of Equalization to make a determination as to whether to accept the late filed application to appeal, and requires that the decision shall be issued in writing, stating the reasons and the statutory basis for the decision. This decision may then be appealed to the Commission. Because the County Board of Equalization did not make a determination as to whether to accept the late filed application to appeal in accordance with Utah Administrative Rule R884-24P-66, the Commission is treating the County's decision as a dismissal of a late filed appeal.

³ The Commission notes that the County referenced Utah Code 59-2-103.5(6)(a)(i), however, the September 15 due date for the application for residential exemption is in a version of the statute that took effect January 1, 2025, after the January 1, 2024 lien date at issue in this matter.

Utah Administrative Rule R861-1A-9 provides that “[a]n appeal filed with the commission may be remanded to the county board of equalization for further proceedings if the commission determines that . . . in the interest of administrative efficiency, the matter can best be resolved by the county board . . .” While the Commission could remand this appeal back to the County Board of Equalization to make a determination as to whether to accept the late filed appeal, the Commission finds that the death of Mrs. Volpe’s mother on September 11, which was during the time period for making an appeal for the 2024 tax year, provides grounds for the Commission to order the County Board of Equalization to reconvene to hear the late filed appeal. Pursuant to Administrative Rule R884-24P-66(12)(b) the County Board of Equalization “shall accept an application to appeal the valuation or equalization of a property owner’s real property if “the property owner or an immediate family member of the property owner died during or within a reasonable time before the appeal period, and no co-owner of the property was capable of filing an appeal.” Mrs. Volpe’s mother died during this period and the co-owner of the subject property was also impacted by this event, with the cross country travel for the funeral. Thus, rather than requiring the County Board of Equalization to make a determination as to whether to accept the late filed appeal, the Commission finds that in the interest of administrative efficiency, the requirements of R884-24P-66 have been met for the Commission to order the County Board of Equalization to reconvene to hear the late filed appeal.⁴

DECISION AND ORDER

After reviewing the facts and the applicable law, the Commission remands this matter to the County Board of Equalization to hear the Property Owners’ appeal for tax year 2024. It is so ordered.


⁴ The Commission also notes that the Property Owners further asserted that there was a factual error in regards to the subject property because it was being treated as a secondary home. Utah Administrative Rule R884-24P-66(1)(b)(iii)(D) states that a factual error does not include an assertion of an error in the classification of property as residential property eligible to receive a residential exemption if an application for the residential exemption is required under Section 59-2-103.5 and the application was not timely filed. Because the Property Owners’ application was not timely filed, the assertion of an error in the classification of the property as a secondary residence is not a factual error.

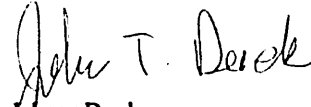
DATED this 4th day of February, 2026.


John L. Valentine
Commission Chair


Jennifer N. Fresques
Commissioner




Rebecca L. Rockwell
Commissioner


Johnny Deeds
Commissioner

USTC – Appeal
Certificate of Mailing
Utah State Tax Commission

**Mitchell and Sarah Volpe (Petitioners) vs Morgan County
BOE (Respondent)**

24-2000

Mitchell and Sarah Volpe
5926 N Angels Landing Dr
Morgan, UT 84050

Petitioners

Morgan County BOE
P.O. Box 886
Morgan, UT 84050

Respondent

Morgan County Assessor
P.O. Box 680
Morgan, UT 84050

Representative for Respondent

Richard Bloom
7941 Warm Winds St.
North Las Vegas, NV 89084

Representative for Petitioner

**** CERTIFICATION ****

I certify on this date I mailed a copy of the foregoing document addressed to each of the above named parties.

February 4, 2026

Date

Jeanell Collings

Signature

MITCHELL & SARAH VOLPE

00-0090-7136

Leslie Hyde

From: Leslie Hyde
Sent: Wednesday, February 18, 2026 10:25 AM
To: [REDACTED]
Cc: Chloe Adams
Subject: Board of Equalization

We received notification from the Utah State Tax Commission remanding your case back to the County Board of Equalization. I will schedule your hearing for the March 3, 2026 meeting. Do you have any other documentation you would like to submit for this hearing? If you do, please submit those documents by email to me by February 23, 2026.

Thank you,

Leslie A. Hyde
Morgan County Clerk/Auditor

Leslie Hyde

From: Mitchell Volpe [REDACTED]
Sent: Friday, February 20, 2026 7:38 PM
To: Leslie Hyde
Cc: Chloe Adams; Sarah McBeth
Subject: Re: Board of Equalization
Attachments: DriversLicense.HEIC; 12EnbridgeGasBill_4485231370_03-20-2025.pdf; Morgan County Letter.pdf; 11EnbridgeGasBill_4485231370_02-20-2025.pdf; 13EnbridgeGasBill_4485231370_04-22-2025.pdf; 10EnbridgeGasBill_4485231370_01-22-2025.pdf; 09EnbridgeGasBill_4485231370_12-18-2024.pdf; 08EnbridgeGasBill_4485231370_11-20-2024.pdf; 05EnbridgeGasBill_4485231370_08-21-2024.pdf; 07EnbridgeGasBill_4485231370_10-18-2024.pdf; 06EnbridgeGasBill_4485231370_09-20-2024.pdf; 04EnbridgeGasBill_4485231370_07-19-2024.pdf; 03EnbridgeGasBill_4485231370_06-20-2024.pdf; 02EnbridgeGasBill_4485231370_05-20-2024.pdf; 01EnbridgeGasBill_4485231370_04-18-2024.pdf; 11PowerBill_APR2025.pdf; 10PowerBill_MAR2025.pdf; 09PowerBill_FEB2025.pdf; 08PowerBill_JAN2025.pdf; 07PowerBill_DEC2024.pdf; 06PowerBill_NOV2024.pdf; 04PowerBill_SEP2024.pdf; 05PowerBill_OCT2024.pdf; 03PowerBill_AUG2024.pdf; 02PowerBill_JUL2024.pdf; 01PowerBill_JUN2024.pdf; Appraisal_5926NAngelsLandingDr.pdf; CD Seller FINAL_777ESTemple.pdf; Closing_Disclosure_5926NAngelsLandingDr.pdf; Recent Comps - Sold Price.pdf

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.

Mitchell and Sarah Volpe
5926 N Angels Landing Drive
Mountain Green UT 84050

02/20/2026

Morgan County Board of Equalization
P.O. Box 886
Morgan, UT 84050

RE: Property Tax Appeal

Dear Members of the Morgan County Board of Equalization,

We are writing to respectfully request that you review the residence status and valuation of our property located at 5926 N Angels Landing Drive, Morgan, UT 84050.

We have provided documentation to support our request and the basis for our appeal, including evidence of comparable property values and relevant supporting documents.

- A. Incorrect Classification as a Second Home: Our home was mistakenly classified as a secondary residence. We want to clarify that this is our primary residence. We have submitted documentation which confirms our occupancy and use of the property as our primary residence.

Evidence attached:

- Document: DriversLicense
- Document: XXEnbridgeGasBill_4485231370_XX-XX-XXXX
 - Gas bills from April 2024 to April 2025
- Document: XXPowerBill_MONYEAR
 - Power bills from Jun 2024 to April 2025

B. Inaccurate Valuation Based on Inappropriate Comparable Sales: The assessed value appears to have been based on sales of significantly larger and more upgraded homes in the area. Our home is not comparable in size, layout, or finish level to those properties. We have included comparative sales data of homes that are much closer in size and condition to ours, which support a more accurate and reasonable valuation. Our request is that our home be valued at the price it was purchased: \$684,990.

Evidence attached:

- Document: Appraisal_5926NAngelsLandingDr
 - Dated: 3/11/2024
 - Appraisal value of property evaluated at \$735,000
 - Sale of property reported as \$684,990
- Document: Closing_Disclosure_5926NAngelsLandingDr
 - Dated: 3/19/2024
 - Sales price of property reported as \$684,990
- Document: Recent Comps - Sold Price
 - Average price of the Hemingway floor plan sold after the closure of our home (3/19/24) comes to 839,339.75. All of these homes include larger garages, luxury kitchen layouts, nicer custom finished, with some including finished basements and finished backyards. On average these upgrades can be evaluated at ~\$100,000, meaning our home would be evaluated at \$739,339.75.

We respectfully request that the Board accept our supporting documentation and adjust both the classification and valuation of our home accordingly. We ask this to be corrected in earnest due to the financial burden and stress it has caused on our family. We appreciate the opportunity to correct the record and ensure that our property is assessed fairly and accurately.

Thank you for your time and consideration.

Sincerely,

Mitchell and Sarah Volpe

On Wed, Feb 18, 2026 at 10:25 AM Leslie Hyde <lhyde@morgancountyutah.gov> wrote:

We received notification from the Utah State Tax Commission remanding your case back to the County Board of Equalization. I will schedule your hearing for the March 3, 2026 meeting. Do you have any other documentation you would like to submit for this hearing? If you do, please submit those documents by email to me by February 23, 2026.

Thank you,

Leslie A. Hyde

Morgan County Clerk/Auditor



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 03/20/2025

Previous Balance Due - 03/14/25	121.45
Payments Received - 03/14/25	-121.45
Current Charges - Gas Service	89.96
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

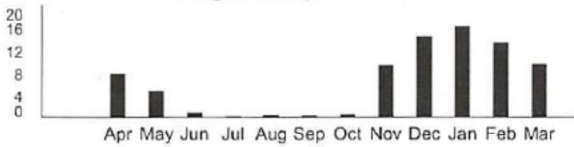
0.087333 0.010380 926.250000 908.000000

Residential Gas Service

Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.35
Dollars/Day	\$0.00	\$3.33

DTH Usage History



Service from 2/21/2025 - 3/20/2025

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (8.39684))	79.77
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	3.33
Energy Assistance	0.11
Current Gas Billing	89.96

Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	3/20/2025	1644	2/20/2025	1537	28	107 CCF	0.088901	9.5

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$89.96	04/11/2025

Autopay Notice

Do Not Send Payment.
Payment will automatically be withdrawn from your bank account.

0021022 I=000000



MITCHELL VOLPE
MVOLPE00@GMAIL.COM

Mitchell and Sarah Volpe
5926 N Angels Landing Drive
Mountain Green UT 84050

02/20/2026

Morgan County Board of Equalization
P.O. Box 886
Morgan, UT 84050

RE: Property Tax Appeal

Dear Members of the Morgan County Board of Equalization,

We are writing to respectfully request that you review the residence status and valuation of our property located at 5926 N Angels Landing Drive, Morgan, UT 84050.

We have provided documentation to support our request and the basis for our appeal, including evidence of comparable property values and relevant supporting documents.

A) **Incorrect Classification as a Second Home:** Our home was mistakenly classified as a secondary residence. We want to clarify that this is our primary residence. We have submitted documentation which confirms our occupancy and use of the property as our primary residence.

Evidence attached:

- Document: DriversLicense
- Document: XXEnbridgeGasBill_4485231370_XX-XX-XXXX
 - Gas bills from April 2024 to April 2025
- Document: XXPowerBill_MONYEAR
 - Power bills from Jun 2024 to April 2025

B) **Inaccurate Valuation Based on Inappropriate Comparable Sales:** The assessed value appears to have been based on sales of significantly larger and more upgraded homes in the area. Our home is not comparable in size, layout, or finish level to those properties. We have included comparative sales data of homes that are much closer in size and condition to ours, which support a more accurate and reasonable valuation. Our request is that our home be valued at the price it was purchased: \$684,990.

Evidence attached:

- Document: Appraisal_5926NAngelsLandingDr
 - Dated: 3/11/2024

- Appraisal value of property evaluated at \$735,000
- Sale of property reported as \$684,990
- Document: Closing_Disclosure_5926NAngelsLandingDr
 - Dated: 3/19/2024
 - Sales price of property reported as \$684,990
- Document: Recent Comps - Sold Price
 - Average price of the Hemingway floor plan sold after the closure of our home (3/19/24) comes to 839,339.75. All of these homes include larger garages, luxury kitchen layouts, nicer custom finished, with some including finished basements and finished backyards. On average these upgrades can be evaluated at ~\$100,000, meaning our home would be evaluated at \$739.339.75.

We respectfully request that the Board accept our supporting documentation and adjust both the classification and valuation of our home accordingly. We ask this to be corrected in earnest due to the financial burden and stress it has caused on our family. We appreciate the opportunity to correct the record and ensure that our property is assessed fairly and accurately.
Thank you for your time and consideration.

Sincerely,

Mitchell and Sarah Volpe



Mitchell Volpe

Account: [REDACTED]



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 02/20/2025

Previous Balance Due - 02/13/25	149.05
Payments Received - 02/13/25	-149.05
Current Charges - Gas Service	121.45
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

0.090453 0.011468 1111.780000 1161.000000

Residential Gas Service

Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.46
Dollars/Day	\$0.00	\$4.19

Service from 1/23/2025 - 2/20/2025

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (8.21343))	110.06
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	4.50
Energy Assistance	0.14
Current Gas Billing	121.45



Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	2/20/2025	1537	1/22/2025	1386	29	151 CCF	0.088775	13.4

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$121.45	03/14/2025

Autopay Notice

Do Not Send Payment. Payment will automatically be withdrawn from your bank account.

0014002 I=000000



MITCHELL VOLPE
MVOLPE00@GMAIL.COM

2/1 890729/4350583 0014002 1 I=0000000000



Mitchell Volpe

Account: [REDACTED]



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 01/22/2025

Previous Balance Due - 01/09/25	135.85
Payments Received - 01/09/25	-135.85
Current Charges - Gas Service	149.05
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

0.109167 0.011150 1437.920000 1448.000000

Residential Gas Service

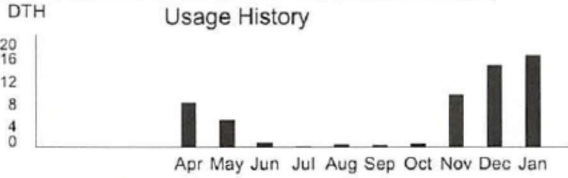
Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.46
Dollars/Day	\$0.00	\$4.26

Service from 12/19/2024 - 1/22/2025

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (8.38037))	136.60
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	5.52
Energy Assistance	0.18
Current Gas Billing	149.05



Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	1/22/2025	1386	12/18/2024	1203	35	183 CCF	0.088825	16.3

2/1 883603/4343642 0015874 1|-0000000000

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$149.05	02/13/2025

Autopay Notice

Do Not Send Payment. Payment will automatically be withdrawn from your bank account.

0015874 I=000000



MITCHELL VOLPE
MVOLPE00@GMAIL.COM



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 11/20/2024

Previous Balance Due - 11/12/24	12.13
Payments Received - 11/12/24	-12.13
Current Charges - Gas Service	83.97
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

0.099809 0.010099 874.550000 911.000000

Residential Gas Service

Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.29
Dollars/Day	\$0.00	\$2.62

Service from 10/19/2024 - 11/19/2024

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (7.95806))	74.01
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	3.11
Energy Assistance	0.10
Current Gas Billing	83.97



Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	11/19/2024	1040	10/18/2024	935	32	105 CCF	0.088574	9.3

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$83.97	12/12/2024

Autopay Notice

Do Not Send Payment.
Payment will automatically be withdrawn from your bank account.

0021323 I=000000



MITCHELL VOLPE
MVOLPE00@GMAIL.COM



Mitchell Volpe

Account: [REDACTED] Page 1 of 2



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 12/18/2024

Previous Balance Due - 12/12/24	83.97
Payments Received - 12/12/24	-83.97
Current Charges - Gas Service	135.85
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

0.090453 0.013594 1111.090000 1055.000000

Residential Gas Service

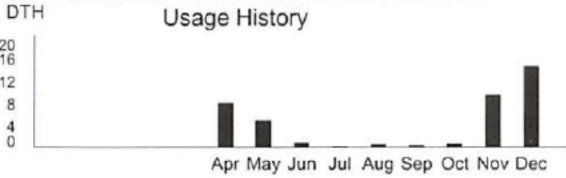
Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.52
Dollars/Day	\$0.00	\$4.85

Service from 11/20/2024 - 12/18/2024

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (8.60417))	123.90
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	5.03
Energy Assistance	0.17
Current Gas Billing	135.85



Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	12/18/2024	1203	11/19/2024	1040	29	163 CCF	0.088542	14.4

2/1 877297/4336920 0018928 1 I=0000000000

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$135.85	01/09/2025

Autopay Notice

Do Not Send Payment. Payment will automatically be withdrawn from your bank account.

0018928 I=000000

MITCHELL VOLPE MVOLPE00@GMAIL.COM





Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 04/22/2025

Previous Balance Due - 04/11/25	89.96
Payments Received - 04/11/25	-89.96
Current Charges - Gas Service	63.34
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

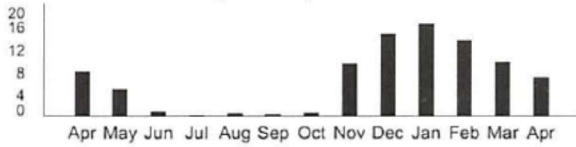
0.102928 0.008503 866.550000 791.000000

Residential Gas Service

Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.29	0.21
Dollars/Day	\$3.88	\$1.92

DTH Usage History



Service from 3/21/2025 - 4/22/2025

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (7.96471))	54.16
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	2.35
Energy Assistance	0.08
Current Gas Billing	63.34

Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	4/22/2025	1720	3/20/2025	1644	33	76 CCF	0.089860	6.8

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$63.34	05/14/2025

Autopay Notice

Do Not Send Payment.
Payment will automatically be withdrawn from your bank account.

0011735 I=000000



MITCHELL VOLPE
MVOLPE00@GMAIL.COM

2/1 905490/4365818 0011735 1|=0000000000



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 08/21/2024

Previous Balance Due - 08/12/24	7.84
Payments Received - 08/12/24	-7.84
Current Charges - Gas Service	10.54
*** AUTO PAY CUSTOMER ***	

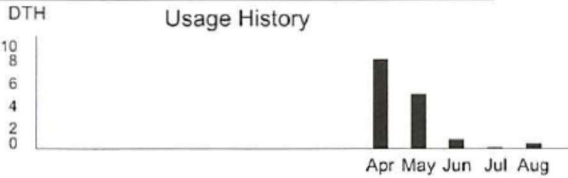
Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

2.305801 0.000000 28.890000 3.000000

Residential Gas Service

Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.01
Dollars/Day	\$0.00	\$0.33


Service from 7/20/2024 - 8/20/2024
Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (8.47500))	3.39
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	0.39
Energy Assistance	0.01
Current Gas Billing	10.54

Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	8/20/2024	925	7/19/2024	920	32	5 CCF	0.089071	0.4

Questions, comments or mailing address corrections?

Call Dominion Energy weekdays 7am-6pm (see back of page for details) or visit our website: dominionenergy.com

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$10.54	09/12/2024

Autopay Notice

Do Not Send Payment.
 Payment will automatically be withdrawn from your bank account.

0013447 I=000000


 MITCHELL VOLPE
 MVOLPE00@GMAIL.COM



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 10/18/2024

Previous Balance Due - 10/14/24	9.81
Payments Received - 10/15/24	-9.81
Current Charges - Gas Service	12.13
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

0.087333 0.001635 467.100000 273.000000

Residential Gas Service

Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.02
Dollars/Day	\$0.00	\$0.43


Service from 9/21/2024 - 10/18/2024
Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (9.84000))	4.92
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	0.45
Energy Assistance	0.01
Current Gas Billing	12.13

Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	10/18/2024	935	9/20/2024	929	28	6 CCF	0.088985	0.5

Questions, comments or mailing address corrections?

 Call Dominion Energy weekdays 7am-6pm (see back of page for details) or visit our website: dominionenergy.com

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$12.13	11/12/2024

Autopay Notice

Do Not Send Payment.
 Payment will automatically be withdrawn from your bank account.

0014029

I=000000


 MITCHELL VOLPE
 MVOLPE00@GMAIL.COM



Mitchell Volpe

Account: [REDACTED] Page 1 of 2



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 09/20/2024

Previous Balance Due - 09/12/24	10.54
Payments Received - 09/12/24	-10.54
Current Charges - Gas Service	9.81
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

0.096690 0.001411 179.290000 184.000000

Residential Gas Service

Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.01
Dollars/Day	\$0.00	\$0.33

Service from 8/21/2024 - 9/20/2024

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (6.75000))	2.70
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	0.36
Current Gas Billing	9.81



Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	9/20/2024	929	8/20/2024	925	31	4 CCF	0.089122	0.4

Questions, comments or mailing address corrections?

Call Dominion Energy weekdays 7am-6pm (see back of page for details) or visit our website: dominionenergy.com

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$9.81	10/14/2024

Autopay Notice

Do Not Send Payment. Payment will automatically be withdrawn from your bank account.

0014674 I=000000



MITCHELL VOLPE
MVOLPE00@GMAIL.COM

2/1 858608/4317620 0014674 1=0000000000



Mitchell Volpe

Account: [REDACTED]



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 07/19/2024

Previous Balance Due - 07/12/24	16.62
Payments Received - 07/12/24	-16.62
Current Charges - Gas Service	7.84
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

2.089632 0.000000 42.050000 43.000000

Residential Gas Service

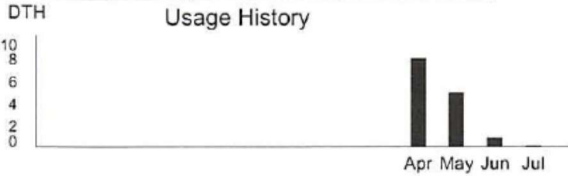
Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.00
Dollars/Day	\$0.00	\$0.28

Service from 6/21/2024 - 7/19/2024

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (8.00000))	0.80
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	0.29
Current Gas Billing	7.84



Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	7/19/2024	920	6/20/2024	919	29	1 CCF	0.090453	0.1

Questions, comments or mailing address corrections?

Call Dominion Energy weekdays 7am-6pm (see back of page for details) or visit our website: dominionenergy.com

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$7.84	08/12/2024

Autopay Notice

Do Not Send Payment. Payment will automatically be withdrawn from your bank account.

0014092 I=000000



MITCHELL VOLPE
MVOLPE00@GMAIL.COM



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 06/20/2024

Previous Balance Due - 06/11/24	64.57
Payments Received - 06/11/24	-64.57
Current Charges - Gas Service	16.62
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

2.233745 0.000000 284.850000 250.000000

Residential Gas Service

Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.03
Dollars/Day	\$0.00	\$0.55

DTH Usage History


Service from 5/21/2024 - 6/20/2024
Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (11.55000))	9.24
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	0.62
Energy Assistance	0.01
Current Gas Billing	16.62

Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	6/20/2024	919	5/20/2024	910	31	9 CCF	0.088786	0.8

Questions, comments or mailing address corrections?

 Call Dominion Energy weekdays 7am-6pm (see back of page for details) or visit our website: dominionenergy.com

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$16.62	07/12/2024

Autopay Notice

Do Not Send Payment.
 Payment will automatically be withdrawn from your bank account.

0023026 I=000000


 MITCHELL VOLPE
 MVOLPE00@GMAIL.COM



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 04/18/2024

Current Charges - Gas Service	104.71
Adjustments	8.31
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

2.089632 0.007426 776.270000 779.000000

Residential Gas Service

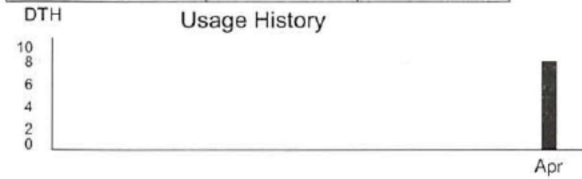
Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.29
Dollars/Day	\$0.00	\$3.88

Service from 3/21/2024 - 4/18/2024

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (11.89747))	93.99
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	3.88
Energy Assistance	0.09
Current Gas Billing	104.71



Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	4/18/2024	856	3/21/2024	767	28	89 CCF	0.088483	7.9

Adjustments

4/2/2024	Connection fee	\$8.31
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Questions, comments or mailing address corrections?

Call Dominion Energy weekdays 7am-6pm (see back of page for details) or visit our website: dominionenergy.com

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$113.02	05/10/2024

Autopay Notice

Do Not Send Payment. Payment will automatically be withdrawn from your bank account.

0014857 I=000000



MITCHELL VOLPE
MVOLPE00@GMAIL.COM

2/1 820511/4278653 0014857 1 I=0000000000



Mitchell Volpe

Account: [REDACTED] Page 1 of 2



Thank you for your patronage. Your prompt payment assists us in providing our customers with high-quality natural gas service.

Account Summary as of 05/20/2024

Previous Balance Due - 05/10/24	113.02
Payments Received - 05/10/24	-113.02
Current Charges - Gas Service	64.57
*** AUTO PAY CUSTOMER ***	

Service Address: 5926 N Angels Landing Dr, Mountain Green, UT 84050

2.305801 0.004105 601.470000 605.000000

Residential Gas Service

Service Agreement: [REDACTED]

Comparison	Last Year	This Year
Decatherms/Day	0.00	0.15
Dollars/Day	\$0.00	\$2.08



Service from 4/19/2024 - 5/20/2024

Rate - GS

Charge for Gas Used(Avg cost per DTH \$ (11.53542))	55.37
Basic Service Fee Total	6.75
Utah Sales Tax (3.85%)	2.39
Energy Assistance	0.06
Current Gas Billing	64.57

Meter ID	Current Meter Read		Previous Meter Read		Days	Dial Difference	Volume Multiplier	Billed DTH
	Date	Reading	Date	Reading				
[REDACTED]	5/20/2024	910	4/18/2024	856	32	54 CCF	0.088697	4.8

Questions, comments or mailing address corrections?

Call Dominion Energy weekdays 7am-6pm (see back of page for details) or visit our website: dominionenergy.com

Account Number	Total Amount Due	Withdrawn On
[REDACTED]	\$64.57	06/11/2024

Autopay Notice

Do Not Send Payment. Payment will automatically be withdrawn from your bank account.

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MITCHELL VOLPE
MVOLPE00@GMAIL.COM

2/1 828181/4286545 0015742 1 I=0000000000

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002



Questions: Call
1-888-221-7070
24 hours a day,
7 days a week
RockyMountainPower.net



BILLING DATE: **Apr 7, 2025**
ACCOUNT NUMBER: [REDACTED]
DUE DATE: **Apr 29, 2025**
AMOUNT DUE: **\$61.87**



Your Balance With Us

Previous Account Balance	60.93
Payments/Credits	-60.93
New Charges	+61.87
Current Account Balance	\$61.87

Payments Received

DATE	DESCRIPTION	AMOUNT
Mar 27, 2025	Payment Received - Thank You	60.93
Total Payments		\$60.93

Note: You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 N Angels Landing Dr Mountain Green UT
Residential Schedule 1

METER NUMBER	SERVICE PERIOD From To	ELAPSED DAYS	METER READINGS Previous Current	METER MULTIPLIER	AMOUNT USED THIS MONTH
[REDACTED]	Mar 4, 2025 Apr 2, 2025	29	7030 7508	1.0	478 kwh

Next scheduled read date: 05-01. Date may vary due to scheduling or weather.

NEW CHARGES - 04/25	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Winter Block 1	400 kwh	0.0798930	31.96
Energy Charge Winter Block 2	78 kwh	0.1037250	8.09
Renewable Energy Adjustment		-0.0018000	-0.07
Energy Balancing Account		0.1988000	7.96
Customer Efficiency Services		0.0384000	1.84
Elec Vehicle Infrastructure		0.0030000	0.14
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	2.29
Total New Charges			61.87

Plan for medical needs

Does someone in your home have a disability or use a device for health, safety or independence that requires electricity?

See reverse

Write account number on check & mail to: Rocky Mtn Power, PO Box 26000, Portland, OR 97256-0001

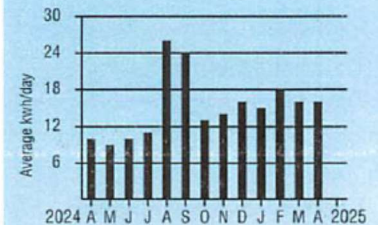
RETAIN THIS PORTION FOR YOUR RECORDS. RETURN THIS PORTION WITH YOUR PAYMENT.



ROCKY MTN POWER
PO BOX 26000
PORTLAND OR 97256-0001



Historical Data - ITEM 2



Your Average Daily kwh Usage by Month

PERIOD ENDING	APR 2025	APR 2024
Avg. Daily Temp.	45	44
Total kwh	478	133
Avg. kwh per Day	16	10
Cost per Day	\$2.13	\$1.20

Looking for other ways to pay?

Visit RockyMountainPower.net/Pay for all your options. You can choose to pay on your device using our mobile app, on our website, at a pay station in your community, or pay over the phone by calling 1-888-221-7070.

Manage your account with ease

Popular billing options include Auto Pay, Equal Pay and choice of due dates. You can even earn a credit each month when you sign up for paperless billing. See details and enroll at RockyMountainPower.net/BillOptions

Late Payment Charge for Utah

A late payment charge of 1% may be charged on the delinquent balance per month.

Change of Mailing Address or Phone?
Check here & provide information on back.

Account Number: [REDACTED]
Date Due: **Apr 29, 2025**

AMOUNT DUE: \$61.87

Bank Payment - Do Not Pay

Please enter the amount enclosed.

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002



Questions: Call
1-888-221-7070
24 hours a day,
7 days a week
RockyMountainPower.net



BILLING DATE: Mar 5, 2025
ACCOUNT NUMBER: [REDACTED]
DUE DATE: Mar 27, 2025
AMOUNT DUE: \$60.93



Your Balance With Us

Previous Account Balance	70.60
Payments/Credits	-70.60
New Charges	+60.93
Current Account Balance	\$60.93

Payments Received

DATE	DESCRIPTION	AMOUNT
Feb 26, 2025	Payment Received - Thank You	70.60
Total Payments		\$70.60

Note: You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 N Angels Landing Dr Mountain Green UT
Residential Schedule 1

METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
[REDACTED]	Feb 3, 2025	Mar 4, 2025	29	6559	7030	1.0	471 kwh

Next scheduled read date: 04-02. Date may vary due to scheduling or weather.

NEW CHARGES - 03/25	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Winter Block 1	400 kwh	0.0798930	31.96
Energy Charge Winter Block 2	71 kwh	0.1037250	7.36
Renewable Energy Adjustment		-0.0018000	-0.07
Energy Balancing Account		0.1988000	7.82
Customer Efficiency Services		0.0384000	1.81
Elec Vehicle Infrastructure		0.0030000	0.14
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	2.25
Total New Charges			60.93

Plan for medical needs

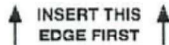
Does someone in your home have a disability or use a device for health, safety or independence that requires electricity?

See reverse

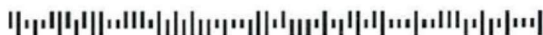
Write account number on check & mail to: Rocky Mtn Power, PO Box 26000, Portland, OR 97256-0001

RETAIN THIS PORTION FOR YOUR RECORDS.

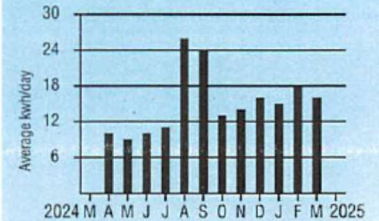
RETURN THIS PORTION WITH YOUR PAYMENT.



ROCKY MTN POWER
PO BOX 26000
PORTLAND OR 97256-0001



Historical Data - ITEM 2



Your Average Daily kwh Usage by Month

PERIOD ENDING	MAR 2025	MAR 2024
Avg. Daily Temp.	39	39
Total kwh	471	0
Avg. kwh per Day	16	0
Cost per Day	\$2.10	\$0.00

Looking for other ways to pay?

Visit RockyMountainPower.net/Pay for all your options. You can choose to pay on your device using our mobile app, on our website, at a pay station in your community, or pay over the phone by calling 1-888-221-7070.

Manage your account with ease

Popular billing options include Auto Pay, Equal Pay and choice of due dates. You can even earn a credit each month when you sign up for paperless billing. See details and enroll at RockyMountainPower.net/BillOptions

Late Payment Charge for Utah

A late payment charge of 1% may be charged on the delinquent balance per month.

Change of Mailing Address or Phone?
Check here & provide information on back.

Account Number: [REDACTED]
Date Due: Mar 27, 2025

AMOUNT DUE: \$60.93

Bank Payment - Do Not Pay

Please enter the amount enclosed.

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

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 OU AI U 84050 7002



Questions: Call
1-888-221-7070
 24 hours a day,
 7 days a week
 RockyMountainPower.net



ILLI A Feb 4, 2025
 ACCOU U



DUE DATE: Feb 26, 2025

AMOUNT DUE: \$70.60

Your Balance With Us

Pre io s A o nt alan e	58.93
Payments Credits	58.93
e Charges	70.60
Current Account Balance	\$70.60

Payments Received

A	C IP IO	A OU
an 28, 2025	Payment e ei ed han o	58.93
Total Payments		\$58.93

Note: You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 Angels Landing r o ntain reen U
 residential hed le 1

U	IC P IO	o	LAP	Pre io s	A I	C rrent	UL IPLI	A OU U
	an 3, 2025	e 3, 2025	31	6016		6559	1.0	543 h

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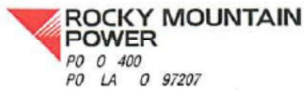
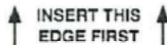
NEW CHARGES - 02/25	U I	CO P U I	C A
asi Charge ingle Phase			10.00
nergy Charge Winter lo 1	400 h	0.0798930	31.96
nergy Charge Winter lo 2	143 h	0.1037250	14.83
ene a le nergy Ad stment		0.0018000	0.08
nergy alan ing A o nt		0.1988000	9.30
C stomer ffi ien y er ies		0.0384000	2.15
le ehi le Infrastr t re		0.0030000	0.17
ome le tri Lifeline Program			0.16
Paperless ill Credit			0.50
Utah ales a		0.0385000	2.61
Total New Charges			70.60

When yo pro ide a he as payment, yo a thori e s to se the information from yo r he either to ma e a one time ele troni f nd transfer from yo ra o nt or to pro ess the payment as a he transa tion. When e se information from yo r he to ma e an ele troni f nd transfer, f nds may e ithdra n from yo ra o nt as soon as e re ei e yo r pay

See reverse

Write account number on check & mail to: Rocky Mtn Power, PO Box 26000, Portland, OR 97256-0001

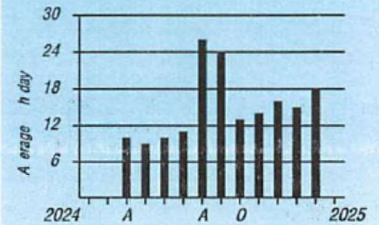
RETURN THIS PORTION WITH YOUR PAYMENT.



OC POW
 PO O 26000
 PO LA O 97256 0001



Historical Data - ITEM 2



Your Average Daily kwh Usage by Month

P IO I	2025	2024
A g. aily emp.	32	34
otal h	543	0
A g. h per ay	18	0
Cost per ay	\$2.28	\$0.00

Looking for other ways to pay?

isit o y o ntainPo er.net Pay for all yo r options. o an hoose to pay on yo r de ie sing o r mo ile app, on o r e site, at a pay station in yo r omm nity, or pay o er the phone y alling 1 888 221 7070.

Manage your account with ease

Pop lar illing options in l de A to Pay, al Pay and hoi e of d e dates. o an e en earn a redit ea h month hen yo sign p for paper less illing. ee details and enroll at o y o ntainPo er.net illOptions

Late Payment Charge for Utah
 A late payment charge of 1% may be charged on the delinquent balance per month.

Change of Mailing Address or Phone?
 Che here pro ide information on a

A o nt m er
 ate e Feb 26, 2025

AMOUNT DUE: \$70.60

Bank Payment - Do Not Pay

Please enter the amount enclosed.

IC LL OLP
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 5926 A L LA I
 OU AI U 84050 7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002



Questions: Call
1-888-221-7070
24 hours a day,
7 days a week
RockyMountainPower.net



BILLING DATE: Jan 6, 2025
ACCOUNT NUMBER: [REDACTED]
DUE DATE: Jan 28, 2025
AMOUNT DUE: \$58.93



Your Balance With Us

Previous Account Balance	72.74
Payments/Credits	-72.74
New Charges	58.93
Current Account Balance	\$58.93

Payments Received

DATE	DESCRIPTION	AMOUNT
Dec 30, 2024	Payment Received - Thank You	72.74
Total Payments		\$72.74

Note: You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 N Angels Landing Dr Mountain Green UT
Residential Schedule 1

METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
[REDACTED]	Dec 3, 2024	Jan 3, 2025	31	5560	6016	1.0	456 kwh

Next scheduled read date: 02-03. Date may vary due to scheduling or weather.

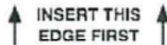
NEW CHARGES - 01/25	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Winter Block 1	400 kwh	0.0798930	31.96
Energy Charge Winter Block 2	56 kwh	0.1037250	5.81
Renewable Energy Adjustment		-0.0018000	-0.07
Energy Balancing Account		0.1988000	7.51
Customer Efficiency Services		0.0384000	1.74
Elec Vehicle Infrastructure		0.0030000	0.14
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	2.18
Total New Charges			58.93

When you provide a check as payment, you authorize us to use the information from your check either to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as we receive your pay-

See reverse

Write account number on check & mail to: Rocky Mtn Power, PO Box 26000, Portland, OR 97256-0001

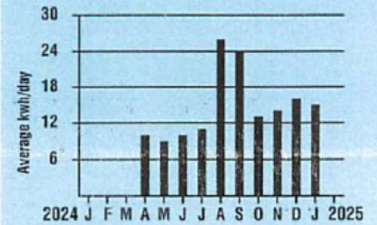
RETAIN THIS PORTION FOR YOUR RECORDS. RETURN THIS PORTION WITH YOUR PAYMENT.



ROCKY MTN POWER
PO BOX 26000
PORTLAND OR 97256-0001



Historical Data - ITEM 2



Your Average Daily kwh Usage by Month

PERIOD ENDING	Jan 2025	Jan 2024
Avg. Daily Temp.	37	36
Total kwh	456	0
Avg. kwh per Day	15	0
Cost per Day	\$1.90	\$0.00

Looking for other ways to pay?

Visit RockyMountainPower.net/Pay for all your options. You can choose to pay on your device using our mobile app, on our website, at a pay station in your community, or pay over the phone by calling 1-888-221-7070.

Manage your account with ease

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Late Payment Charge for Utah
A late payment charge of 1% may be charged on the delinquent balance per month.

Change of Mailing Address or Phone?
Check here & provide information on back.

Account Number: [REDACTED]
Date Due: Jan 28, 2025

AMOUNT DUE: \$58.93

Bank Payment - Do Not Pay

Please enter the amount enclosed.

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

MITCHELL VOLPE
 SARAH MCBETH
 5926 N ANGELS LANDING DR
 MOUNTAIN GREEN UT 84050-7002



C
 1-888-221-7070

R M P



BILLING DATE: D

ACCOUNT NUMBER:

DUE DATE D

AMOUNT DUE



Y	W	U	P	R	AMOUNT
Previous Account Balance		53.41	DATE	DESCRIPTION	
Payments Credits		-53.41	Nov 26, 2024	Payment Received - Thank You	53.41
New Charges		72.74	T	P	

C A

N You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

D A A

ITEM 2 - ELECTRIC SERVICE 5926 N Angels Landing Dr Mountain Green UT
 Residential Schedule 1

METER NUMBER	SERVICE PERIOD From To	ELAPSED DAYS	METER READINGS Previous Current	METER MULTIPLIER	AMOUNT USED THIS MONTH
[REDACTED]	Oct 30, 2024 Dec 3, 2024	34	5001 5560	1.0	559 kwh

Next scheduled read date: 01-03. Date may vary due to scheduling or weather.

NEW CHARGES - 12/24	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Winter Block 1	400 kwh	0.0798930	31.96
Energy Charge Winter Block 2	159 kwh	0.1037250	16.49
Renewable Energy Adjustment		-0.0018000	-0.09
Energy Balancing Account		0.1988000	9.63
Customer Efficiency Services		0.0384000	2.23
Elec Vehicle Infrastructure		0.0030000	0.17
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	2.69

When you provide a check as payment, you authorize us to use the information from your check either to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as we receive your pay-

See reverse

Write account number on check mail to: Rocky Mtn Power, PO Box 26000, Portland, OR 97256-0001

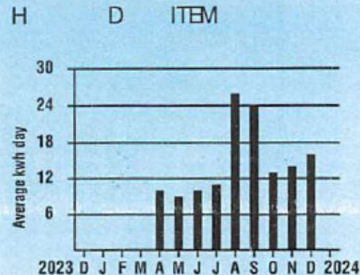
RETAIN THIS PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH YOUR PAYMENT.

↑ INSERT THIS EDGE FIRST ↑



ROCKY MTN POWER
 PO BOX 26000
 PORTLAND OR 97256-0001



PERIOD ENDING	DEC 2024	DEC 2023
Avg. Daily Temp.	40	42
Total kwh	559	0
Avg. kwh per Day	16	0
Cost per Day	\$2.14	\$0.00

From all of us at Rocky Mountain Power, we wish you a safe and happy holiday season.

Visit RockyMountainPower.net Pay for all your options. You can choose to pay on your device using our mobile app, on our website, at a pay station in your community, or pay over the phone by calling 1-888-221-7070.

Late Payment Charge for Utah
 A late payment charge of 1% may be charged on the delinquent balance per month.

C M A P
 Check here & provide information on back.

Account Number:

Date Due: D

AMOUNT DUE

Bank Payment - Do Not Pay

P

MITCHELL VOLPE
 SARAH MCBETH
 5926 N ANGELS LANDING DR
 MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002



Questions: Call
1-888-221-7070
24 hours a day,
7 days a week
RockyMountainPower.net



BILLING DATE: **Nov 1, 2024**
ACCOUNT NUMBER: [REDACTED]
DUE DATE: Nov 26, 2024
AMOUNT DUE: \$53.41



Your Balance With Us

Previous Account Balance	59.30
Payments/Credits	-59.30
New Charges	+53.41
Current Account Balance	\$53.41

Payments Received

DATE	DESCRIPTION	AMOUNT
Oct 24, 2024	Payment Received - Thank You	59.30
Total Payments		\$59.30

Note: You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 N Angels Landing Dr Mountain Green UT
Residential Schedule 1

METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
[REDACTED]	Oct 1, 2024	Oct 30, 2024	29	4586	5001	1.0	415 kwh

Next scheduled read date: 12-03. Date may vary due to scheduling or weather.

NEW CHARGES - 11/24	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Winter Block 1	400 kwh	0.0798930	31.96
Energy Charge Winter Block 2	15 kwh	0.1037250	1.56
Renewable Energy Adjustment		-0.0018000	-0.06
Energy Balancing Account		0.1988000	6.66
Customer Efficiency Services		0.0384000	1.54
Elec Vehicle Infrastructure		0.0030000	0.12
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	1.97
Total New Charges			53.41

Wildfire safety & preparedness

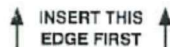
Safety is a community effort that takes all of us working together. At Rocky Mountain Power, we're continuing to take steps to

See reverse

Write account number on check & mail to: Rocky Mtn Power, PO Box 26000, Portland, OR 97256-0001

RETAIN THIS PORTION FOR YOUR RECORDS.

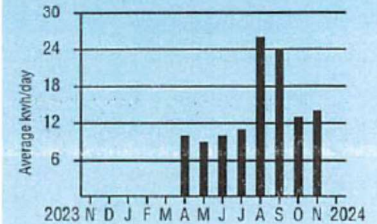
RETURN THIS PORTION WITH YOUR PAYMENT.



ROCKY MTN POWER
PO BOX 26000
PORTLAND OR 97256-0001



Historical Data - ITEM 2



Your Average Daily kwh Usage by Month

PERIOD ENDING	NOV 2024	NOV 2023
Avg. Daily Temp.	62	55
Total kwh	415	0
Avg. kwh per Day	14	0
Cost per Day	\$1.84	\$0.00

Looking for other ways to pay?

Visit RockyMountainPower.net/Pay for all your options. You can choose to pay on your device using our mobile app, on our website, at a pay station in your community, or pay over the phone by calling 1-888-221-7070.

Manage your account with ease

Popular billing options include Auto Pay, Equal Pay and choice of due dates. You can even earn a credit each month when you sign up for paperless billing. See details and enroll at RockyMountainPower.net/BillOptions

Late Payment Charge for Utah

A late payment charge of 1% may be charged on the delinquent balance per month.

Change of Mailing Address or Phone?
Check here & provide information on back.

Account Number: [REDACTED]
Date Due: **Nov 26, 2024**

AMOUNT DUE: \$53.41

Bank Payment - Do Not Pay

Please enter the amount enclosed.

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

MITCHELL VOLPE
 SARAH MCBETH
 5926 N ANGELS LANDING DR
 MOUNTAIN GREEN UT 84050-7002



Questions: Call
1-888-221-7070
 24 hours a day,
 7 days a week
 RockyMountainPower.net



BILLING DATE: **Sep 3, 2024**
 ACCOUNT NUMBER: [REDACTED]

DUE DATE: **Sep 25, 2024**

AMOUNT DUE: **\$102.00**



Your Balance With Us

Previous Account Balance	117.93
Payments Credits	-117.93
New Charges	102.00
Current Account Balance	\$102.00

Payments Received

DATE	DESCRIPTION	AMOUNT
Aug 26, 2024	Payment Received - Thank You	117.93
Total Payments		\$117.93

Note: Y

\$0.50

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 N Angels Landing Dr Mountain Green UT
 Residential Schedule 1

METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
[REDACTED]	Aug 1, 2024	Aug 30, 2024	29	3470	4168	1.0	698 kwh

Next scheduled read date: 10-01. Date may vary due to scheduling or weather.

NEW CHARGES - 09/24	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Summer Block 1	400 kwh	0.0902790	36.11
Energy Charge Summer Block 2	298 kwh	0.1172100	34.93
Renewable Energy Adjustment		-0.0018000	-0.13
Energy Balancing Account		0.1988000	14.12
Customer Efficiency Services		0.0384000	3.27
Elec Vehicle Infrastructure		0.0030000	0.26
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	3.78
Total New Charges			102.00

Wildfire safety & preparedness

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See reverse

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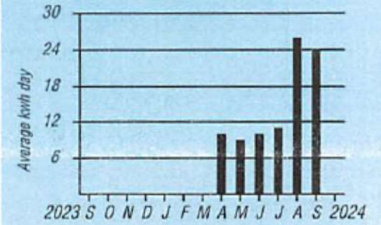
RETURN THIS PORTION WITH YOUR PAYMENT.



ROCKY MTN POWER
 PO BOX 26000
 PORTLAND OR 97256-0001



Historical Data - ITEM 2



Your Average Daily kwh Usage by Month

PERIOD ENDING	SEP 2024	SEP 2023
Avg. Daily Temp.	80	78
Total kwh	698	0
Avg. kwh per Day	24	0
Cost per Day	\$3.52	\$0.00

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Late Payment Charge for Utah

A

Change of Mailing Address or Phone?
 Check here provide information on back.

Account Number: [REDACTED]

Date Due: **Sep 25, 2024**

AMOUNT DUE: **\$102.00**

Bank Payment - Do Not Pay

Please enter the amount enclosed.

MITCHELL VOLPE
 SARAH MCBETH
 5926 N ANGELS LANDING DR
 MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002



Questions: Call
1-888-221-7070
24 hours a day,
7 days a week
RockyMountainPower.net



BILLING DATE: **Oct 2, 2024**

ACCOUNT NUMBER: [REDACTED]

DUE DATE: Oct 24, 2024

AMOUNT DUE: \$59.30



Your Balance With Us

Previous Account Balance	102.00
Payments/Credits	-102.00
New Charges	+59.30
Current Account Balance	\$59.30

Payments Received

DATE	DESCRIPTION	AMOUNT
Sep 25, 2024	Payment Received - Thank You	102.00
Total Payments		\$102.00

Note: You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 N Angels Landing Dr Mountain Green UT
Residential Schedule 1

METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
[REDACTED]	Aug 30, 2024	Oct 1, 2024	32	4168	4586	1.0	418 kwh

Next scheduled read date: 10-30. Date may vary due to scheduling or weather.

NEW CHARGES - 10/24

	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Summer Block 1 for 31 day(s)	388 kwh	0.0902790	35.03
Energy Charge Summer Block 2 for 31 day(s)	17 kwh	0.1172100	1.99
Energy Charge Winter Block 1 for 1 day(s)	13 kwh	0.0798930	1.04
Renewable Energy Adjustment		-0.0018000	-0.07
Energy Balancing Account		0.1988000	7.57
Customer Efficiency Services		0.0384000	1.75
Elec Vehicle Infrastructure		0.0030000	0.14
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	2.19
Total New Charges			59.30

Wildfire safety & preparedness

See reverse

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RETURN THIS PORTION WITH YOUR PAYMENT.

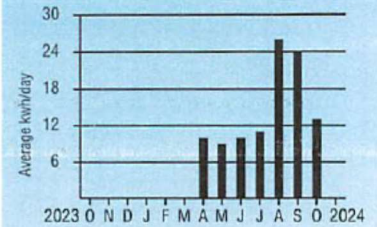
↑ INSERT THIS EDGE FIRST ↑



ROCKY MTN POWER
PO BOX 26000
PORTLAND OR 97256-0001



Historical Data - ITEM 2



Your Average Daily kwh Usage by Month

PERIOD ENDING	OCT 2024	OCT 2023
Avg. Daily Temp.	72	68
Total kwh	418	0
Avg. kwh per Day	13	0
Cost per Day	\$1.85	\$0.00

Looking for other ways to pay?

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Late Payment Charge for Utah

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Change of Mailing Address or Phone?
Check here & provide information on back.

Account Number: [REDACTED]

Date Due: **Oct 24, 2024**

AMOUNT DUE: \$59.30

Bank Payment - Do Not Pay

Please enter the amount enclosed.

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

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SARAH MCBETH
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MOUNTAIN GREEN UT 84050-7002



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7 days a week
RockyMountainPower.net



BILLING DATE: **Aug 2, 2024**
ACCOUNT NUMBER: [REDACTED]
DUE DATE: **Aug 26, 2024**
AMOUNT DUE: **\$117.93**



Your Balance With Us

Previous Account Balance	47.55
Payments/Credits	-47.55
New Charges	+117.93
Current Account Balance	\$117.93

Payments Received

DATE	DESCRIPTION	AMOUNT
Jul 26, 2024	Payment Received - Thank You	47.55
Total Payments		\$47.55

Note: You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 N Angels Landing Dr Mountain Green UT
Residential Schedule 1

METER NUMBER	SERVICE PERIOD From To	ELAPSED DAYS	METER READINGS Previous Current	METER MULTIPLIER	AMOUNT USED THIS MONTH
[REDACTED]	Jul 1, 2024 Aug 1, 2024	31	2667 3470	1.0	803 kwh

Next scheduled read date: 08-30. Date may vary due to scheduling or weather.

NEW CHARGES - 08/24

	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Summer Block 1	400 kwh	0.0902790	36.11
Energy Charge Summer Block 2	403 kwh	0.1172100	47.24
Renewable Energy Adjustment		-0.0018000	-0.15
Energy Balancing Account		0.1988000	16.57
Customer Efficiency Services		0.0384000	3.83
Elec Vehicle Infrastructure		0.0030000	0.30
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	4.37
Total New Charges			117.93

Wildfire safety & preparedness

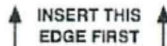
Safety is a community effort that takes all of us working together. At Rocky Mountain Power, we're continuing to take steps to

See reverse

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RETAIN THIS PORTION FOR YOUR RECORDS.

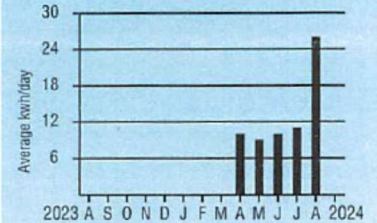
RETURN THIS PORTION WITH YOUR PAYMENT.



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PO BOX 26000
PORTLAND OR 97256-0001



Historical Data - ITEM 2



Your Average Daily kwh Usage by Month

PERIOD ENDING	AUG 2024	AUG 2023
Avg. Daily Temp.	83	83
Total kwh	803	0
Avg. kwh per Day	26	0
Cost per Day	\$3.80	\$0.00

Looking for other ways to pay?

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Late Payment Charge for Utah

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Change of Mailing Address or Phone?
Check here & provide information on back.

Account Number: [REDACTED]
Date Due: **Aug 26, 2024**

AMOUNT DUE: **\$117.93**

Bank Payment - Do Not Pay

Please enter the amount enclosed.

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002



Questions: Call
1-888-221-7070
24 hours a day,
7 days a week
RockyMountainPower.net



BILLING DATE: Jul 2, 2024

ACCOUNT NUMBER: [REDACTED]

DUE DATE: Jul 26, 2024

AMOUNT DUE: \$47.55



Your Balance With Us

Previous Account Balance	37.74
Payments/Credits	-37.74
New Charges	+47.55
Current Account Balance	\$47.55

Payments Received

DATE	DESCRIPTION	AMOUNT
Jun 25, 2024	Payment Received - Thank You	37.74
Total Payments		\$37.74

Note: You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 N Angels Landing Dr Mountain Green UT
Residential Schedule 1

METER NUMBER	SERVICE PERIOD		ELAPSED DAYS	METER READINGS		METER MULTIPLIER	AMOUNT USED THIS MONTH
	From	To		Previous	Current		
[REDACTED]	May 31, 2024	Jul 1, 2024	31	2312	2667	1.0	355 kwh

Next scheduled read date: 08-01. Date may vary due to scheduling or weather.

NEW CHARGES - 07/24	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Summer Block 1	355 kwh	0.0902790	32.05
Renewable Energy Adjustment		-0.0018000	-0.06
Energy Balancing Account for 1 day(s)		0.1988000	0.21
for 30 day(s)		0.0806000	2.50
Customer Efficiency Services		0.0384000	1.33
Elec Vehicle Infrastructure		0.0030000	0.10
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	1.76
Total New Charges			47.55

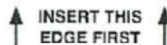
Wildfire safety & preparedness

See reverse

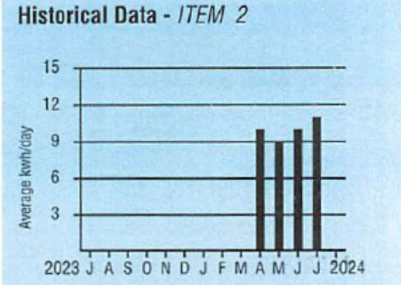
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RETAIN THIS PORTION FOR YOUR RECORDS.

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ROCKY MTN POWER
PO BOX 26000
PORTLAND OR 97256-0001



Your Average Daily kwh Usage by Month

PERIOD ENDING	JUL 2024	JUL 2023
Avg. Daily Temp.	77	69
Total kwh	355	0
Avg. kwh per Day	11	0
Cost per Day	\$1.53	\$0.00

Looking for other ways to pay?

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Late Payment Charge for Utah

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Change of Mailing Address or Phone?
Check here & provide information on back.

Account Number: [REDACTED]

Date Due: Jul 26, 2024

AMOUNT DUE: \$47.55

Bank Payment - Do Not Pay

Please enter the amount enclosed.

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date

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MOUNTAIN GREEN UT 84050-7002



Questions: Call
1-888-221-7070
24 hours a day,
7 days a week
RockyMountainPower.net



BILLING DATE: Jun 3, 2024

ACCOUNT NUMBER: [REDACTED]

DUE DATE: Jun 25, 2024

AMOUNT DUE: \$37.74



Your Balance With Us

Previous Account Balance	67.31
Payments/Credits	-67.31
New Charges	+37.74
Current Account Balance	\$37.74

Payments Received

DATE	DESCRIPTION	AMOUNT
Jun 3, 2024	Payment Received - Thank You	67.31
Total Payments		\$67.31

Note: You're helping the environment and yourself by participating in paperless billing - here's a \$0.50 credit.

Detailed Account Activity

ITEM 2 - ELECTRIC SERVICE

5926 N Angels Landing Dr Mountain Green UT
Residential Schedule 1

METER NUMBER	SERVICE PERIOD From To	ELAPSED DAYS	METER READINGS Previous Current	METER MULTIPLIER	AMOUNT USED THIS MONTH
[REDACTED]	May 1, 2024 May 31, 2024	30	2015 2312	1.0	297 kwh

Next scheduled read date: 07-01. Date may vary due to scheduling or weather.

NEW CHARGES - 06/24

	UNITS	COST PER UNIT	CHARGE
Basic Charge - Single Phase			10.00
Energy Charge Winter Block 1	297 kwh	0.0798930	23.73
Renewable Energy Adjustment		-0.0006000	-0.01
Energy Balancing Account		0.0806000	1.91
Customer Efficiency Services		0.0384000	0.98
Elec Vehicle Infrastructure		0.0030000	0.08
Home Electric Lifeline Program			0.16
Paperless Bill Credit			-0.50
Utah Sales Tax		0.0385000	1.39
Total New Charges			37.74

Wildfire safety & preparedness

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See reverse

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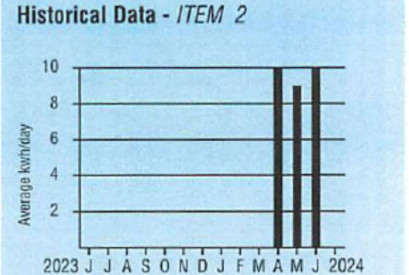
RETAIN THIS PORTION FOR YOUR RECORDS.

RETURN THIS PORTION WITH YOUR PAYMENT.

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ROCKY MTN POWER
PO BOX 26000
PORTLAND OR 97256-0001



Your Average Daily kwh Usage by Month

PERIOD ENDING	JUN 2024	JUN 2023
Avg. Daily Temp.	59	65
Total kwh	297	0
Avg. kwh per Day	10	0
Cost per Day	\$1.26	\$0.00

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Late Payment Charge for Utah

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Change of Mailing Address or Phone?
Check here & provide information on back.

Account Number: 05122350-001 1

Date Due: Jun 25, 2024

AMOUNT DUE: \$37.74

Bank Payment - Do Not Pay

Please enter the amount enclosed.

MITCHELL VOLPE
SARAH MCBETH
5926 N ANGELS LANDING DR
MOUNTAIN GREEN UT 84050-7002

Automatic Withdrawal for Total Amount Due to occur on the payment due date



APPRAISAL OF REAL PROPERTY

LOCATED AT:

5926 N Angels Landing Dr
All of Lot 306 Roam at Mountain Green Phase 1A .16 Acre
Mountain Green, UT 84050

FOR:

HomeAmerican Mortgage
5775 DTC Boulevard
Greenwood Village, CO 80111

AS OF:

03/11/2024

BY:

Jeffrey J. Wankier
Certified Residential Appraiser
2596 E Mount Crest Drive
Salt Lake City, Utah 84109
Jeffw247@msn.com
801-809-4474

Uniform Residential Appraisal Report

Home American
File # J011003/Volpe

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 5926 N Angels Landing Dr City Mountain Green State UT Zip Code 84050
 Borrower Mitchell Volpe Owner of Public Record Richmond American Homes County Morgan
 Legal Description All of Lot 306 Roam at Mountain Green Phase 1A .16 Acre
 Assessor's Parcel # 00-0090-7136 Tax Year 2023 R.E. Taxes \$ 2,340
 Neighborhood Name Roam at Mountain Green Map Reference 36260 Census Tract 9701.01

SUBJECT
 Occupant Owner Tenant Vacant Special Assessments \$ 0 PUD HOA \$ 55 per year per month
 Property Rights Appraised Fee Simple Leasehold Other (describe)
 Assignment Type Purchase Transaction Refinance Transaction Other (describe)
 Lender/Client HomeAmerican Mortgage Address 5775 DTC Boulevard Suite 300
 Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? Yes No
 Report data source(s) used, offering price(s), and date(s). DOM 1;Builder Direct sale, Under contract for \$684,990 with \$12,460 in concessions. No other MLS listings or sales in past 12 months. Utah is a non-disclosure state & not all sales/list are public knowledge.

CONTRACT
 I did did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed. Arms length sale; Builder direct sale currently under contract for 684,990 with \$12,460 in noted seller paid concessions.
 Contract Price \$ 684,990 Date of Contract 02/24/2024 Is the property seller the owner of public record? Yes No Data Source(s) County Records
 Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? Yes No
 If Yes, report the total dollar amount and describe the items to be paid. \$12,460;;Seller paid concessions

NEIGHBORHOOD
 Note: Race and the racial composition of the neighborhood are not appraisal factors.

Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %		
Built-Up <input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	2 %		
Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	550	Low 0	Multi-Family	2 %		
Neighborhood Boundaries Boundaries for this report are:Gordon Creek to West to Park Meadows Dr to East & US 84 to South and Trappers Loop Rd to North in Mountain Green area of Morgan County.		970	High 105	Commercial	1 %		
Neighborhood Description Tooele City is the main employment Center for the Tooele County area. Subject is w/in 2-5 min of schools, shopping & commercial retail areas. Many custom homes are being built on pockets of vacant land scattered throughout the County. Many small rural cities surround Tooele City & are scattered throughout County.		735	Pred. 30	Other	25 %		

 Market Conditions (including support for the above conclusions) The subject neighborhood, as with most all areas of Tooele County, had been experiencing a buyers market, but is currently in a stabilizing process as interest rates fluctuate. Rental rates are also on the rise, with the vacancy rating one of the lowest ever reported making purchasing a home somewhat more attractive.

SITE
 Dimensions See Attached Plat Map/ .16 acres Area 6970 sf Shape Irregular View N;Res;
 Specific Zoning Classification RA1 Residence Primary Zoning Description Residential Single Family / Planning & Zone 03/2024
 Zoning Compliance Legal Legal Nonconforming (Grandfathered Use) No Zoning Illegal (describe)
 Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? Yes No If No, describe

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements - Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/>	Alley	None	<input type="checkbox"/>

 FEMA Special Flood Hazard Area Yes No FEMA Map # 49029C0093D FEMA Map Date 12/07/2017
 Are the utilities and off-site improvements typical for the market area? Yes No If No, describe
 Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? Yes No If Yes, describe
 The appraiser assumes that there are no unapparent conditions of the soil, subsoil or structures that would render the property more or less valuable. No adverse easements, encroachment etc.

IMPROVEMENTS

General Description	Foundation	Exterior Description	materials/condition	Interior	materials/condition
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Good	Floors	Cpt/Tile/LHw/Good
# of Stories 2	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	StcRckWd/Gd	Walls	Drywall/Good
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area 1,343 sq.ft.	Roof Surface	AsphShngls/Gd	Trim/Finish	Wood/Good
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Vinyl/Good	Bath Floor	Tile/Good
Design (Style) 2-Story	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	Vinyl/Good	Bath Waincot	Tile/Gd
Year Built 2023	Evidence of <input type="checkbox"/> Infestation	Storm Sash/Insulated	Insulated/Gd	Car Storage	<input type="checkbox"/> None
Effective Age (Yrs) 0	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Screens	Full/Good	<input checked="" type="checkbox"/> Driveway	# of Cars 2
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> Woodstove(s) # 0	Driveway Surface	Cement
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other <input type="checkbox"/> Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence None	<input checked="" type="checkbox"/> Garage	# of Cars 2
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck 1/0	<input checked="" type="checkbox"/> Porch Cvd Frnt	<input type="checkbox"/> Carport	# of Cars 0
<input checked="" type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool None	<input type="checkbox"/> Other None	<input type="checkbox"/> Att.	<input type="checkbox"/> Det. <input checked="" type="checkbox"/> Built-in

 Appliances Refrigerator Range/Oven Dishwasher Disposal Microwave Washer/Dryer Other (describe)
 Finished area above grade contains: 8 Rooms 4 Bedrooms 2.1 Bath(s) 2,774 Square Feet of Gross Living Area Above Grade
 Additional features (special energy efficient items, etc.) Subject home has central air, carpet, vaulted ceiling, new flooring, upgraded cabinets, stainless steel appliances and 2 car garage.
 Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C1;No updates in the prior 15 years;The subject is in Good condition with minimal physical depreciation for a home of this type and age. The entire home is new. There is no functional or external (economic) depreciation noted. The home has adequate maintenance but needs final finish to meet FNMA guidelines. Please note this report is not to be considered a home inspection.
 Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? Yes No If Yes, describe
 There are no known adverse environmental conditions in the area noted at the time of inspection. None known in the immediate area. Appraiser is not an expert on these fields.
 Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? Yes No If No, describe
 Property generally conforms to the neighborhood.

Uniform Residential Appraisal Report

Home American
File # J011003/Volpe

There are 19 comparable properties currently offered for sale in the subject neighborhood ranging in price from \$ 550,000 to \$ 970,000				
There are 50 comparable sales in the subject neighborhood within the past twelve months ranging in sale price from \$ 550,000 to \$ 970,000				
FEATURE	SUBJECT	COMPARABLE SALE # 1	COMPARABLE SALE # 2	COMPARABLE SALE # 3
Address	5926 N Angels Landing Dr Mountain Green, UT 84050	5929 Angels Landing Dr Mountain Green, UT 84050	5947 Angels Landing Dr Mountain Green, UT 84050	6026 Stampede Ln Mountain Green, UT 84050
Proximity to Subject		0.06 miles N	0.02 miles NW	0.33 miles E
Sale Price	\$ 684,990	\$ 794,990	\$ 731,331	\$ 690,000
Sale Price/Gross Liv. Area	\$ 246.93 sq.ft.	\$ 257.20 sq.ft.	\$ 377.56 sq.ft.	\$ 372.57 sq.ft.
Data Source(s)		WFR#1873406;DOM 145	WFR#1874127 ;DOM 0	WFR#1882154;DOM 63
Verification Source(s)		Danny Tencza/Richmond Americ	Danny Tencza/Richmond Americ	Sara Haitt/KW South Valley
VALUE ADJUSTMENTS	DESCRIPTION	+ (-) \$ Adjustment	DESCRIPTION	+ (-) \$ Adjustment
Sales or Financing Concessions	ArmLth Cash;0		ArmLth Conv;11499	-11,499
Date of Sale/Time	s11/23;c09/23		s12/23;c04/23	
Location	N;Res;		N;Res;	
Leasehold/Fee Simple	Fee Simple		Fee Simple	
Site	6970 sf	+872	6970 sf	-4,791
View	N;Res;		N;Res;	
Design (Style)	DT2;2-Story		DT1;Rambler	0
Quality of Construction	Q3		Q3	
Actual Age	1	-1,000	11	+10,000
Condition	C1		C1	+12,500
Above Grade	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths	Total Bdrms. Baths
Room Count	8 4 2.1	10 5 3.0	6 2 2.0	7 4 2.1
Gross Living Area	2,774 sq.ft.	3,091 sq.ft.	1,937 sq.ft.	1,852 sq.ft.
Basement & Finished Rooms Below Grade	1343sf0sfwu	+590	1806sf0sfin	-4,630
Functional Utility	Average		Average	
Heating/Cooling	FWA/Central		FWA/Central	
Energy Efficient Items	Thermo Wind		Thermo Wind	
Garage/Carport	2qbi2dw	-7,500	3qa3dw	-7,500
Porch/Patio/Deck	1/1/0		1/1/0	
Fireplaces	1 Fireplace	+2,000	1 Fireplace	+2,000
Landscaping	FrtLdscpg/NFn		FrtLdscpg/NFn	-8,500
Net Adjustment (Total)		\$ -23,803	\$ 20,536	\$ 40,219
Adjusted Sale Price of Comparables	Net Adj. 3.0%	Gross Adj. 3.9%	Net Adj. 2.8%	Gross Adj. 9.3%
		\$ 771,187	\$ 751,867	\$ 730,219
<input checked="" type="checkbox"/> did <input type="checkbox"/> did not research the sale or transfer history of the subject property and comparable sales. If not, explain: No sales or listings were noted on the wfrmls within the past 36 months on subject home. No other sales on supplied comparables other than n noted in this report past 12 months.				
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.				
Data Source(s) Public Records				
My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the comparable sales for the year prior to the date of sale of the comparable sale.				
Data Source(s) WFRMLS: See below				
Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales (report additional prior sales on page 3).				
ITEM	SUBJECT	COMPARABLE SALE #1	COMPARABLE SALE #2	COMPARABLE SALE #3
Date of Prior Sale/Transfer				
Price of Prior Sale/Transfer				
Data Source(s)	36 Months - WFRMLS	36 Months - WFRMLS	36 Months - WFRMLS	36 Months - WFRMLS
Effective Date of Data Source(s)	03/11/2024	03/11/2024	03/11/2024	03/11/2024
Analysis of prior sale or transfer history of the subject property and comparable sales: No other WFRMLS data noted on the subject home - past 36 months.				
Due to Utah being a non disclosure state, not all sales or listings are public knowledge. No other sales could be located on the wfrmls w/in the past 12 months on comps other than noted.				
Summary of Sales Comparison Approach: Sales were from within the neighborhood boundaries & were similar in utility and general market appeal. Typical adjustments were made for GLA, basement area, basement finish. Additional adjustments were made for decks, patios, fireplaces & any extras. The subject was bracketed as possible with respect to both avg, size & price. The sales used were considered the very best available. Exterior of all comparable sales were inspected. To determine quality, market, demand & costs the appraiser spoke with local builders in the County & spoke with many of the listing agents in the Vernal City market areas. There are many similar homes in the immediate area although many have sold builder/owner direct and the appraiser has no access to these sales. See addendum.				
Indicated Value by Sales Comparison Approach \$ 735,000				
Indicated Value by: Sales Comparison Approach \$ 735,000 Cost Approach (if developed) \$ 828,554 Income Approach (if developed) \$				
Sales comparison Approach is deemed the most reliable appraisal method and is given the most weight. The cost approach supports the final value estimate. Most of the adjustments were within guidelines with very few high single line adjustments & most net & gross adjustments within guidelines. Due to acreage & limited data some net/gross exceed recommended. There is not sufficient data to complete the Income approach. This appraisal is made <input checked="" type="checkbox"/> "as is", <input type="checkbox"/> subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, <input type="checkbox"/> subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed, or <input type="checkbox"/> subject to the following required inspection based on the extraordinary assumption that the condition or deficiency does not require alteration or repair. Subject appraisal is made "AS IS" according to FNMA guidelines with no repairs or conditions needed.				
Based on a complete visual inspection of the interior and exterior areas of the subject property, defined scope of work, statement of assumptions and limiting conditions, and appraiser's certification, my (our) opinion of the market value, as defined, of the real property that is the subject of this report is \$ 735,000 , as of 03/11/2024 , which is the date of inspection and the effective date of this appraisal.				

Uniform Residential Appraisal Report

Home American
File # J011003/Volpe

ADDITIONAL COMMENTS	<p>Certification # 26: Jeffrey J. Wankier has not appraised the subject home within the past 36 months.</p> <p>The subject's address has been abbreviated to have a USPS Standardized addresses. Subject address is also known on Title as: 5926 Angels Landing Dr Mountain Green, Utah 84050. Subject and comparable addresses supplied in this appraisal report are as per USPS (when available) - this is per UAD requirements.</p> <p>Neighborhood Section: The "other" 25% land use noted in the neighborhood section is comprised of a public park & vacant land in the area.</p> <p>Comparables were provided from equal market location and demand areas in Mountain Green City.</p> <p>Although the subject home is common in age, acreage, GLA, quality and condition to the area exact competing comparables are limited. This is due to more stable market and limited WFRMLS sales and listings. Comparables were provided that bracket and compare to the subject home and would appeal to a similar market of buyer. Utah is a non disclosure state and data is limited - best and most similar homes have been supplied for comparison in this report.</p> <p>Most market weight is placed on condition and quality of homes with less market weight being placed on actual age of homes. Age differences were noted.</p> <p>All of the comparables are the most similar to the subject in age, size and utility, all have similar quality of construction and similar market appeal. Sales were from the immediate area. Typical adjustments were made for market differences like: site, condition, GLA, baths, basement/finish & extras. The subject was bracketed as best as possible with respect to raw price & raw size. Most weight was placed on #1 and #3. A total of 3 sales were used to establish a value range for the subject, as well as 2 active or under contract listings to show market direction & strength. All adjustments met normal FNMA guidelines except distance was expanded. Sales & listings were considered the best available with no sales or listings closer & none overlooked.</p> <p>GLA was adjusted at \$45/Sq.ft. Bedrooms were adjusted at \$1,000 per room. Baths were adjusted at \$4,000 per full and \$2,000 per half bath. Patio and decks were adjusted at \$2,000 each. Garage stalls were adjusted at \$7,500 per stall. Carports were adjusted at \$2,000 per stall Fireplaces adjusted \$2,000. Site and lot value based on market values. See Attached Addendum.</p>																																																																		
COST APPROACH TO VALUE (not required by Fannie Mae)	<p>Provide adequate information for the lender/client to replicate the below cost figures and calculations.</p> <p>Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) _____ The cost Analysis was based on the Marshall and Swift cost handbook using the average category for building quality. Local builder information was also factored in to final estimates. The estimate of site value was based on similar sized lot sale prices in the area.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">ESTIMATED</td> <td style="width: 15%;"><input type="checkbox"/> REPRODUCTION OR</td> <td style="width: 15%;"><input checked="" type="checkbox"/> REPLACEMENT COST NEW</td> <td style="width: 15%;">OPINION OF SITE VALUE</td> <td style="width: 15%;"></td> <td style="width: 15%; text-align: right;">=\$ 265,000</td> </tr> <tr> <td>Source of cost data</td> <td colspan="2">Marshall & Swift / Local Builders</td> <td>DWELLING</td> <td>2,774 Sq.Ft. @ \$ 142.74</td> <td style="text-align: right;">=\$ 395,961</td> </tr> <tr> <td>Quality rating from cost service</td> <td>Good</td> <td>Effective date of cost data</td> <td>Bsmt</td> <td>1,343 Sq.Ft. @ \$ 31.55</td> <td style="text-align: right;">=\$ 42,372</td> </tr> <tr> <td colspan="3">Comments on Cost Approach (gross living area calculations, depreciation, etc.)</td> <td>Appl/Upgrades/FP</td> <td></td> <td style="text-align: right;">=\$ 57,912</td> </tr> <tr> <td colspan="3">The cost analysis was based on the Marshall and Swift cost handbook, using the good average category of building quality. The estimate of site value was based on similar sized lot sales in the area. The subject conforms to FNMA minimum standards. Land value was determined by local WFRMLS listings and sales within the past year.</td> <td>Garage/Carport</td> <td>493 Sq.Ft. @ \$ 35.11</td> <td style="text-align: right;">=\$ 17,309</td> </tr> <tr> <td colspan="3"></td> <td>Total Estimate of Cost-New</td> <td></td> <td style="text-align: right;">=\$ 513,554</td> </tr> <tr> <td colspan="3"></td> <td>Less Physical</td> <td>Functional</td> <td>External</td> </tr> <tr> <td colspan="3"></td> <td>Depreciation</td> <td></td> <td style="text-align: right;">= \$()</td> </tr> <tr> <td colspan="3"></td> <td>Depreciated Cost of Improvements</td> <td></td> <td style="text-align: right;">=\$ 513,554</td> </tr> <tr> <td colspan="3"></td> <td>"As-is" Value of Site Improvements</td> <td></td> <td style="text-align: right;">=\$ 50,000</td> </tr> <tr> <td colspan="3">Estimated Remaining Economic Life (HUD and VA only)</td> <td>80 Years</td> <td>INDICATED VALUE BY COST APPROACH</td> <td style="text-align: right;">=\$ 828,554</td> </tr> </table>	ESTIMATED	<input type="checkbox"/> REPRODUCTION OR	<input checked="" type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE		=\$ 265,000	Source of cost data	Marshall & Swift / Local Builders		DWELLING	2,774 Sq.Ft. @ \$ 142.74	=\$ 395,961	Quality rating from cost service	Good	Effective date of cost data	Bsmt	1,343 Sq.Ft. @ \$ 31.55	=\$ 42,372	Comments on Cost Approach (gross living area calculations, depreciation, etc.)			Appl/Upgrades/FP		=\$ 57,912	The cost analysis was based on the Marshall and Swift cost handbook, using the good average category of building quality. The estimate of site value was based on similar sized lot sales in the area. The subject conforms to FNMA minimum standards. Land value was determined by local WFRMLS listings and sales within the past year.			Garage/Carport	493 Sq.Ft. @ \$ 35.11	=\$ 17,309				Total Estimate of Cost-New		=\$ 513,554				Less Physical	Functional	External				Depreciation		= \$()				Depreciated Cost of Improvements		=\$ 513,554				"As-is" Value of Site Improvements		=\$ 50,000	Estimated Remaining Economic Life (HUD and VA only)			80 Years	INDICATED VALUE BY COST APPROACH	=\$ 828,554
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PUD INFORMATION	<p style="text-align: center;">PROJECT INFORMATION FOR PUDs (if applicable)</p> <p>Is the developer/builder in control of the Homeowners' Association (HOA)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Unit type(s) <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached</p> <p>Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit.</p> <p>Legal Name of Project _____</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>Total number of phases</td> <td>Total number of units</td> <td>Total number of units sold</td> </tr> <tr> <td>Total number of units rented</td> <td>Total number of units for sale</td> <td>Data source(s)</td> </tr> </table> <p>Was the project created by the conversion of existing building(s) into a PUD? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, date of conversion. _____</p> <p>Does the project contain any multi-dwelling units? <input type="checkbox"/> Yes <input type="checkbox"/> No Data Source _____</p> <p>Are the units, common elements, and recreation facilities complete? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe the status of completion. _____</p> <p>Are the common elements leased to or by the Homeowners' Association? <input type="checkbox"/> Yes <input type="checkbox"/> No If Yes, describe the rental terms and options. _____</p> <p>Describe common elements and recreational facilities. _____</p>	Total number of phases	Total number of units	Total number of units sold	Total number of units rented	Total number of units for sale	Data source(s)																																																												
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Uniform Residential Appraisal Report

Home American
File # J011003/Volpe

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

SCOPE OF WORK: The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

INTENDED USE: The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

INTENDED USER: The intended user of this appraisal report is the lender/client.

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS: The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing the appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Uniform Residential Appraisal Report

Home American
File # J011003/Volpe

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
11. I have knowledge and experience in appraising this type of property in this market area.
12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Uniform Residential Appraisal Report

Home American
File # J011003/Volpe

21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).

22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.


23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.

24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

<p>APPRaiser <u>Jeffrey J. Wankier</u></p> <p>Signature </p> <p>Name <u>Jeffrey J. Wankier</u></p> <p>Company Name <u>Wankier Appraisal & Communications Inc.</u></p> <p>Company Address <u>2596 East Mount Crest Drive</u> <u>Salt Lake City, Utah 84109</u></p> <p>Telephone Number <u>(801) 809-4474</u></p> <p>Email Address <u>jeffw247@msn.com</u></p> <p>Date of Signature and Report <u>03/12/2024</u></p> <p>Effective Date of Appraisal <u>03/11/2024</u></p> <p>State Certification # <u>5491542-CR00</u></p> <p>or State License # _____</p> <p>or Other (describe) _____ State # _____</p> <p>State <u>UT</u></p> <p>Expiration Date of Certification or License <u>05/31/2025</u></p> <p>ADDRESS OF PROPERTY APPRAISED <u>5926 N Angels Landing Dr</u> <u>Mountain Green, UT 84050</u></p> <p>APPRAISED VALUE OF SUBJECT PROPERTY \$ <u>735,000</u></p> <p>LENDER/CLIENT Name <u>No AMC</u></p> <p>Company Name <u>HomeAmerican Mortgage</u></p> <p>Company Address <u>5775 DTC Boulevard Suite 300</u></p> <p>Email Address <u>Christine.Langness@mdch.com</u></p>	<p>SUPERVISORY APPRAISER (ONLY IF REQUIRED)</p> <p>Signature _____</p> <p>Name _____</p> <p>Company Name _____</p> <p>Company Address _____</p> <p>Telephone Number _____</p> <p>Email Address _____</p> <p>Date of Signature _____</p> <p>State Certification # _____</p> <p>or State License # _____</p> <p>State _____</p> <p>Expiration Date of Certification or License _____</p> <p>SUBJECT PROPERTY</p> <p><input type="checkbox"/> Did not inspect subject property</p> <p><input type="checkbox"/> Did inspect exterior of subject property from street Date of Inspection _____</p> <p><input type="checkbox"/> Did inspect interior and exterior of subject property Date of Inspection _____</p> <p>COMPARABLE SALES</p> <p><input type="checkbox"/> Did not inspect exterior of comparable sales from street</p> <p><input type="checkbox"/> Did inspect exterior of comparable sales from street Date of Inspection _____</p>
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Supplemental Addendum

File No. J011003/Volpe

Borrower	Mitchell Volpe				
Property Address	5926 N Angels Landing Dr				
City	Mountain Green	County	Morgan	State	UT Zip Code 84050
Lender/Client	HomeAmerican Mortgage				

Subject home Listing History:

The subject home was measured according to (ANSI) square footage-method for calculating the GLA for the subject, home.

Title XI (FIRREA) Disclosure: Appraisal was prepared in accordance with the requirements of Title XI of the Financial Institutions, Reform, Recovery and Enforcement Act (FIRREA) of 1989, as amended (12 U.S.C. 3331 et seq.).

Neighborhood Section: The "other" 10% land use noted in the neighborhood section is comprised of a public park & vacant land in the area. Site and lot value based on market values. All of the comparable sales are the most similar to the subject in age, size and utility, all have similar quality of construction and similar market appeal. Sales were from the immediate area. A weighted average was considered with more weight to sale comps that needed less adjustments but appraiser opinion was also used. Most weight was placed on Comparable #1 & #3 as they are the most recent sale a very similar in condition, style, similar in GLA, appeal. Typical adjustments were made for market differences like: site, condition, GLA, baths, basement/finish & extras. The subject was bracketed as best as possible with respect to raw price & raw size. A total of 4 sales were used to establish a value range for the subject, as well as 2 active listing to show market direction & strength. All adjustments met normal FNMA guidelines. Sales & listings were considered the best available with no sales or listings closer & none overlooked. There is an adequate amount of data and the quality of the data used is reliable. Sale comps are most similar having bracketed all dominant features, similar in size, age, and quality. The final reconciliation includes all data gathered, market conditions, and using the appraiser best judgment and logic provides a value which follows the guideline of this assignment. The sales and cost approaches were considered in the development. The sales approach is considered the most applicable and relevant. An analysis of the subject, many possible sales and competing active listings/pending sales was considered in the development. As noted, the opinion of the market value is the most probable price the subject would sell for consistent with the Definition of Market Value.

Market: The subject market is larger than the neighborhood. The market are homes on .10 acre to .81 acre lots with small distances or attached homes. There are a number of projects in the Tooele city. There is competition in the area for first time home buyers. The subject is typical for homes of this size and features. The overall trend is stable for the area. The pricing had a constant upward trend in 2022 with a leveling off in 4th quarter due to higher interest rates. The pricing in the area showed a downward trend. This is reflective in the pricing of the subject being stagnant for 2022 and the in 2023. When the price was adjusted to the current pricing there were multiple activity and offers on the subject property. This is consistent as reported in the 1004MC data.

This appraisal is based on a site inspection and is prepared for the sole and exclusive use of the appraiser client to assist with the mortgage lending decision. It is not to be relied upon by any third parties for any purpose whatsoever. The appraiser is not a home inspector. This report should not be relied upon to disclose any conditions present in the subject property or plans. The appraiser performs an inspection of visible and accessible areas only. The appraisal does not guarantee that the site or plan is free of defects.

They are similar in quality, size, utility, and setting. Sales were located which are considered comparable to the subject with care to select those similar size, age, quality, setting, and features, but this list was not large so sales from competing subdivisions were viewed and used, and although over 1 mile it is in the same market area and have similar appeal. The subject is not unusual in size or design, and does conform in the area. The sales and listings bracket all the key factors including: Sale Price before and after adjustment, Acreage, Quality, Age, Condition, GLA, and Net Total Adjustments. The subject market area has a wide range in terms of sale price, and there is market acceptance for homes like the subject. There is acceptance for different price/quality levels of homes in close proximity. A search was made in an attempt to find sales where size varies less than 25% and age varies less than 30%, with the largest adjustment less than 10% of their sales price, net adjustments less than 15%, and gross adjustments of less than 25% of their sales price. After considering locations, dates of sale, physical differences and special conditions, in the appraiser's judgment, the sales selected are the best indicators of the value for the subject property. Quality/Condition adjustments were made based on MLS data, agent conversations and online MLS photos of interior of comparable sales and listings. A drive by exterior inspection was also done of all the comparable properties. All comparable properties were inspected by the appraiser from at least the city street. Some adjustments are based on professional judgment and made from observations of the market reaction for a given feature (ie; view or setting) of the typical/knowledgeable buyer(s) and seller(s). Not all adjustments in the Sales Approach can be directly extracted or supported from existing MLS data with a high degree of accuracy. Most value for competing homes in the subject area is based on quality of updating/remodel and condition of home. Very little weight is placed on actual age of homes - most homes in the subject area are old and have been remodeled. Typical adjustments were made for GLA, basement area, basement finish. Additional adjustments were made for decks, patios, fireplaces and any extras. The subject was bracketed as possible with respect to both avg, size and price. The sales used were considered the very best available.

The scope of work included research of the search for comparables in the subject's subdivision, outside the subdivision but in close proximity to the subject and then extended up to 1 miles within the city limits. A comparative analysis was performed by noting any differences in the project, views, location access and amenities between the subject and comparables when market differences are present.

URAR: Neighborhood-Description

The subject is located on a street comprised of a typical mix of homes similar in size, age, and design with some superior to the subject plan and some inferior, also to the east is the business district, the high school, A suburban area with generally all business and government offices located on or near US 84. The subject is within reasonably close proximity by car to most public and consumer amenities and services such as shopping, schools, outdoor recreation opportunities and employment. Major employment is located within job centers in Salt Lake, Davis County to the northwest. It is common for appraisers to expand the search 1 mile and over 6 months. Generally, the underlying land values, setting, and access to typical amenities are similar in competing subdivisions to the subjects. An average commute from the subject location is between 5 to 45 minutes for residents. Typical dwellings in the subject neighborhood include single family residential detached homes. All are maintained generally well with no unusual depreciation noted that would negatively affect marketability or appeal. The neighborhood typical appeal and is comparable to the comps in competing neighborhoods. The subject conforms in terms of size, age, and style, with a typical mix of home design including rambler, split entry, tri-level and two stories. Land uses are almost entirely residential with some public parks, places of worship, and schools noted at intervals. Employment is available from a variety of industries including public and private. Access to typical goods and services including: shopping areas, employment areas, recreation areas, schools, and public services is average, and typically accessed by foot or car, some convenience stores are within walking at neighborhood boundaries.

The subject acreage is based on the legal description.

The current improvements contribute significant value to the site and are the highest and best use as a single family residential. H&B

Supplemental Addendum

File No. J011003/Volpe

Borrower	Mitchell Volpe				
Property Address	5926 N Angels Landing Dr				
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Lender/Client	HomeAmerican Mortgage				

Use follows what is physically possible, legally permitted, economically feasible and maximally productive. The existing use is the H&B use and is for this appraisal as single family residential.

The appraiser has competency in the subject's market area, and has done appraisal work in and around the county for multiple years. The appraiser has knowledgeable persons regarding market conditions, and other factors that may have an effect on an appraisal.

The appraiser assumes there are no hidden or unapparent conditions of the soil or subsoil that would render it more or less valuable.

Exposure time is deemed to expire as of the effective date of the appraisal. The subject exposure time to sell the home at the appraisal value is 0-3 months based on review of sales and listings in the area and with consideration to the supply in the market. The Market time is considered to be similar.

Typical adjustments were made for GLA, basement area, basement finish. Additional adjustments were made for decks, patios, fireplaces and any extras. The subject was bracketed as possible with respect to both avg. size and price. The sales used were considered the very best available. The appraiser did inspect the interior and exterior of the subject. Purpose of this appraisal is for purchase of the subject property. No other terms are known.

All Flood and zoning information was obtained from Tooele City and a national data base - all information is deemed reliable, however can not be verified. Appraiser suggests that the lender get a flood certification.

Quality/Condition adjustments were made based on mls data, agent conversations and online mls photos of interior of comparables. A drive by exterior inspection was also done of all the comparables.

Flood Data, census and zoning data is obtained from the County and a national data base - all information is deemed reliable, however can not be guaranteed - if the lender has further questions the appraiser suggests that the lender request a flood certification.

No personal property was included in this report.

Due to the stability of the area and due to Utah being a non disclosure state- similar comparables are limited. The appraiser expanded the search area to include all similar and competing subdivisions in Tooele. No time adjustments were deemed necessary.

As Utah is a non-disclosure state the appraiser does not have access to many new construction, builder direct or private sales, thus the appraiser supplied the best and most similar comparables at the time of this appraisal. There are many similar homes to the subject home in the immediate area. The subject home is typical to the area in regards to upgrades, style, energy efficient items, interior quality and overall market appeal. The appraiser noted other similar homes on the wfrmls, all homes were reviewed and many agents were contacted for verification regarding quality and interior features on comparables. All supplied comparables are similar and competing homes in gross living area, square footage, quality, style, age and overall market appeal. The appraiser bracketed the subject age, square footage, quality, market appeal and acreage. All supplied comparables are good and similar homes and would sale to a similar market of buyers.

The scope of work included research of the search for comparables in the subject's subdivision, outside the subdivision but in close proximity to the subject and then extended up to 2-5 miles within the city limits. A comparative analysis was performed by noting any differences in the project, views, location access and amenities between the subject and comparables when market differences are present.

An MLS search, using the Wasatch Front Multiple Listing Service was performed. Boundaries are set in the neighborhood section on page 1 of the URAR. With the search parameters described, the MLS was searched to find the comparables closest in GLA, room count and market appeal. Other features were bracketed as well.

All sales were from within the neighborhood boundaries and were similar in acreage, style, condition. Typical adjustments were made for GLA, basement area, basement finish. Additional adjustments were made for decks, patios, fireplaces and any extras. The subject was bracketed as possible with respect to both age, size and price. The sales used were considered the very best available. The subject home is typical to the area in regards to style, acreage, age, quality and market appeal.

Due to Utah being a non-disclosure state private builders and private sales are not required by law to report to the wfrmls, thus sales are limited. The best and most similar homes were provided in this report. Many homes were reviewed and placed in the appraisers files.

All comparables are similar and direct market competing homes to the subject home. All are considered to be same market appeal, active listings are given no weight in the final estimate of value and are supplied to show current competing market only. Range of value has been supplied - all comparables are located in competing market locations to subject home.

Intended Use and User: In accordance with Standards Rule 2-2 & 2-2(a), the client and appraiser identified the appraisal assignment. The identity of the client is described on both the cover page and first page of the URAR form. The intended use or purpose of this report is to assist lender with valuation for financing. Value is based on cash or cash equivalency. The intended user of this report is the Client as described on page one of the URAR form.

Scope of Work: In accordance with Standards Rule 1-2(f), the scope of work is defined as follows; information regarding the subject property was gathered and verified from the Morgan County Assessor's office, City Planning and Zoning and office data files were checked for census and flood information. The subject property was inspected from the outside via a site inspection. An opinion of highest and best use was developed. The appraiser then applied both the Sales Comparison Analysis and the Cost Replacement (cost approach) method for developing an opinion of value. \ Comparable sales were found in the area and narrowed down to sales that were considered the most comparable. Typical market adjustments were made in the grid section of the Uniform Residential Appraisal Report and a final opinion of value rendered.

Comparable Data:

5929 Angels Landing Dr: 2-story style home, sprinkler system, double pane windows, sliding glass doors, alarm system, disposal, granite countertops; similar upgrades, condition and appeal.

5947 Angels Landing Dr: Rambler style home, central air, double pane windows, walk in closet, sliding glass doors, walk in closet,

Supplemental Addendum

File No. J011003/Volpe

Borrower	Mitchell Volpe				
Property Address	5926 N Angels Landing Dr				
City	Mountain Green	County	Morgan	State	UT Zip Code 84050
Lender/Client	HomeAmerican Mortgage				

granite countertops, great room, walk in closet, gourmet kitchen; similar upgrades, condition and appeal.

6026 Stampede Ln: 2-story style home, central air, laminate flooring, tile flooring, blinds, master bed/bath, granite countertops, ceiling fan, water softener, ceiling fan; similar upgrades, condition and appeal.

4973 Escalante Ln: Rambler style home, central air, carpet, double pane windows, walk in closet, disposal, french doors, great room, granite countertops, alarm system; similar upgrades, condition and appeal.

4980 Snow Canyon Rd: 2-story style home, central air, laminate flooring, tile flooring, sprinkler system, sliding glass doors, walk in closet, kitchen island, walk in pantry, great room; similar upgrades, condition and appeal.

5113 W Rendezvous Rd: 2-story style home, central air, carpet, tile flooring, blinds, master bed/bath, walk in closet, gas log, jetted tub, vaulted ceilings, granite countertops, smart thermostat; similar upgrades, condition and appeal.

Active/under contract listings were provided to show direct competing market only. The sales establish a range of values that supports the final estimate of value.

It should be noted that the State of Utah is a non-disclosure state. That is, when a property sells, buyers and sellers are not required to disclose details of the exchange to a governmental authority. This precludes any independent verification of data. Privacy laws are invoked by a great many of the lenders and title companies when data is requested. When deeds are recorded, usually a nominal amount appears on the consideration line. This report is based, in part, upon information assembled from a wide range of sources and, therefore, the incorporated sales data cannot be guaranteed. This non-disclosure also results in a significant volume of lost data due to "For Sale by Owner" and other sales not normally reported to or available through multiple listing services. These factors occasionally contribute to higher than desired Net and Gross Adjustments, and to the necessity of expanding the comparable sales search guidelines in relationship to the time that the properties sold and the geographical areas or distance from which the comparable sales are taken.

"All Electronic Signature on this report have a security feature maintained by individual passwords for each

I have considered all relevant competitive listings, and contract offerings in the performance of this appraisal in the trending information reported in this section. If a trend is indicated, I have attached an addendum with all relevant competitive listing/contract offerings. At this time no additional addendum and trends are indicated. There were no unusual loan discounts, buy down financing, or atypical financing concessions noted in the current market. With the appraiser did not adjusted the comparables and considered this typical in the area. All Comparables had concessions, all other ranged from 1% to 3%.

The dwelling meets FNMA's minimum property standards for existing dwellings. No personal property was included in this report. The utilities were checked and in working order.

Borrower	Mitchell Volpe	File No.	J011003/Volpe	
Property Address	5926 N Angels Landing Dr			
City	Mountain Green	County	Morgan	State UT Zip Code 84050
Lender/Client	HomeAmerican Mortgage			

APPRAISAL AND REPORT IDENTIFICATION

This Report is one of the following types:

- Appraisal Report (A written report prepared under Standards Rule 2-2(a) , pursuant to the Scope of Work, as disclosed elsewhere in this report.)
- Restricted Appraisal Report (A written report prepared under Standards Rule 2-2(b) , pursuant to the Scope of Work, as disclosed elsewhere in this report, restricted to the stated intended use by the specified client or intended user.)

Comments on Standards Rule 2-3

I certify that, to the best of my knowledge and belief:


- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- Unless otherwise indicated, I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- Unless otherwise indicated, I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of this report or the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice that were in effect at the time this report was prepared.
- Unless otherwise indicated, I have made a personal inspection of the property that is the subject of this report.
- Unless otherwise indicated, no one provided significant real property appraisal assistance to the person(s) signing this certification (if there are exceptions, the name of each individual providing significant real property appraisal assistance is stated elsewhere in this report).

Reasonable Exposure Time (USPAP defines Exposure Time as the estimated length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal.)
 My Opinion of Reasonable Exposure Time for the subject property at the market value stated in this report is: _____
 Based on trends from the 1004MC, is estimated at: 30-90 days.

Comments on Appraisal and Report Identification

Note any USPAP-related issues requiring disclosure and any state mandated requirements:
 Appraisal Management Company Comment/Fee: Utah State Law, HB 152, Appraisal Management Company Regulations require that the Management Company be registered in the State of Utah and that they inform the client of the fee split between the appraiser and the management company before accepting payment. See Utah Annotated 61-2e-304. If this regulation is not being complied with please contact the Utah Division of Real Estate at 801-530-6747.
 The fee received by this appraiser for this appraisal is \$475.00. No AMC fee.

APPRAISER:

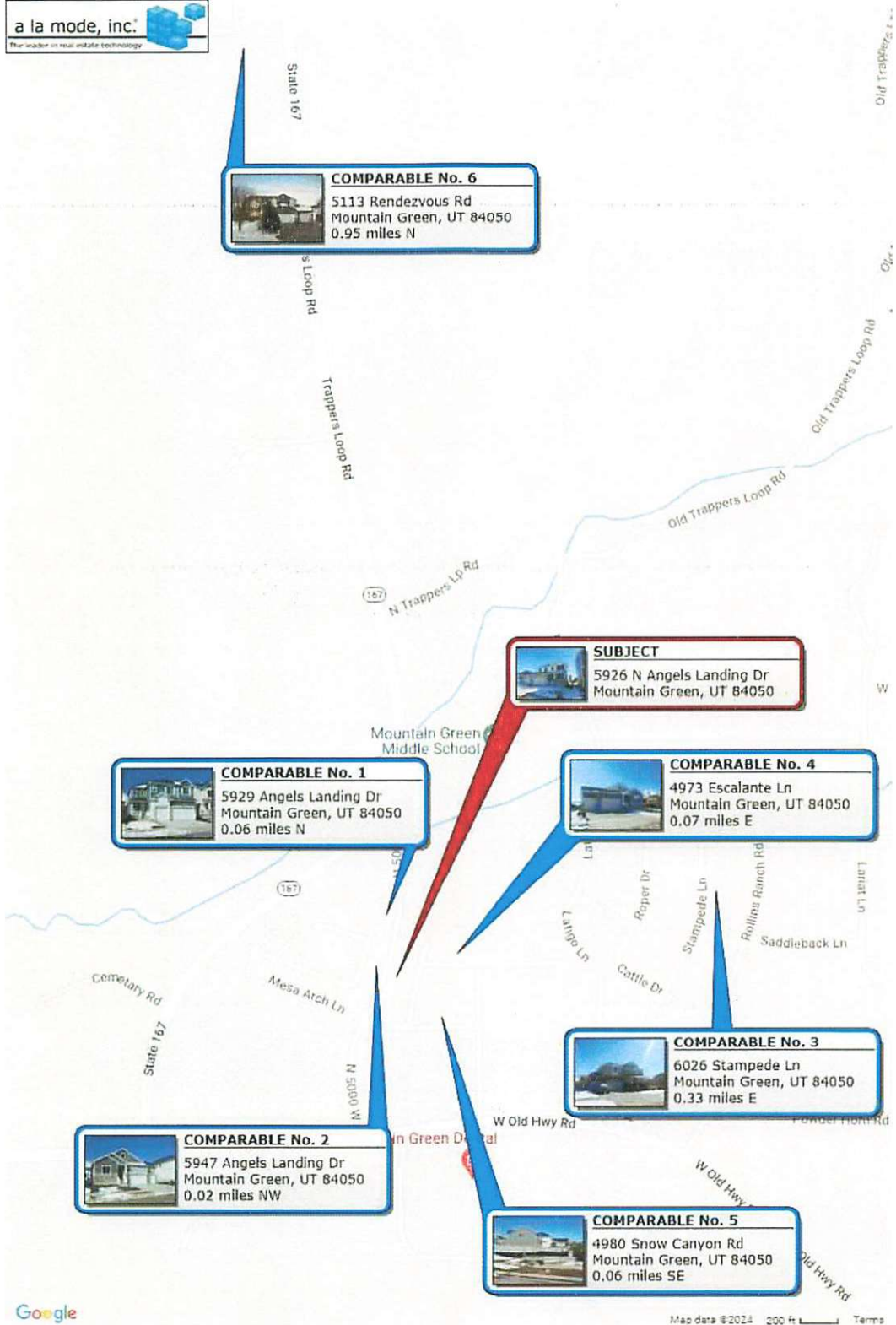
Signature: 
 Name: Jeffrey J. Wankler
 2596 E Mount Crest Drive SLC, Utah 84109
 State Certification #: 5491542-CR00
 or State License #: _____
 State: UT Expiration Date of Certification or License: 05/31/2025
 Date of Signature and Report: 03/12/2024
 Effective Date of Appraisal: 03/11/2024
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): 03/11/2024

SUPERVISORY or CO-APPRAISER (if applicable):

Signature: _____
 Name: _____
 State Certification #: _____
 or State License #: _____
 State: _____ Expiration Date of Certification or License: _____
 Date of Signature: _____
 Inspection of Subject: None Interior and Exterior Exterior-Only
 Date of Inspection (if applicable): _____

Location Map

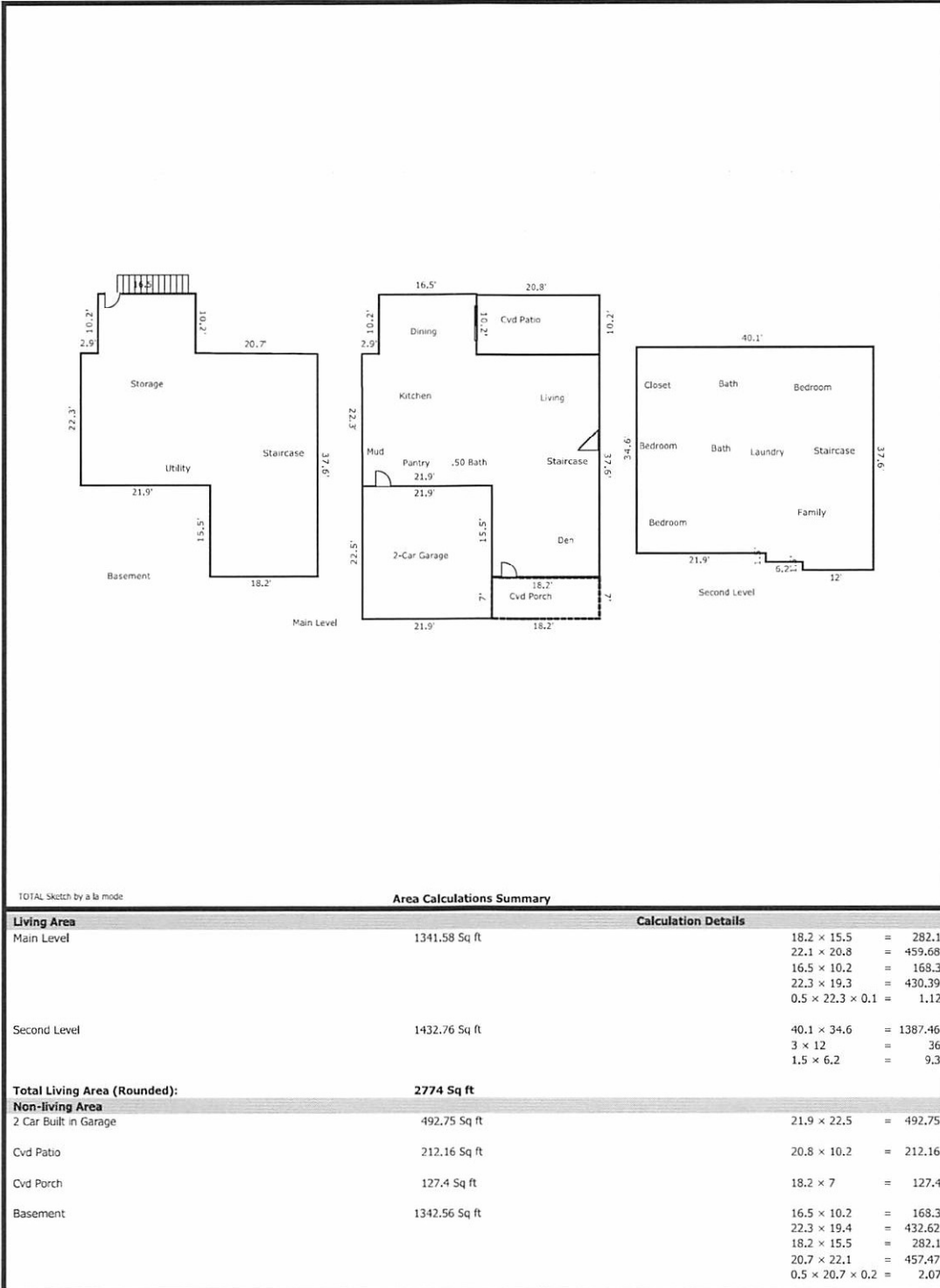
Borrower	Mitchell Volpe				
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Map data ©2024 200 ft Terms

Building Sketch

Borrower	Mitchell Volpe		
Property Address	5926 N Angels Landing Dr		
City	Mountain Green	County	Morgan
		State	UT
		Zip Code	84050
Lender/Client	HomeAmerican Mortgage		



Subject Photo Page

Borrower	Mitchell Volpe				
Property Address	5926 N Angels Landing Dr				
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Lender/Client	HomeAmerican Mortgage				



Subject Front

5926 N Angels Landing Dr
Sales Price 684,990
Gross Living Area 2,774
Total Rooms 8
Total Bedrooms 4
Total Bathrooms 2.1
Location N;Res;
View N;Res;
Site 6970 sf
Quality Q3
Age 1



Subject Rear



Subject Street

Photograph Addendum

Borrower	Mitchell Volpe				
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Side/Front



Street



Street



Front/Side



Rear



Walk up Basement Exit



AC Unit



Rear



Cvd Patio



Front Entry



Foyer



Den



Thermostat



.50 Bath



Living

Photograph Addendum

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Dining



Living



Running Water



Mud



Pantry



Working Stove



Fireplace



Stair up



Stair up



Family



Bedroom #1



Laundry



Bath #1



Upper Level Furnace



Bedroom #2

Photograph Addendum

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Bedroom #3



Bedroom #4



Bath #2



Bath #2



Walk in Closet



Stair Down



Basement Exit



Storage



Utility



Storage

Comparable

Borrower	Mitchell Volpe				
Property Address	5926 N Angels Landing Dr				
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Lender/Client	HomeAmerican Mortgage				



Comparable 1

5929 Angels Landing Dr
 Prox. to Subject 0.06 miles N
 Sales Price 794,990
 Gross Living Area 3,091
 Total Rooms 10
 Total Bedrooms 5
 Total Bathrooms 3.0
 Location N;Res;
 View N;Res;
 Site 6098 sf
 Quality Q3
 Age 0



Comparable 2

5947 Angels Landing Dr
 Prox. to Subject 0.02 miles NW
 Sales Price 731,331
 Gross Living Area 1,937
 Total Rooms 6
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 6970 sf
 Quality Q3
 Age 1



Comparable 3

6026 Stampede Ln
 Prox. to Subject 0.33 miles E
 Sales Price 690,000
 Gross Living Area 1,852
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.1
 Location N;Res;
 View N;Res;
 Site 11761 sf
 Quality Q3
 Age 11

Comparable Photo Page

Borrower	Mitchell Volpe				
Property Address	5926 N Angels Landing Dr				
City	Mountain Green	County	Morgan	State	UT Zip Code 84050
Lender/Client	HomeAmerican Mortgage				



Comparable 4

4973 Escalante Ln
 Prox. to Subject 0.07 miles E
 Sales Price 777,885
 Gross Living Area 1,946
 Total Rooms 7
 Total Bedrooms 2
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 8276 sf
 Quality Q3
 Age 0



Comparable 5

4980 Snow Canyon Rd
 Prox. to Subject 0.06 miles SE
 Sales Price 786,621
 Gross Living Area 2,716
 Total Rooms 10
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 5227 sf
 Quality Q3
 Age 0



Comparable 6

5113 Rendezvous Rd
 Prox. to Subject 0.95 miles N
 Sales Price 799,000
 Gross Living Area 2,040
 Total Rooms 7
 Total Bedrooms 4
 Total Bathrooms 2.0
 Location N;Res;
 View N;Res;
 Site 16117 sf
 Quality Q3
 Age 25

Photograph Addendum

Borrower	Mitchell Volpe				
Property Address	5926 N Angels Landing Dr				
City	Mountain Green	County	Morgan	State	UT Zip Code 84050
Lender/Client	HomeAmerican Mortgage				



The Hemingway Elevation F

**4980 Snow Canyon Rd
MLS Rendering.**

Market Conditions Addendum to the Appraisal Report

Home American

File No. J011003/Volpe

The purpose of this addendum is to provide the lender/client with a clear and accurate understanding of the market trends and conditions prevalent in the subject neighborhood. This is a required addendum for all appraisal reports with an effective date on or after April 1, 2009.

Property Address **5926 N Angels Landing Dr** City **Mountain Green** State **UT** ZIP Code **84050**

Borrower **Mitchell Volpe**

Instructions: The appraiser must use the information required on this form as the basis for his/her conclusions, and must provide support for those conclusions, regarding housing trends and overall market conditions as reported in the Neighborhood section of the appraisal report form. The appraiser must fill in all the information to the extent it is available and reliable and must provide analysis as indicated below. If any required data is unavailable or is considered unreliable, the appraiser must provide an explanation. It is recognized that not all data sources will be able to provide data for the shaded areas below; if it is available, however, the appraiser must include the data in the analysis. If data sources provide the required information as an average instead of the median, the appraiser should report the available figure and identify it as an average. Sales and listings must be properties that compete with the subject property, determined by applying the criteria that would be used by a prospective buyer of the subject property. The appraiser must explain any anomalies in the data, such as seasonal markets, new construction, foreclosures, etc.

Inventory Analysis	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)	23	15	12	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)	3.83	5	4	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Comparable Active Listings	2	5	9	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Housing Supply (Total Listings/Ab.Rate)	0.52	1	2.25	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale & List Price, DOM, Sale/List %	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Median Comparable Sale Price	\$670,000	\$735,000	\$738,536	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Sales Days on Market	7	7	6.5	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Comparable List Price	\$692,764	\$738,372	\$739,900	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Median Comparable Listings Days on Market	32	11	24	<input type="checkbox"/> Declining	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Median Sale Price as % of List Price	100	100.06	100.41	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining
Seller-(developer, builder, etc.)paid financial assistance prevalent?				<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Declining

Explain in detail the seller concessions trends for the past 12 months (e.g., seller contributions increased from 3% to 5%, increasing use of buydowns, closing costs, condo fees, options, etc.). **The WFRMLS MLS indicates there were 50 closed sales during the past 12 months and 2 of those sales contained seller concessions which is 4% of the total transactions in this market area. Prior Months 7-12: 23 Sales; 1 with concessions; 4% of sales for this period. 4-6: 15 Sales; 1 with concessions; 7% of sales for this period. 0-3: 12 Sales; 0 with concessions; 0% of sales for this period. The concessions ranged between \$1,500 and \$14,069. The median concession amount is \$7,785.**

Are foreclosure sales (REO sales) a factor in the market? Yes No If yes, explain (including the trends in listings and sales of foreclosed properties).

The data used in the grid above does not indicate there were any REO/Short sales or other distressed properties associated with the reported transactions. However, this is not a mandatory reporting field for agents and there may be some distressed sales that were not reported. It is beyond the scope of this assignment to confirm each sale used in the Market Conditions Report.

Cite data sources for above information. **The WFRMLS MLS was the data source used to complete the Market Conditions Addendum. Effective Date: 03/11/2024**

Summarize the above information as support for your conclusions in the Neighborhood section of the appraisal report form. If you used any additional information, such as an analysis of pending sales and/or expired and withdrawn listings, to formulate your conclusions, provide both an explanation and support for your conclusions.

If the subject is a unit in a condominium or cooperative project, complete the following: Project Name: _____

Subject Project Data	Prior 7-12 Months	Prior 4-6 Months	Current - 3 Months	Overall Trend		
Total # of Comparable Sales (Settled)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Absorption Rate (Total Sales/Months)				<input type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining
Total # of Active Comparable Listings				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing
Months of Unit Supply (Total Listings/Ab.Rate)				<input type="checkbox"/> Declining	<input type="checkbox"/> Stable	<input type="checkbox"/> Increasing

Are foreclosure sales (REO sales) a factor in the project? Yes No If yes, indicate the number of REO listings and explain the trends in listings and sales of foreclosed properties.

Summarize the above trends and address the impact on the subject unit and project.

Signature	Signature
Appraiser Name Jeffrey J. Wankier	Supervisory Appraiser Name
Company Name Wankier Appraisal & Communications Inc.	Company Name
Company Address 2596 East Mount Crest Drive, Salt Lake City, Utah 8	Company Address
State License/Certification # 5491542-CR00 State UT	State License/Certification # State
Email Address jeffw247@msn.com	Email Address

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Condition Ratings and Definitions

C1

The improvements have been recently constructed and have not been previously occupied. The entire structure and all components are new and the dwelling features no physical depreciation.

Note: Newly constructed improvements that feature recycled or previously used materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100 percent new foundation and the recycled materials and the recycled components have been rehabilitated/remanufactured into like-new condition. Improvements that have not been previously occupied are not considered "new" if they have any significant physical depreciation (that is, newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).

C2

The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category are either almost new or have been recently completely renovated and are similar in condition to new construction.

Note: The improvements represent a relatively new property that is well maintained with no deferred maintenance and little or no physical depreciation, or an older property that has been recently completely renovated.

C3

The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

Note: The improvement is in its first-cycle of replacing short-lived building components (appliances, floor coverings, HVAC, etc.) and is being well maintained. Its estimated effective age is less than its actual age. It also may reflect a property in which the majority of short-lived building components have been replaced but not to the level of a complete renovation.

C4

The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

Note: The estimated effective age may be close to or equal to its actual age. It reflects a property in which some of the short-lived building components have been replaced, and some short-lived building components are at or near the end of their physical life expectancy; however, they still function adequately. Most minor repairs have been addressed on an ongoing basis resulting in an adequately maintained property.

C5

The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

Note: Some significant repairs are needed to the improvements due to the lack of adequate maintenance. It reflects a property in which many of its short-lived building components are at the end of or have exceeded their physical life expectancy but remain functional.

C6

The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including many or most major components.

Note: Substantial repairs are needed to the improvements due to the lack of adequate maintenance or property damage. It reflects a property with conditions severe enough to affect the safety, soundness, or structural integrity of the improvements.

Quality Ratings and Definitions

Q1

Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified user. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q2

Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residence constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are generally of high or very high quality.

UNIFORM APPRAISAL DATASET (UAD) DEFINITIONS ADDENDUM

(Source: Fannie Mae UAD Appendix D: UAD Field-Specific Standardization Requirements)

Quality Ratings and Definitions (continued)

Q3

Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4

Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5

Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6

Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard or non-conforming additions to the original structure

Definitions of Not Updated, Updated, and Remodeled

Not Updated

Little or no updating or modernization. This description includes, but is not limited to, new homes.

Residential properties of fifteen years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over fifteen years of age are also considered not updated if the appliances, fixtures, and finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained and fully functional, and this rating does not necessarily imply deferred maintenance or physical/functional deterioration.

Updated

The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope and cost.

An updated area of the home should have an improved look and feel, or functional utility. Changes that constitute updates include refurbishment and/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

Remodeled

Significant finish and/or structural changes have been made that increase utility and appeal through complete replacement and/or expansion.

A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or bathroom tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, and/or the addition of square footage). This would include a complete gutting and rebuild.

Explanation of Bathroom Count

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

Example:

3.2 indicates three full baths and two half baths.

License

**STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF REAL ESTATE**

ACTIVE LICENSE

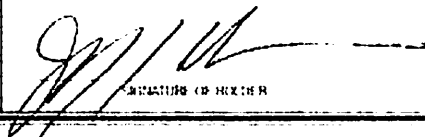
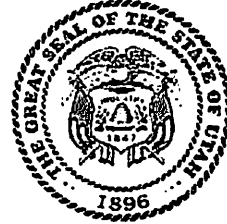
DATE ISSUED: 05/04/2023

EXPIRATION DATE: 05/31/2025

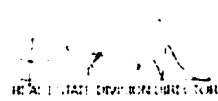
LICENSE NUMBER: 5491542-CR00

LICENSE TYPE: Certified Residential Appraiser

**ISSUED TO: JEFFREY WANKIER
2596 E MOUNT CREST DR
SALT LAKE CITY UT 84109**



SIGNATURE OF HOLDER



REAL ESTATE DIVISION OF UTAH

Closing Disclosure

Closing Information

Date Issued
Closing Date 4/11/2024
Disbursement Date 4/12/2024
Settlement Agent Gateway Title Insurance Agency, LLC
File # 2410956
Property 777 East South Temple #10 G
 Salt Lake City, UT 84102

Sale Price \$480,000.00

Transaction Information

Borrower Kristin Whitaker and Evyn Yeager

Seller Sarah McBeth and Mitchell Volpe
 777 East South Temple #10G
 Salt Lake City, UT 84102

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing	\$480,464.98
01 Sale Price of Property	\$480,000.00
02 Sale Price of Any Personal Property Included in Sale	
03	
04	
05	
06	
07	
08	

Adjustments for Items Paid by Seller in Advance

09 Special Assessment	
10 County property taxes	
11 Special Assessment	
12 Special Assessment	
13 HOA Assessment 4/12/2024 to 4/30/2024	\$464.98
14 Other taxes	
15	
16	

Due from Seller at Closing	\$391,134.92
01 Excess Deposit	
02 Closing Costs Paid at Closing (J)	\$24,354.00
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of first mortgage loan to MR.COOPER	\$365,000.00
05	
06 Home Warranty	\$600.00
07 HOA Processing Fees	\$48.00
08 HOA Set Up Fee	\$198.00
09 HOA REinvestment Fee	\$300.00
10	
11	
12	
13	

Adjustments for Items Unpaid by Seller

14 Special Assessment	
15 County property taxes 1/1/2024 to 4/12/2024	\$634.92
16 Special Assessment	
17 Special Assessment	
18 HOA Assessment	
19 Other taxes	

CALCULATION

Total Due to Seller at Closing	\$480,464.98
Total Due from Seller at Closing	-\$391,134.92
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$89,330.06

Contact Information

REAL ESTATE BROKER (B)

Name	Ryan Ogden - Realtypath LLC
Address	
UT License ID	
Contact	
Contact UT License ID	
Email	
Phone	

REAL ESTATE BROKER (S)

Name	Real Estate Essentials
Address	
UT License ID	
Contact	Greg Tracy
Contact UT License ID	
Email	greg@bluroof.com
Phone	

SETTLEMENT AGENT

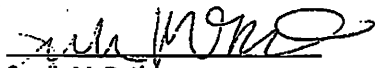
Name	Gateway Title Insurance Agency, LLC
Address	434 West Ascension Way Suite 125 Murray, UT 84123
UT License ID	UT343900
Contact	
Contact UT License ID	UT
Email	gateway@gatewaytitleutah.com
Phone	801-495-2381



Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

		Seller-Paid	
		At Closing	Before Closing
Loan Costs			
A. Origination Charges			
01	0% of Loan Amount (Points) to		
02	Administration Fee to		
03	Origination Fee to		
04	Underwriting Fee to		
B. Services Borrower Did Not Shop For			
01	Appraisal Fee to		
02	Credit Report Fee to		
03	Flood Certification Fee to Corelogic Flood Services		
04	Tax Service Fee to Corelogic Tax Service, Inc.		
05	Third Party Processing to		
C. Services Borrower Did Shop For		\$2,754.00	
01	Title - Owner's Title Insurance to Gateway Title Insurance Agency, LLC	\$2,384.00	
02	Title Courier/Wire/E-mail Fee to Gateway Title Insurance Agency, LLC		
03	Title Doc Prep Fee to Gateway Title Insurance Agency, LLC		
04	Title Settlement/Closing Fee to Gateway Title Insurance Agency, LLC	\$370.00	
Other Costs			
E. Taxes and Other Government Fees			
01	Recording Fees	Deed: \$45.00 Mortgage: \$45.00 to Gateway Title Insurance Agency, LLC	
02	Transfer Tax	to	
F. Prepays			
01	Homeowner's Insurance Premium (mo.) to		
02	Mortgage Insurance Premium (mo.) to		
03	Prepaid Interest (per day from 04/12/2024 to 05/01/2024) to		
04	Property Taxes (mo.) to		
G. Initial Escrow Payment at Closing to			
01	Homeowner's Insurance	per month for mo.	
02	Mortgage Insurance	per month for mo.	
03	Property Taxes	per month for mo.	
04	City Property Taxes	\$189.85 per month for mo.	
05	County Property Taxes	per month for mo.	
06	Assessment Taxes	per month for mo.	
07	School Property Taxes	per month for mo.	
08	MUD Taxes	per month for mo.	
09	Other Taxes	per month for mo.	
10	Aggregate Adjustment		
H. Other		\$21,600.00	
01	Real Estate Commission - Listing to Real Estate Essentials	\$9,600.00	
02	Real Estate Commission - Selling to Realtypath LLC	\$12,000.00	
03	Regulatory Compliance & Administrative Fee (\$495 Paid by Agent) to Real Estate Essentials		
04	Transaction Fee to Realtypath LLC		
J. TOTAL CLOSING COSTS		\$24,354.00	


Sarah McBeth


Mitchell Vojte

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information		Transaction Information		Loan Information	
Date Issued	3/13/2024	Borrower	Mitchell Joseph Volpe	Loan Term	30 years
Closing Date	3/19/2024		777 E S Temple St Apartment 10G	Purpose	Purchase
Disbursement Date	3/19/2024		Salt Lake City, UT 84102	Product	Fixed Rate
Settlement Agent	First American Title	Seller	Richmond American Homes of Utah	Loan Type	<input checked="" type="checkbox"/> Conventional <input type="checkbox"/> FHA
File #	6306219		849 West LeVoy Drive		<input type="checkbox"/> VA <input type="checkbox"/> _____
Property	5926 North Angels Landing Morgan, UT 84050	Lender	Salt Lake City, UT 84123	Loan ID #	0009304496
			HomeAmerican Mortgage Corporation	MIC #	
Sale Price	\$684,990				

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$547,990	NO
Interest Rate	5.75 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$3,197.92	NO
	Does the loan have these features?	
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$3,197.92
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	366.62
Estimated Total Monthly Payment		\$3,564.54
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$421.62 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOMEOWNERS ASSOCIATION <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES NO

Costs at Closing		
Closing Costs	\$2,073.08	Includes \$0 in Loan Costs + \$2,073.08 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$124,454.18	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>

Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges					
01 2.21 % of Loan Amount (Points)			\$12,110.58		
02 Document Preparation Fee			\$425.00		
03 Processing Fees			\$1,250.00		
04 Underwriting Fees			\$675.00		
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
01 Appraisal Fee to Wankier Appraisal & Communication			\$500.00		
02 Credit Report to CoreLogic Credco			\$238.90		
03 Flood Certification to CoreLogic			\$15.00		
04 MERS(R) Registration Fee to MERS			\$24.95		
05 Tax Service to First American			\$109.00		
06 Title - E-Recording Fee - Title to First American Title			\$10.00		
07 Title - Escrow Fee to First American Title			\$265.00		
08 Title - Lender's Title Insurance to First American Title			\$1,593.00		
09 Title - Settlement Fee to First American Title			\$345.00		
10 Title - Title Endorsement Fee to First American Title			\$85.00		
C. Services Borrower Did Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)					
Loan Costs Subtotals (A + B + C)					

Other Costs					
E. Taxes and Other Government Fees					
01 Recording Fees Deed: \$40.00 Mortgage: \$40.00			\$80.00		
02					
F. Prepays					
01 Homeowner's Insurance Premium (12 mo.) to Insurance co			\$632.00		
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$86.33 per day from 3/19/24 to 4/1/24)			\$1,122.29		
04 Property Taxes (mo.)					
05					
G. Initial Escrow Payment at Closing					
01 Homeowner's Insurance \$52.67 per month for 3 mo.			\$158.01		
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$313.95 per month for 7 mo.	\$421.36		\$1,776.29		
04					
05					
06					
07					
08 Aggregate Adjustment	-\$421.36				
H. Other					
			\$2,073.08		
01 HOA Setup Fee to IAMHOA.com			\$250.00		
02 Homeowner Assn Assessment to Roam at Mountain Green HOA			\$133.06		
03 Real Estate Commission to Top Equity Realty			\$18,689.70		
04 Reinvestment Fee to Roam at Mountain Green HOA	\$2,073.08		\$426.92		
05 Richmond American Homes Processing to RAH			\$500.00		
06 Title - Owner's Title Insurance (optional) to First American Title			\$1,663.00		
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)					
			\$2,073.08		
Other Costs Subtotals (E + F + G + H)		\$2,073.08			
J. TOTAL CLOSING COSTS (Borrower-Paid)					
			\$2,073.08		
Closing Costs Subtotals (D + I)		\$2,073.08	\$43,077.70		
Lender Credits					



Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$27,392.00	\$2,073.08	YES · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$137,000.00	\$137,000.00	NO
Deposit	\$0	-\$13,700.00	YES · You increased this payment. See Deposit in Section L.
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$22,460.00	\$0	YES · See Seller-Paid column on page 2 and Seller Credits in Section L.
Adjustments and Other Credits	\$0	-\$918.90	YES · See details in Section L.
Cash to Close	\$141,932.00	\$124,454.18	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$687,063.08
01 Sale Price of Property	\$684,990.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$2,073.08
04	
Adjustments	
05	
06	
07	
Adjustments for Items Paid by Seller in Advance	
08 City/Town Taxes to	
09 County Taxes to	
10 Assessments to	
11	
12	
13	
14	
15	

L. Paid Already by or on Behalf of Borrower at Closing	\$562,608.90
01 Deposit	\$13,700.00
02 Loan Amount	\$547,990.00
03 Existing Loan(s) Assumed or Taken Subject to	
04	
05 Seller Credit	
Other Credits	
06	
07	
Adjustments	
08	
09	
10	
11	
Adjustments for Items Unpaid by Seller	
12 City/Town Taxes to	
13 County Taxes 01/01/24 to 03/19/24	\$918.90
14 Assessments to	
15	
16	
17	

CALCULATION

Total Due from Borrower at Closing (K)	\$687,063.08
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$562,608.90
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$124,454.18

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$685,490.00
01 Sale Price of Property	\$684,990.00
02 Sale Price of Any Personal Property Included in Sale	
03 Processing Fee to Richmond American Homes	\$500.00
04	
05	
06	
07	
08	
Adjustments for Items Paid by Seller in Advance	
09 City/Town Taxes to	
10 County Taxes to	
11 Assessments to	
12	
13	
14	
15	
16	

N. Due from Seller at Closing	\$57,696.60
01 Excess Deposit	\$13,700.00
02 Closing Costs Paid at Closing (J)	\$43,077.70
03 Existing Loan(s) Assumed or Taken Subject to	
04 Payoff of First Mortgage Loan	
05 Payoff of Second Mortgage Loan	
06	
07	
08 Seller Credit	
09	
10	
11	
12	
13	
Adjustments for Items Unpaid by Seller	
14 City/Town Taxes to	
15 County Taxes 01/01/24 to 03/19/24	\$918.90
16 Assessments to	
17	
18	
19	

CALCULATION

Total Due to Seller at Closing (M)	\$685,490.00
Total Due from Seller at Closing (N)	-\$57,696.60
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$627,793.40



Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- will allow, under certain conditions, this person to assume this loan on the original terms.
- will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the principal and interest overdue.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in
5926 North Angels Landing Dr, Morgan, UT 84050

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$4,032.82	Estimated total amount over year 1 for your escrowed property costs: <i>Property Taxes, Homeowner's Insurance</i>
Non-Escrowed Property Costs over Year 1	\$605.00	Estimated total amount over year 1 for your non-escrowed property costs: <i>HOA Dues</i> You may have other property costs.
Initial Escrow Payment	\$1,934.30	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$366.62	The amount included in your total monthly payment.

- will not have an escrow account because you declined it your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.



Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$1,151,251.88
Finance Charge. The dollar amount the loan will cost you.	\$603,261.88
Amount Financed. The loan amount available after paying your upfront finance charge.	\$547,990.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	5.75 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	110.086 %

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	HomeAmerican Mortgage Corporation		Top Equity Realty		First American Title
Address	4350 S Monaco Street Suite 100 Denver, CO 80237		5965 South 900 East, Suite 150 Murray, UT 84121		6995 S. Union Park Center Suite 475 Midvale, UT 84047
NMLS ID	130676				
UT License ID	5497586		11197769-CN00		50814
Contact	Darrell James Kessler		Greg Tracy		Dorothy Merrill
Contact NMLS ID	193895				
Contact UT License ID	5493115		5505302		71743
Email	darrell.kessler@mdch.com		greg@blueroof.com		dmerrill@firstam.com
Phone	801-718-6090		801-232-2052		801-569-3369

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Mitchell Joseph Volpe

03 / 13 / 2024

eSigned 03/13/24 19:05:18 EDT

Mitchell Joseph Volpe

Date



Addendum to Closing Disclosure

This form is a continued statement of final loan terms and closing costs.

Property 5926 North Angels Landing Dr
Morgan, UT 84050

Borrower Sarah Francis McBeth

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Sarah Francis McBeth

Date



Richmond Builder Hemingway Floor plan

Close Date - Sold Price - Address - Notes:

3/19/24 - \$684,990 - 5926 N Angels Landing Dr Mountain Green Ut 84050 - spec home, standard kitchen, 2 car garage

6/27/24 - \$893,398 - 5954 Timpanogos Ln Mountain Green Ut 84050 - larger, more desirable lot, finished basement, luxury kitchen, custom build/nicer finishes, 3 car garage

10/31/24 - \$830,000 - 4937 Escalante Ln Mountain Green Ut 84050 - spec home luxury kitchen, 3 car garage

12/30/24 - \$827,971 - 4953 Escalante Ln Mountain Green Ut 84050 - luxury kitchen, 3 car garage, custom build/nicer finishes

3/28/25 - \$859,990 - 5903 Angels Landing Dr Mountain Green Ut 84050 - Finished basement, finished backyard, higher end finishes, luxury kitchen, 3 car garage

Average price of the Hemingway floor plan sold after the closure of our home (3/19/24) comes to 839,339.75. All of these homes include larger garages, luxury kitchens, nicer custom finished, with some including finished basements and finished backyards. On average these upgrades can be evaluated at \$100,000, meaning our home would be evaluated at \$739.339.75.

Data received from Richmond American home builder

MORGAN COUNTY BOARD OF EQUALIZATION
PROPERTY VALUATION APPEAL APPLICATION- 2024
PLEASE COMPLETE THIS FORM AND RETURN IT TO THE
MORGAN COUNTY CLERK/AUDITOR'S OFFICE BY
klasater@morgancountyutah.gov
SEPTEMBER 16, 2024, BY 5:00 PM

Owner and Property Information

Owner's Name: Mitchell and Sarah Volpe Parcel Number: 00-0090-7136
Property Address: 5926 N Angels Landing Dr
Owner's Mailing Address: 5926 N Angels Landing Dr.
Phone Number: (317) 469-8027 Email: mvolpepp@gmail.com
Property Type: Residential Vacant Land Commercial Agricultural Other
Market Value as shown on notices: \$ 846,736 (Non-Prim)
Owner(s) Statement of Fair Market Value: \$ 684,990 (Primary)

<input checked="" type="checkbox"/> Recent purchase of property	<input type="checkbox"/> Recent Sales of comparable properties
<input type="checkbox"/> Recent appraisal of property	<input type="checkbox"/> Capitalized income derived from commercial property
<input type="checkbox"/> Cost to construct	<input type="checkbox"/> Assessment
	<input type="checkbox"/> Other: _____

Taxpayer Rights

I do not wish to appear before the County Board of Equalization. I wish to have the Board's decision based on consideration of the information submitted. If I am not satisfied, I understand that I retain the right to appeal to the State Tax Commission.

I understand that if this appeal involves a qualified real property, the inflation adjusted value may alter the burden of proof.



11/26/2024

Volpe, Mitchell and Sara-

We have received your late appeal dated 11/22/2024. We wanted to explain a few things that will help you understand our decision.

The Deadline for the 2024 Tax Appeal or Board of Equalization has passed. The Deadline is September 15th of each tax year.

Application for Residential Exemption, like any exemption, must be applied for by the homeowner. (All homes are non-primary, unless stated otherwise as they are being built or change ownership) Morgan County has records that we have reached out on April 4th, May 5th, July 12th and September 10th in attempt to facilitate the application process, with no response.

At this point, the Board of Equalization is closed as of September 16, 2024. The tax rates along with any BOE adjustments are finalized, and the tax bills are sent and are due on November 30th.

Please find attached copies of:

- 2024 Tax Roll Master Record (1 pg)
- 2024 Notice of Property Valuation and Tax Changes (2 pg)

Quick overview.

The Assessor's Office sets value as of January 1st of every tax year.

The Clerk Auditor (who receives all the budgets from all the taxing entities) derives the tax rate by dividing the sum of those budgets by the total Market Value within a taxing district.

The Clerk Auditor then sends the Notice of Valuation and Tax change received by August 1st; this starts a 45-day appeal period BOE (Board of Equalization) ending September 15th.

The Treasure sends out Tax bills as of November 1st. Taxes due November 30th.

PID (Public Infrastructure District)

Roam Subdivision, has a PID (Public Infrastructure District) This is a special taxing entity, formed by the developer. This should have been disclosed at the time of closing on the property. On the 2024 Notice of Property Value and Tax Change it is disclosed as the 1st line item, indicating the rate of .006% estimated value of \$5,080. This line item is specific to Roam.

In contrast, in most all other properties the School District is the largest taxing entity, on yours the rate is .005348 or \$4,528.34. Roam receives both. This is an issue with Roam Tax Rate or the PID need to be directed to the developer.

After looking over this appeal, there is no evidence of factual error or extreme condition to open the Board of Equalization. Morgan County is hereby denying the request to appeal. We are happy to change the status on your home for the year 2025 and going forward, which we have done. Thank you for the information required on the primary residential exemption and for working with my assistant to update that information.

Please feel free to contact me with any questions you may have to further explain this letter.

Janell Walker

A handwritten signature in blue ink, appearing to read "Janell Walker", with a large, stylized flourish at the end.

Morgan County Assessor
jwalker@morgancountyutah.gov
801-845-4002

MORGAN COUNTY

2024 Notice of Property Valuation & Tax Changes

«Preliminary Tax Notice - Please Review Carefully»

USE THESE NUMBERS ON ALL CORRESPONDENCE 00-0090-7136 / 09-ROAMSFR1A-0136	TAXING DISTRICT 009 - Roam Pid 1
Forward this notice to new owner if property has been sold 00-0090-7136 / 09-ROAMSFR1A-0136 VOLPE MITCHELL JOSEPH 5926 N ANGELS LANDING DR MORGAN UT 84050-0000	LESLIE A HYDE MORGAN COUNTY Auditor PO BOX 886 48 W YOUNG ST MORGAN UT 84050-0886 (801) 845-4010

MARKET AND TAXABLE VALUE OF YOUR PROPERTY				
Property Type	2023 Market Value	2023 Taxable Value	2024 Market Value	2024 Taxable Value
Non-Prim Res	0	0	626,736	626,736
Land Secondary (2)	195,000	195,000	220,000	220,000
Total Property Value	195,000	195,000	846,736	846,736

TAXING ENTITIES	COMPARE		PROPOSED		CHANGES		BE HEARD		
	2023	2024 If No Increase	2024 If Proposed Budget Approved		If 2024 Increase		Budget / Truth-In-Taxation Meeting		
	TAXES	RATE	TAXES	RATE	TAXABLE VALUE	TAXES	Change IN TAX	Change IN %	Date, Time and Place
Roam 1	1,170.00	0.006000	5,080.42	0.006000	846,736	5,080.42	0.00	0.00%	PID
County General Fund	300.30	0.001466	1,241.31	0.001466	846,736	1,241.31	0.00	0.00%	
Capital Improvements	11.12	0.000054	45.72	0.000054	846,736	45.72	0.00	0.00%	
County Assessing & Collecting	52.07	0.000253	214.22	0.000253	846,736	214.22	0.00	0.00%	
Multicounty Assessing & Collec	2.93	0.000015	12.70	0.000015	846,736	12.70	0.00	0.00%	
County Library	23.40	0.000114	96.53	0.000114	846,736	96.53	0.00	0.00%	
School District	1,128.66	0.005348	4,528.34	0.005348	846,736	4,528.34	0.00	0.00%	
School Basic State Levy	274.17	0.001408	1,192.20	0.001408	846,736	1,192.20	0.00	0.00%	
Charter School Levy	2.93	0.000014	11.85	0.000014	846,736	11.85	0.00	0.00%	
Weber Basin Water	39.00	0.000196	165.96	0.000196	846,736	165.96	0.00	0.00%	
Health Services	16.97	0.000083	70.28	0.000083	846,736	70.28	0.00	0.00%	
Mtn Green Fire	88.73	0.000456	386.11	0.000456	846,736	386.11	0.00	0.00%	
Mtn Green Sewer	17.94	0.000138	116.85	0.000138	846,736	116.85	0.00	0.00%	
Flood And Disaster	2.15	0.000010	8.47	0.000010	846,736	8.47	0.00	0.00%	
Totals	3,130.34	0.015555	13,170.96	0.015555	846,736	13,170.96	0.00	0.00%	

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

Applications for the Board of Equalization can be obtained and filed with the Clerk/Auditor's Office, Room 18 of the Morgan County Courthouse. Deadline for filing an appeal is September 16, 2024 at 5:00 pm. All applicants requesting a hearing appointment must have documentation establishing a basis for their appeal.

For ownership questions, please call the Recorder's Office. For valuation questions, please call the Assessor's Office.

Centrally assessed appeal deadline is August 1st and must be filed with the Tax Commission.
<https://tax.utah.gov/commission-office/appeals/centrally-assess#appeals>

PARTIAL LEGAL DESCRIPTION - FOR TAX ID ONLY	ASSESSORS OFFICE	RECORDERS OFFICE
ALL OF LOT 136 ROAM PHASE 1A SINGLE FAMILY MORGAN COUNTY UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF ACRES : 0.16 SITUS : N ANGELS LANDING DR :5926 (4985 W) MORGAN	JANELL H. WALKER PO BOX 680 48 W YOUNG ST RM 31 MORGAN UT 84050-0680 (801) 845-4000	BRENDA NELSON PO BOX 886 48 W YOUNG ST MORGAN UT 84050-0886 (801) 845-4036

This Notice does NOT include Tax Credits, Circuit Breakers, Abatements or Personal Property

PROPERTY TAXATION INFORMATION

GENERAL INFORMATION

Property taxes are one of the primary sources of funds for local governments, counties, school districts, cities, towns, and special agencies such as water and sewer districts. The state and federal government do not receive any revenue from your property tax. Fire and police protection, schools, roads, and senior citizen programs are examples of local services funded by your property taxes.

MARKET VS. TAXABLE VALUE

Property taxes are based upon the market value of your property on January 1st of the current year. Market value is determined by your County Assessor. As the market value of your property increases or decreases, your property tax may also increase or decrease.

Market Value: is the price your property would sell for if it were offered for a reasonable amount of time. This assumes that both the buyer and seller are unrelated, well-informed and under no pressure to buy or sell the property.

Taxable Value: is the value used to calculate taxes due on your property. A primary residence receives a 45 percent exemption from market value. A primary residence is any dwelling that is occupied more than 50 percent of the year. Each household may only have one primary residence. For most other classes of property the taxable value is the same as the market value.

TAX RATES

Tax rates are set by the various governmental entities with the legal power to levy taxes. These governmental entities include counties; school districts; cities and towns; and special taxing districts, such as water and sewer districts and cemetery districts.

WHAT IS A "NOTICE OF PROPERTY VALUATION AND TAX CHANGES"?

Utah State law requires that before taxes may be increased, your county must give notice to you of proposed changes. Two types of changes may take place: (1) the appraised market value of your property on January 1st, and (2) the proposed taxes that property owners will pay. The law requires that notification be given in advance of the proposed tax increase and of the time and location of the budget meetings at which public input will be received. This is a notice of property valuation and tax change and not a tax bill.

DO NOT PAY ANY AMOUNT SHOWN ON THIS NOTICE.

CURRENT AND PROPOSED PROPERTY TAXES

Tax Last Year: This is the amount of tax that you were charged last year by the County Assessor or the State Tax Commission. Centrally Assessed parcels are valued by and appealed directly to the Utah State Tax Commission prior to August 1, 2024. The actual tax that you paid may have been less if you received a tax credit based upon a veteran's exemption, blind exemption, indigent abatement, or circuit breaker. Taxes on personal property, motor vehicles or special assessments are not included in these amounts.

This Year's Tax if No Budget Change: This is the amount of tax you will be charged if property tax revenues for each taxing entity are not increased. These amounts do not reflect any reduction for a veteran's exemption, blind exemption, indigent abatement, or circuit breaker for which you may be eligible, or taxes on personal property, motor vehicles, or special assessments.

This Year's Tax if Proposed Budget is Passed: This is the tax you will be charged if the property tax revenues requested by each entity are adopted. These amounts do not reflect any reduction for a veteran's exemption, blind exemption, indigent abatement, or circuit breaker for which you may be eligible, or taxes on personal property, motor vehicles, or special assessments. You are encouraged to participate in the public meetings where these budgets are discussed. The locations and times for these budget meetings are listed on this notice.

APPEALS

The *Notice of Property Valuation and Tax Changes* shows the value placed on your property by the County Assessor or the State Tax Commission. Centrally Assessed parcels are valued by and appealed directly to the Utah State Tax Commission prior to August 1, 2024. If you believe the value of your locally-assessed property is incorrect, contact your County Auditor within 45 days of the mailing of this notice. Your appeal must address the issue of market value, not the rate of tax. Evidence supporting your estimation of the market value must be included in the appeal. If you do not agree with the County Board of Equalization decision on locally-assessed parcels, you may appeal to the State Tax Commission. Appeals to the State Tax Commission must be filed with your County Auditor within 30 days after the final action of the County Board of Equalization.

TAX RELIEF

There are tax relief programs for full time county resident's primary home. Vacant land does not qualify. To obtain information or to see if you qualify for any of the following programs, please contact the County Auditor's Office. Applications are due by September 1.

- ◆ Active Duty Armed Forces Exemption (see UCA 59-2-1902)
- ◆ Veteran's Exemption (available to veterans with at least a 10% disability as a result of their service, or their unmarried surviving spouse and orphans) on primary residence and/or vehicle registration.
- ◆ Blind Exemption (available to the visually impaired and their surviving spouse and orphans) on primary residence and/or vehicle registration.
- ◆ Low Income Abatement (must be at least 65 years of age, or under age 65 and disabled or under extreme hardship based on annual income limitation.)
- ◆ Circuit Breaker (available to those age 66 or older, or for a widow or widower and based on an annual income limitation.)

TAXES DUE

Taxes become delinquent if they are not paid by December 2, 2024.

FOR MORE INFORMATION OR IF YOU HAVE QUESTIONS

Contact your COUNTY ASSESSOR regarding:

- ◆ property value

Contact your COUNTY AUDITOR regarding:

- ◆ tax relief programs & income limitations
- ◆ tax rates
- ◆ valuation appeals

Contact your COUNTY RECORDER regarding:

- ◆ ownership
- ◆ legal descriptions
- ◆ mailing addresses

Contact your COUNTY TREASURER regarding:

- ◆ delinquent taxes
- ◆ tax payments

MORGAN COUNTY

Tax Roll Master Record

November 26, 2024

9:27:36AM

Parcel: 00-0090-7136	Serial #: 09-ROAMSFR1A-0136	Entry: 165484
Name: VOLPE MITCHELL JOSEPH		
c/o Name:		
Address 1: 5926 N ANGELS LANDING DR	Property Address	
Address 2:	N ANGELS LANDING DR :5926 (4985 W)	
City State Zip: MORGAN UT 84050-0000	MORGAN	84050-0000
Mortgage Co: CORE LOGIC	Acres: 0.16	
Status: Active	Year: 2024	District: 009 ROAM PID 1
		0.015555

Owners	Interest	Entry	Date of Filing	Comment
VOLPE MITCHELL JOSEPH		165484	03/19/2024	(0408/0227) (H/W J/T)
MCBETH SARAH FRANCIS		165484	03/19/2024	(0408/0227) (H/W J/T)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BS01 NON-PRIM RES	0.00	626,736	626,736	9,748.88	0	0	0.00
LS03 LOT W/O HOME (SECONDARY)	0.00	0	0	0.00	195,000	195,000	3,130.34
LS05 LOT (SECONDARY) WITH HOME	0.16	220,000	220,000	3,422.10	0	0	0.00
Totals:	0.16	846,736	846,736	13,170.98	195,000	195,000	3,130.34

****** ATTENTION !! ******

Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.

2024 Taxes:	13,170.98	2023 Taxes:	3,130.34
Special Fees:	0.00	Review Date	
Penalty:	0.00	05/20/2024	
Abatements: (0.00)		
Payments: (13,170.98)		
Amount Due:	0.00	NO BACK TAXES!	

11/21/2024 03:54PM 00097723 2024 CORE LOGIC	Current - Check	13,170.98	kHarrison
	Total Payments:	13,170.98	

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 136, ROAM PHASE 1A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON OCTOBER 25, 2022, AS ENTRY NO. 162211, IN BK 396 AT PAGES 50 - 52, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.1610 AC / 0.16 AC, M. OR L.

History

2023 - ENTRY NO. 162211 (396/50 - 52) (0.1610 AC, M. OR L., COMING FROM: 09-005-044-02-1-3-4 / 00-0090-6525) - DED OF ROAM PHASE 1A SINGLE FAMILY; VESTING REF: 162117 (395/1129); 166124 (410/1130) - RECORDED OUT OF ORDER; OTHER REF: 162211 (396/50 - 52) - DED OF SUB; 165946 (410/138) - REF ONLY PER METES AND BOUNDS DESCRIPTION USED & GRANTOR NOT CURRENT OWNER; ERROR REF: 165484 (408/227) - GRANTOR STATES COLORADO CORP - CURRENT OWNER A UTAH CORP; >>> >>>166123 (410/1120) AFF CLARIFIES CLERICAL ERROR IN ENT 162117 & ALLOWS 165484 TO TRANS<<<<;

MLS# 1881043

List Price: \$704,990
 Original List Price: \$775,128
 Price Per: \$178
 DOM: 255
 Address: 5926 N Angels Landing Dr #136
 NS/EW: 5926 S / W
 City: Mountain Green, UT 84050
 County: Morgan
 Proj/Subdiv: ROAM
 Tax ID: 00-0090-7136
 Zoning: R-1
 HOA Contact: IAMHOA
 HOA Amenities: Picnic Area
 Short Term Rental: Yes

Status: EXPIRED

Entry Date: 06/05/2023

Restrictions: No

Est. Taxes: \$1

HOA?: Yes, \$55/Month

HOA Phone:

ADU?: No

School Dist: Morgan
 Sr High: Morgan

Elem: Mountain Green
 Other Schl:

Jr High: Mountain Green Middle



The Hemingway Elevation F

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
4	-	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-	-
2	1389	4	2	-	1	-	-	-	-	-	1	-	-
1	1334	-	-	1	1	1	-	1	1	1	-	1	-
B1	1218	-	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3941	4	2	1	2	1	0	1	1	0	1	1	1

Type: Single Family
 Style: 2-Story

Year Built: 2024

Const Status: Blt./Standing

Acres: 0.16

Deck | Pat: 0 | 1

Frontage: 0.0

Garage: 2

Side: 0.0

Carport: 0

Back: 0.0

Prkg Sp: 0

Irregular: No

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?:No

Master Level:

Senior Comm: No

Animals: Pets > 75 Lbs.

Roof: Asphalt Shingles
 Heating: Forced Air; >= 95% efficiency
 Air Cond: Central Air; Electric; Seer 16 or higher
 Floor:
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: Funding
 Exterior: Clapboard/Masonite; Stone
 Has Solar?: No
 Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain
 Exterior Feat: Basement Entrance; Double Pane Windows; Patio: Covered; Sliding Glass Doors
 Interior Feat: Alarm: Fire; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Double; Granite Countertops
 Amenities: Park/Playground
 Environm Cert: Home Energy Rating
 Inclusions: Microwave; Range
 Terms: Cash; Conventional; FHA; VA
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family; Short Term Rental Allowed

Remarks: ****SPECIAL FINANCING AVAILABLE**** | This plan features an entryway with adjacent flex space that can be personalized to suit your needs. At the back of the home, you'll find a great room with a corner fireplace, a large kitchen with an island and mudroom with walk-in-pantry. An upstairs laundry room, loft, and sunroom off the kitchen complete this elegant home. Contact us today for more information or to schedule a community tour!
 Agt Remarks: ****Special Financing Available**** | This is a fantastic opportunity for your buyer to own a New Richmond American Home at an unbelievable price! The list price includes base price, lot, structural, and interior finish upgrades! BAC is 3% of the base price, which is \$622,990. Move in ready now. For more information on Richmond American Homes or to schedule an appointment to meet with one of our onsite Sales Associates, call our Homebuyer Resource Center at (801) 545-3429. This opportunity will not last! Visit our community today!

HOA Remarks: Pickleball Courts

Show Inst: Call Agent/Appt

L/Agent: Dan Tencza Email: danny.tencza@richmondamericanhomes.com
 Co-Agent: Mike Crawford Email: mike.crawford@richmondamericanhomes.com

Ph: 801-663-0501
 Ph: 801-448-1096

Special Owner Type:
 Mobile: 801-663-0501
 Mobile: 801-448-1096

L/Office: Richmond American Homes of Utah, Inc

Ph: 801-545-3422

Mitchell Volpe & Sarah (McBeth) Volpe
5926 North Angele Landing Drive
Morgan, UT 84050
11/22/2024

Morgan County Board of Examiners
Attn: Property Tax Appeals
48 West Young Street
Morgan, Utah 84050

Subject: Late Appeal for Property Tax Assessment – Parcel Number 00-0090-7136

Dear Members of the Morgan County Board of Examiners,

We are writing to respectfully request a late appeal of the recent property tax assessment for our property located at 5926 North Angele Landing Drive, Morgan UT 84050. As recent residents of Utah, we were not fully aware of the state-specific property tax rules and deadlines, and we apologize for any oversight in timing. I would greatly appreciate your consideration in reviewing our appeal beyond the initial deadline.

Upon receiving the assessment notice, I was surprised to find that the assessed value appeared to be significantly above what we believe to be the fair market value of our property. As new homeowners, we have since reviewed market data and conducted our own research to better understand the valuation process, and it has become evident that the current assessed value may not accurately reflect our property's market value. We recently purchased our newly constructed home for \$684,990, our current assessed taxable value is \$846,736, or 23.6% higher than the fair market value evidenced by our purchase price and comparable sales for the area.

Utah law does provide provisions for late appeals under certain circumstances. According to Administrative Rule R884-24P-66, the BOE may accept a late-filed appeal if a factual error is discovered in the county records pertaining to the subject property.

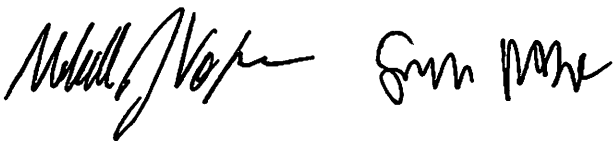
The applicable error that exists is that our property is being taxed as a second home, which is inaccurate. This our primary residence, and I believe the current classification has unfairly inflated our tax liability. We can provide evidence, [such as my driver's license, utility bills, and voter registration, to verify that I reside at this address full-time.]

We kindly ask for the opportunity to present our case and provide all necessary documentation to support our appeal. We are confident that upon review, you will find that an administrative adjustment is warranted.

Thank you for your time and consideration. I sincerely appreciate your attention to this matter and am happy to provide any additional information required to move forward with my appeal.

Sincerely,

Mitchell and Sarah (McBeth) Volpe

Handwritten signatures of Mitchell Volpe and Sarah (McBeth) Volpe.

Taxpayer Information for Filing a Property Tax Appeal

Please review the following when preparing to file a property tax appeal:

WHEN PREPARING AN APPEAL OF THE MARKET VALUE OF YOUR PROPERTY:

The burden of proof is on the taxpayer. You are required by law to present proof of your appeal to the Board of Equalization. Appeals will be dismissed for lack of evidence. Remember you are not protesting the amount of your tax bill, but rather you are appealing the property's market value. Market value is the value, as of January 1, 2024. The Assessor's Office assigns your property value to which the tax rate is applied. The Board must consider the whole property value, not its individual parts. For example, if the appeal claims an incorrect land value due to market comparisons of lot sales, and the property is improved, the whole property value must be considered both the land and any buildings. The Board of Equalization has the authority to review and accept information pertinent to the market value of your property.

EVIDENCE TO PRESENT TO THE BOARD OF EQUALIZATION:

1. A current appraisal made by a professional fee appraiser is generally considered the best evidence to establish value.
2. If you recently purchased or refinanced your property, your real estate closing papers can be used to support your estimate of value.
3. The next best evidence would be recent sales of properties, located in or around your neighborhood, that are similar to yours in size, age, condition, and quality.
4. Evidence should be based on the tax lien date of January 1, 2024.

HOW TO FILE THE APPEAL:

You must complete the form in full (do not omit any information as this may require you to re-submit the form or lose the appeal). Seven important items that must be included are the following:

1. The name, address, and phone number of the property owner.
2. The parcel number (or parcel identification number on your valuation notice), location (site address) or description of the property.
3. The value placed on the property by the assessor (from your valuation notice).
4. The owner's estimate of fair market value of the property.
5. A signed statement describing what evidence or documentation supports the owner's estimate of fair market value or that the assessed value of the owner's property is not equalized with comparable properties.
6. Petitioner/Taxpayer signature.
7. If acting as an agent, the agent must include a signed authorization form from the property owner.

AFTER CONSIDERING THE ABOVE, SHOULD I FILE AN APPEAL WITH THE BOARD OF EQUALIZATION?

The decision of whether or not to file an appeal should be based on the results of your market value investigation. If you find evidence that indicates that the market value of your property should be lower than the value placed on your property by the County Assessor, you have grounds for an appeal.

Should you decide to appeal the value of your property, it is your responsibility to provide the Board of Equalization with the results of your findings to substantiate your estimate of value.

**Appeal Forms must be submitted to the County Clerk/Auditor's Office by 5:00 p.m. September 16, 2024.
48 West Young Street, Morgan Utah 84050 klasater@morgancountyutah.gov**

ABSOLUTELY NO EXCEPTIONS

MORGAN COUNTY BOARD OF EQUALIZATION
PROPERTY VALUATION APPEAL APPLICATION- 2024
PLEASE COMPLETE THIS FORM AND RETURN IT TO THE
MORGAN COUNTY CLERK/AUDITOR'S OFFICE BY
klasater@morgancountyutah.gov
SEPTEMBER 16, 2024, BY 5:00 PM

Owner and Property Information

Owner's Name: Mitchell and Sarah Volpe Parcel Number: 00-0090-7136

Property Address: 5926 N Angels Landing Dr

Owner's Mailing Address: 5926 N Angels Landing Dr.

Phone Number: (517) 469-8027 Email: mvolpe@pb@gmail.com

Property Type: Residential Vacant Land Commercial Agricultural Other

Market Value as shown on notice: \$ 846,736 (Non-Prim)

Owner(s) Statement of Fair Market Value: \$ 684,990 (Primary)

Recent purchase of property

Recent Sales of comparable properties

Recent appraisal of property

Capitalized income derived from commercial property

Cost to construct

Assessment

Other: _____

Taxpayer Rights

I do not wish to appear before the County Board of Equalization. I wish to have the Board's decision based on consideration of the information submitted. If I am not satisfied, I understand that I retain the right to appeal to the State Tax Commission.

I understand that if this appeal involves a qualified real property, the inflation adjusted value may alter the burden of proof.

Basis for Appeal

- Comparable property selling for less. Please attach the following information for your property and three comparable properties: sale or listing price; date of sale; MLS number (if available); complete address; property type (land, rambler, two-story, etc); year built; square footage; type of construction (brick, frame, etc); garage/carport; basement (square footage; percentage completed); number of bedrooms; special features (fireplace, central air, deck, patio, etc). To expedite your appeal, please provide as much information as possible and attach all supporting documentation.
- Purchase of property during the last two years. If the purchase price is different than the Assessor's market value, please attach a copy of closing documents signed by the title company. Loan applications are not acceptable.
- Property fee appraisal during the last two years. If the independent appraisal you obtain is different than the Assessor's market value shown on the Valuation Notice, please attach a full copy of the appraisal report.
- Income Approach to value. If your appeal is for an income-producing property, attach a Statement of Income and Expense for the last two years, documented by copies of actual leases, rental agreements, and/or rent roll. If property is owner occupied, submit the preceding information for comparable properties.
- Property damaged by natural disaster or affected by access interruption. Please provide explanation and documentation. Damage must have been prior to January 1, 2024.
- Factual error. There is an error in the County's classification or the recorded characteristics of your property. Please provide a full description of error with the supporting evidence.

Board of Equalization and Appeal Information

The Morgan County Board of Equalization is established to consider matters related to the market value of your property.

The Board of Equalization has discretion to raise as well as lower the market value, based on the facts presented.

Only the current year market value, property characteristics, and/or property type established by January 1, 2024 by the Morgan County Assessor can be appealed. Also, only the whole parcel of property can be appealed. The separate parts of the property such as the garage, out building or house cannot be appealed by themselves.

Fill out this appeal completely and submit it with all supporting evidence by the deadline.

A separate application must be filed for each parcel of property.

The "Tax Notice" will be mailed by the Morgan County Treasurer in October/November. If you have not received a recommendation of value from the Board of Equalization by the November 30th due date, please pay the tax as originally billed to avoid additional penalties and interest. If your appeal results in a lower value after that time, you will receive a refund for any overpayment.

Appellants or representatives who misrepresent or falsify information are subject to criminal prosecution as set for by the law.

Burden of Proof. At the Board of Equalization hearing, if the property is not a qualified real property, the taxpayer carries the burden of proof, unless the County Assessor asserts a greater fair market value than the original assessed value. In that instance, the County Assessor carries the burden of proof, and the original assessed value will lose the presumption of correctness. If both parties argue against the original assessed value, both parties carry the burden of proof. If the property is a qualified real property, the burden of proof lies with the County Assessor if they assert a fair market value equal to or greater than the inflation adjusted value, which is presumed to equal fair market value. If the taxpayer asserts a lower fair market value than the inflation adjusted value, the burden of proof lies with the taxpayer. If both parties argue against the inflation adjusted value, both parties carry the burden of proof.

Authorization to Represent Owner. The appellant has the right to be represented by legal counsel or other representatives at any stage of the equalization process. You must file an additional form entitled "Authorization to Represent Property Owner" along with this appeal.

Oath and Signature

Under penalties of perjury, I declare all the statements herein and all the attachments are true, correct, and complete to the best of my knowledge and understanding.

Mitchell Volpe 11/22/24
Signature of Property Owner/Date

Sarah Volpe
Signature of Property Owner/Date

Mitchell Volpe
Print Owner Name

Sarah Volpe (McBeth)
Print Owner Name

Appeal Forms must be submitted to the County Clerk/Auditor's Office by 5:00 p.m. September 16, 2024.
48 West Young Street, Morgan Utah 84050 klasater@morgancountyutah.gov

Closing Disclosure

This form is a statement of final loan terms and closing costs. Compare this document with your Loan Estimate.

Closing Information

Date Issued 3/13/2024
Closing Date 3/19/2024
Disbursement Date 3/19/2024
Settlement Agent First American Title
File # 6306219
Property 5926 North Angels Landing
 Morgan, UT 84050
Sale Price \$684,990

Transaction Information

Borrower Mitchell Joseph Volpe
 777 E S Temple St Apartment 10G
 Salt Lake City, UT 84102
Seller Richmond American Homes of Utah
 849 West LeVoy Drive
 Salt Lake City, UT 84123
Lender HomeAmerican Mortgage Corporation

Loan Information

Loan Term 30 years
Purpose Purchase
Product Fixed Rate
Loan Type Conventional FHA
 VA
Loan ID # 0009304496
MIC #

Loan Terms	Can this amount increase after closing?	
Loan Amount	\$547,990	NO
Interest Rate	5.75 %	NO
Monthly Principal & Interest <i>See Projected Payments below for your Estimated Total Monthly Payment</i>	\$3,197.92	NO
Does the loan have these features?		
Prepayment Penalty		NO
Balloon Payment		NO

Projected Payments		
Payment Calculation	Years 1-30	
Principal & Interest		\$3,197.92
Mortgage Insurance	+	0
Estimated Escrow <i>Amount can increase over time</i>	+	366.62
Estimated Total Monthly Payment		\$3,564.54
Estimated Taxes, Insurance & Assessments <i>Amount can increase over time See page 4 for details</i>	\$421.62 Monthly	This estimate includes <input checked="" type="checkbox"/> Property Taxes <input checked="" type="checkbox"/> Homeowner's Insurance <input checked="" type="checkbox"/> Other: HOMEOWNERS ASSOCIATION <i>See Escrow Account on page 4 for details. You must pay for other property costs separately.</i>
		In escrow? YES YES NO

Costs at Closing		
Closing Costs	\$2,073.08	Includes \$0 in Loan Costs + \$2,073.08 in Other Costs - \$0 in Lender Credits. <i>See page 2 for details.</i>
Cash to Close	\$124,454.18	Includes Closing Costs. <i>See Calculating Cash to Close on page 3 for details.</i>



Closing Cost Details

Loan Costs	Borrower-Paid		Seller-Paid		Paid by Others
	At Closing	Before Closing	At Closing	Before Closing	
A. Origination Charges					
01 2.21 % of Loan Amount (Points)			\$12,110.58		
02 Document Preparation Fee			\$425.00		
03 Processing Fees			\$1,250.00		
04 Underwriting Fees			\$675.00		
05					
06					
07					
08					
B. Services Borrower Did Not Shop For					
01 Appraisal Fee to Wankier Appraisal & Communication			\$500.00		
02 Credit Report to CoreLogic Credco			\$238.90		
03 Flood Certification to CoreLogic			\$15.00		
04 MERS(R) Registration Fee to MERS			\$24.95		
05 Tax Service to First American			\$109.00		
06 Title - E-Recording Fee - Title to First American Title			\$10.00		
07 Title - Escrow Fee to First American Title			\$265.00		
08 Title - Lender's Title Insurance to First American Title			\$1,593.00		
09 Title - Settlement Fee to First American Title			\$345.00		
10 Title - Title Endorsement Fee to First American Title			\$85.00		
C. Services Borrower Did Shop For					
01					
02					
03					
04					
05					
06					
07					
08					
D. TOTAL LOAN COSTS (Borrower-Paid)					
Loan Costs Subtotals (A + B + C)					
Other Costs					
E. Taxes and Other Government Fees					
01 Recording Fees Deed: \$40.00 Mortgage: \$40.00			\$80.00		
02					
F. Prepays					
01 Homeowner's Insurance Premium (12 mo.) to Insurance co			\$632.00		
02 Mortgage Insurance Premium (mo.)					
03 Prepaid Interest (\$86.33 per day from 3/19/24 to 4/1/24)			\$1,122.29		
04 Property Taxes (mo.)					
05					
G. Initial Escrow Payment at Closing					
01 Homeowner's Insurance \$52.67 per month for 3 mo.			\$158.01		
02 Mortgage Insurance per month for mo.					
03 Property Taxes \$313.95 per month for 7 mo.	\$421.36		\$1,776.29		
04					
05					
06					
07					
08 Aggregate Adjustment	-\$421.36				
H. Other					
		\$2,073.08			
01 HOA Setup Fee to IAMHOA.com			\$250.00		
02 Homeowner Assn Assessment to Roam at Mountain Green HOA			\$133.06		
03 Real Estate Commission to Top Equity Realty			\$18,689.70		
04 Reinvestment Fee to Roam at Mountain Green HOA	\$2,073.08		\$426.92		
05 Richmond American Homes Processing to RAH			\$500.00		
06 Title - Owner's Title Insurance (optional) to First American Title			\$1,663.00		
07					
08					
I. TOTAL OTHER COSTS (Borrower-Paid)					
Other Costs Subtotals (E + F + G + H)	\$2,073.08				
J. TOTAL CLOSING COSTS (Borrower-Paid)					
Closing Costs Subtotals (D + I)	\$2,073.08		\$43,077.70		
Lender Credits					



Calculating Cash to Close

Use this table to see what has changed from your Loan Estimate.

	Loan Estimate	Final	Did this change?
Total Closing Costs (J)	\$27,392.00	\$2,073.08	YES · See Total Loan Costs (D) and Total Other Costs (I).
Closing Costs Paid Before Closing	\$0	\$0	NO
Closing Costs Financed (Paid from your Loan Amount)	\$0	\$0	NO
Down Payment/Funds from Borrower	\$137,000.00	\$137,000.00	NO
Deposit	\$0	-\$13,700.00	YES · You increased this payment. See Deposit in Section L.
Funds for Borrower	\$0	\$0	NO
Seller Credits	-\$22,460.00	\$0	YES · See Seller-Paid column on page 2 and Seller Credits in Section L.
Adjustments and Other Credits	\$0	-\$918.90	YES · See details in Section L.
Cash to Close	\$141,932.00	\$124,454.18	

Summaries of Transactions

Use this table to see a summary of your transaction.

BORROWER'S TRANSACTION

K. Due from Borrower at Closing	\$687,063.08
01 Sale Price of Property	\$684,990.00
02 Sale Price of Any Personal Property Included in Sale	
03 Closing Costs Paid at Closing (J)	\$2,073.08

Adjustments

04
05
06
07

Adjustments for Items Paid by Seller in Advance

08 City/Town Taxes	to	
09 County Taxes	to	
10 Assessments	to	

11
12
13
14
15

L. Paid Already by or on Behalf of Borrower at Closing	\$562,608.90
01 Deposit	\$13,700.00
02 Loan Amount	\$547,990.00

03 Existing Loan(s) Assumed or Taken Subject to

04
05

Other Credits

06
07

Adjustments

08
09
10
11

Adjustments for Items Unpaid by Seller

12 City/Town Taxes	to	
13 County Taxes	01/01/24 to 03/19/24	\$918.90
14 Assessments	to	

15
16
17

CALCULATION

Total Due from Borrower at Closing (K)	\$687,063.08
Total Paid Already by or on Behalf of Borrower at Closing (L)	-\$562,608.90
Cash to Close <input checked="" type="checkbox"/> From <input type="checkbox"/> To Borrower	\$124,454.18

SELLER'S TRANSACTION

M. Due to Seller at Closing	\$685,490.00
01 Sale Price of Property	\$684,990.00
02 Sale Price of Any Personal Property Included in Sale	
03 Processing Fee to Richmond American Homes	\$500.00

04
05
06
07
08

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes	to	
10 County Taxes	to	
11 Assessments	to	

12
13
14
15
16

N. Due from Seller at Closing	\$57,696.60
01 Excess Deposit	\$13,700.00
02 Closing Costs Paid at Closing (J)	\$43,077.70

03 Existing Loan(s) Assumed or Taken Subject to

04
05

Other Credits

06
07
08

Adjustments

09
10
11
12
13

Adjustments for Items Unpaid by Seller

14 City/Town Taxes	to	
15 County Taxes	01/01/24 to 03/19/24	\$918.90
16 Assessments	to	

17
18
19

CALCULATION

Total Due to Seller at Closing (M)	\$685,490.00
Total Due from Seller at Closing (N)	-\$57,696.60
Cash <input type="checkbox"/> From <input checked="" type="checkbox"/> To Seller	\$627,793.40



Additional Information About This Loan

Loan Disclosures

Assumption

If you sell or transfer this property to another person, your lender

- will allow, under certain conditions, this person to assume this loan on the original terms.
- will not allow assumption of this loan on the original terms.

Demand Feature

Your loan

- has a demand feature, which permits your lender to require early repayment of the loan. You should review your note for details.
- does not have a demand feature.

Late Payment

If your payment is more than 15 days late, your lender will charge a late fee of 5% of the principal and interest overdue.

Negative Amortization (Increase in Loan Amount)

Under your loan terms, you

- are scheduled to make monthly payments that do not pay all of the interest due that month. As a result, your loan amount will increase (negatively amortize), and your loan amount will likely become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- may have monthly payments that do not pay all of the interest due that month. If you do, your loan amount will increase (negatively amortize), and, as a result, your loan amount may become larger than your original loan amount. Increases in your loan amount lower the equity you have in this property.
- do not have a negative amortization feature.

Partial Payments

Your lender

- may accept payments that are less than the full amount due (partial payments) and apply them to your loan.
- may hold them in a separate account until you pay the rest of the payment, and then apply the full payment to your loan.
- does not accept any partial payments.

If this loan is sold, your new lender may have a different policy.

Security Interest

You are granting a security interest in

5926 North Angels Landing Dr, Morgan, UT 84050

You may lose this property if you do not make your payments or satisfy other obligations for this loan.

Escrow Account

For now, your loan

- will have an escrow account (also called an "impound" or "trust" account) to pay the property costs listed below. Without an escrow account, you would pay them directly, possibly in one or two large payments a year. Your lender may be liable for penalties and interest for failing to make a payment.

Escrow		
Escrowed Property Costs over Year 1	\$4,032.82	Estimated total amount over year 1 for your escrowed property costs: Property Taxes, Homeowner's Insurance
Non-Escrowed Property Costs over Year 1	\$605.00	Estimated total amount over year 1 for your non-escrowed property costs: HOA Dues You may have other property costs.
Initial Escrow Payment	\$1,934.30	A cushion for the escrow account you pay at closing. See Section G on page 2.
Monthly Escrow Payment	\$366.62	The amount included in your total monthly payment.

- will not have an escrow account because you declined it your lender does not offer one. You must directly pay your property costs, such as taxes and homeowner's insurance. Contact your lender to ask if your loan can have an escrow account.

No Escrow		
Estimated Property Costs over Year 1		Estimated total amount over year 1. You must pay these costs directly, possibly in one or two large payments a year.
Escrow Waiver Fee		

In the future,

Your property costs may change and, as a result, your escrow payment may change. You may be able to cancel your escrow account, but if you do, you must pay your property costs directly. If you fail to pay your property taxes, your state or local government may (1) impose fines and penalties or (2) place a tax lien on this property. If you fail to pay any of your property costs, your lender may (1) add the amounts to your loan balance, (2) add an escrow account to your loan, or (3) require you to pay for property insurance that the lender buys on your behalf, which likely would cost more and provide fewer benefits than what you could buy on your own.



Loan Calculations

Total of Payments. Total you will have paid after you make all payments of principal, interest, mortgage insurance, and loan costs, as scheduled.	\$1,151,251.88
Finance Charge. The dollar amount the loan will cost you.	\$603,261.88
Amount Financed. The loan amount available after paying your upfront finance charge.	\$547,990.00
Annual Percentage Rate (APR). Your costs over the loan term expressed as a rate. This is not your interest rate.	5.75 %
Total Interest Percentage (TIP). The total amount of interest that you will pay over the loan term as a percentage of your loan amount.	110.086 %

Questions? If you have questions about the loan terms or costs on this form, use the contact information below. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Other Disclosures

Appraisal

If the property was appraised for your loan, your lender is required to give you a copy at no additional cost at least 3 days before closing. If you have not yet received it, please contact your lender at the information listed below.

Contract Details

See your note and security instrument for information about

- what happens if you fail to make your payments,
- what is a default on the loan,
- situations in which your lender can require early repayment of loan, and
- the rules for making payments before they are due.

Liability after Foreclosure

If your lender forecloses on this property and the foreclosure does not cover the amount of unpaid balance on this loan,

- state law may protect you from liability for the unpaid balance. If you refinance or take on any additional debt on this property, you may lose this protection and have to pay any debt remaining even after foreclosure. You may want to consult a lawyer for more information.
- state law does not protect you from liability for the unpaid balance.

Refinance

Refinancing this loan will depend on your future financial situation, the property value, and market conditions. You may not be able to refinance this loan.

Tax Deductions

If you borrow more than this property is worth, the interest on the loan amount above this property's fair market value is not deductible from your federal income taxes. You should consult a tax advisor for more information.

Contact Information

	Lender	Mortgage Broker	Real Estate Broker (B)	Real Estate Broker (S)	Settlement Agent
Name	HomeAmerican Mortgage Corporation		Top Equity Realty		First American Title
Address	4350 S Monaco Street Suite 100 Denver, CO 80237		5965 South 900 East, Suite 150 Murray, UT 84121		6995 S. Union Park Center Suite 475 Midvale, UT 84047
NMLS ID	130676				
UT License ID	5497586		11197769-CN00		50814
Contact	Darrell James Kessler		Greg Tracy		Dorothy Merrill
Contact NMLS ID	193895				
Contact UT License ID	5493115		5505302		71743
Email	darrell.kessler@mdch.com		greg@blueroof.com		dmerrill@firstam.com
Phone	801-718-6090		801-232-2052		801-569-3369

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Mitchell Joseph Volpe

03 / 13 / 2024

eSigned 03/13/24 19:05:18 EDT

Mitchell Joseph Volpe

Date



Addendum to Closing Disclosure

This form is a continued statement of final loan terms and closing costs.

Property 5926 North Angels Landing Dr
 Morgan, UT 84050

Borrower Sarah Francis McBeth

Confirm Receipt

By signing, you are only confirming that you have received this form. You do not have to accept this loan because you have signed or received this form.

Sarah Francis McBeth

Date



ASSESSOR RECOMMENDATION

.....

.....



Assessor Recommendation Real Property Valuation Appeal

MORGAN COUNTY BOARD OF EQUALIZATION
PO BOX 886, 48 W Young Street, Morgan, UT 84050

Phone: 801-845-4042, Email: cadams@morgancountyutah.gov (preferred method)

Property Owner Information

Property Owner's Name: VOLPE MITCHELL JOSEPH		Tax Year: 2024	Date Mailed/Emailed:
Mailing Address: 5926 N ANGELS LANDING DR		City: MORGAN	
State: UT	Postal Code: 84050-0000	Phone: 317-469-8027	Email: [REDACTED]
Name of Agent Representing Owner (if applicable):		Agent's Phone:	Agent's Email:
Parcel Address: N ANGELS LANDING DR :5926 (4985 W)		City: MORGAN	

Parcel Information	Parcel Number: 00-0090-7136(00-0094-0113 26yr)	Serial Number: 09-ROAMSFR1A-0136-A1
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Qualified Real Property (UCS59-2-109) Inflated Adjusted Value: _____

RECOMMENDED CHANGES		
CURRENT VALUE	ADJUSTMENT	RECOMMENDED VALUE
846,736	BOE 2024	776,501

2024 LATE BOE

Assessor Review of Appellant Evidence

Explanation:

- _____ This is a Late appeal for the 2024 tax year, coming back to the County Commission BOE by the USTC. _____
- _____ On 11/22/2024, a late appeal was given by parcel 90-7136. This was denied and sent to the USTC, which heard it on June 26, 2025, and remanded it back to the County BOE. _____
- _____ After the Assessor looked at the information, here is the recommendation: _____
- _____ The assessor made multiple attempts to contact the taxpayer to obtain the Primary Residential Exemption. The Assessor recommends not granting the primary due to the failure to file by the September 15, 2024, deadline. _____
- _____ The house was not sold through the MLS. We did have listings and have made an individual appraisal grid to compare the subject. The Recommendation is \$776,501 market value. _____
- _____ Please see the corresponding evidence presented in the packet. _____

BEFORE THE UTAH STATE TAX COMMISSION

<p>MITCHELL AND SARAH VOLPE,</p> <p style="text-align: center;">Petitioners,</p> <p>v.</p> <p>BOARD OF EQUALIZATION OF MORGAN COUNTY, STATE OF UTAH,</p> <p style="text-align: center;">Respondent.</p>	<p>ORDER ON COUNTY'S DENIAL OF LATE FILED APPEAL</p> <p>Appeal No. 24-2000</p> <p>Parcel No: 00-0090-7136</p> <p>Tax Type: Property Tax</p> <p>Tax Year: 2024</p> <p>Judge: Nielson-Larios</p>
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Presiding:

Aimee Nielson-Larios, Administrative Law Judge

Appearances:

For Petitioner: Mitchell Volpe, Property Owner
Sarah Volpe, Property Owner
For Respondent: Janell Walker, Morgan County Assessor
Mitch Ferry, Appraiser, Morgan County

STATEMENT OF THE CASE

This matter came before the Utah State Tax Commission on June 26, 2025, for a Hearing on County's Denial,¹ in accordance with Utah Code Ann. §59-2-1006 and §63G-4-201 et seq. Petitioner ("Property Owners") failed to file a tax year 2024 property tax appeal to the County Board of Equalization for the above listed parcels by the September 16, 2024, deadline for that tax year, which was the deadline to file an appeal pursuant to Utah Code Sec. 59-2-1004.² Instead, the Property Owner submitted his appeal late, on November 22, 2024. The Morgan County Assessor issued a letter on November 26, 2024, in which the County did not review the

¹ Technically, it appears that the County dismissed the appeal for late filing, but used the term "denial" in its decision. Because the County Board of Equalization did not make a determination as to whether to accept the late filed application to appeal in accordance with Utah Administrative Rule R884-24P-66, the Commission is treating the County's decision as a dismissal of a late filed appeal.

² The deadline for filing an appeal of the valuation or equalization of property is generally September 15 of each year. However, if September 15 falls on a Saturday, Sunday, or legal holiday, the deadline is the next business day. For 2024, September 15 fell on a Sunday, so the deadline for filing an appeal was September 16, 2024.

merits of the appeal, and instead summarily denied the request as a late appeal. The Property Owner timely submitted an appeal of the County's decision to the Utah State Tax Commission, and whether or not the County properly denied the appeal for being late is the issue before the Tax Commission in this hearing.

APPLICABLE LAW

Utah Code Ann. § 59-2-1004(3) provides that the time to file an appeal to the county board of equalization is generally September 15th of the year at issue, as set forth below in pertinent part:

- (a) Except as provided in Subsection (3)(b) and for purposes of Subsection (2), a taxpayer shall make an application to appeal the valuation or the equalization of the taxpayer's real property on or before the later of:
 - (i) September 15 of the current calendar year; or
 - (ii) the last day of a 45-day period beginning on the day on which the county auditor provides the notice under Section 59-2-919.1.
- (b) In accordance with Title 63G, Chapter 3, Utah Administrative Rulemaking Act, the commission shall make rules providing for circumstances under which the county board of equalization is required to accept an application to appeal that is filed after the time period prescribed in Subsection (3)(a).

The Commission has promulgated Utah Administrative Code Rule R884-24P-66 to establish the circumstances under which a county board of equalization may accept an appeal that has been filed after the statutory deadline, as follows in relevant part:

- (12) Except as provided in Subsection (14), a county board of equalization shall accept an application to appeal the valuation or equalization of a property owner's real property that is filed after the last day of the appeal period if:
 - (a) the property owner was incapable of filing an appeal as a result of a medical emergency to the property owner or an immediate family member of the property owner during or within a reasonable time before the appeal period, and no co-owner of the property was capable of filing an appeal;
 - (b) the property owner or an immediate family member of the property owner died during or within a reasonable time before the appeal period, and no co-owner of the property was capable of filing an appeal;
 - (c) the county did not comply with the notification requirements of Section 59-2-919.1;
 - (d) a factual error is discovered in the county records pertaining to the subject property; or
 - (e) the property owner was unable to file an appeal within the appeal period because of extraordinary and unanticipated circumstances that occurred during or within a reasonable time before the appeal period and no co-owner of the property was capable of filing an appeal.
- (13) A county board of equalization shall make a determination as to whether to accept an application to appeal the valuation or equalization of a property owner's real property that is filed after the last day of the appeal period.

- (b) A county board of equalization shall prepare its decision in writing, stating the reasons and statutory basis for the decision.
- (c) An appeal of a county board of equalization decision under this Subsection (13) to the commission is as provided in Sections 59-2-1006 and R861-1A-9.
- (14) Appeals accepted under Subsection (12)(d) shall be limited to correction of the factual error and any resulting changes to the property's valuation.
- (15) Subsection (12) applies only to appeals filed for a tax year for which the treasurer has not made a final annual settlement under Section 59-2-1365.

"Factual error" is defined at Utah Admin. Rule R884-24P-66 as follows:

- (1) As used in this section: . . .
 - (b)(i) "Factual error" means an error described in Subsection (1)(b)(ii):
 - (A) that is objectively verifiable without the exercise of discretion, opinion, or judgment;
 - (B) that is demonstrated by clear and convincing evidence; and
 - (C) the existence of which is recognized by the taxpayer and the county assessor.
 - (ii) Subject to Subsection (1)(b)(iii), "factual error" includes an error:
 - (A) that is a mistake in the description of the size, use, or ownership of a property;
 - (B) that is a clerical or typographical error in reporting or entering the data used to establish valuation or equalization;
 - (C) that is an error in the classification of a property that is eligible for a property tax exemption under Section 59-2-103;
 - (D) in valuing property that is not in existence on the lien date; or
 - (E) in assessing property more than once, or by the wrong assessing authority.
 - (iii) "Factual error" does not include:
 - (A) an alternative approach to value;
 - (B) a change in a factor or variable used in an approach to value;
 - (C) an adjustment to a valuation methodology; or
 - (D) an assertion of an error in the classification of property as residential property eligible to receive a residential exemption if:
 - (I) an application for the residential exemption is required under Section 59-2-103.5; and
 - (II) the application described in Subsection (1)(b)(iii)(D)(I) was not timely filed.

For an appeal to the Tax Commission of a county board of equalization's dismissal, Utah Administrative Code Rule R861-1A-9(5) provides the following:

- Appeals to the commission shall be on the merits except for the following:
- (a) dismissal for lack of jurisdiction;
 - (b) dismissal for lack of timeliness;
 - (c) dismissal for lack of evidence to support a claim for relief.

Utah Administrative Code Rule R861-1A-9(7) provides:

On an appeal from a dismissal by a county board for the exceptions under Subsection (5), the only matter that will be reviewed by the commission is the dismissal itself, not the merits of the appeal.

DISCUSSION

If a property owner disagrees with the assessed value of their property, the law puts the responsibility on the property owner to file a property tax appeal by the statutory deadline. Every year the County mails the valuation notice by July 22. The valuation notice explains the assessed value, proposed tax amount and whether property is assessed as primary or nonprimary. It also states the deadline to file an appeal and provides appeal instructions. Every year the deadline to file an appeal for that year pursuant to Utah Code Subsection 59-2-1004(3), is generally September 15. For tax year 2024, the deadline was extended to September 16, 2024, because September 15 fell on a weekend. These dates are set by statute and are the same dates every year, so a property owner should expect to receive the valuation notice by the end of July. If a property owner does not receive the valuation notice they can contact the County for a copy or obtain a copy online. For any year that a property owner disagrees with the assessed value, it is the property owner's responsibility to file an appeal by the statutory deadline for that year. See Utah Code Subsection 59-2-1004(3). This places the burden on the property owner to review the assessment and file an appeal by the statutory deadline when warranted. In this matter, the Property Owners failed to file a Utah Code Sec. 59-2-1004 appeal for tax year 2024 to the County Board of Equalization by September 16, 2024.

As established by administrative rule, an extension of the appeal deadline to March 31 of the following year may be allowed under limited circumstances, if certain requirements have been met. Utah Admin. Rule R884-24P-66(12) was adopted to provide the criteria under which a late filed appeal may be allowed. In a letter submitted with their late filed appeal to the Board of Equalization, the Property Owners asserted that they believed that there was a factual error in the assessment of their home. They stated that their home was being taxed as a second home, while the subject property is their primary residence.

At the hearing, the Property Owners stated that Mrs. Volpe's mother passed away on September 11, 2024, and they started driving across the country on September 13, 2024 for the funeral, and they returned from the funeral on September 22, 2024.

The Property Owners asserted that they never received the County's mailings with the applications for residential exemption or the valuation notice. They stated that they check their

Sept 15, 2024
Filed
Nov. 22, 2024

locked mailbox weekly. They further asserted that their home being taxed as a second home, was a factual error.

The County's representative stated at the hearing that the Property Owners' appeal had been dismissed because it was not filed prior to the September 16, 2024 deadline.³ She further indicated that she had reviewed the County records and had found no factual errors for the subject property. The County's representative stated that Morgan County has established a residential exemption application, which was required to be filed by the Property Owners prior to the deadline of September 16, 2024. The County's letter denying the late filed appeal indicated that the County had attempted to reach out to the Property Owners "on April 4th, May 5th, July 12th and September 10th," in an attempt to facilitate the application process, however they were unsuccessful. The County's representative indicated that the County had correctly mailed the residential exemption applications and the valuation notice as required by statute. The County acknowledged that they received a residential exemption application from the Property Owners on November 22, 2024, which was after the deadline for the application.

The Commission first notes that the County Board of Equalization failed to properly make a determination as to whether to accept the Property Owners' late filed application to appeal the subject property's value for tax year 2024. Effective October 24, 2024, Utah Administrative Rule R884-24P-66(13) was enacted to read:

- (13) A county board of equalization shall make a determination as to whether to accept an application to appeal the valuation or equalization of a property owner's real property that is filed after the last day of the appeal period.
- (b) A county board of equalization shall prepare its decision in writing, stating the reasons and statutory basis for the decision.
- (c) An appeal of a county board of equalization decision under this Subsection (13) to the commission is as provided in Sections 59-2-1006 and R861-1A-9.

In this matter, the County Assessor's Office provided a letter summarily denying the request as a late filed appeal. However, Utah Administrative Rule R884-24P-66(13) requires the County Board of Equalization to make a determination as to whether to accept the late filed application to appeal, and requires that the decision shall be issued in writing, stating the reasons and the statutory basis for the decision. This decision may then be appealed to the Commission. Because the County Board of Equalization did not make a determination as to whether to accept the late filed application to appeal in accordance with Utah Administrative Rule R884-24P-66, the Commission is treating the County's decision as a dismissal of a late filed appeal.

³ The Commission notes that the County referenced Utah Code 59-2-103.5(6)(a)(i), however, the September 15 due date for the application for residential exemption is in a version of the statute that took effect January 1, 2025, after the January 1, 2024 lien date at issue in this matter.

Utah Administrative Rule R861-1A-9 provides that “[a]n appeal filed with the commission may be remanded to the county board of equalization for further proceedings if the commission determines that . . . in the interest of administrative efficiency, the matter can best be resolved by the county board . . .” While the Commission could remand this appeal back to the County Board of Equalization to make a determination as to whether to accept the late filed appeal, the Commission finds that the death of Mrs. Volpe’s mother on September 11, which was during the time period for making an appeal for the 2024 tax year, provides grounds for the Commission to order the County Board of Equalization to reconvene to hear the late filed appeal. Pursuant to Administrative Rule R884-24P-66(12)(b) the County Board of Equalization “shall accept an application to appeal the valuation or equalization of a property owner’s real property if “the property owner or an immediate family member of the property owner died during or within a reasonable time before the appeal period, and no co-owner of the property was capable of filing an appeal.” Mrs. Volpe’s mother died during this period and the co-owner of the subject property was also impacted by this event, with the cross country travel for the funeral. Thus, rather than requiring the County Board of Equalization to make a determination as to whether to accept the late filed appeal, the Commission finds that in the interest of administrative efficiency, the requirements of R884-24P-66 have been met for the Commission to order the County Board of Equalization to reconvene to hear the late filed appeal.⁴

DECISION AND ORDER

After reviewing the facts and the applicable law, the Commission remands this matter to the County Board of Equalization to hear the Property Owners’ appeal for tax year 2024. It is so ordered.

⁴ The Commission also notes that the Property Owners further asserted that there was a factual error in regards to the subject property because it was being treated as a secondary home. Utah Administrative Rule R884-24P-66(1)(b)(iii)(D) states that a factual error does not include an assertion of an error in the classification of property as residential property eligible to receive a residential exemption if an application for the residential exemption is required under Section 59-2-103.5 and the application was not timely filed. Because the Property Owners’ application was not timely filed, the assertion of an error in the classification of the property as a secondary residence is not a factual error.

Appeal No. 24-2000

DATED this 4th day of February, 2026.



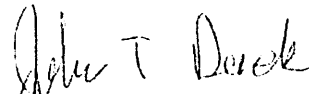
John L. Valentine
Commission Chair



Jennifer N. Fresques
Commissioner



Rebecca L. Rockwell
Commissioner



Johnny Deeds
Commissioner

USTC – Appeal
Certificate of Mailing
Utah State Tax Commission

**Mitchell and Sarah Volpe (Petitioners) vs Morgan County
BOE (Respondent)**

24-2000

Mitchell and Sarah Volpe
5926 N Angels Landing Dr
Morgan, UT 84050

Petitioners

Morgan County BOE
P.O. Box 886
Morgan, UT 84050

Respondent

Morgan County Assessor
P.O. Box 680
Morgan, UT 84050

Representative for Respondent

Richard Bloom
7941 Warm Winds St.
North Las Vegas, NV 89084

Representative for Petitioner

**** CERTIFICATION ****

I certify on this date I mailed a copy of the foregoing document addressed to each of the above named parties.

February 4, 2026

Date

Jeanell Collings

Signature

Time Line

- 5/24/2023 **Subject** Building Permit Issued
- 6/5/2023 **Subject** MLS#1881043 Original Listing **\$755,128**
- 11/3/2023 MLS Sale #1874131 smaller home by 211 sf sold for **\$727,880** (1.07% of Original List Price)
- 11/7/2023 MLS Sale #1873406 larger home by 434 sf sold for **\$794,990** (1.05% of Original List Price)
- 12/22/2023 MLS Sale #1874127 smaller home by 198 sf sold for **\$731,331** (1.06% of Original List Price)
- 12/21/2023 Home completed for Valuation per Assessor Office
- 1/1/2024 Effective Lien Date of Valuation
- 1/26/2024 Certificate of Occupancy granted for subject
- 2/1/2024 Similar size home, same street, 32 days after lein date sold **\$889,409**
- 3/13/2024 Indicated Sale Price of Property per Closing Disclosure **\$684,990**
- 3/19/2024 Current Owners purchased **Subject** property
- 3/30/2024 Applied for Garbage Service
- 4/4/2024 Morgan County sent Primary Residential Exemption application, no response
- 5/5/2024 Morgan County sent Primary Residential Exemption application, no response
- 6/12/2024 Morgan County sent Primary Residential Exemption application, no response
- 8/1/2024 2024 Tax Discloser Notice sent by the Clerk Auditor. Start the 45-day Board of Equalization period
- 9/10/2024 Morgan County sent Primary Residential Exemption application, no response
- 9/15/2024 Close 45 day BOE (Board of Equalization) period
- 10/22/2024 Drivers License issued to **Subject** address
- 11/1/2024 Tax Notice Sent from Treasurer
- 11/22/2024 Appeal Filed by Owners of **Subject** Property
 - Owner Submitted Application for Residential Exemption
 - Owner Applied for Voter Registration
 - Morgan County Granted Primary Residence for 2025 tax year
- 11/26/2024 Assessor sent letter explaining late Appeal
- 11/30/2024 2024 Property Tax Due

MLS#	Tax ID	House#	St.Type	Street	Acres	DOM	2024 Market Value				Year Built	main	2nd	3rd	4th	base	bas fin	tot sf	Status	t bath
Subject	00-0090-7136	09-ROAMSFR1A-0136	5926	DR	ANGELS LANDING	0.16	846,736				2023	1304	1486			1304	10	4094		3

MLS#	Tax ID	House#	St.Type	Street	Acres	DOM	Est Price	Sold Con.	Sold Date	Sold Price	Adj. Sales Price	Year Built	main	2nd	3rd	4th	base	bas fin	tot sf	Status	t bath	
2023 Sales																						
1874131	00-0090-7137	09-ROAMSFR1A-0137	5936	DR	ANGELS LANDING	0.2	727,880		11/3/2023	727,880	727,880	2023	1,930	0	0	0	1,806	0	3,730	SOLD	2	
1874127	00-0090-7106	09-ROAMSFR1A-0106	5947	DR	ANGELS LANDING	0.16	731,231	11459	12/22/2023	731,331	719,832	2023	1,937	0	0	0	1,806	0	3,743	SOLD	2	
1873406	00-0090-7104	09-ROAMSFR1A-0104	5929	DR	ANGELS LANDING	0.14	784,990		11/7/2023	794,990		2023	1,699	1,392	0	0	1,284	0	4,375	SOLD	3	

23 smaller homes 723,856

MLS#	Tax ID	House#	St.Type	Street	Acres	DOM	Est Price	Sold Con.	Sold Date	Sold Price	Adj. Sales Price	Year Built	main	2nd	3rd	4th	base	bas fin	tot sf	Status	t bath	
2024 Sales																						
1990209	00-0090-7126	09-ROAMSFR1A-0126	5910	RD	QUEENS GARDEN	0.18	890,449		12/26/2024	897,144		2024	1,937	0	0	0	1,806	85	3,743	SOLD	3	
1886609	00-0090-7124	09-ROAMSFR1A-0124	4973	LN	ESCALANTE LANE	0.19	778,881	11799	2/28/2024	777,885	766,086	2024	1,946	0	0	0	1,806	85	3,752	SOLD	3	
1993067	00-0092-2788	09-ROAMSFR2A-0204	6015	DR	ANGELS LANDING	0.15	784,091	23522	5/28/2024	784,091	760,569	2023	1,254	1,318	0	0	1,208	0	3,790	SOLD	4	
1990838	00-0092-2817	09-ROAMSFR2A-0233	4975	DR	BELLS CANYON	0.18	784,250		6/27/2024	784,250	784,250	2024	1,254	1,318	0	0	1,208	0	3,780	SOLD	4	
1895680	00-0090-7116	09-ROAMSFR1A-0116	5954	LN	TIMPANOGOS	0.27	953,002		6/27/2024	953,002		2024	1,327	1,359	0	0	1,182	90	3,868	SOLD	4	
2023951	00-0092-2819	09-ROAMSFR2A-0235	4964	DR	BELLS CANYON	0.13	725,000	10000	12/18/2024	725,000		2024	1,742	560	0	0	1,588	0	3,890	SOLD	3	
1994090	00-0092-2835	09-ROAMSFR2A-0251	6052	LN	MESA ARCH	0.18	773,000	13250	7/15/2024	766,901		2024	1,747	560	0	0	1,588	0	3,895	SOLD	5	
1990840	00-0092-2816	09-ROAMSFR2A-0232	4965	DR	BELLS CANYON	0.15	712,785		6/25/2024	712,785		2024	1,768	560	0	0	1,588	0	3,916	SOLD	3	
1989684	00-0092-2787	09-ROAMSFR2A-0203	5997	DR	ANGELS LANDING	0.15	748,551		7/18/2024	809,186		2024	1,768	560	0	0	1,588	0	3,916	SOLD	3	
2001648	00-0092-2818	09-ROAMSFR2A-0234	4974	DR	BELLS CANYON	0.17	735,000		8/23/2024	725,000		2024	1,768	560	0	0	1,588	0	3,916	SOLD	3	
1990341	00-0090-7118	09-ROAMSFR1A-0118	4937	LN	ESCALANTE	0.13	838,000	12460	10/31/2024	830,000	817,540	2024	1,327	1,389	0	0	1,234	0	3,950	SOLD	3	
1990208	00-0090-7121	09-ROAMSFR1A-0121	4953	LN	ESCALANTE	0.14	872,897		12/30/2024	872,897	872,897	2024	1,327	1,389	0	0	1,234	0	3,950	SOLD	3	
1874130	00-0090-7107	09-ROAMSFR1A-0107	5959	DR	ANGELS LANDING	0.15	889,409		2/1/2024	889,409	889,409	2023	1,308	1,469	0	0	1,189	0	3,966	SOLD	4	
1973667	00-0092-2789	09-ROAMSFR2A-0205	6025	DR	ANGELS LANDING	0.13	798,456	16818	4/19/2024	798,456	781,638	2023	1,400	1,410	0	0	1,278	0	4,088	SOLD	4	
2012644	00-0092-2793	09-ROAMSFR2A-0209	4984	LN	MESA ARCH	0.25	817,000	15000	9/18/2024	815,000	801,000	2024	1,400	1,410	0	0	1,278	0	4,088	SOLD	4	
2017787	00-0092-2835	09-ROAMSFR2A-0251	4957	RD	BELLS CANYON	0.21	795,205	15904	10/31/2024	795,205	779,301	2024	1,400	1,410	0	0	1,278	0	4,088	SOLD	4	
2029128	00-0092-2833	09-ROAMSFR2A-0249	4973	LN	MESA ARCH	0.21	765,000		11/26/2024	765,000	765,000	2024	1,400	1,410	0	0	1,278	0	4,088	SOLD	4	
2052186	00-0092-2786	09-ROAMSFR2A-0202	5987	DR	ANGELS LANDING	0.12	909,608	5795	11/25/2024	909,608	903,813	2024	1,400	1,454	0	0	1,278	0	4,132	SOLD	5	
1980641	00-0090-7128	09-ROAMSFR1A-0128	5927	RD	QUEENS GARDEN	0.16	774,990	10000	5/31/2024	774,990		2024	1,392	1,699	0	0	1,284	0	4,375	SOLD	4	
1899405	00-0090-7115	09-ROAMSFR1A-0115	4954	LN	ESCALANTE	0.18	775,000		7/31/2024	775,000		2024	2,033	615	0	0	1,751	0	4,399	SOLD	3	

Similar Square Footage 826,325

24 smaller homes 770,302

Time adjustment 23 / 24 0.94

2024 Subject Adjusted Value 776,501

appellant value
735 K



Morgan County, State Tax Hearing #24-2000, Volpe.

The time to appeal to the Board of Equalization (BOE) closed as of 9/16/2025.

The Primary Residential Exemption application was received on 11/22/2024. This occurred after multiple attempts to contact the owners to facilitate the process on April 4th, May 5th, July 12th, and September 10th, respectively. The attempts to contact the owners by the Assessor's office are merely a courtesy offered by the Assessor's office. Note: Per the State Statute, the Primary Residential Exemption must be applied for and reviewed by the Assessor's Office to validate that the owner qualifies for the exemption. The Primary Residential Exemption has been granted for the 2025 Tax Year, with the qualifying documents received on 11/22/2024.

The owners indicated that there were factual errors with the assessment. This is not true; there is no factual error. The 2024 evaluation and the information associated with the subject property are deemed correct. The Square Footage (taken from the Building Plans) is correct. This is a new construction, valued for the first time in 2024 (therefore, it is not a qualified real property).

All Roam Subdivision sales through the Wasatch Front Multiple Listing Service, when bracketing for square footage (within 150 square feet of the subject), suggest a value between \$780k and \$903k. The most comparable property, per square footage, is located on the same street and sold 32 days after the lien date for \$884,000.

Also, the 2023-2024 analysis of the Roam Subdivision sales indicates homes selling anywhere between 105% and 110% above the original asking price. On 6/5/2023, the original list price was \$775,128, suggesting a value of \$820k if adjusted. The subject's Listing expired and was not listed again, nor was the sale reported through the MLS.

The Owner has submitted Closing Disclosure documents, with an indicated sales price of \$684,990 for the Subject Property dated 3/13/24. This value does not reflect any of the 23 sales within the Roam Subdivision during 2023 and 2024. The lowest reported value was a 2023 sale at 727,000. If the Closing Disclosure provided is the actual sales price, for some reason, it does not appear to be an equitable arms-length transaction compared to the rest of the sales. Therefore, the sales price should not be used to evaluate similar properties.

Please find the Attached Documents:

- Attached Document 1 (letter dated 11/26/2024, addressed to Volope, Mitchell, and Sara) page(s): 2-18
- Attached Document 2 (letter dated 12/13/2024, To whom it may concern) page: 19
- Attached Document 3 (Timeline) page: 20
- Attached Document 4 (2023 and 2024 Roam Sales) Bracketed Square footage sales in purple page: 21
- Attached Document 5 (Comp Sales Grid) page: 22
- Attached Document 6 (MLS sheets) page(s): 24-31
- Attached Document 7 (MLS sheet Best Comp) page(s): 32-33



11/26/2024

Volpe, Mitchell and Sara-

We have received your late appeal dated 11/22/2024. We wanted to explain a few things that will help you understand our decision.

The Deadline for the 2024 Tax Appeal or Board of Equalization has passed. The Deadline is September 15th of each tax year.

Application for Residential Exemption, like any exemption, must be applied for by the homeowner. (All homes are non-primary, unless stated otherwise as they are being built or change ownership) Morgan County has records that we have reached out on April 4th, May 5th, July 12th and September 10th in attempt to facilitate the application process, with no response.

At this point, the Board of Equalization is closed as of September 16, 2024. The tax rates along with any BOE adjustments are finalized, and the tax bills are sent and are due on November 30th.

Please find attached copies of:

- 2024 Tax Roll Master Record (1 pg)
- 2024 Notice of Property Valuation and Tax Changes (2 pg)

Quick overview.

The Assessor's Office sets value as of January 1st of every tax year.

The Clerk Auditor (who receives all the budgets from all the taxing entities) derives the tax rate by dividing the sum of those budgets by the total Market Value within a taxing district.

The Clerk Auditor then sends the Notice of Valuation and Tax change received by August 1st; this starts a 45-day appeal period BOE (Board of Equalization) ending September 15th.

The Treasure sends out Tax bills as of November 1st. Taxes due November 30th.

PID (Public Infrastructure District)

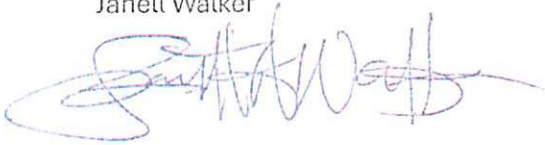
Roam Subdivision, has a PID (Public Infrastructure District) This is a special taxing entity, formed by the developer. This should have been disclosed at the time of closing on the property. On the 2024 Notice of Property Value and Tax Change it is disclosed as the 1st line item, indicating the rate of .006% estimated value of \$5,080. This line item is specific to Roam.

In contrast, in most all other properties the School District is the largest taxing entity, on yours the rate is .005348 or \$4,528.34. Roam receives both. This is an issue with Roam Tax Rate or the PID need to be directed to the developer.

After looking over this appeal, there is no evidence of factual error or extreme condition to open the Board of Equalization. Morgan County is hereby denying the request to appeal. We are happy to change the status on your home for the year 2025 and going forward, which we have done. Thank you for the information required on the primary residential exemption and for working with my assistant to update that information.

Please feel free to contact me with any questions you may have to further explain this letter.

Janell Walker

A handwritten signature in blue ink, appearing to read 'Janell Walker', with a large, stylized initial 'J' and 'W'.

Morgan County Assessor
jwalker@morgancountyutah.gov
801-845-4002

Subject

MLS# 1881043

List Price: \$704,990
 Original List Price: \$775,128
 Price Per: \$178
 DOM: 255
 Address: 5926 N Angels Landing Dr #136
 NS/EW: 5926 S / W
 City: Mountain Green, UT 84050
 County: Morgan
 Proj/Subdiv: ROAM
 Tax ID: 00-0090-7136
 Zoning: R-1
 HOA Contact: IAMHOA
 HOA Amenities: Picnic Area
 Short Term Rental: Yes

Status: EXPIRED

Entry Date: 06/05/2023

Restrictions: No

Est. Taxes: \$1
 HOA?: Yes, \$55/Month
 HOA Phone:

ADU?: No

School Dist: Morgan
 Sr High: Morgan

Elem: Mountain Green
 Other Schl:

Jr High: Mountain Green Middle



The Homeowner's Education

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
2	1389	4	2	-	1	-	-	-	-	-	1	-
1	1334	-	-	1	1	1	-	1	1	-	-	1
B1	1218	-	-	-	-	-	-	-	-	-	-	-
Tot	3,941	4	2	1	2	1	0	1	1	0	1	1

Type: Single Family

Style: 2-Story

Year Built: 2024

Acres: 0.16

Deck | Pat: 0 | 1

Garage: 2

Carport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Basement: Full

Garage/Park: Attached; Opener

Driveway: Concrete

Water: Culinary

Water Shares: 0.00

Spa?: No Community Pool?: No

Primary Level:

Senior Comm: No

Animals: Pets > 75 Lbs.

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof: Asphalt Shingles

Heating: Forced Air; >= 95% efficiency

Air Cond: Central Air; Electric; Seer 16 or higher

Floor:

Window Cov:

Pool?: No

Pool Feat:

Possession: Funding

Exterior: Clapboard/Masonite; Stone

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain

Exterior Feat: Basement Entrance; Double Pane Windows; Patio: Covered; Sliding Glass Doors

Interior Feat: Alarm: Fire; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Double; Granite Countertops

Amenities: Park/Playground

Environm Cert: Home Energy Rating

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected

Zoning: Single-Family; Short Term Rental Allowed

Remarks: ****SPECIAL FINANCING AVAILABLE**** | This plan features an entryway with adjacent flex space that can be personalized to suit your needs. At the back of the home, you'll find a great room with a corner fireplace, a large kitchen with an island and mudroom with walk-in-pantry. An upstairs laundry room, loft, and sunroom off the kitchen complete this elegant home. Contact us today for more information or to schedule a community tour!

Agt Remarks: ****Special Financing Available**** | This is a fantastic opportunity for your buyer to own a New Richmond American Home at an unbelievable price! The list price includes base price, lot, structural, and interior finish upgrades! BAC is 3% of the base price, which is \$622,990. Move in ready now. For more information on Richmond American Homes or to schedule an appointment to meet with one of our onsite Sales Associates, call our Homebuyer Resource Center at (801) 545-3429. This opportunity will not last! Visit our community today!

HOA Remarks: Pickleball Courts

Show Inst: Call Agent/Appt

L/Agent: Dan Tencza Email: dan.tencza@mdch.com
 Co-Agent: Mike Crawford Email: mike.crawford@richmondamericanhomes.com
 L/Office: Richmond American Homes of Utah, Inc

Ph: 801-245-0509
 Ph: 801-448-1096
 Ph: 801-545-3422

Special Owner Type:
 Mobile: 801-245-0509
 Mobile: 801-448-1096

Listing Type: Exclusive Right to Sell (ERS)

MLS# 1874131

1.071

Sold Price: \$727,880
 Original List Price: \$681,266
 Price Per: \$195
 DOM: 0
 Time Under Contract: 186
 Concessions: \$0
 Address: 5936 Angels Landing Dr #137
 NS/EW: 5936 S / W
 City: Mountain Green, UT 84050
 County: Morgan
 Proj/Subdiv: ROAM
 Tax ID: 00-0090-7137
 Zoning: R-1
 HOA Contact: IAMHOA
 HOA Amenities: Biking Trails; Playground
 Short Term Rental: Yes

Status: SOLD
 Entry Date: 05/01/2023
 Contract Date: 05/01/2023
 Sold Date: 11/03/2023
 Sold Terms: Conventional
 Restrictions: No
 Est. Taxes: \$1
 HOA?: Yes, \$55/Month
 HOA Phone:



School Dist: Morgan
 Sr High: Morgan

ADU?: No
 Elem: Mountain Green
 Other Schl:

Jr High: Mountain Green Middle

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
1	1930	3	2	-	1	-	-	1	-	1	1	-
B1	1800	-	-	-	-	-	-	-	-	-	-	-
Tot	3,730	3	2		1	0	0	1	0	1	1	0

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2023
 Acres: 0.20
 Deck | Pat: 0 | 1
 Garage: 2
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%
 Basement: Full
 Garage/Park: Attached; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Primary Level:
 Senior Comm: No
 Animals: Pets > 75 Lbs.

PID: Yes
 Const Status: To Be Built
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Roof: Asphalt Shingles
 Heating: Forced Air; >= 95% efficiency
 Air Cond: Central Air; Electric; Seer 16 or higher
 Floor:
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: Funding
 Exterior: Clapboard/Masonite; Stone
 Has Solar?: No
 Landscape: Landscaping: Part
 Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain
 Exterior Feat: Basement Entrance; Double Pane Windows; Patio: Covered; Sliding Glass Doors
 Interior Feat: Alarm: Fire; Bath: Sep. Tub/Shower; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Double; Granite Countertops
 Amenities: Park/Playground
 Environm Cert: Home Energy Rating
 Inclusions: Microwave; Range
 Terms: Cash; Conventional; FHA; VA
 Access Feat: Single Level Living
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family; Short Term Rental Allowed
 Remarks: ***SPECIAL FINANCING AVAILABLE***The single-story Avalon boasts a popular open layout, with a great room, a breakfast nook and a kitchen that can be personalized with gourmet features. The owner's bedroom is a few steps away and includes a walk-in closet and a private bathroom with a deluxe option featuring a shower and luxurious soaking tub. You'll also find a laundry, a covered patio, and a third bedroom.
 Agt Remarks: 8' Sliding Glass Door @ Nook/ 8' Interior Doors on Main Level/ 2.5 Car Garage/ Solar Conduit/ Areaway/ 9' Ceilings @ Unfinished Basement/ 10' First Floor/ Open Railing/ Gourmet Kitchen/ Deck Stairs/ Wet Bar Pre-Plumb/ Linen Closet @ Laundry/ Additional Windows at Master Bedroom & Bedroom 2/ Full Exterior Siding The list price includes the base price, lot, structural and home gallery choices. BAC is 2% of the base price. To schedule an appointment call our Homebuyer Resource Center at (801) 545-3429.

Show Inst: Call Agent/Appt

L/Agent: Dan Tencza Email: dan.tencza@mdch.com Ph: 801-245-0509 Special Owner Type:
 Co-Agent: Mike Crawford Email: mike.crawford@richmondamericanhomes.com Ph: 801-448-1096 Mobile: 801-245-0509
 Mobile: 801-448-1096

MLS# 1874127

Sold Price: \$731,331
 Original List Price: \$688,156
 Price Per: \$195
 DOM: 0
 Time Under Contract: 238
 Concessions: \$11,499
 Address: 5947 Angels Landing Dr #106
 NS/EW: /
 City: Mountain Green, UT 84050
 County: Morgan
 Proj/Subdiv: ROAM
 Tax ID: 00-0090-7106
 Zoning: R-1
 HOA Contact: IAMHOA
 HOA Amenities:
 Short Term Rental: Yes

1.00

Status: SOLD

Entry Date: 05/01/2023
 Contract Date: 04/28/2023
 Sold Date: 12/22/2023

Sold Terms: Conventional

Restrictions: No

Est. Taxes: \$1
 HOA?: Yes, \$55/Month
 HOA Phone:

ADU?: No

School Dist: Morgan
 Sr High: Morgan

Elem: Mountain Green
 Other Schl:

Jr High: Mountain Green Middle :



The Avalon Elevation D

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
1	1937	2	2	-	1	1	-	1	-	1	1	1
B1	1806	-	-	-	-	-	-	-	-	-	-	-
Tot	3,743	2	2		1	1	0	1	0	1	1	1

Type: Single Family
 Style: Rambler/Ranch
 Year Built: 2023
 Acres: 0.16
 Deck | Pat: 0 | 1
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

PID: Yes
 Const Status: To Be Built

Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Basement: Full
 Garage/Park: Attached; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?:No
 Primary Level: 1st floor
 Senior Comm: No
 Animals: Pets > 75 Lbs.

Roof: Asphalt Shingles
 Heating: Forced Air; >= 95% efficiency
 Air Cond: Central Air; Electric; Seer 16 or higher
 Floor:
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: Funding
 Exterior: Clapboard/Masonite; Stone
 Has Solar?: No

Landscape: Landscaping: Part
 Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain
 Exterior Feat: Basement Entrance; Double Pane Windows; Patio: Covered; Sliding Glass Doors
 Interior Feat: Alarm: Fire; Closet: Walk-In; Den/Office; Dishwasher, Built-In; Disposal; Oven: Double; Granite Countertops
 Amenities: Park/Playground
 Environm Cert: Home Energy Rating
 Inclusions: Microwave; Range
 Terms: Cash; Conventional; FHA; VA
 Access Feat: Single Level Living
 Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family; Short Term Rental Allowed

Remarks: ***SPECIAL FINANCING AVAILABLE*** The single-story Avalon boasts a popular open layout, with a great room, a breakfast nook and a kitchen that can be personalized with gourmet features. The owner's bedroom is a few steps away and includes a walk-in closet and a private bathroom. You'll also find a laundry, a covered patio, and a study. Additionally a 3-car garage and 9' ceilings at the Unfinished Basement.

Agt Remarks: 8' Interior Doors on main/ Double French Doors at Study/ Solar Conduit/ Traditional Fireplace at Great Room/ Areaway/ 10' Ceilings on main/ Open Railing/ Gourmet Kitchen/ Wet Bar Pre-Plumb/ Additional Windows at Master Bedroom and Bed 2/ Full Exterior Siding. The list price includes the base price, lot, structural and home gallery choices. BAC is 2% of the base price. To schedule an appointment call our Homebuyer Resource Center at (801) 545-3429.

Show Inst: Call Agent/ Appt

L/Agent: Dan Tencza Email: dan.tencza@mdch.com Ph: 801-245-0509 Special Owner Type:
 Co-Agent: Mike Crawford Email: mike.crawford@richmondamericanhomes.com Ph: 801-448-1096 Mobile: 801-245-0509
 Mobile: 801-448-1096

MLS# 1873406

Sold Price: ~~\$794,990~~ ^{104%}
 Original List Price: ~~\$759,328~~
 Price Per: \$181

Status: SOLD

DOM: 145
 Time Under Contract: 51

Entry Date: 04/26/2023
 Contract Date: 09/17/2023
 Sold Date: 11/07/2023

Concessions: \$0
 Address: 5929 Angels Landing Dr #104

Sold Terms: Cash

NS/EW: S / W

City: Mountain Green, UT 84050

County: Morgan

Restrictions: No

Proj/Subdiv: ROAM

Tax ID: 00-0090-7104

Est. Taxes: \$1

Zoning: R-1

HOA?: Yes, \$55/Month

HOA Contact: IAMHOA

HOA Phone:

HOA Amenities: Picnic Area

Short Term Rental: Yes

ADU?: No

School Dist: Morgan
 Sr High: Morgan

Elem: Mountain Green
 Other Schl:

Jr High: Mountain Green Middle :



Lvl	Approx Sq Ft	Bed Rms	Bath			Fam Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H			K	B	F		
2	1392	4	2	-	-	1	-	-	-	-	1	-
1	1699	1	1	-	-	1	-	1	1	-	-	-
B1	1284	-	-	-	-	-	-	-	-	-	-	-
Tot	4,375	5	3	0	2	0	0	1	1	0	1	0

Type: Single Family
 Style: 2-Story
 Year Built: 2023
 Acres: 0.14

PID: Yes
 Const Status: Und. Const.

Deck | Pat: 0 | 1
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%

Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Basement: Full
 Garage/Park: Attached; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Primary Level: 2nd floor
 Senior Comm: No
 Animals: Pets > 75 Lbs.

Roof: Asphalt Shingles
 Heating: Forced Air; >= 95% efficiency
 Air Cond: Central Air; Electric; Seer 16 or higher

Floor:

Window Cov:

Pool?: No

Pool Feat:

Possession: Funding

Exterior: Asphalt Shingles; Clapboard/Masonite; Stone

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain

Exterior Feat: Basement Entrance; Double Pane Windows; Patio: Covered; Sliding Glass Doors

Interior Feat: Alarm: Fire; Bath: Sep. Tub/Shower; Dishwasher, Built-In; Disposal; Oven: Double; Granite Countertops

Amenities: Park/Playground

Environm Cert: Home Energy Rating

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

Access Feat: Single Level Living

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Water: Connected

Zoning: Single-Family; Short Term Rental Allowed

Remarks: ****SPECIAL FINANCING AVAILABLE**** | The Yorktown's main floor offers an expansive entertaining space at the back of the home: the great room and dining room overlooking the backyard, and the kitchen with a large center island. The 3-car garage leads to a convenient mudroom with walk-in closet and a bedroom on the main level. On the second floor, there's an immense loft, a laundry room and an owner's suite with its own bath and spacious walk-in closet. This home includes a sunroom, covered patio, fifth bedroom and deluxe master bath.

Agt Remarks: ****Special Financing Available**** | This is a fantastic opportunity for your buyer to own a New Richmond American Home at an unbelievable price! The list price includes base price, lot, structural, and interior finish upgrades! BAC is 2% of the base price. For more information on Richmond American Homes or to schedule an appointment to meet with one of our onsite Sales Associates, call our Homebuyer Resource Center at (801) 545-3429. This opportunity will not last! Visit our community today!

Show Inst: Call Agent/Appt

L/Agent: Dan Tencza
 Co-Agent: Mike Crawford

Email: dan.tencza@mdch.com
 Email: mike.crawford@richmondamericanhomes.com

Ph: 801-245-0509
 Ph: 801-448-1096

Special Owner Type:
 Mobile: 801-245-0509
 Mobile: 801-448-1096

MLS# 1874130

Sold Price: \$889,409
 Original List Price: \$806,743
 Price Per: \$224
 DOM: 0
 Time Under Contract: 276
 Concessions: \$0
 Address: 5959 Angels Landing Dr #107
 NS/EW: S / W
 City: Mountain Green, UT 84050
 County: Morgan
 Proj/Subdiv: ROAM
 Tax ID: 00-0090-7107
 Zoning: R-1
 HOA Contact: IAMHOA
 HOA Amenities:
 Short Term Rental: Yes

Status: SOLD
 Entry Date: 05/01/2023
 Contract Date: 05/01/2023
 Sold Date: 02/01/2024
 Sold Terms: Cash
 Restrictions: No
 Est. Taxes: \$1
 HOA?: Yes, \$55/Month
 HOA Phone:



The Coronado Elevation F

School Dist: Morgan
 Sr High: Morgan

ADU?: No
 Elem: Mountain Green
 Other Scht:

Jr High: Mountain Green Middle :

Lvl	Approx Sq Ft	Bed Rms	Bath			Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T	H				K	B	F		
2	1469	4	3	-	-	-	-	-	-	-	1	-	
1	1308	1	1	-	-	1	-	-	1	1	-	1	
B1	1189	-	-	-	-	-	-	-	-	-	-	-	
Tot	3,966	5	4			1	0	0	1	1	1	1	

Type: Single Family
 Style: 2-Story
 Year Built: 2023
 Acres: 0.15
 Deck | Pat: 0 | 1
 Garage: 3
 Carport: 0
 Prkg Sp: 0
 Fin Bsmt: 0%
 Basement: Full
 Garage/Park: Attached; Opener
 Driveway: Concrete
 Water: Culinary
 Water Shares: 0.00
 Spa?: No Community Pool?: No
 Primary Level: 2nd floor
 Senior Comm: No
 Animals: Pets > 75 Lbs.

PID: Yes
 Const Status: To Be Built
 Frontage: 0.0
 Side: 0.0
 Back: 0.0
 Irregular: No

Roof: Asphalt Shingles
 Heating: Forced Air; >= 95% efficiency
 Air Cond: Central Air; Electric; Seer 16 or higher
 Floor:
 Window Cov:
 Pool?: No
 Pool Feat:
 Possession: Funding
 Exterior: Clapboard/Masonite; Stone
 Has Solar?: No
 Landscape: Landscaping: Part
 Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain
 Exterior Feat: Basement Entrance; Double Pane Windows; Patio: Covered; Sliding Glass Doors
 Interior Feat: Alarm: Fire; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Double; Granite Countertops
 Amenities: Park/Playground
 Environm Cert: Home Energy Rating
 Inclusions: Microwave; Range
 Terms: Cash; Conventional; FHA; VA

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected
 Zoning: Single-Family; Short Term Rental Allowed

Remarks: ***SPECIAL FINANCING AVAILABLE*** The main floor of the Coronado floor plan provides spaces for working and entertaining. At the back of the home, enjoy an open great room, dining room and kitchen, complete with center island and walk-in-pantry off the mudroom. Four bedrooms with walk in-closets, a laundry and three baths are located upstairs. A third garage bay and a sunroom.

Agt Remarks: Bedroom 4 ILO Loft/ Bedroom 5-Bath Combo ILO Study/ Optional Bath 3 @ Bed 3/ Sunroom/ Deluxe Master Bath 2/ Garage Service Door/ Cosmo Fireplace/ Areaway/ 9' Ceilings at Unfinished Basement/ Open Railing/ 10 x 16 Covered Patio/ Wet Bar Pre-Plumb/ Full Exterior Siding/ The list price includes the base price, lot, structural and home gallery choices. BAC is 2% of the base price. To schedule an appointment call our Homebuyer Resource Center at (801) 545-3429

Show Inst: Call Agent/Appt

L/Agent: Dan Tencza Email: dan.tencza@mdch.com Ph: 801-245-0509 Special Owner Type:
 Co-Agent: Mike Crawford Email: mike.crawford@richmondamericanhomes.com Ph: 801-448-1096 Mobile: 801-245-0509
 L/Office: Richmond American Homes of Utah, Inc Ph: 801-545-3422 Mobile: 801-448-1096



Morgan County Assessor
48 West Young Street
Morgan, UT 84050

12/13/2024

To whom it may concern,

Regarding:

Parcel: 00-0090-7136
Serial: 09-ROAMSFR1A-0136
5926 N Angels Landing Dr.
Morgan, UT 84050
Morgan County Utah

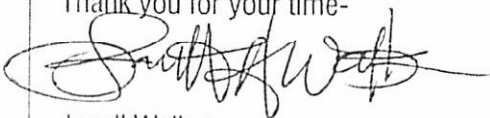
This letter is to report and verify an overview of the primary residence exemption and outline the qualifications necessary for homeowners **Mitchell Joseph and Sarah Volpe** to benefit from this exemption in the year 2025. The primary residence exemption is designed to reduce property tax liability for individuals who occupy their homes as their main living space. A primary residence is defined as the dwelling where an individual or family resides for 183 consecutive days. This is done by the resident property owners informing the county with signed documentation. They are also asked to verify important documentation, such as voter registration, tax returns, and vehicle registration.

Homeowners are required to apply for exemption to their local tax authority, generally before the established deadline, which is September 15th of every year. After documentation is approved, the property should remain the primary residence for the entirety of the tax year. If a homeowner sells or otherwise vacates the property, they may lose eligibility for the exemption. Homeowners must be current on all property taxes to qualify for the exemption in 2025.

The Volpes have given Morgan County the documentation needed to grant the Primary Residential Exemption for the year 2025. Although the information on the Market value and tax rate is inaccurate because it has not been developed for this year (2025), this is an estimate of the taxes they will be paying for the year 2025, which are due November 30, 2025. I have also attached a residential review stating their change of status to this letter. Please contact me with concerns on this matter.

Non-Adjusted Value: \$782,097 Taxable: \$430,184 Tax rate 2024: 0.015555 Taxes: \$6,691.04

Thank you for your time-


Janell Walker
Morgan County Assessor
jwalker@morgancountyutah.gov
801-845-4002

MORGAN COUNTY

2024 Notice of Property Valuation & Tax Changes

«Preliminary Tax Notice - Please Review Carefully»

USE THESE NUMBERS ON ALL CORRESPONDENCE

TAXING DISTRICT

00-0090-7136 / 09-ROAMSFR1A-0136

009 - Roam Pid 1

Forward this notice to new owner if property has been sold

00-0090-7136 / 09-ROAMSFR1A-0136
VOLPE MITCHELL JOSEPH
5926 N ANGELS LANDING DR
MORGAN UT 84050-0000

*11-22-24
exp 5-5-24
garbage 4-30-24*

LESLIE A HYDE
MORGAN COUNTY Auditor
PO BOX 886
48 W YOUNG ST
MORGAN UT 84050-0886
(801) 845-4010

MARKET AND TAXABLE VALUE OF YOUR PROPERTY

Property Type	2023 Market Value	2023 Taxable Value	2024 Market Value	2024 Taxable Value
Non-Prim Res Land Secondary (2)	0 195,000	0 195,000	626,736 220,000	626,736 220,000
Total Property Value	195,000	195,000	846,736	846,736

TAXING ENTITIES	COMPARE		PROPOSED		CHANGES		BE HEARD		
	2023	2024 If No Increase	2024 If Proposed Budget Approved	2024 If Proposed Budget Approved	If 2024 Increase		Budget / Truth-In-Taxation Meeting		
	TAXES	RATE	TAXES	RATE	TAXABLE VALUE	TAXES	Change IN TAX	Change IN %	Date, Time and Place
Roam 1	1,170.00	0.006000	5,080.42	0.006000	846,736	5,080.42	0.00	0.00%	PID
County General Fund	300.30	0.001466	1,241.31	0.001466	846,736	1,241.31	0.00	0.00%	
Capital Improvements	11.12	0.000054	45.72	0.000054	846,736	45.72	0.00	0.00%	
County Assessing & Collecting	52.07	0.000253	214.22	0.000253	846,736	214.22	0.00	0.00%	
Multicounty Assessing & Collec	2.93	0.000015	12.70	0.000015	846,736	12.70	0.00	0.00%	
County Library	23.40	0.000114	95.53	0.000114	846,736	95.53	0.00	0.00%	
School District	1,129.66	0.006348	4,528.34	0.006348	846,736	4,528.34	0.00	0.00%	
School Basic State Levy	274.17	0.001408	1,192.20	0.001408	846,736	1,192.20	0.00	0.00%	
Charter School Levy	2.93	0.000014	11.85	0.000014	846,736	11.85	0.00	0.00%	
Weber Basin Water	39.00	0.000196	165.96	0.000196	846,736	165.96	0.00	0.00%	
Health Services	16.97	0.000083	70.28	0.000083	846,736	70.28	0.00	0.00%	
Mtn Green Fire	88.73	0.000456	386.11	0.000456	846,736	386.11	0.00	0.00%	
Mtn Green Sewer	17.94	0.000138	116.85	0.000138	846,736	116.85	0.00	0.00%	
Flood And Disaster	2.15	0.000010	8.47	0.000010	846,736	8.47	0.00	0.00%	
Totals	3,130.34	0.015555	13,170.96	0.015555	846,736	13,170.96	0.00	0.00%	Last Review Date 05/20/2024

THIS IS NOT A BILL DO NOT PAY ----- THIS IS NOT A BILL DO NOT PAY

Applications for the Board of Equalization can be obtained and filed with the Clerk/Auditor's Office, Room 18 of the Morgan County Courthouse. Deadline for filing an appeal is September 16, 2024 at 5:00 pm. All applicants requesting a hearing appointment must have documentation establishing a basis for their appeal.

For ownership questions, please call the Recorder's Office. For valuation questions, please call the Assessor's Office.

Centrally assessed appeal deadline is August 1st and must be filed with the Tax Commission.
<https://tax.utah.gov/commission-office/appeals/centrally-assess#appeals>

PARTIAL LEGAL DESCRIPTION - FOR TAX ID ONLY	ASSESSORS OFFICE	RECORDERS OFFICE
ALL OF LOT 136 ROAM PHASE 1A SINGLE FAMILY MORGAN COUNTY UTAH ACCORDING TO THE OFFICIAL PLAT THEREOF ACRES : 0.16 SITUS : N ANGELS LANDING DR :5926 (4985 W) MORGAN	JANELL H. WALKER PO BOX 680 48 W YOUNG ST RM 31 MORGAN UT 84050-0680 (801) 845-4000	BRENDA NELSON PO BOX 886 48 W YOUNG ST MORGAN UT 84050-0886 (801) 845-4036

This Notice does NOT include Tax Credits, Circuit Breakers, Abatements or Personal Property

PROPERTY TAXATION INFORMATION

GENERAL INFORMATION

Property taxes are one of the primary sources of funds for local governments, counties, school districts, cities, towns, and special agencies such as water and sewer districts. The state and federal government do not receive any revenue from your property tax. Fire and police protection, schools, roads, and senior citizen programs are examples of local services funded by your property taxes.

MARKET VS. TAXABLE VALUE

Property taxes are based upon the market value of your property on January 1st of the current year. Market value is determined by your County Assessor. As the market value of your property increases or decreases, your property tax may also increase or decrease.

Market Value: is the price your property would sell for if it were offered for a reasonable amount of time. This assumes that both the buyer and seller are unrelated, well-informed and under no pressure to buy or sell the property.

Taxable Value: is the value used to calculate taxes due on your property. A primary residence receives a 45 percent exemption from market value. A primary residence is any dwelling that is occupied more than 50 percent of the year. Each household may only have one primary residence. For most other classes of property the taxable value is the same as the market value.

TAX RATES

Tax rates are set by the various governmental entities with the legal power to levy taxes. These governmental entities include counties; school districts; cities and towns; and special taxing districts, such as water and sewer districts and cemetery districts.

WHAT IS A "NOTICE OF PROPERTY VALUATION AND TAX CHANGES"?

Utah State law requires that before taxes may be increased, your county must give notice to you of proposed changes. Two types of changes may take place: (1) the appraised market value of your property on January 1st, and (2) the proposed taxes that property owners will pay. The law requires that notification be given in advance of the proposed tax increase and of the time and location of the budget meetings at which public input will be received. This is a notice of property valuation and tax change and not a tax bill.

DO NOT PAY ANY AMOUNT SHOWN ON THIS NOTICE.

CURRENT AND PROPOSED PROPERTY TAXES

Tax Last Year: This is the amount of tax that you were charged last year by the County Assessor or the State Tax Commission. Centrally Assessed parcels are valued by and appealed directly to the Utah State Tax Commission prior to August 1, 2024. The actual tax that you paid may have been less if you received a tax credit based upon a veteran's exemption, blind exemption, indigent abatement, or circuit breaker. Taxes on personal property, motor vehicles or special assessments are not included in these amounts.

This Year's Tax if No Budget Change: This is the amount of tax you will be charged if property tax revenues for each taxing entity are not increased. These amounts do not reflect any reduction for a veteran's exemption, blind exemption, indigent abatement, or circuit breaker for which you may be eligible, or taxes on personal property, motor vehicles, or special assessments.

This Year's Tax if Proposed Budget is Passed: This is the tax you will be charged if the property tax revenues requested by each entity are adopted. These amounts do not reflect any reduction for a veteran's exemption, blind exemption, indigent abatement, or circuit breaker for which you may be eligible, or taxes on personal property, motor vehicles, or special assessments. You are encouraged to participate in the public meetings where these budgets are discussed. The locations and times for these budget meetings are listed on this notice.

APPEALS

The *Notice of Property Valuation and Tax Changes* shows the value placed on your property by the County Assessor or the State Tax Commission. Centrally Assessed parcels are valued by and appealed directly to the Utah State Tax Commission prior to August 1, 2024. If you believe the value of your locally-assessed property is incorrect, contact your County Auditor within 45 days of the mailing of this notice. Your appeal must address the issue of market value, not the rate of tax. Evidence supporting your estimation of the market value must be included in the appeal. If you do not agree with the County Board of Equalization decision on locally-assessed parcels, you may appeal to the State Tax Commission. Appeals to the State Tax Commission must be filed with your County Auditor within 30 days after the final action of the County Board of Equalization.

TAX RELIEF

There are tax relief programs for full time county resident's primary home. Vacant land does not qualify. To obtain information or to see if you qualify for any of the following programs, please contact the County Auditor's Office. Applications are due by September 1.

- ◆ Active Duty Armed Forces Exemption (see UCA 59-2-1902)
- ◆ Veteran's Exemption (available to veterans with at least a 10% disability as a result of their service, or their unmarried surviving spouse and orphans) on primary residence and/or vehicle registration.
- ◆ Blind Exemption (available to the visually impaired and their surviving spouse and orphans) on primary residence and/or vehicle registration.
- ◆ Low Income Abatement (must be at least 65 years of age, or under age 65 and disabled or under extreme hardship based on annual income limitation.)
- ◆ Circuit Breaker (available to those age 66 or older, or for a widow or widower and based on an annual income limitation.)

TAXES DUE

Taxes become delinquent if they are not paid by December 2, 2024.

FOR MORE INFORMATION OR IF YOU HAVE QUESTIONS

Contact your COUNTY ASSESSOR regarding:

- ◆ property value

Contact your COUNTY AUDITOR regarding:

- ◆ tax relief programs & income limitations
- ◆ tax rates
- ◆ valuation appeals

Contact your COUNTY RECORDER regarding:

- ◆ ownership
- ◆ legal descriptions
- ◆ mailing addresses

Contact your COUNTY TREASURER regarding:

- ◆ delinquent taxes
- ◆ tax payments



FINAL CERTIFICATE OF USE AND OCCUPANCY

Permit #: 23-075

THIS IS TO CERTIFY THAT the New Residential at 5926 N Angels Landing Drive has been inspected for compliance with the requirements of Morgan County for the occupancy/use herein classified.

Parcel #: 00-0090-7136/09-ROAMFR1A-0136
Unit #5926 N Angels Landing Dr in the Roam
Owner: Richmond American Homes
Zone: Town Center (TC)
Architect/Engineer: McNeil Engineering
Contractor: Richmond American Homes

Code Edition: ICC 2018
Type of Construction: VB
Finished Basement: sq.ft.
Unfinished Basement: 1305 sq.ft.
1st Floor: 1305 sq.ft.
2nd Floor: 1485 sq.ft.
Garage/Carport: 462 sq.ft.
Other: sq.ft.

Thereof 'Final Occupancy' is Hereby Authorized

By:


Morgan County Building Official

Remarks/Conditions:

Is a sprinkler system required: No

Occupancy Granted On: 01/26/2024

Certificate Issued On: 01/26/2024

November 26, 2024

MORGAN COUNTY Tax Roll Master Record

9:27:36AM

Parcel: 00-0090-7136	Serial #: 09-ROAMSFR1A-0136	Entry: 165484
Name: VOLPE MITCHELL JOSEPH		
c/o Name:		
Address 1: 5926 N ANGELS LANDING DR	Property Address	
Address 2:	N ANGELS LANDING DR :5926 (4965 W)	
City State Zip: MORGAN UT 84050-0000	MORGAN	84050-0000
Mortgage Co: CORE LOGIC	Acres: 0.16	
Status: Active	Year: 2024	District: 009 ROAM PID 1 0.015555

Owners	Interest	Entry	Date of Filing	Comment
VOLPE MITCHELL JOSEPH		165484	03/19/2024	(0408/0227) (H/W J/T)
MCBETH SARAH FRANCIS		165484	03/19/2024	(0408/0227) (H/W J/T)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BS01 NON-PRIM RES	0.00	626,736	626,736	9,748.88	0	0	0.00
LS03 LOT W/O HOME (SECONDARY)	0.00	0	0	0.00	195,000	195,000	3,130.34
LS05 LOT (SECONDARY) WITH HOME	0.16	220,000	220,000	3,422.10	0	0	0.00
Totals:	0.16	846,736	846,736	13,170.98	195,000	195,000	3,130.34

**** ATTENTION !! ****		2024 Taxes:	13,170.98	2023 Taxes:	3,130.34
Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.		Special Fees:	0.00	Review Date	
		Penalty:	0.00	05/20/2024	
		Abatements: (0.00)		
		Payments: (13,170.98)		
		Amount Due:	0.00	NO BACK TAXES!	

11/21/2024 03:54PM 00097723 2024 CORE LOGIC Current - Check 13,170.98 kHarrison
Total Payments: 13,170.98

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 136, ROAM PHASE 1A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON OCTOBER 25, 2022, AS ENTRY NO. 162211, IN BK 396 AT PAGES 50 - 52, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.1610 AC / 0.16 AC, M. OR L.

History

2023 - ENTRY NO. 162211 (396/50 - 52) (0.1610 AC, M. OR L., COMING FROM: 09-005-044-02-1-3-4 / 00-0090-6525) - DED OF ROAM PHASE 1A SINGLE FAMILY; VESTING REF: 162117 (395/1129); 166124 (410/1130) - RECORDED OUT OF ORDER; OTHER REF: 162211 (396/50 - 52) - DED OF SUB; 165946 (410/138) - REF ONLY PER METES AND BOUNDS DESCRIPTION USED & GRANTOR NOT CURRENT OWNER; ERROR REF: 165484 (408/227) - GRANTOR STATES COLORADO CORP - CURRENT OWNER A UTAH CORP; >>> >>>166123 (410/1120) AFF CLARIFIES CLERICAL ERROR IN ENT 162117 & ALLOWS 165484 TO TRANS<<<

MLS# 1881043

List Price: \$704,990
 Original List Price: \$775,128
 Price Per: \$178
 DOM: 255
 Address: 5926 N Angels Landing Dr #136
 NS/EW: 5926 S / W
 City: Mountain Green, UT 84050
 County: Morgan
 Proj/Subdiv: ROAM
 Tax ID: 00-0090-7136
 Zoning: R-1
 HOA Contact: IAMHOA
 HOA Amenities: Picnic Area
 Short Term Rental: Yes

Status: EXPIRED

Entry Date: 06/05/2023

Restrictions: No

Est. Taxes: \$1

HOA?: Yes, \$55/Month

HOA Phone:

ADU?: No

School Dist: Morgan
 Sr High: Morgan

Elem: Mountain Green

Jr High: Mountain Green Middle

Other Schl:



The Hemingway Elevation F

Lvl	Approx Sq Ft	Bed Rms	Bath		Fam	Den	Formal Living Rm	Kitchen Dining			Laun dry	Fire place
			F	T				H	K	B		
4	-	-	-	-	-	-	-	-	-	-	-	-
3	-	-	-	-	-	-	-	-	-	-	-	-
2	1389	4	2	-	1	-	-	-	-	1	-	-
1	1334	-	-	1	1	1	-	1	1	1	-	1
B1	1218	-	-	-	-	-	-	-	-	-	-	-
B2	-	-	-	-	-	-	-	-	-	-	-	-
B3	-	-	-	-	-	-	-	-	-	-	-	-
Tot	3941	4	2	1	2	1	0	1	1	0	1	1

Type: Single Family

Style: 2-Story

Year Built: 2024

Acres: 0.16

Deck | Pat: 0 | 1

Garage: 2

Carpport: 0

Prkg Sp: 0

Fin Bsmt: 0%

Const Status: Blt./Standing

Frontage: 0.0

Side: 0.0

Back: 0.0

Irregular: No

Roof: Asphalt Shingles

Heating: Forced Air; >= 95% efficiency

Air Cond: Central Air; Electric; Seer 16 or higher

Floor:

Window Cov:

Pool?: No

Pool Feat:

Possession: Funding

Exterior: Clapboard/Masonite; Stone

Has Solar?: No

Landscape: Landscaping: Part

Lot Facts: Curb & Gutter; Road: Paved; Sidewalks; Sprinkler: Auto-Part; View: Mountain

Exterior Feat: Basement Entrance; Double Pane Windows; Patio: Covered; Sliding Glass Doors

Interior Feat: Alarm: Fire; Closet: Walk-In; Dishwasher, Built-In; Disposal; Oven: Double; Granite Countertops

Amenities: Park/Playground

Environm Cert: Home Energy Rating

Inclusions: Microwave; Range

Terms: Cash; Conventional; FHA; VA

Utilities: Gas: Connected; Power: Connected; Sewer: Connected; Sewer: Public; Water: Connected

Zoning: Single-Family; Short Term Rental Allowed

Remarks: ****SPECIAL FINANCING AVAILABLE**** | This plan features an entryway with adjacent flex space that can be personalized to suit your needs. At the back of the home, you'll find a great room with a corner fireplace, a large kitchen with an island and mudroom with walk-in-pantry. An upstairs laundry room, loft, and sunroom off the kitchen complete this elegant home. Contact us today for more information or to schedule a community tour!

Agnt Remarks: ****Special Financing Available**** | This is a fantastic opportunity for your buyer to own a New Richmond American Home at an unbelievable price! The list price includes base price, lot, structural, and interior finish upgrades! BAC is 3% of the base price, which is \$622,990. Move in ready now. For more information on Richmond American Homes or to schedule an appointment to meet with one of our onsite Sales Associates, call our Homebuyer Resource Center at (801) 545-3429. This opportunity will not last! Visit our community today!

HOA Remarks: Pickleball Courts

Show Inst: Call Agent/Appt

L/Agent: Dan Tencza Email: danny.tencza@richmondamericanhomes.com

Co-Agent: Mike Crawford Email: mike.crawford@richmondamericanhomes.com

Ph: 801-663-0501

Ph: 801-448-1096

Ph: 801-545-3422

Special Owner Type:


Mobile: 801-663-0501

Mobile: 801-448-1096

→ **DONE** 90-7136
APPLICATION FOR RESIDENTIAL EXEMPTION
MORGAN COUNTY ASSESSOR / PO BOX 680/ MORGAN, UT. 84050/ 801-845-4000
(Pursuant to Utah Code Ann. §59-2-103.5, Morgan County Ordinance #CO-03-08)

Date: 11/18/2024
Name: MCBETH SARAH FRANCIS
Address: 5926 N ANGELS LANDING DR
MORGAN, UTAH 84050

Parcel: 00-0090-7136
Serial 09-ROAMSF1A-0136
Property Location: 5926 N ANGELS
LANDING DR

 PLEASE MAKE ANY ADDRESS CHANGES

BASIC QUALIFICATIONS & INFORMATION

- Application/** An application/declaration is required to be submitted and approved before the exemption can be applied. See Declaration Utah Code Annotated §59-2-103.5 and Morgan County Ordinance #CO-03-08.
- Limits** Utah's Residential Exemption is limited to one per Household. "Household" means the association of individuals who live in the same dwelling, sharing its furnishings, facilities, accommodations, and expenses and includes married individuals who are not legally separated, that have established domiciles at different locations within the state. See Utah Code Annotated §59-2-102(19) and §59-2-103(5)(a).
- Multiple** An owner of multiple residential properties in the state is allowed a residential exemption for each residential property that is Properties the primary residence of a tenant. See Utah Code Annotated 59-2-103(5)(b).
- Occupancy** The residential property must be occupied as a primary residence for 183 or more consecutive calendar days during the calendar year the owner seeks to obtain the residential exemption. See Utah Code Annotated. §59-2-103(3).
- Transient Use** Residential property used as a secondary home, short term rental, vacation rental or other similar transient use do not qualify for the residential exemption. See Utah Code Annotated §59-2-102(34)(a).
- Use Change** The owner(s) of property receiving the residential exemption are required to notify the county if the property use changes and it no longer qualifies for the residential exemption. See Utah Code Annotated §59-2-103.5(4).

OWNER(S) CERTIFICATION

(INITIAL ONE OF THE FOLLOWING CERTIFICATIONS)

- Owner Qualified** I am the owner of the above-identified residential property in Morgan County, Utah. This property is my and my household's permanent, full-time residence. Date of Occupancy: MARCH 19, 2024
- Tenant Qualified** I am leasing/renting out the above-identified property on a full-time basis. The tenant(s) are using the property as their permanent, full-time residence. Date of Occupancy: _____, Lease term: _____ Include lease agreement
- Non-Primary** The above-identified property is not a permanent, full-time residence and does not qualify for the primary residential exemption. Or Transient use (Short Term Rental)

INCOME TAX INFORMATION

Utah Code Annotated 59-2-103.5(8)(e)(iii) states: "If a property owner or property owner's spouse claims a residential exemption under Utah Code Ann. §59-2-103 for property in this state that is the primary residence of the property owner or the property owner's spouse, that claim of residential exemption creates a rebuttable presumption that the property owner and the property owner's spouse have domicile in Utah for income tax purposes. The rebuttable presumption of domicile does not apply if the residential property is the primary residence of a tenant of the property owner or the property owner's spouse."

SIGNATURES

(All Owners MUST sign this application)

Under penalties of perjury I declare to the best of my knowledge and belief, this application and accompanying pages are true, correct and complete. I understand pursuant to Utah Code Annotated, Section 59-2-309(2), that any misrepresentation of these statements subjects the owner to a 100% penalty equal to the tax on value.

Signed: Mitchell Volpe - Mitchell Volpe Dated: 11/22/24 Utah driver's license # 236408415 Include photo w/application

Signed: [Signature] Dated: 11/22/24

E-mail: [Redacted]

Telephone #: (H) [Redacted] (W) [Redacted] (Cell) [Redacted] 939

All Applications need to be mailed or e-mailed to jp@pace@morgancountyutah.gov.



Residential Review

Tax

ParcelId: 00-0090-7136, AccountId: 09-ROAMSFR1A-0136

Owner: VOLPE MITCHELL JOSEPH

Situs: 0 0 N ANGELS LANDING DR :5926 (4985 W) MORGAN 340500000

Primary Photo



Taxable Status	Yes	FAA	<input type="checkbox"/>
Property Type	100 - SINGLE FAMILY RES	Imp Only	<input type="checkbox"/>
Specific PT	101 - SECONDARY	Protected Rec	<input type="checkbox"/>
Asmt Prop Type	RS	Update Add Ons	<input type="checkbox"/>
Neighborhood	Roam Development	Common Area	Not Available
Land District	MOUNTAIN GREEN SUB	CA Percent	Not Available
Assoc Parcel		Econ Group	Not Available
Subdivision	ROAM PH 1A SINGLE FAMILY	Last Review By	BSlack
Lot	0.0000000	Lng	0.0000000
Group			

Land

Date	Type	Linked Land Id	Admin	Acres	Sq Ft	Calc Method	Line Value	Infl Code Tot Factor
			LS05-LOT (Secondary) with home	0.160	6,970	R54 - Roam SFR	\$220,000	1.0000

Residential: 10008027, SFR, Active = True

Square Footage: GLA and Basement

Bldg Type	Single Family Residential	Half Bath (2)	1	GLA	2,790	Basement
Style	Two Story	3/4 Bath (3)	0	Main Flr	1,304	Bsmt Garage
Quality	Average Plus	Full Bath (3)	0	Upper Flr	1,486	Bsmt Ht
Ext Wall	Frame: Wood Siding	Full Bath (4)	1	Attic Fin	0	Bsmt Wall
Ext Wall	Frame: Masonry Veneer	Deluxe Bath (5)	1	Wall Ht	8	Bsmt Fin %
Pct Cmpl	100%	Luxury Bath (6)	0	Unfinished	0	Finish Type
Yr Built	2023	Kitchen (1)	3	Finished	0%	Finish Qlty
Eff Yr	2024	Additional (1)	0			
Remodel Yr	0	Rough In(1)	3			
Dormer (L)	0					
Economic	0%					
Functional	0%	Over Dep	0%			Adj Fact 0%

Local Multipliers

MG - Mountain Green

Add On Category	Add On	Unit Type	Value	Capacity	Add On Category	Add On
Built_In_Appliance	Allowance	Count	1	0	Porch	Raised Slab Porch w/ Wood Roo
Fireplace	Direct Vent Gas	Count	1	0	Porch	Raised Slab Porch w/ Wood Roo



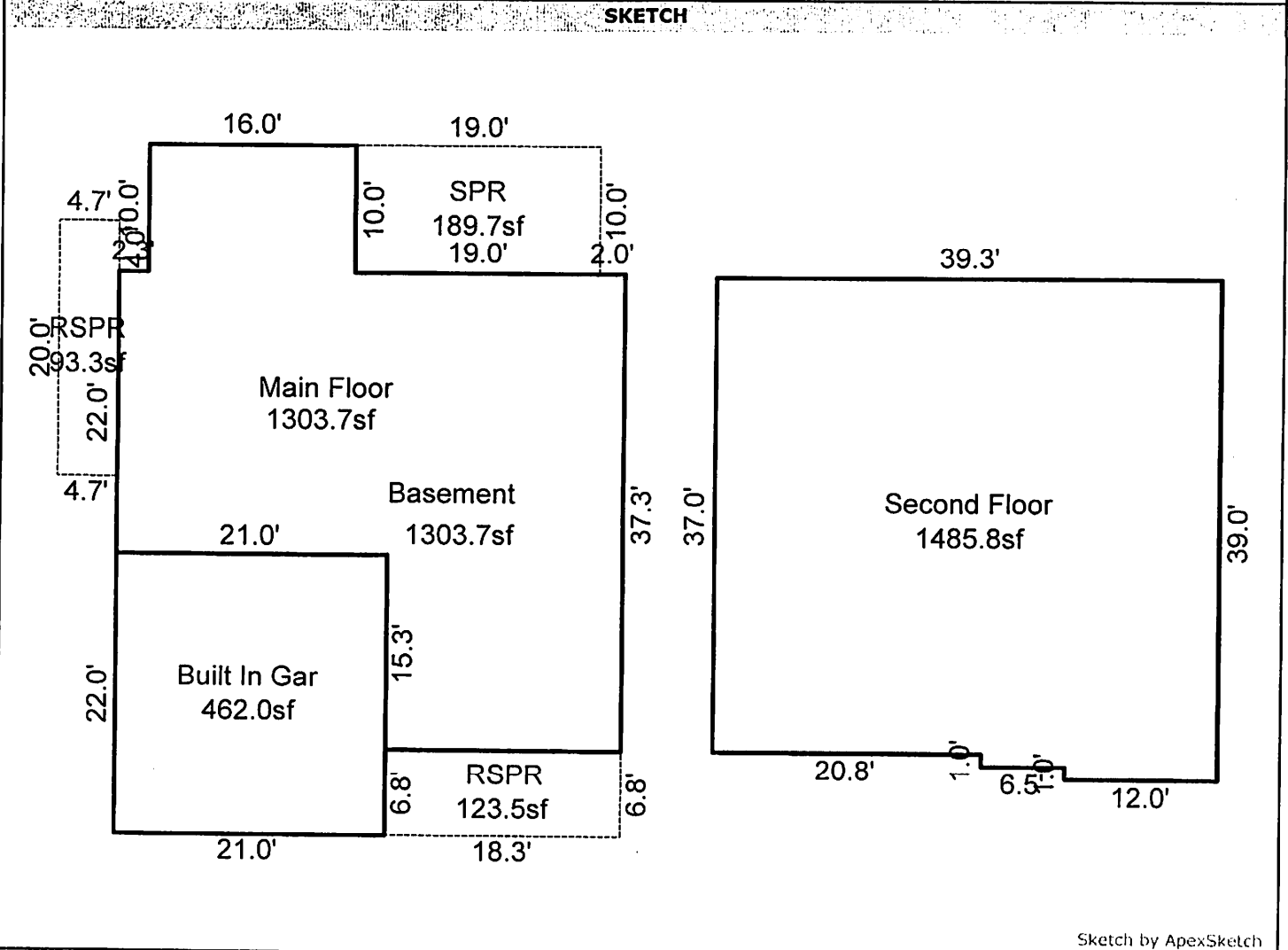
Residential Review

Tax

Door_Cover	Allowance	Size	2,790 0	Porch	Slab Porch w/ Wood Roof
Garage_Built_In	Frame: Wood Siding	Size	462 0	Roof	Shingle
Hvac	Warm and Cooled Air	Size	2,790 0		

SKETCH/AREA TABLE ADDENDUM

SUBJECT INFO				
File No.:	Parcel No.:			
Property Address:				
City:	County:	State:	ZipCode:	
Owner:				
Client:	Client Address:			
Appraiser Name:		Inspection Date:		



AREA CALCULATIONS SUMMARY					
Code	Description	Factor	Net Size	Perimeter	Net Totals
GLA1	Main Floor	1.0	1303.7	173.1	1303.7
GLA2	Second Floor	1.0	1485.8	156.7	1485.8
Bsmnt C	Basement	1.0	1303.7	173.1	1303.7
Gar BI	Built In Gar	1.0	462.0	86.0	462.0
RSPR	RSPR	1.0	123.5	50.1	
	RSPR	1.0	93.3	49.3	216.9
SPR	SPR	1.0	189.7	57.9	189.7
Net LIVABLE		cnt	2 (rounded)	2,789	

COMMENT TABLE 1	
COMMENT TABLE 2	COMMENT TABLE 3

MORGAN COUNTY

Tax Roll Master Record

December 13, 2024

10:07:36AM

Parcel: 00-0090-7136 Serial #:09-ROAMFR1A-0136 Entry: 165484
 Name: VOLPE MITCHELL JOSEPH
 c/o Name:
 Address 1: 5926 N ANGELS LANDING DR
 Address 2:
 City State Zip: MORGAN UT 84050-0000
 Mortgage Co: CORE LOGIC
 Status: **Active** Year: **2024** District: **009 ROAM PID 1** **0.015555**

Property Address
 N ANGELS LANDING DR :5926 (4985 W)
 MORGAN 84050-0000
 Acres: 0.16

Owners	Interest	Entry	Date of Filing	Comment
VOLPE MITCHELL JOSEPH		165484	03/19/2024	(0408/0227) (H/W J/T)
MCBETH SARAH FRANCIS		165484	03/19/2024	(0408/0227) (H/W J/T)

Changed to Primary 2025

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
BS01 NON-PRIM RES	0.00	626,736	626,736	9,748.88	0	0	0.00
LS03 LOT W/O HOME (SECONDARY)	0.00	0	0	0.00	195,000	195,000	3,130.34
LS05 LOT (SECONDARY) WITH HOME	0.16	220,000	220,000	3,422.10	0	0	0.00
Totals:	0.16	846,736	846,736	13,170.98	195,000	195,000	3,130.34

**** **ATTENTION !!** ****
 Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.

2024 Taxes:	13,170.98	2023 Taxes:	3,130.34
Special Fees:	0.00	Review Date	
Penalty:	0.00	05/20/2024	
Abatements: (0.00)		
Payments: (13,170.98)		
Amount Due:	0.00	NO BACK TAXES!	

sent letter to Mortgage

11/21/2024 03:54PM 00097723 2024 CORE LOGIC	Current - Check	13,170.98	kHarrison
	Total Payments:	13,170.98	

*2024 changed to 100%
1/10/24*

NO BACK TAXES

*2025 Adjusted to PPE (Primary)
\$782,097*

MORGAN COUNTY TREASURER / DEPUTY

signature

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

ALL OF LOT 136, ROAM PHASE 1A SINGLE FAMILY, MORGAN COUNTY, UTAH, ACCORDING TO THE OFFICIAL PLAT THEREOF, ON FILE & OF RECORD, AS RECORDED ON OCTOBER 25, 2022, AS ENTRY NO. 162211, IN BK 396 AT PAGES 50 - 52, IN THE OFFICE OF THE MORGAN COUNTY RECORDER. CONT 0.1610 AC / 0.16 AC, M. OR L.

History

2023 - ENTRY NO. 162211 (396/50 - 52) (0.1610 AC, M. OR L., COMING FROM: 09-005-044-02-1-3-4 / 00-0090-6525) - DED OF ROAM PHASE 1A SINGLE FAMILY; VESTING REF: 162117 (395/1129); 166124 (410/1130) - RECORDED OUT OF ORDER; OTHER REF: 162211 (396/50 - 52) - DED OF SUB; 165946 (410/138) - REF ONLY PER METES AND BOUNDS DESCRIPTION USED & GRANTOR NOT CURRENT OWNER; ERROR REF: 165484 (408/227) - GRANTOR STATES COLORADO CORP - CURRENT OWNER A UTAH CORP; >>> >>>166123 (410/1120) AFF CLARIFIES CLERICAL ERROR IN ENT 162117 & ALLOWS 165484 TO TRANS<<<;



COUNTY COMMISSION

STAFF REPORT

Preliminary Plat

March 3, 2026

Wasatch Peaks Ranch Subdivision Phase 3A.1 Preliminary Plat
March 3, 2026
Public Meeting
File #25.045

Applicant/Owner: Wasatch Peaks Ranch, LLC
Project Location: Approx. 5233 W. Wasatch Peaks Rd
Parcel Numbers: 00-0094-0283
Serial Numbers: 12-004-020-01-2
Current Zoning: Resort Special District w/ Development Agreement
Acreage: Approx. 25.27 acres combined

REQUEST:

Request for preliminary plat approval of a subdivision of 13 lots.

PLANNING COMMISSION SUMMARY: The Planning Commission heard this item at their regularly scheduled meeting on February 12th, 2026. There were no comments made during the public comment portion of the meeting. Discussion from the Planning Commission included questions regarding the use of a new subdivision rather than a plat amendment, fire review responsibilities, and the inclusion of previously removed lots. Staff clarified that the approach of the 3A.1 designation was chosen for administrative simplicity, that the County currently provides fire review until WPR's fire station is operational, and that the previously removed lot is now being added back. The Commission voted to recommend approval of the application with a 6-0 vote; Chair Maloney abstained from voting.

ATTORNEY GUIDANCE:

Administrative Review:

The sole issue in land use administration is whether the application complies with county ordinances. If it does, it must be approved.

Applicable law:

An applicant is entitled to approval of a land use application if the application conforms to the requirements of the applicable land use regulations, land use decisions, and development standards in effect when the applicant submits a complete application and pays all application fees, unless:

“(A) the land use authority, on the record, formally finds that a compelling, countervailing public interest would be jeopardized by approving the application and specifies the compelling, countervailing public interest in writing; or

(B) in the manner provided by local ordinance and before the applicant submits the application, the county formally initiates proceedings to amend the county’s land use regulations in a manner that would prohibit approval of the application as submitted.”

Utah Code Ann. § 17-79-803(1)(a)(II).

“The Utah Supreme Court has indicated that a significant threat to the public welfare should be considered compelling. “If a proposal met zoning requirements at the time of application but seriously threatens public health, safety, or welfare, the interests of the public should not be thwarted.” W. Land Equities v. Logan, 617 P.2d 388, 395-96 (Utah Sup.Ct. 1980).”

Staffs’ findings are legally sufficient to adopt if the Commission finds that the application is complete, conforms to the requirements of the applicable land use regulations, land use decisions, and development standards, and there are no apparent threats to public health, safety, or welfare that would support a compelling countervailing public interest to recommend denying the application. Staffs’ recommended conditions are required by county ordinances and appear to be legal conditions.

Recommendations for denial and/or additional findings must be placed on the record, contain a legal basis, and supported by substantial evidence. Legal can provide guidance on what is required for a sufficient record and what is considered substantial evidence.

STAFF RECOMMENDATION:

County Staff has reviewed the plans for the Wasatch Peaks Ranch Phase 3A.1 Preliminary Plat Application. Staff recommends approval of the requested preliminary plat based on the following findings and with the conditions listed below:

Findings:

1. That the proposal complies with the Morgan County zoning and subdivision regulations and the WPR Development Agreement.
2. That the proposal is not detrimental to the health, safety, and welfare of the public.

Conditions:

1. All outsourced consultant fees are paid current prior to final plat application.
2. That all other local, state, and federal laws are adhered to.
3. The developer shall install any requisite infrastructure, including roadways, etc. as part of the preliminary plat approval.

PROJECT DESCRIPTION:

Proposal Details

This request is for a 13-lot subdivision preliminary plat, which is being submitted in sequence to Final Plats 1A, 2A, 3A, 3C, 5, and 6A. Each lot will consist of a building activity envelope (BAE) with setbacks and frontage from newly constructed private streets. The homes will all be detached single-family dwellings. All improvements and disturbances will be required to stay within the BAE, excluding private ski access devices. The parcel being subdivided consists of 23.01 acres and will be divided into 13 single-family lots and open space for the subdivision. The 13 lots range in size from 0.76 acres up to 3.85 acres. The property is located west of the Peterson area in Morgan County and south of Phase 2.

The overall land use for the subdivision encompasses 25.27 acres. The residential lots comprise the majority at 22.39 acres, while roads account for 1.16 acres to support internal circulation via the private street network. An additional 1.72 acres are designated as open space for the subdivision.

Sewer and water utilities will be privately owned and maintained by the Wasatch Peaks Ranch Water and Sewer District (WPR-UD). Road and fire protection services will be provided by the Wasatch Peaks Ranch Road & Fire District (WPR-RFD). Will-serve letters have been provided from both districts.

Road, fire protection, water, and sewer services are provided through private improvement districts, and corresponding service letters are included. Electrical service is provided by Rocky Mountain Power, and telephone and internet services are provided by All West; copies of the associated service agreements are included. Gas service will be supplied by individual propane service providers.

Member Services, functioning as the property owners' association and representative of the property owners for the development, is responsible for the coordination and management of shared services and amenities for residents and members of WPR. This includes the centralized administration of solid waste collection, as well as oversight of common infrastructure and community amenities in accordance with the governing DA.

DISCUSSION:

The Wasatch Peaks Ranch Development Agreement (DA) for this property was approved on October 30, 2019, by the Morgan County Council. This preliminary plat is consistent with the uses and layout as required by the DA and the applicable MCC Subdivision Standards. The preliminary plat requirements come from Morgan County's Land Use Management Code, Title 15, Chapter 155, Sections 407-411. Staff has reviewed the requirements and procedures for a preliminary plat and have found that the application request meets the standards.

§ 155.405: PRELIMINARY PLAT; PURPOSE:

The purpose of the preliminary plat is to require formal preliminary approval of a subdivision as provided herein in order to minimize changes and revisions which might otherwise be necessary on the final plat. The preliminary plat and all information and procedures relating thereto, shall in all respects, be in compliance with the provisions of this title and any other applicable county ordinances. (Ord. 10-16, 12-14-2010)

§ 155.409: REVIEW OF PRELIMINARY PLAT:

(A) The Planning Commission shall review the submitted preliminary plat and determine compliance with the standards and criteria set forth in this chapter and all other ordinances of the county, including, but not limited to, the Land Use Management Code, General Plan, master street plan, road and bridge standards and applicable Building Codes. Courtesy notice of the public meeting at which the Planning Commission reviews the proposed preliminary plat shall be provided in accordance with § [155.395](#) of this code. The Planning Commission shall make findings specifying any inadequacy in the application, noncompliance with county regulations, design and construction standards and/or engineering and the need for any additional information which may assist the Planning Commission to evaluate the preliminary plat. The Planning Commission may review all relevant information pertaining to the proposed development including, but not limited to, the following: Fire protection; sufficient supply of culinary and secondary water to the proposed subdivision; sanitary sewer and septic service; traffic considerations and the potential for flooding; and the like. The Planning Commission shall submit its findings and recommendations regarding approval or disapproval of the preliminary plat to the County Commission for review and decision.

(B) *The County Commission shall review the findings and recommendations by the Planning Commission for the proposed preliminary plat. The County Commission may make any modifications to the proposed preliminary plat that it considers appropriate, and which are in accordance with this chapter.*

(C) *Granting of preliminary plat approval by the County Commission shall not constitute a final acceptance of the subdivision by the County Commission. Approval of the preliminary plat shall not relieve the subdivider of the responsibility to comply with all required conditions and ordinances and to provide the improvements and easements necessary to meet all county standards and requirements.*

(D) *Preliminary plat approval must be granted by the county prior to the application for final plat approval.*

(Prior Code, § 8-12-26) (Ord. 10-16, passed 12-14-2010; Ord. 19-09, passed 10-15-2019)

ANALYSIS OF STANDARDS

Ordinance Evaluation. Morgan County Code § 155.447 states the following:

Prior to the County Council's approval of a petition or proposal to amend a subdivision plat, the petitioner or sponsor shall deliver to the County a preliminary plat map and complete supporting preliminary plat information in compliance with the requirements of this chapter. The applicant shall also pay all fees required by the County's fee schedule.

Therefore, this plat amendment has been reviewed for preliminary plat standards.

§ 155.407: PRELIMINARY PLAT SUBMITTAL: *The preliminary plat shall be prepared, stamped and signed by a professional engineer or professional land surveyor licensed by the state of Utah. The preliminary plat submittal shall include at least the following information:*

A	Vicinity Map 1. Drawn at a maximum scale of one thousand feet (1,000') to the inch. 2. Show all existing and proposed roadways in the vicinity of the proposed development. 3. A north arrow. 4. The nearest section corner tie. 5. Subdivision name.	Complies	
B	Certified boundary survey of the subject property, which meets state of Utah requirements, which also depicts all easements identified by the title report.	Complies	
C	Preliminary plat (all facilities within 200 feet of the plat shall be shown): 1. Drawn at a scale not smaller than one hundred feet (100') to the inch. 2. A north arrow. 3. Subdivision name. 4. The layout and names and widths of existing and future road rights of way. 5. A tie to a permanent survey monument at a section corner. 6. The boundary lines of the subdivision with bearings and distances. 7. The layout and dimensions of proposed lots with lot areas in square feet.	Complies	

	<p>8. The location and dimensions and labeling of other spaces including open spaces, parks, trails, or public spaces.</p> <p>9. The location of manmade features including bridges, railroad tracks, fences, ditches, and buildings.</p> <p>10. Topography at two foot (2') intervals. One foot (1') contours may be required by the county engineer in particularly flat areas.</p> <p>11. Location and ownership of all adjoining tracts of land.</p> <p>12. Proposed subdivision phasing plan and relationship to existing phases of development. (Ord. 10-16, 12-14-2010)</p>		
D	<p>Grading and drainage plan (may be combined with plat sheet, if approved by the county engineer):</p> <ol style="list-style-type: none"> 1. Plan drawn to a scale not smaller than one hundred feet (100') to the inch, showing the road and lot layout. 2. Topography at two foot (2') contour intervals. 3. North arrow. 4. Subdivision name. 5. Areas of substantial earthmoving. 6. Location of existing watercourses, canals, ditches, springs, wells, culverts, and storm drains. 7. Location of any 100-year floodplain as designated by the federal emergency management agency (FEMA). 8. A storm drainage plan showing water flow directions, inlets, outlets, catch basins, waterways, culverts, detention basins, outlets to offsite facilities, and off site drainage facilities planned to accommodate the project drainage. 9. Show any existing wetlands. 10. Slope analysis which depicts all slopes greater than fifteen percent (15%) and greater than twenty five percent (25%) with distinct notation. (Ord. 12-09, 9-18-2012) 	Complies	
E	<p>Utility plan (may be combined with plat sheet, if approved by the county engineer):</p> <ol style="list-style-type: none"> 1. Plan drawn to a scale not smaller than one hundred feet (100') to the inch, showing the road and lot layout. 2. North arrow. 3. Subdivision name. 4. Show all existing and proposed utilities including: sewer, culinary water, well locations with secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, and streetlights, television and telecommunications. 5. Show location and dimensions of all utility easements. 	Complies	
F	<p>The subdivider shall provide the following documents with the application:</p> <ol style="list-style-type: none"> 1. Three (3) copies of a geotechnical soils report. 2. A traffic report when required by the planning commission or county engineer. 3. Preliminary title report, which specifically references the boundary survey and exactly matches the legal description of the outside boundary of the subdivision. 4. A Will Serve Letter from all utility companies or providers that states: <ol style="list-style-type: none"> a. That their system has capacity to serve the proposed development, documentation of such available capacity and specifying the amount of such capacity that will be utilized for the proposed project. b. Any conditions of required improvements before they can serve the subdivision 	Complies	

	<p>5. Any necessary agreements with adjacent property owners regarding storm drainage or other matters pertinent to subdivision approval.</p> <p>6. Maintenance agreements for subsurface drains serving the subdivision, if they are proposed or exist.</p> <p>7. An agricultural impact analysis, on subdivisions which are contiguous to an adopted agricultural preservation area, or which contain an agricultural open space conservation easement within the plat.</p> <p>8. Written verification of all proposed water sources. For all proposed water sources, provide approval letters from the Weber-Morgan County health department and proof of all water rights, including quantities (water rights certificates, etc.), for each well and water source to be utilized for the development.</p> <p>9. The developer shall submit all information concerning site geology, area hydrogeology, site topography, soil types and the proven wet water by the drilling of at least one test well from within the described subdivision boundary, as determined by a geotechnical engineer, licensed in the state of Utah. Well logs shall be submitted to the county identifying the depth and yield of the well. Information submitted must verify that the source is consistently available to supply eight hundred (800) gallons per day (gpd) per equivalent residential connection (ERC) at a minimum flow rate of 0.55 gallons per minute (gpm). Water for irrigation supplies shall be verified to provide three (3) gpm per irrigated acre. If the proposal is being served by an existing water utility company, these requirements do not apply.</p> <p>10. Verification of approval from the Weber-Morgan County health department regarding the proposed location of all septic systems and water source protection areas.</p>		
G	When the subdivision is located within the sensitive area district or geologic hazards special study area, required reports and documents are to be submitted in accordance with the provisions of this title.	Complies	
H	The subdivider shall comply with all applicable federal, state, and local laws and regulations, and shall provide evidence of such compliance if requested by the county.	Complies	
I	Copy of proposed protective covenants in all cases where subsurface drains or other common area maintenance proposals are to serve any portion of the subdivision.	Complies	
J	Electronic copies of all preliminary plat drawings in AutoCAD (DWG) format.	Complies	
K	Tabulations showing the total number of lots or buildings sites, and the percentage of land in roads, lots, and open space.	Complies	
L	Any additional submittal requirements required for or by master planned development reserves, specific development agreements, or requirements and conditions of other applicable ordinances or previous approvals. (Ord. 10-16, 12-14-2010)	Complies	

EXITING CONDITIONS & ZONING

The elevation on the site ranges between 5,780 feet on the eastern portion to 6,200 feet on the southwest side of the site. Slope gradients on the site range from shallow (less than 15%) to moderately steep (15 to 25%). The soil types are Qms, Qgao, and Tn. Due to the slope of the site and soils, a geologic hazards study is required and has been reviewed by planning staff.

DEPARTMENT COMMENTS/RECOMMENDED MOTIONS

Public Works: No comments

Fire/EMS Services: Comments have been received and addressed

Engineering: Comments have been received and addressed

Surveying: Comments have been received and are being addressed

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on or before February 2, 2026; a minimum of 10 days prior to the scheduled meeting. (Morgan County Code § 155.032 (C)).
- ✓ A Public Notice was posted at the County on or before February 2, 2026.
- ✓ Notices to property owners within 1000' feet of the proposed use were mailed a Public Notice on or before February 2, 2026.
- ✓ A sign was posted on the site on or before February 2, 2026.

Recommended Motions

Motion for *Approval* – “I move we approve the WPR Phase 3A.1 Preliminary Plat, application #25.045, allowing for a 13-lot subdivision of land located at approximately 5233 West Wasatch Peaks Road in unincorporated Morgan County, based on the findings and with the conditions listed in the staff report dated March 3, 2026.”

Motion for *Approval with Conditions* – “I move we approve the WPR Phase 3A.1 Preliminary Plat, application #25.045, allowing for a 13-lot subdivision of land located at approximately 5233 West Wasatch Peaks Road in unincorporated Morgan County, based on the findings and with the conditions listed in the staff report dated March 3, 2026, and the following conditions:”

1. *List any additional findings and conditions...*

Motion for *Denial* – “I move we deny the WPR Phase 3A.1 Preliminary Plat, application #25.045, not allowing for a 13-lot subdivision of land located at approximately 5233 West Wasatch Peaks Road in unincorporated Morgan County, *due to the following findings:*”

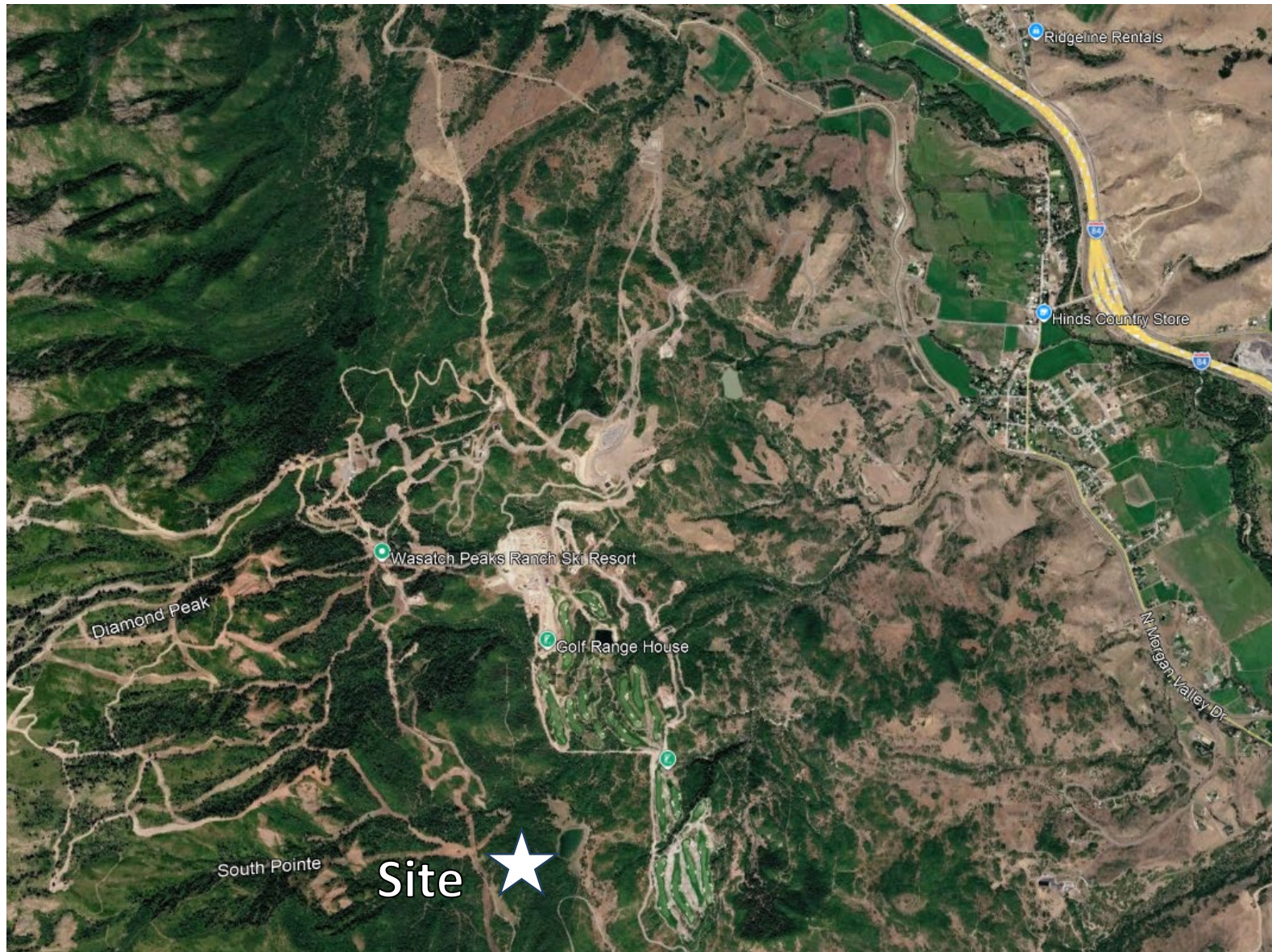
Additional Information

Attachments:

Attachment A: Vicinity Map

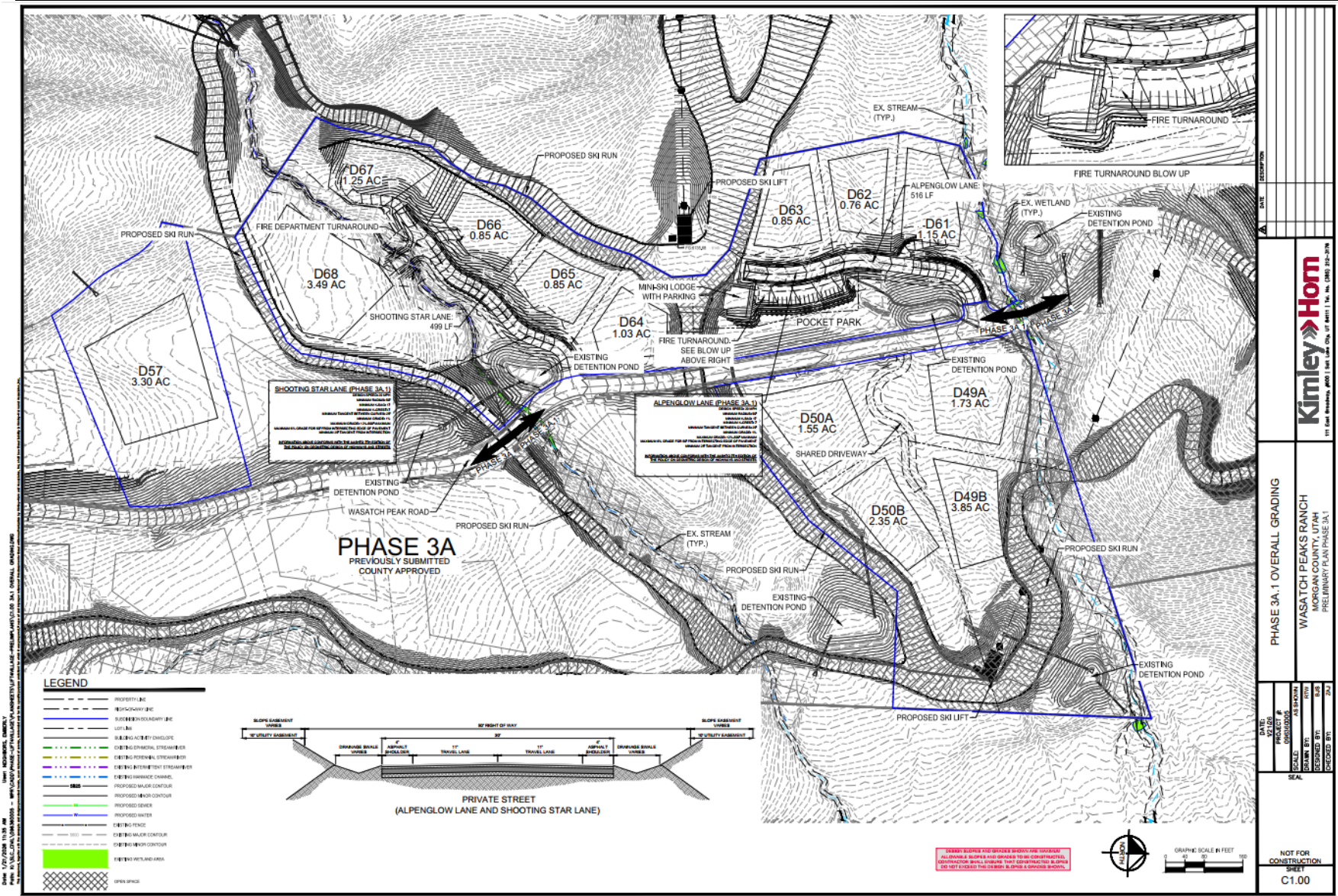
Attachment B: Proposed Preliminary Plat

Attachment A: Vicinity Map



[Click here to view a full-size .pdf version of the plat drawings](#)

Attachment B: Proposed Preliminary Plat





PLANNING COMMISSION

PUBLIC MEETING

ROLLINS RANCH DEVELOPMENT AGREEMENT

MARCH 3, 2026

PLANNING & DEVELOPMENT

Staff: Joshua Cook, AICP
Public Meeting
March 3, 2026

Application No.:	25.063
Applicant	Ty Reese, Durbano Group
Owner:	Fernwood LC
Project Location:	Approx. 6113 N Hidden Valley Rd
Date of Application:	December 30, 2025
Current Zoning:	Residential (R1-20) and Rural Residential (RR-1)
Acreage:	Approx. 250 acres
Request:	Amendment to the Development Agreement to revise road alignment for improved safety and to accommodate existing infrastructure.

REQUEST:

A request for a minor amendment to a street layout depicted within the conceptual development plan for the Rollins Ranch Development Agreement, which is identified by parcel number 00-0063-3521 and serial number 03-005-029, and is approximately located at 6113 N Hidden Valley Rd in unincorporated Morgan County. This matter is administrative subject to County Commission discretion to approve or deny contract amendments.

PLANNING COMMISSION SUMMARY: The Planning Commission heard this item at their regularly scheduled meeting on February 12th, 2026. Public comment was received from several neighboring property owners, who expressed appreciation for the added open space and increased separation from adjacent properties but also raised concerns regarding drainage, the location and function of the proposed detention basin, potential basement flooding, vehicle headlights, traffic alignment, the placement of an existing pump station, prior road alignments, and whether required permits had been obtained for existing infrastructure. The Planning Commission discussed the amendment and asked questions regarding drainage design, road alignment, lot configuration, snow storage, sight distance, and compliance with engineering standards. Staff clarified that the revised plan resolves the prior double-frontage and snow storage issues, meets applicable standards, and includes a redesigned detention basin required by the County Engineer to address downstream stormwater limitations and maintain historic flow rates. The Commission voted unanimously to recommend approval of the application with a 6-0 vote; Chair Maloney abstained from voting.

ATTORNEY GUIDANCE:

Development Agreement Review:

Amendments to a development agreement can be either legislative, administrative, and/or contractual.

Applicable law:

Whether a governmental action involving a Development Agreement (DA) or related instrument should be classified as legislative, administrative, and/or contractual, with corresponding implications for process, standards of review, and referendum.

Classification of Development Agreement–Related Actions

- **Legislative:**

Actions that establish generally applicable land-use rules are legislative. See *Krejci v. City of Saratoga Springs*, 2013 UT 74, ¶¶ 28–30, 322 P.3d 662 (holding that site-specific rezonings are legislative because they establish general rules binding present and future landowners); *Baker v. Carlson*, 2018 UT 59, ¶¶ 41–44, 428 P.3d 850 (holding that approval of a Site Development Master Plan was legislative because it prescribed land-use, density, and circulation rules requiring policy balancing). Although approval of a Development Agreement is generally administrative, the Utah Supreme Court has found that development agreement or amendments to development agreements that prescribe site-wide rules for land use, density, and circulation, functions as land use regulation. In that respect they are legislative in character, and subject to the referendum power. *Baker v. Carlson*, 2018 UT 59, ¶ 45, 428 P.3d 850.

- **Administrative:**

Actions that apply existing rules to identified parties or that execute or amend Development Agreement terms are administrative. *Baker v. Carlson*, 2018 UT 59, ¶¶ 52–54, 428 P.3d 850 (distinguishing administrative ADL/DA approval from legislative SDMP adoption, noting that government’s decision to contract with a specific entity is not legislative). Additionally, approval of an amended Development Agreement that applies an already-adopted master plan to the obligations of specific parties is fundamentally administrative because it involves applying existing standards to the facts of a particular case, not weighing broad, competing policy considerations.” *Baker v. Carlson*, 2018 UT 59, ¶¶ 52–54, 428 P.3d 850; *Krejci v. City of Saratoga Springs*, 2013 UT 74, ¶ 34, 322 P.3d 662.

- **Contractual:**

Actions concerning the inheritance or assignment of Development Agreement rights are contractual, controlled by the agreement’s text rather than general zoning principles. *LD III v. Mapleton City*, 2020 UT App 41, ¶¶ 36–39, 463 P.3d 123 (holding that DA benefits did not survive foreclosure because assignment required City approval; “runs with the land” language could not override express transfer conditions). More broadly, because a Development Agreement is a negotiated contract, amendments to it require the consent of both parties. Even if a proposed change qualifies as a “minor amendment” under § 155.464(B)(3), the County is not compelled to approve it. As the Utah Supreme Court explained in *Baker v. Carlson*, 2018 UT 59, ¶ 54, the government’s decision to contract is administrative but remains discretionary; “the government is not required to contract with a particular entity.”

Application to Street Relocation in Conceptual Plan

As a threshold matter, MCC § 155.464 applies by its terms to amendments to the P-C zone overlay, associated development agreements, and existing PRUD subdivisions. If the subject development is not within that framework (or if there is no cross-reference applying § 155.464 more broadly), § 155.464 may not control.

That ordinance expressly provides that “rearrangement of the proposed lot and street layouts” may be processed as a minor amendment, subject to limits on unit count, height, and other thresholds. Under the ordinance, such requests are treated as administrative actions, not rezonings.

This classification is consistent with Utah case law distinguishing between legislative, administrative, and contractual acts:

- In *Baker v. Carlson*, 2018 UT 59, ¶¶ 52–54, 428 P.3d 850, the Court held that execution or amendment of a Development Agreement is administrative because it applies existing law to specific parties.
- Similarly, *Krejci v. City of Saratoga Springs*, 2013 UT 74, ¶ 28, 322 P.3d 662, emphasized that when approval is constrained by fixed criteria rather than open-ended policy balancing, the action is administrative.

If an instrument functions as generally applicable land-use regulation (like a zoning ordinance or SDMP-like master plan) it is more likely legislative; if it is a negotiated agreement implementing an already adopted plan and binding only contracting parties, it is administrative. And, even if an application fits within the ordinance’s ‘minor amendment’ category, approval still requires County assent through the authorized decisionmaker (here, either delegated administrative approval or Commission action as required). Nothing in § 155.464(B) creates an entitlement to an amendment; it identifies when an amendment may be processed administratively.

Additionally, if the approved conceptual plan that was incorporated into the prior amended DA included an express commitment that the private drive will later be dedicated and used as the public access road for future phases, relocating the access corridor may constitute a material change to a bargained-for obligation (not merely a rearrangement of internal streets). In that circumstance, the amendment is more appropriately processed as a major amendment under the governing DA amendment process.

Discretion to Deny

However, that does not compel approval. Because the street layout is part of a negotiated Development Agreement, amendments require the consent of both parties. The County Commission, acting in its capacity as the County’s governing body, retains discretion to withhold agreement to the amendment even if it qualifies as “minor” under the ordinance.

Referendum Implications

This amendment is likely not referable. As the Utah Supreme Court explained in *Baker v. Carlson*, 2018 UT 59, ¶ 54, “the government’s decision to contract with a particular entity is administrative, not legislative,” and therefore not subject to the people’s referendum power. This conclusion assumes the amendment does not itself adopt generally applicable land-use rules or function as an ordinance-level regulatory scheme.

Conclusion

A DA amendment is generally administrative/contract-implementation in nature and thus not referable. Whether this particular change may be approved administratively under § 155.464(B)(3) depends on (1) whether § 155.464 applies to the subject project, and (2) whether relocating the access road changes a material DA obligation (e.g., future dedication/access commitments). In any event, the County’s assent is required through the authorized decisionmaker; the applicant cannot compel an amendment.

SUMMARY:

Staff received an application proposing an amendment to the Rollins Ranch Development Agreement. Currently, the subdivision spans over 250 acres. The request pertains to a minor amendment to the development agreement associated with the Ponderosa Property, specifically amending the Concept Plan in Exhibit C (as referenced in the Fourth Amendment). The updated plan, shown in the attached Exhibit D, allows for revised road placement where it connects to Ranch Blvd. While this is a legislative application, it is being processed administratively in accordance with § 155.464(B)(3), which allows administrative approval of rearrangements to proposed lot and street layouts, provided other thresholds are not exceeded. Public comments may be made during the general comment portion of the meeting at which this item appears on the agenda; it will not be scheduled for a separate public hearing.

The applicant submitted the following narrative:

“The road will be moved to the west creating a better ingress/egress for line of sight, parking, pushing snow, alleviating a situation a double frontage lot and complies with AASHTO.”

The applicant has submitted the following text for the proposed amendment:

1. Concept Plan. The Concept Plan attached to the Development Agreement as Exhibit C and in the Fourth Amendment is supplemented and/or amended as it applies to the Ponderosa Property to be as it appears in the attached **Exhibit A**, which by this reference is incorporated into this Addendum, which among other things allows for the better placement of the road in a more appropriate location as it connects to Ranch Blvd., see the attached Preliminary Plat, Plan and drawing Exhibit A.

2. Road Placement Improvements over the Previous Plat:

a. The road is centered in the property, allowing now for a storm water retention and snow removal placements in the retention pond at a downward sloped location not accommodated in the Previous Plat.

b. The road is in full compliance with County Ordinances and Engineering Standards as to distances from adjoining roads and other lots making for improved visibility, pedestrian flow, stopping distances and parking, not accommodated on the Previous Plat.

c. The road is more economical as to being on the flat portions of the property, generally straight and not impeded by upward sloping terrain and is therefore more receptive to flow of traffic, stopping distances, site lines as to oncoming and merging traffic, less sharp curves, less angled curves, less slope all of which better accommodates fire suppression equipment as well for better safety of travel, pedestrians and less attentive children at play, not accommodated on the Previous Plat.

3. Miscellaneous. This Addendum is supplemental to the Fourth Amendment and contains the entire understanding of County and Fernwood and supersedes all prior oral or written understandings relating to the subject matter set forth herein. This Addendum may be executed in counterparts, each of which shall be deemed an original. This Addendum shall be binding upon and shall inure to the benefit of County and Fernwood and their respective grantees, transferees, lessees, heirs, devisees, personal representatives, successors, and assigns. In all respects, other than as specifically set forth in this Addendum, the Fourth Amendment and the Development Agreement and its applicable amendments shall remain unaffected by this Amendment and shall continue in full force and effect, subject to the terms and conditions thereof.

STAFF RECOMMENDATION:

Staff recommends approval of the applicant's proposal to amend the Rollins Ranch Development Agreement, which includes revise road alignment for improved safety and to accommodate existing infrastructure. Based on this review, staff presents the following findings and recommendations for consideration:

Findings:

- 1. That the proposal is not detrimental to the health, safety, and welfare of the public.*
- 2. That the revised road alignment improves vehicle sight distance and driver visibility through the use of wider curve radii.*
- 3. That the new alignment avoids conflicts with existing infrastructure, including the irrigation pump house, and reduces impacts to steep terrain.*
- 4. That the amendment is consistent with the intent of the Development Agreement and maintains access within the originally contemplated area.*
- 5. That the amendment does not change the approved number of lots or increase the overall density of the subdivision.*

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on February 2, 2026; a minimum of 10 days prior to the scheduled meeting. (Morgan County Code § 155.032 (C)).
- ✓ A Public Notice was posted at the County on February 2, 2026.
- ✓ Notices to property owners within 1000’ feet of the proposed use were mailed a Public Notice on February 2, 2026.
- ✓ A sign was posted on the site on February 2, 2026.

SAMPLE MOTIONS:

Recommended Motion for *Approval* – “I move we approve an amendment to the Rollins Ranch Development Agreement, to revise road alignment for improved safety and to accommodate existing infrastructure, as listed in the staff report, based on the text listed in Exhibit C of the staff report dated March 3, 2026.”

Recommended Motion for *Approval with Additional Changes* – “I move we approve an amendment to the Rollins Ranch Development Agreement, to revise road alignment for improved safety and to accommodate existing infrastructure, as listed in the staff report, based on the text listed in Exhibit C of the staff report dated March 3, 2026, with the following corrections:”

1. List any corrections...

Recommended Motion for *Denial* – “I move we deny an amendment to the Rollins Ranch Development Agreement, *due to the following findings:*”

1. List any additional findings...

SUPPORTING INFORMATION

Attachments:

- Exhibit A: Rollins Ranch Development Agreement - Recorded
- Exhibit B: Rollins Ranch Development Agreement Amendment - Proposal
- Exhibit C: Exhibit C-1 of Rollins Ranch Development Agreement, 4th Amendment
- Exhibit D: Proposed Roadway Concept for Rollins Ranch

Staff Contact

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

Exhibit A: Rollins Ranch Development Agreement - Recorded

November 20, 2006

When Recorded, Please Return to:

Morgan County
Attention: County Attorney
48 West Young Street
Morgan, Utah 84050

DEVELOPMENT AGREEMENT
FOR ROLLINS RANCH,
MORGAN COUNTY, UTAH

THIS DEVELOPMENT AGREEMENT FOR ROLLINS RANCH, MORGAN COUNTY, UTAH (this "**Agreement**") is entered into as of this 20th day of November, 2006, by and between ROLLINS RANCH, L.L.C., a Utah limited liability company ("**Developer**"), and MORGAN COUNTY, a political subdivision of the State of Utah, by and through its County Council (the "**County**").

RECITALS:

A. Developer owns or has the contractual right to acquire approximately 249 acres of land, located in Morgan County, Utah, more particularly described on Exhibit "A" attached hereto and made a part hereof (the "**Property**"), on which Developer has proposed the development of a master planned community in accordance with the site plans attached hereto as "Exhibit "B" (the "**Site Plan**").

B. Pursuant to a duly noticed public hearings on May 14, 2005 and August 11, 2005, the County's Planning Commission voted to recommend to the County Council that the Property be rezoned from A-20 and MU-160 to RR-1 and RR-5.

C. Pursuant to a duly noticed public hearings on June 14, 2005 and September 6, 2005, the County Council considered and adopted the recommendation of the County's Planning Commission and the Property was rezoned from A-20 and MU-160 to RR-1 and RR-5 (the "**Zone Change**").

D. Pursuant to the County's Land Use Management Code Chapter 48 (the "**PRUD Ordinance**") the Developer submitted to the County, and after appropriate public hearings the [Concept Plan] attached hereto as "Exhibit "C" and made a part hereof (the "**Concept Plan**"), and the County has approved the Concept Plan.

Exhibit B: Rollins Ranch Development Agreement Amendment - Proposal

Recording Requested by and
When Recorded Return to:
Morgan County
Attn: Morgan County Attorney
48 West Young Street
Morgan, Utah 84050

For Recording Purposes
Do Not Write above this Line

**ADDENDUM, MODIFICATION, REFINEMENT
AND/OR SUPPLEMENT
TO
FIFTH AMENDMENT
TO
DEVELOPMENT AGREEMENT
FOR
ROLLINS RANCH
MORGAN COUNTY, UTAH
RE: The Ponderosa Phase II/Fernwood**

This Addendum, Modification, Refinement and/or Supplement to Fifth Amendment to Development Agreement for Rollins Ranch (“Addendum”) is made effective as of _____ 20____, by and among Morgan County, a political subdivision of the State of Utah (“**County**”) and Fernwood, L.C. (“**Fernwood**”).

RECITALS

Fernwood and County wish to modify, refine and/or supplement the Fourth Amendment dated 30th of November, 2014, to allow Fernwood to proceed to develop Ponderosa Phase II and agree to amend the Fourth Amendment and Development Agreement as it affects Fernwood and the Ponderosa Property as follows.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and Fernwood hereby agree as follows:

- 1. Concept Plan.** The Concept Plan attached to the Development Agreement as Exhibit C and in the Fourth Amendment is supplemented and/or amended as it applies to the Ponderosa Property to be as it appears in the attached **Exhibit A**, which by this reference is incorporated into this Addendum, which among other things allows for the better placement of the road in a more appropriate location as it connects to Ranch Blvd., see the attached Preliminary Plat, Plan and drawing Exhibit A.
- 2. Road Placement Improvements over the Previous Plat:**

a. The road is centered in the property, allowing now for a storm water retention pond and snow removal placements in the retention pond at a downward sloped location not accommodated in the Previous Plat.

b. The road is in full compliance with County Ordinances and engineering standards as to distances from adjoining roads and other lots making for improved visibility, pedestrian flow, stopping distances and parking, not accommodated on the Previous Plat.

c. The road is more ergonomical as to being on the flat portions of the property, generally straight and not impeded by upward sloping terrain and is therefore more receptive to flow of traffic, stopping distances, site lines as to oncoming and merging traffic, less sharp curves, less angled curves, less slope all of which better accommodates fire suppression equipment as well for better safety of travel, pedestrians and less attentive children at play, not accommodated on the Previous Plat.

3. **Miscellaneous.** This Addendum is supplemental to the Fourth Amendment and contains the entire understanding of County and Fernwood and supersedes all prior oral or written understandings relating to the subject matter set forth herein. This Addendum may be executed in counterparts, each of which shall be deemed an original. This Addendum shall be binding upon and shall inure to the benefit of County and Fernwood and their respective grantees, transferees, lessees, heirs, devisees, personal representatives, successors, and assigns. In all respects, other than as specifically set forth in this Addendum, the Fourth Amendment and the Development Agreement and its applicable amendments shall remain unaffected by this Amendment and shall continue in full force and effect, subject to the terms and conditions thereof.

IN WITNESS WHEREOF, this Addendum has been executed as of the date first set forth above.

FERNWOOD:

FERNWOOD, L.C.

By: _____
Name: Douglas M. Durbano
Title: Manager

FERNWOOD ACKNOWLEDGEMENT

State of Utah)
) SS
County of Davis)

On this _____ 20____, before the undersigned notary public in and for the State of Utah, personally appeared before me Douglas M. Durbano, known or identified

to me as the Manager of Fernwood, L.C. and the person who executed the foregoing instrument and acknowledged to me that said company executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand seal the day and year first above written.

Notary Public for Utah
Residing in: _____
My Commission Expires: _____

COUNTY:
MORGAN COUNTY

By: _____
Name:
Title:

Attest:

County Clerk

COUNTY ACKNOWLEDGEMENT

State of Utah)
) SS
County of Morgan)

On this _____ 20____, before the undersigned notary public in and for the State of Utah, personally appeared before me _____, known or identified to me as the _____ of Morgan County and the person who executed the foregoing instrument and acknowledged to me that Morgan County executed the same.

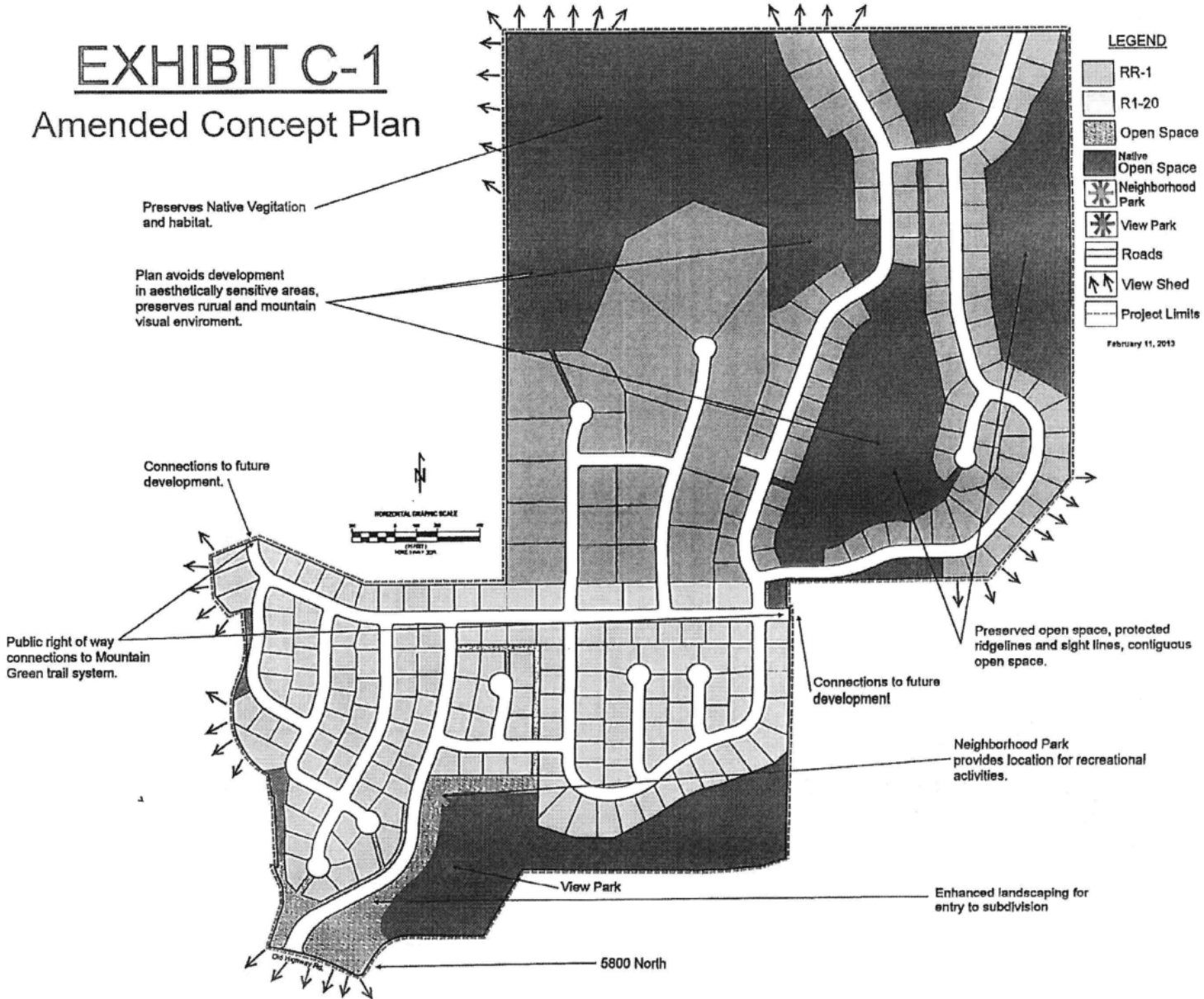
IN WITNESS WHEREOF, I have hereunto set my hand seal the day and year first above written.

Notary Public for Utah
Residing in: _____
My Commission Expires: _____

[Click here to view a full-size .pdf version of the Concept Plan \(See Pg. 48\)](#)

EXHIBIT C-1

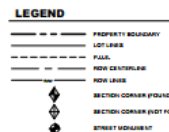
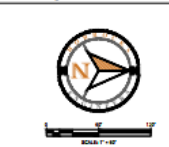
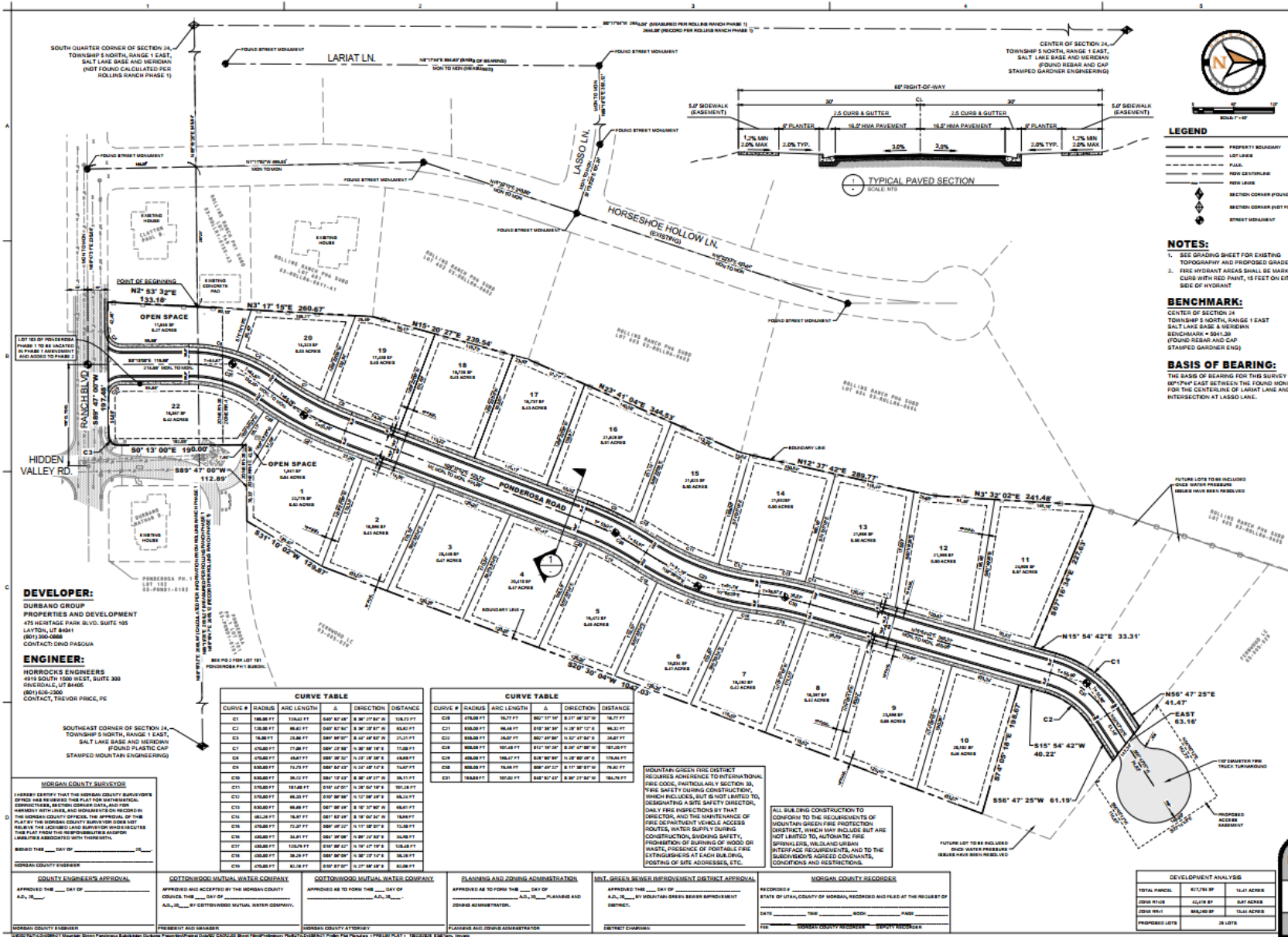
Amended Concept Plan



Ent 128494 Bk 0304 Pg 0647
 Ent 135195 Bk 0320 Pg 0415

Exhibit D: Proposed Roadway Concept for Rollins Ranch

[Click here to view a full-size .pdf version](#)



- NOTES:**
- SEE GRADING SHEET FOR EXISTING TOPOGRAPHY AND PROPOSED GRADES.
 - FIRE HYDRANT AREAS SHALL BE MARKED ON CURB WITH RED PAINT, 15 FEET ON EITHER SIDE OF HYDRANT.

BENCHMARK:
CENTER OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN (FOUND REBAR AND CAP STAMPED GARDNER ENGINEERING)

BASIS OF BEARING:
THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 60°17'44" EAST FROM THE FOUND MONUMENTS FOR THE CENTERLINE OF LARIAT LANE AND THE INTERSECTION AT LASSO LANE.

CURVE TABLE					CURVE TABLE						
CURVE #	RADIUS	ARC LENGTH	Δ	DIRECTION	DISTANCE	CURVE #	RADIUS	ARC LENGTH	Δ	DIRECTION	DISTANCE
C1	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT	C11	176.00 FT	167.77 FT	80° 17' 10"	S 37° 46' 37" W	167.77 FT
C2	126.00 FT	84.01 FT	56° 38' 54"	S 30° 17' 57" W	84.21 FT	C12	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT
C3	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT	C13	176.00 FT	167.77 FT	80° 17' 10"	S 37° 46' 37" W	167.77 FT
C4	126.00 FT	84.01 FT	56° 38' 54"	S 30° 17' 57" W	84.21 FT	C14	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT
C5	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT	C15	176.00 FT	167.77 FT	80° 17' 10"	S 37° 46' 37" W	167.77 FT
C6	126.00 FT	84.01 FT	56° 38' 54"	S 30° 17' 57" W	84.21 FT	C16	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT
C7	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT	C17	176.00 FT	167.77 FT	80° 17' 10"	S 37° 46' 37" W	167.77 FT
C8	126.00 FT	84.01 FT	56° 38' 54"	S 30° 17' 57" W	84.21 FT	C18	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT
C9	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT	C19	176.00 FT	167.77 FT	80° 17' 10"	S 37° 46' 37" W	167.77 FT
C10	126.00 FT	84.01 FT	56° 38' 54"	S 30° 17' 57" W	84.21 FT	C20	186.00 FT	126.02 FT	84° 57' 54"	S 30° 17' 57" W	126.21 FT

MOUNTAIN GREEN FIRE DISTRICT REQUIRES ADHERENCE TO INTERNATIONAL FIRE CODE, PARTICULARLY SECTION 5A, 'FIRE SAFETY DURING CONSTRUCTION', WHICH INCLUDES, BUT IS NOT LIMITED TO, DESIGNATING A SITE SAFETY OFFICER, ONLY FIRE INSPECTIONS BY THAT OFFICER, AND THE MAINTENANCE OF FIRE DEPARTMENT VEHICLE ACCESS ROUTES, WATER SUPPLY DURING CONSTRUCTION, SAVING SAFETY, PROHIBITION OF BURIAL OF WASTE OR WASTE, POSSESSION OF PORTABLE FIRE EXTINGUISHERS AT EACH BUILDING, POSTING OF SITE ADDRESSES, ETC.

ALL BUILDING CONSTRUCTION TO CONFORM TO THE REQUIREMENTS OF MOUNTAIN GREEN FIRE PROTECTION DISTRICT, WHICH MAY INCLUDE BUT ARE NOT LIMITED TO, AUTOMATIC FIRE SPRINKLING, WELDED URBAN INTERFACE REQUIREMENTS, AND TO THE SUBDIVISION'S AGREED COVENANTS, CONDITIONS AND RESTRICTIONS.

DEVELOPER:
DURBANO GROUP
PROPERTIES AND DEVELOPMENT
475 HORTON PARK BLVD, SUITE 105
LAYTON, UT 84041
(801) 336-0888
CONTACT: DINO PASQUA

ENGINEER:
HORROCKS ENGINEERS
4919 SOUTH 1500 WEST, SUITE 300
RESIDUAL, UT 84062
(801) 632-3300
CONTACT: TREVOR PRICE, P.E.

MORGAN COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYOR OFFICE HAS REVIEWED THIS PLAN FOR MATHEMATICAL, CORRELATION, SECTION CORNER DATA, AND FOR ADEQUACY WITH THE RECORDS AND RECORDS OF RECORDS OF THE MORGAN COUNTY OFFICE. THE APPROVAL OF THIS PLAN BY THE MORGAN COUNTY SURVEYOR DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR THE LIABILITY OF THE SURVEYOR FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THIS PLAN.

ISSUED THIS ____ DAY OF _____, 2026.

MORGAN COUNTY SURVEYOR

COUNTY ENGINEER'S APPROVAL
APPROVED THIS ____ DAY OF _____, 2026.
A.E. _____
COUNTY ENGINEER

COTTONWOOD MUTUAL WATER COMPANY
APPROVED AND ACCEPTED BY THE MORGAN COUNTY ENGINEER THIS ____ DAY OF _____, 2026.
A.D. _____ BY COTTONWOOD MUTUAL WATER COMPANY.

PLANNING AND ZONING ADMINISTRATION
APPROVED AS TO FORM THIS ____ DAY OF _____, 2026.
A.C. _____ PLANNING AND ZONING ADMINISTRATOR

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT APPROVAL
APPROVED THIS ____ DAY OF _____, 2026.
A.L. _____ BY MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT.

MORGAN COUNTY RECORDS
RECORDED # _____
STATE OF UTAH, COUNTY OF MORGAN, RECORDS AND FILES BY THE REQUEST OF _____
DATE _____ TIME _____ BOOK _____ PAGE _____
FILE _____ MORGAN COUNTY RECORDS - SURVEY RECORDS

DEVELOPMENT ANALYSIS

TOTAL PARCEL	87,278 SF	1,941 ACRES
ZONE RT-10	1,476 SF	0.034 ACRES
ZONE RM-1	85,802 SF	1.941 ACRES
PROPOSED LOTS	18 LOTS	

HORROCKS ENGINEERS
292 West Grove Pkwy., Suite 100
Preston, UT 84092
(801) 763-9102
www.horrocksonline.com

WARNING
REVISIONS
DATE: 01/27/2025
BY: JAC
REASON: REVISED PER COMMENTS

PRELIMINARY NOT FOR CONSTRUCTION

PONDEROSA PH 2
MOUNTAIN GREEN, MORGAN COUNTY, UTAH
PRELIMINARY PLAT

PLAT

PAGE C.2.B



PLANNING & DEVELOPMENT

COUNTY COMMISSION
PUBLIC HEARING
COTTONWOODS DEVELOPMENT
AGREEMENT AMENDMENT
MARCH 3, 2026

Staff: Joshua Cook, AICP
Public Hearing
March 3, 2026

Application No.: 23.072
Applicants Matt Wilkinson
Owners: Mark & Sheila Wilkinson Family Trust Wilkinson Mark H & Sheila R
Trustees
Project Location: Approx. southeast of the boundaries of the Cottonwoods
Development Agreement and MCC §155.465 Cottonwoods PUD
Overlay District, all within sections 30 and 31 T5N, R2E
Date of Application: October 12, 2023
Current Zoning: Rural Residential (RR-5), Agriculture (A-20)
Acreage: Approx. 189.62 acres

REQUEST

This application is a request for approval of an amendment to the Cottonwoods Development Agreement (“DA”) to remove specific properties from the bounds of the land specified in the DA. Additionally, to remove the specified properties from MCC §155.465 Cottonwoods PUD Overlay District reverting it to its prior zoning designation.

COMMISSION HEARINGS SUMMARY

The application was initially presented to the Planning Commission on September 26, 2024, as a request to remove certain land from the DA. The applicant subsequently combined this request with a related application due to overlapping proposals and a one-to-one exchange of land, resulting in multiple public hearings. Following hearings on January 8, 2026, January 20, 2026, and February 17, 2026, the County Commission directed that the applications be separated, with the original request (Application #: 23.072, to remove land from the DA) scheduled for review on March 3, 2026, and the related request (application #: 24.077, to add land into the DA) to be considered separately. This staff report reflects a version of the application that is closer to the original submission. The following provides a summary of comments received from the public, the commissions, and staff regarding this item.

<u>Hearing Date</u>	<u>Public Comments</u>	<u>Commission Discussion/Comments</u>	<u>Staff/Presenter - Clarification/Comments</u>
September 26, 2024 (PC)	Public raised concerns about the timing of the hearing, potential impacts on subdivision density, changes to development calculations, and accountability of the developer under the existing agreement.	Planning Commission discussed the applicant's request to withdraw land from the DA and the need for additional information before a decision. A motion was made to continue the item to November 14, 2024.	Staff clarified the location of the property, the proposal to withdraw land, and recommended retaining the land as A-20, noting the applicant could redesign the space if desired.
<p><i>The application was continued by the Planning Commission on November 14, 2024, December 19, 2024, and February 13, 2025, before ultimately not being continued anymore and not reaching the County Commission. Over approx. 18 months, county staff worked with the applicant to identify a more effective path forward. This yielded a more comprehensive proposal, including the Nettleton's property and a new request for a land swap, with multiple meetings in County offices culminating in a work session before the County Commission on November 18, 2025.</i></p>			
January 8, 2026 (PC)	Public input focused on access to amenities, HOA involvement, notice of application, geohazards, and impacts of proposed changes to open space and future development.	Planning Commission asked questions about Phase 6 and Phase 9 lot counts, open space percentages, amenity commitments, triggers for development, and alignment between the DA and overlay report. County Attorney provided guidance on density and maximum lots.	Planning Director and staff summarized the history of the application, clarified which phases are included, explained open space and amenity commitments, and confirmed that the conceptual layout is subject to final plat review. Staff also noted that MOA/HOA concerns are private matters and that the applicants' proposed changes comply with County review standards.

<p>January 20, 2026 (CC)</p>	<p>Members of the community expressed concern that the proposed amendments could alter existing HOA obligations, create inequities between phases regarding maintenance and amenities, and set a precedent for future phases, emphasizing the need for community input and protection of homeowner expectations.</p>	<p style="text-align: center;">—</p>	<p>The applicant’s representative and property owners presented the proposal and outlined prior Planning Commission approval and previous work session feedback. She noted refinements were needed to the DA, explained that the HOA would not be required to assume maintenance or insurance responsibilities for proposed trails and parks, and emphasized that portions of the project are several years away due to infrastructure needs. The representative stated she was primarily present to listen to public comments and determine whether concerns could be incorporated.</p>
<p>February 17, 2026 (CC)</p>	<p>Comments addressed access to amenities, involvement of existing homeowners’ associations, notice of the application, absence of a geohazards report, and potential impacts from changes to open space and future development.</p>	<p>County Commission focused on separating the applications and directed that the original request (Application 23.072) be scheduled for review on March 3, 2026.</p>	<p style="text-align: center;">—</p>

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 § 17-79-1009.

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:

17-79-101. 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. § 17-79-101. While the County Commission still appears to have broad discretion, I would caution that Utah Code Ann. § 17-79-101 (1)(b)(xiv) causes concern for legal actions if the Commission fails to support its decisions with the above purposes and standards.

Specific Legal Analysis For This Application: Development Agreement and Zoning Status

1. Development Agreement Enforceability Issues. The original Development Agreement (“DA”) was entered into between the County and the original developer. At the time of approval, the developer did not hold fee title to all phases of the project, but instead held contractual acquisition rights. Certain phases were never acquired, and the fee owners of those parcels did not execute the DA. As a result, while the property was intended to be developed under a unified framework, there is uncertainty regarding the County’s ability to directly enforce contractual obligations against owners who were not parties to the DA.

A recorded Assignment and Assumption Agreement was executed between private parties in approximately 2015 purporting to transfer certain DA interests to the owners and successors. The County was not a party to that instrument and did not consent to it. Accordingly, while the private parties have enforcement rights, the County lacks contractual privity under that Assignment.

The County’s position is not that current owners are categorically unbound by the DA, but rather that the enforceability of contractual obligations against non-signatory owners would require layered legal arguments concerning notice, assumption, and successor liability.

2. Amenity Status – Golf Course. The only amenity historically contemplated for this specific property was a potential golf course. However, the golf course was not required under the DA.

3. Distinction Between the Development Agreement and the PUD. The Development Agreement and the Cottonwoods PUD are legally distinct:

- The Development Agreement is a contractual instrument.
- The Cottonwoods PUD is a legislative zoning designation adopted following public notice and hearing. As such, there was notice to the landowners and successors and the PUD ordinance is enforceable against current property owners.

Withdrawal from the DA does not automatically remove property from the PUD. Conversely, uncertainty regarding DA enforceability does not invalidate the PUD ordinance. As such, the PUD remains in effect and enforceable unless amended or repealed through a legislative zoning process.

4. Scope of the Current Application. The present request concerns withdrawal of this parcel from the Development Agreement and its removal from the Cottonwoods PUD through legislative amendment. The request does not seek to amend any other terms of the DA and PUD ordinance. However, any future amendments of the remaining parcels will need to comprehensively address issues such as density calculations, amenity allocation, and other potential project-wide impacts.

At this stage, the County is evaluating only whether continued inclusion of this property within the DA and PUD structure is legally enforceable, practical, and consistent with current conditions.

5. Suggested Potential Findings:

1. In this matter, removal of the subject property from the Cottonwoods Development Agreement and PUD:

- Aligns zoning classification with current ownership realities and feasible land use conditions;
- Reduces ambiguity in enforceability of Development Agreement on current landowner;
- Eliminates reliance on a conceptual golf course use that is no longer viable due to water constraints;
- Clarifies regulatory status following decades of nondevelopment;
- Allows the landowner to pursue lawful use of the property under the prior zoning classification, consistent with the General Plan and surrounding land use patterns.

2. The County further finds that consideration of the landowner’s ability to reasonably utilize property is consistent with Utah Code § 17-79-101, which requires balancing surrounding land uses with private property interests and constitutional protections.

3. This amendment does not grant new density or approve future development entitlements.

4. The County finds that the proposed amendment is reasonably debatable as a matter of planning judgment and is consistent with LUDMA and Morgan County Code.

SUMMARY

Staff received an application proposing the removal of specific parcels of land from the Cottonwoods Master Plan. The legislative action is due to the amendment to the Cottonwoods DA. The land was originally included in Phase 9 of the Cottonwoods Master Plan (see Exhibit “C” or “D”). Staff has reviewed the application and the proposed changes. The request seeks to withdraw the property from the DA and revert to the underlying A-20 (Agricultural) zoning, thereby removing barriers to exercising the entitlements permitted under that zoning designation.

Staff wishes to point out the following parcel data to highlight the exact properties involved in this proposal. Approximately 189.62 acres will be affected by this request. Note that the parcel with the applicable parcel number ending in 2927 appears to be split on the zoning map. However, it is a single parcel with one shared legal description. For clarity, staff will refer to the 'upper portion' and 'lower portion' of the parcel in the table. The table below provides detailed information on each parcel:

Parcel Number	Serial Number	Acreage
00-0083-5583	03-005-113-01-3	27.02 ac

00-0088-2927 (Upper Portion)	03-005-133-01-2-1 (Upper Portion)	10.78 ac
00-0088-2927 (Lower Portion)	03-005-133-01-2-1 (Lower Portion)	156.45 ac

The applicant submitted the following narrative as a letter to Joshua Cook, Zoning Administrator for Morgan County:

“I would like to have the attached land removed from the Cottonwoods master plan and have it returned to agriculture where it is possible to have one house on 20 acres. This land was originally part of phase 9 (I believe) but the developer defaulted on the purchase agreement. I do not want to amend the Cottonwoods master plan because I don't want to have this land connected to the developer or his development. I believe this would be a healthy resolution to a long existing problem. Your predecessor told me that this land was slated for open space and that the people in the Cottonwoods were promised open space. They were promised open space by the developer, Not by Mark Wilkinson or by Morgan county. The open space agreement was contingent on the purchase of the land. The developer does not own the land and has never owned the land. For this reason I ask that the land be removed from the cottonwoods and returned to agriculture one house on twenty acres.”

ANALYSIS

The request is to remove specific parcels from the Cottonwoods DA. The subject property is currently restricted from being used for its intended agricultural purpose due to its inclusion within the DA, as the associated open space requirements limit uses otherwise permitted under the underlying zoning. If the commission finds merit in the requested amendment to the Cottonwoods DA, staff presents the following findings for consideration:

Findings:

1. That the proposal is not detrimental to the health, safety, and welfare of the public.
2. That the proposed aligns with the county's long-term vision for agricultural preservation and responsible land management.
3. That the amended recommendation resolves existing issues between the applicant and the developer.

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on December 29, 2025; a minimum of 10 days prior to the scheduled meeting. (Morgan County Code § 155.032 (C)).
- ✓ A Public Notice was posted at the County on December 29, 2025.
- ✓ Notices to property owners within 1000’ feet of the proposed use were mailed a Public Notice on December 29, 2025.
- ✓ A sign was posted on the site on December 29, 2025.

SAMPLE MOTION

Motion for *Approval* – “I move we approve an amendment to the Cottonwoods Development Agreement and PUD Overlay District to reconfigure certain parcels within the development, as outlined in the staff report, based on the text listed in Exhibit A of the staff report dated March 3, 2026.”

Motion for *Approval with Additional Changes* – “I move we approve an amendment to the Cottonwoods Development Agreement and PUD Overlay District to reconfigure certain parcels within the development, as outlined in the staff report, based on the text listed in Exhibit A of the staff report dated March 3, 2026, with the following corrections:”

1. List any corrections...

Motion for *Denial* – “I move we deny an amendment to the Cottonwoods Development Agreement and PUD Overlay District to reconfigure certain parcels within the development, *due to the following findings:*”

1. List any additional findings...

Supporting Information

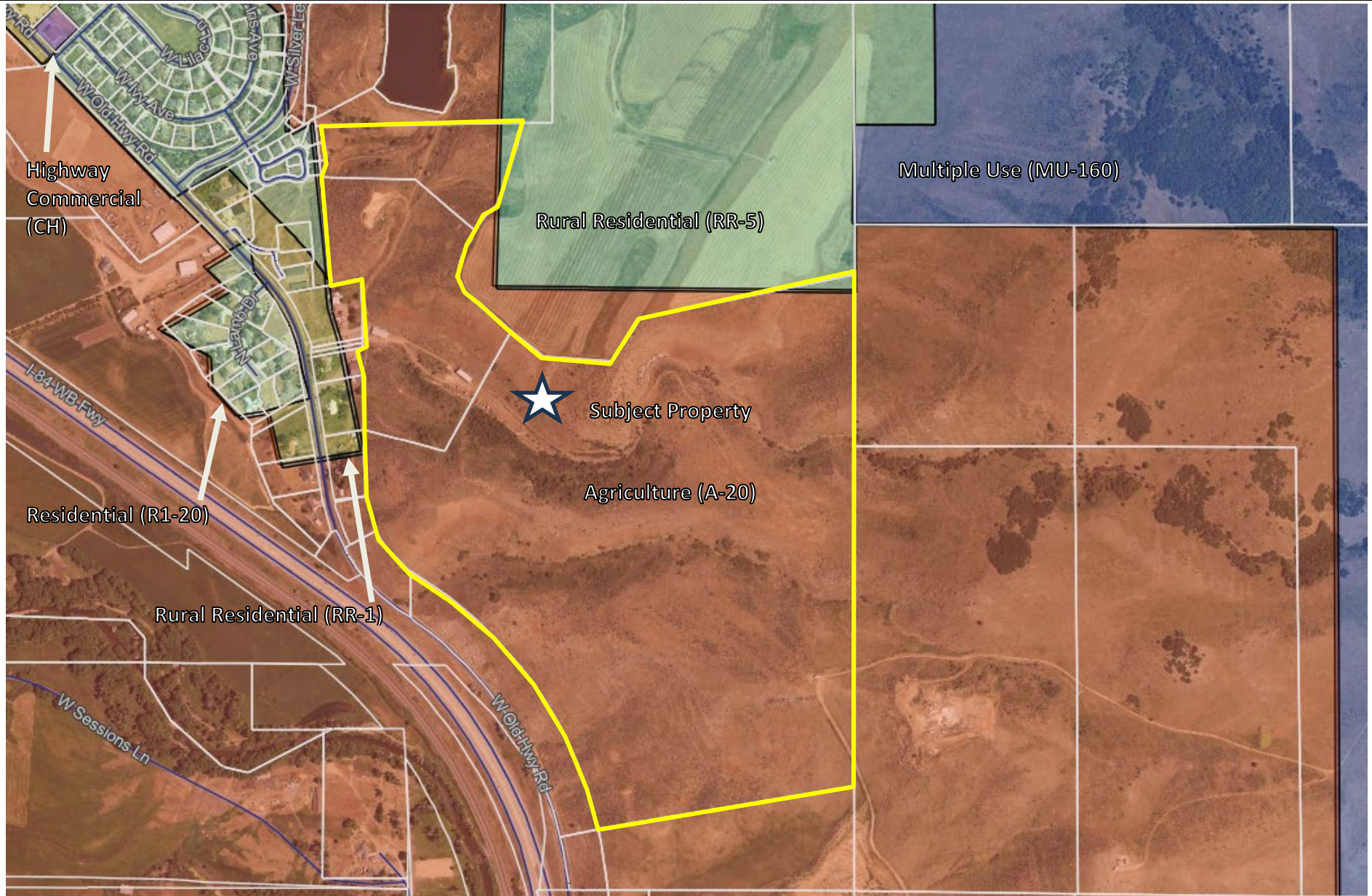
- Exhibit A: Vicinity Map
- Exhibit B: Zoning Map
- Exhibit C: Cottonwoods DA Phasing - Neighborhood plans
- Exhibit D: Original Cottonwoods Master Plan
- Exhibit E: Legal Descriptions
- Exhibit F: Original DA

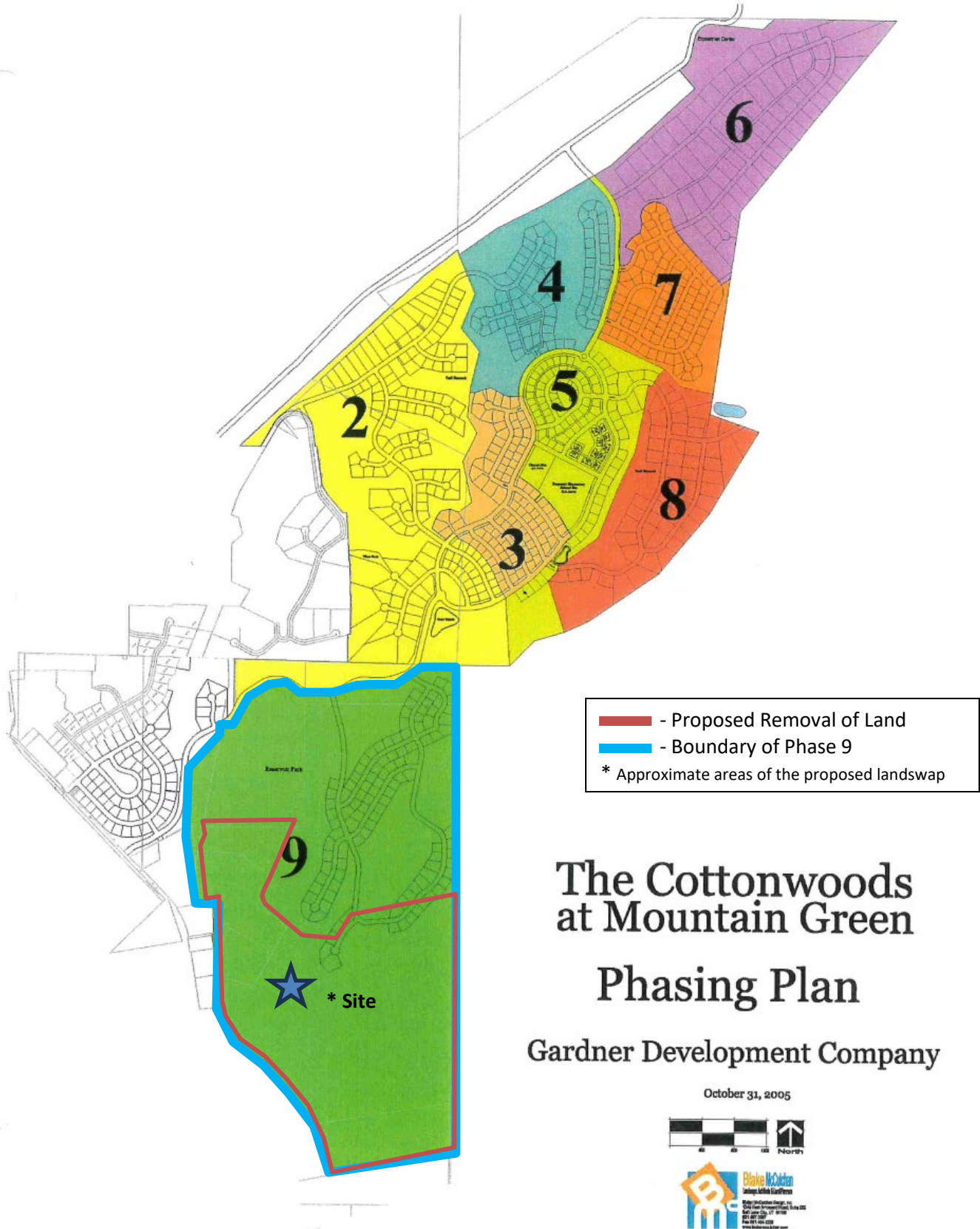
Exhibit A: Vicinity Map

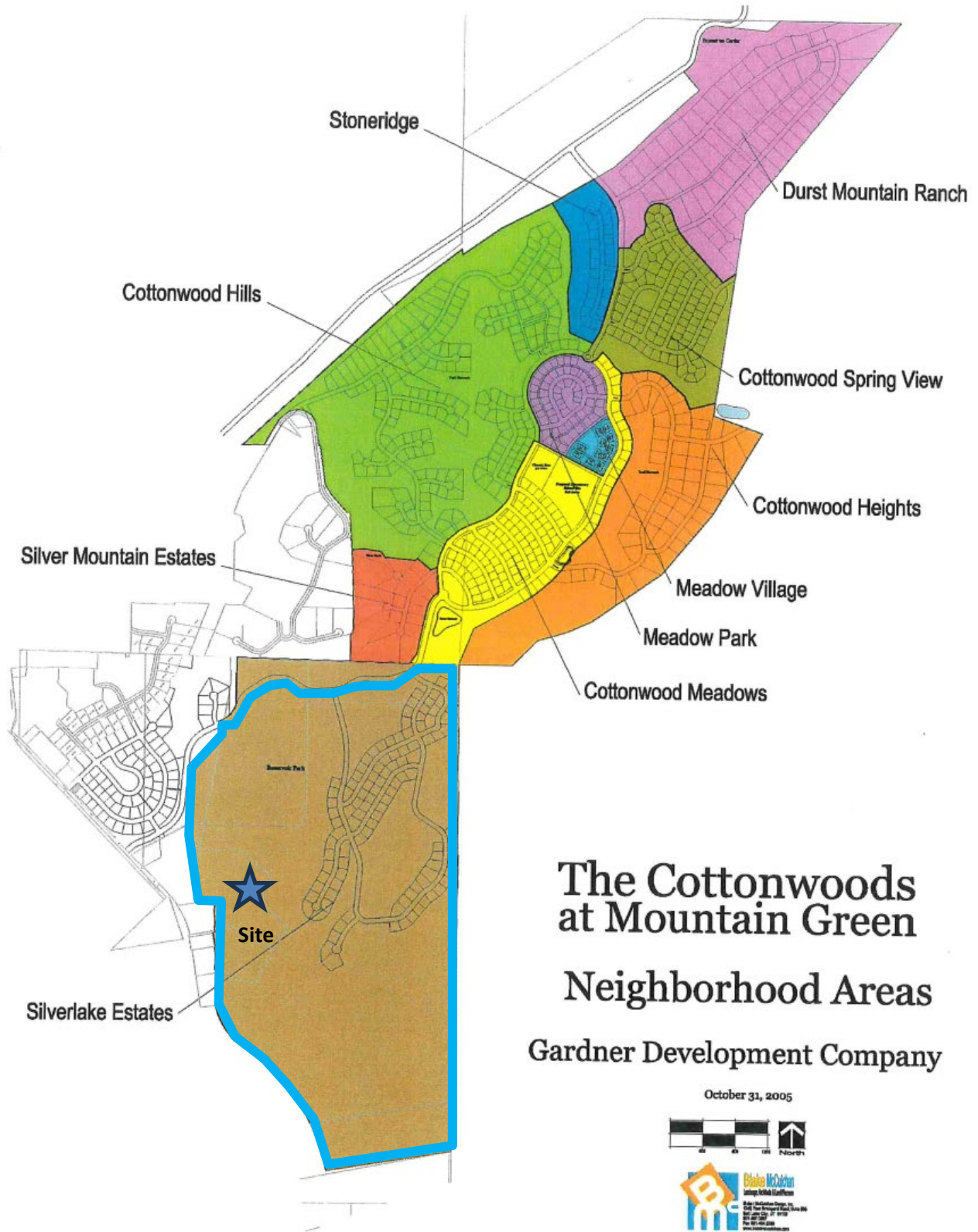


*** Approximate vicinity shown w/ circle**

Exhibit B: Zoning Map







The Cottonwoods at Mountain Green

Neighborhood Areas

Gardner Development Company

October 31, 2005





A Master Plan Unlike Any Other

The Cottonwoods at Mountain Green is much more than a mortar-and-bricks development—it's a close-knit community specifically designed to complement and enhance the natural landmarks and rural lifestyle of Morgan County. No other planned community is as green and open and unique as ours; in fact, we invite you to research other communities and compare.

Our one-of-a-kind master plan includes:

- Over 600 acres of open spaces and neighborhood parks (more than 50% of the total area)
- Extensive network of walking & nature trails
- Sites for an elementary school and church
- Silver Lake Reservoir
- Community center
- Equestrian center



Image Source: [cottonwoods_masterplan.pdf\(cottonwoodsmg.com\)](http://cottonwoods_masterplan.pdf(cottonwoodsmg.com))

Exhibit E: Legal Descriptions

Legal description for parcel # 00-0088-2927 SN 03-005-133-01-2-1

BEG AT A PT ON THE E BDY LN OF COVENTRY COVE SUBDIVISION PUD, IN MORGAN COUNTY UTAH SD PT BEING: 539.41 FT S 89°40'47" W ALG THE 1/4 SEC LN; & 552.76 FT N 0°19'13" W FRM THE N1/4 COR OF SEC 31, T5N, R2E, SLB&M; & RUN TH N 89°57'45" E 1,208.08 FT M. OR L TO AN EXIST FNC LN; TH THIRTEEN (13) COURS ALG SD EXIST FNC LN AS FOLS: (1) S 17°36'30" W 416.01 FT; (2) S 23°38'30" W 103.46 FT; (3) S 45°21'08" W 89.56 FT; (4) S 34°26'43" W 112.37 FT; (5) S 28°40'54" W 148.33 FT; (6) S 22°04'46" W 58.88 FT; (7) S 15°52'42" W 50.00 FT; (8) S 08°36'03" E 64.13 FT; (9) S 15°59'56" E 56.78 FT; (10) S 49°47'25" E 635.99 FT; (11) S 85°54'27" E 418.94 FT; (12) N 33°28'08" E 313.93 FT; & (13) N 78°43'42" E 1,374.63 FT M. OR L TO THE E LN OF SEC 31; TH S 00°02'27" E 3,102.71 FT ALG SD E LN TO A PT 1962 FT N OF THE SE COR OF SD SEC 31; TH S 79°45'00" W 1,635.22 FT M. OR L TO THE E'LY LN OF THAT PCL DESC IN THAT FINAL ORDER OF CONDEMNATION RECORDED IN BK S AT PG 398, NO 33437 IN THE OFFICE OF THE MORGAN COUNTY RECORDER, BEING A PT OF NON-TNGT CURV OF WH THE RAD PT LIES S 77°34'12" W; TH THREE (3) COUR ALG SD E'LY LN AS FOLS: (1) NW'LY ALG THE ARC OF A 2,509.62 FT RAD CUR TO THE L A DIST OF 1,825.62 FT (CTRL ANG EQUALS 41°40'47", & L.C. BEARS N 33°16'11" W 1,785.63 FT); (2) N 54°50'00" W 127.98 FT TO A PT OF NONTNGT CURV OF WH THE RAD PT LIES N 33°08'40" E; & (3) NW'LY ALG THE ARC OF A 774.34 FT RAD CUR TO THE RGT A DIST OF 386.67 FT (CTRL ANG EQUALS 28°36'40", & L.C. BEARS N 42°33'00" W 382.67 FT); TH N 16°17'39" W 215.84 FT TO THE SE COR OF THAT PCL CONVEYED TO REX G. & JANEAL B. WILKINSON IN BK M29 AT PG 129, REFERENCE #42297 IN THE OFFICE OF THE MORGAN COUNTY RECORDER; TH N 01°38'00" W 403.28 FT ALG THE E LN OF SD WILKINSON PCL TO THE SW COR OF THAT PCL CONVEYED TO MARK H. & SHEILA R. WILKINSON IN BK 330 AT PG 751. AS ENTRY #139397 IN THE OFFICE OF THE MORGAN COUNTY RECORDER; TH FIVE (5) COURS ALG THE S, E & N BNDYS OF SD PCL AS FOLS: (1) S 74°55'57" E 282.04 FT; (2) S 73°52'51" E 224.27 FT; (3) N 29°16'19" E 491.94 FT; (4) N 58°59'46" W 584.80 FT; & (5) N 70°05'50" W 251.44 FT (258.11 FT BY RECORD); TH N 01°26'00" W 226.54 FT; TH S 80°02'00" W 130.57 FT M. OR L TO THE SD E'LY BDY LN OF COVENTRY COVE SUBDIVISION PRUD; TH N 05°25'44" W 961.70 FT ALG SD E'LY BDY LN TO THE POB. CONT 189.6812 AC. LESS THE FOL AMT SOLD: BK 345 PG 1531 (27.0786 AC) LYING WITHIN 03-005-133-01-3 & 02-005-133-07-1 DESC AS FOLS: THAT PORT OF THE FOL LYING WITHIN THE SEWER / FIRE DIST: A PCL OF LAND LOC IN SECS 30 & 31, T5N, R2E, SLB&M, MORE PART DESC AS FOLS: BEG AT A PT WH IS 530.67 FT W & 2375.05 FT S FRM THE CTR OF SEC 30, T5N, R2E, SLB&M, (B.B. BEING S 88°42'14" E 1341.72 FT BET THE CTR OF SEC & THE CE 1/16 COR OF SD SEC 30) & RUN TH S 87°59'04" E 572.28 FT; TH S 49°43'55" E 474.61 FT; TH S 26°12'11" W 61.51 FT; TH S 28°26'21" W 55.53 FT; TH S 28°00'56" W 47.63 FT; TH S 21°01'56" W 41.45 FT; TH S 14°52'12" W 50.66 FT; TH S 07°17'41" E 67.98 FT; TH S 20°10'14" E 38.63 FT; TH S 34°22'48" E 51.63 FT; TH S 43°33'40" E 52.30 FT; TH S 51°04'53" E 53.84 FT; TH S 56°25'14" E 67.44 FT; TH S 49°39'49" E 62.55 FT; TH S 47°25'45" E 114.21 FT; TH S 29°09'17" W 825.68 FT; TH N 75°09'01" W 281.51 FT; TH N 75°07'45" W 226.69 FT; TH N 01°26'00" W 327.40 FT; TH N 09°35'00" W 164.51 FT; TH N 80°00'13" E 23.26 FT; TH N 01°25'56" W 409.30 FT; TH S 80°22'41" W 170.01 FT; TH N 05°33'22" W 653.21 FT TO THE POB. LEAV 162.6026 / 162.60 AC, M. OR L.

Legal description for Parcel #00-008305583 SN 03-005-133-01-3

THAT PORT OF THE FOL LYING WITHIN THE SEWER / FIRE DIST: A PCL OF LAND LOC IN SECS 30 & 31, T5N, R2E, SLB&M, MORE PART DESC AS FOLS: BEG AT A PT WH IS 530.67 FT W & 2375.05 FT S FRM THE CTR OF SEC 30, T5N, R2E, SLB&M, (B.B. BEING S 88*42'14" E 1341.72 FT BET THE CTR OF SEC & THE CE 1/16 COR OF SD SEC 30) & RUN TH S 87*59'04" E 572.28 FT; TH S 49*43'55" E 474.61 FT; TH S 26*12'11" W 61.51 FT; TH S 28*26'21" W 55.53 FT; TH S 28*00'56" W 47.63 FT; TH S 21*01'56" W 41.45 FT; TH S 14*52'12" W 50.66 FT; TH S 07*17'41" E 67.98 FT; TH S 20*10'14" E 38.63 FT; TH S 34*22'48" E 51.63 FT; TH S 43*33'40" E 52.30 FT; TH S 51*04'53" E 53.84 FT; TH S 56*25'14" E 67.44 FT; TH S 49*39'49" E 62.55 FT; TH S 47*25'45" E 114.21 FT; TH S 29*09'17" W 825.68 FT; TH N 75*09'01" W 281.51 FT; TH N 75*07'45" W 226.69 FT; TH N 01*26'00" W 327.40 FT; TH N 09*35'00" W 164.51 FT; TH N 80*00'13" E 23.26 FT; TH N 01*25'56" W 409.30 FT; TH S 80*22'41" W 170.01 FT; TH N 05*33'22" W 653.21 FT TO THE POB. CONT 1,179,551 SQ FT = 27.079 AC, M. OR L. LESS THAT PORT LYING WITHIN THE FIRE DISTRICT (0.058 AC, M. OR L. **SEE 02-005-133-07-1 / 00-0084-5078**) LEAV 27.021 AC / 27.02 AC, M. OR L. LYING WITHIN THE SEWER / FIRE DIST;

Exhibit F: Original DA

Set 104097 B 234 P 323
Date: 18-AUG-2006 1:44PM
Fee: \$48.00 Check
Filed By: AKT
BRENDA NELSON, Recorder
MORGAN COUNTY
For: GARDNER COTTONWOOD CREEK L C

When Recorded, Please Return to:

Morgan County
Attention: County Attorney
48 West Young Street
Morgan, Utah 84050

DEVELOPMENT AGREEMENT
FOR THE COTTONWOODS AT MOUNTAIN GREEN,
MORGAN COUNTY, UTAH

THIS DEVELOPMENT AGREEMENT FOR THE COTTONWOODS AT MOUNTAIN GREEN, MORGAN COUNTY, UTAH (this "Agreement") is entered into as of this 9th day of August, 2006, by and between GARDNER COTTONWOOD CREEK, L.C., a Utah limited liability company ("**Developer**"), and MORGAN COUNTY, a political subdivision of the State of Utah, by and through its County Council (the "**County**").

RECITALS:

A. Developer owns or has the contractual right to acquire approximately 1,036.08 acres of land located in Morgan County, Utah, commonly known as The Wilkinson Dry Farm and more particularly described on Exhibit "A" attached hereto and made a part hereof (the "**Property**"), on which Developer has proposed the development of a master planned community in accordance with the site plan shown in Section 3 of the Overlay Report (defined below) (the "**Site Plan**") and more particularly known as the Cottonwoods at Mountain Green.

B. Pursuant to a duly noticed public hearing on June 17, 2004, the County's Planning Commission voted to recommend to the County Council that the Property be rezoned from A-20 and MU-160 to RR-1 and RR-5.

C. Pursuant to a duly noticed public hearing on July 20, 2004, the County Council considered and adopted the recommendation of the County's Planning Commission and the Property was rezoned from A-20 and MU-160 to RR-1 and RR-5 (the "**Zone Change**").

D. Pursuant to the County's Ordinance Nos. CO-06-16 (the "**Overlay Ordinance**") the Developer submitted to the County, and after appropriate public hearings the County conditionally approved the proposed PUD Overlay Zone Change for "The Cottonwoods at Mountain Green", dated July 5, 2005 (the "**Cottonwoods Concept Plan**"), which Cottonwoods Concept Plan constitutes a PUD overlay zone amendment.

E. The Overlay Ordinance requires that Developer and County negotiate and adopt a development agreement which advances the policies, goals and objectives of the Morgan County

*On The Campus of Southern Utah University
August 4-6, 2026*



ONE UTAH SUMMIT

UTAH'S PREMIER
ECONOMIC DEVELOPMENT & LEADERSHIP EVENT

**AUGUST
4-6, 2026**

Hosted on the Campus of
Southern Utah
University
America First Event Center

TUESDAY

MAINSTAGE

BREAKOUTS

BZI LAUNCH
PARTY

WEDNESDAY

MAINSTAGE

BREAKOUTS

NETWORKING

FOOD TRUCK
ROUNDUP

EXHIBIT HALL

THURSDAY

MAINSTAGE

BREAKOUTS

NETWORKING

DINING HALL
LUNCH

ONEUTAHSUMMIT.UTAH.GOV

BE PART OF WHAT'S NEXT FOR UTAH.

**NOTICE OF CORRECTED EXHIBIT AND RE-RECORDING
ORDINANCE NO. CO-23-11**

Recitals:

WHEREAS, On August 15, 2023, Morgan County adopted Ordinance No. CO-23-11, entitled “An Ordinance of Morgan County Amending the Future Land Use Map, from Agriculture to Ranch Residential 5, and the Morgan County Official Zoning Map, from the Agriculture (A-20) Zone and the Rural Residential 1-Acre Minimum Zone (RR-1) to Rural Residential Five-acre Minimum (RR-5) Zone, Otherwise Known as the Petersen Zone Map Amendment, and Establishing an Effective Date.”

WHEREAS, the Ordinance was recorded in the office of the Morgan County Recorder on November 8, 2023 as Entry No. 164615.

WHEREAS, due to clerical error at the time of recording, the document labeled as “Exhibit A” attached to the Original Recording was not the exhibit approved by the County Commission as part of CO-23-11.

WHEREAS, The County desires to correct the public record so that the Ordinance is accompanied by the accurate Exhibit A as approved by the legislative body on the date of adoption.

Notice and Statement of Correction

NOW, THEREFORE, Morgan County hereby provides notice as follows:

- A. The purpose of this filing is to correct a recording error only.
- B. This re-recording does not modify, amend, or alter the text of CO-23-11 as adopted, but solely replaces the incorrectly attached Exhibit A with the true and correct Exhibit A approved with the Ordinance.
- C. The Ordinance attached hereto, together with the corrected Exhibit A, constitutes the complete and accurate record of Ordinance CO-23-11 as adopted by Morgan County.
- D. This document and the attached Ordinance are intended to amend and replace the prior recording of CO-23-11 at Entry No. 164615 solely for purposes of correcting the exhibit.

PASSED AND ADOPTED this ___ day of _____, 2026.

MORGAN COUNTY COMMISSION:

APPROVED AS TO FORM:

Matthew Wilson, County Commission Chair

Garrett Smith, Morgan County Attorney

ATTEST:

Leslie A. Hyde, Morgan County
Clerk/Auditor

COMMISSION MEMBERS VOTING:

	AYE	NAY	ABSENT
Michael Newton	_____	_____	_____
Vaughn Nickerson	_____	_____	_____
Blaine Fackrell	_____	_____	_____
Raylene Blocker	_____	_____	_____
Matthew Wilson	_____	_____	_____

ORDINANCE NO. CO-23-11

AN ORDINANCE OF MORGAN COUNTY AMENDING THE FUTURE LAND USE MAP, FROM AGRICULTURE TO RANCH RESIDENTIAL 5, AND THE MORGAN COUNTY OFFICIAL ZONING MAP, FROM THE AGRICULTURE (A-20) ZONE AND THE RURAL RESIDENTIAL 1-ACRE MINIMUM ZONE (RR-1) TO RURAL RESIDENTIAL FIVE-ACRE MINIMUM (RR-5) ZONE, OTHERWISE KNOWN AS THE PETERSEN ZONE MAP AMENDMENT, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to State law, Morgan County has adopted a General Plan and a Future Land Use Map as an advisory guide to orderly development and growth within the County; and

WHEREAS, the 2010 General Plan Land Use Map designates areas of the unincorporated Morgan County within the Milton Area that are changing from Agriculture to Ranch Residential 5; and

WHEREAS, a landowner, owning land in said certain area of unincorporated Morgan County, as better described in Exhibit “A”, has petitioned the County for a zone change for a portion of their land to the RR-5 zone in the Milton area; and

WHEREAS, it has been determined that Rural Residential five-acre minimum is a type of rural residential zoning; and

WHEREAS, it has been determined that the zone change is in conformance with the Morgan County General Plan and that changed or changing conditions exist to merit the request; and

WHEREAS, the Planning Commission held a public hearing, received meaningful input, and formulated a recommendation to present to the County Commission; and

WHEREAS, the County Commission held a public hearing and received meaningful input; and

WHEREAS, all required notices have been provided and public hearings have been held in accordance with State law and County Ordinances to amend the Morgan County Zoning Map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF MORGAN COUNTY, STATE OF UTAH, AS FOLLOWS:

Section 1. Map Amendment. The Morgan County Future Land Use Map is hereby amended for the property as described in the legal description attached as Exhibit “A” below from Agriculture to Ranch Residential 5; and Morgan County Zoning Map is hereby amended for the property in the Milton area more particularly described in the attached Exhibit “A” from Agriculture District (A-20) zone and Rural Residential One-acre minimum (RR-1) zone to Rural Residential Five-acre minimum (RR-5) zone.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This ordinance shall become effective after subsequent publication in accordance with State Law, but not before 15 days after passage.

PASSED AND ADOPTED BY THE COUNTY COMMISSION OF MORGAN COUNTY, STATE OF UTAH, THIS 15th DAY OF AUGUST 2023.

ATTEST:

MORGAN COUNTY GOVERNING BODY

Leslie Hyde
Morgan County Clerk

Mike Newton, County Commission Chair

APPROVED AS TO FORM

Garrett Smith
Morgan County Attorney

Commission Members	Voting:		
	AYE	NAY	ABSENT
Robert McConnell	_____	_____	_____
Mike Newton	_____	_____	_____
Matthew Wilson	_____	_____	_____
Jared Anderson	_____	_____	_____
Blaine Fackrell	_____	_____	_____

Exhibit "A" PETERSEN ZONING MAP AMENDMENT A-20 TO RR-5 LEGAL DESCRIPTION:

Parcel "A" 00-0090-2565

A PT OF THE SE & NE1/4 OF SEC 34 & A PT OF THE SW & NW1/4 OF SEC 35, T4N, R2E, SLB&M, U.S. SUR, MORGAN COUNTY, UTAH. BEG AT A PT ON THE N'LY LN OF MORGAN VALLEY DRIVE LOC 1505.37 FT N 46*46'04" W FRM THE SW COR OF SD SEC 35. (B.B. IS THE W LN OF SD SEC 35 WH BEARS N 00*09'05" W); RUN TH W'LY ON A NON-TNGT CUR TO THE RGT ALG THE ARC OF A 1399.39 FT RAD CUR, A DIST OF 81.28 FT, CH BEARS N 88*34'03" W 81.27 FT, HV A CTRL ANG OF 03*19'40" ALG SD N'LY R. OF W LN TO THE S PROP COR OF THE ALAN D. HEINER PROP, TAX ID. NO. 01-004-523-04; TH ALG THE BDY LN OF SD HEINER PROP & THEN THE BDY LN OF THE SCOTT F. PETERSON PROP, TAX ID. NO. 01-004-523-03 THE FOL FIVE (5) COURS: (1) N 32*33'00" W 208.39 FT (204.5 FT BY RECORD); (2) N 48*17'00" W 71.00 FT; (3) N 70*45'00" W 95.80 FT; (4) N 77*59'00" W 67.00 FT; & (5) N 62*50'43" W 208.00 FT TO THE SE'LY BDY LN OF THE CHRIS C. PETERSON PROPERTIES LLC PROP, TAX ID. NO. 01-004-544; TH N 46*50'00" E 2640.29 FT ALG SD SE'LY BDY LN TO THE CTR LN OF EAST CANYON CREEK; TH ALG SD CTR LN THE FOL EIGHTEEN (18) COUR: (1) S 09*42'06" W 139.39 FT; (2) S 24*42'41" W 209.28 FT; (3) S 20*21'58" E 112.28 FT; (4) S 80*23'50" E 124.21 FT; (5) N 44*36'25" E 166.25 FT; (6) N 11*56'18" E 213.61 FT; (7) N 35*02'55" E 153.45 FT (8) N 88*11'39" E 101.75 FT; (9) S 68*50'56" E 15.90 FT; (10) S 32*52'56" E 43.45 FT; (11) S 15*39'28" E 59.01 FT; (12) S 35*34'42" W 35.87 FT; (13) S 63*22'58" W 32.73 FT; (14) S 59*24'28" W 14.99 FT; (15) S 46*47'32" W 16.25 FT; (16) S 24*08'06" E 97.90 FT; (17) N 84*17'15" E 155.21 FT; & (18) S 84*15'58" E 6.21 FT TO THE NW'LY BDY LN OF THE STEVEN M. PETERSEN PROP, TAX ID. NO. 01-004-529; TH ALG SD NW'LY BDY LN THE FOL THREE (3) COURS: (1) S 44*30'36" W 1001.66 FT; (2) S 44*50'02" W 1259.87 FT; & (3) S 44*53'54" W 466.52 FT TO THE POB. CONT 36.3772 / 36.38 AC, M. OR L.

Parcel "B" 00-0093-4182

A TRACT OF LAND SIT IN THE SE1/4 OF SEC 34, & THE W1/2 OF SEC 35, T4N, R2E, SLB&M, US SURV, MORGAN COUNTY, UTAH, BEING MORE PART'LY DESC AS FOLS: COM AT THE SW COR OF SD SEC 35, BEING A REBAR & CAP AT A 3-WAY FNC COR & RUN TH N 00*09'05" W 1004.59 FT [ALG THE] W LN OF SD SEC 35 & N 90*00'00" E 440.10 FT TO THE NE'LY COR OF LOT 5 GILES ESTATES SUB, BEING A REBAR & CAP, & N 74*02'35" W 206.53 FT TO THE TPOB; TH ALG BNDRY OF SD GILES ESTATES SUB THE FOL 11 COURS: (1) N 74*02'35" W 273.11 FT TO A REBAR & CAP; (2) S 31*36'29" W 167.21 FT TO A REBAR & CAP; (3) 31.38 FT ALG A CURV TO THE L, HV A RAD OF 200.00 FT & A CH BEAR S 27*06'48" W 31.35 FT TO A REBAR & CAP; (4) S 22*37'07" W 44.38 FT TO A PT ON THE N LN OF MORGAN VALLEY DR & A REBAR & CAP; (5) N 67*22'53" W 60.00 FT ALG SD N LN OF SD MORGAN VALLEY DR TO A REBAR & CAP; (6) N 22*37'07" E 44.38 FT TO A REBAR & CAP; (7) 40.79 FT ALG A CURV TO THE R, HV A RAD OF 260.00 FT & A CH BEAR N 27*06'48" E 40.75 FT TO A REBAR & CAP; (8) N 31*36'29" E 150.40 FT TO A REBAR & CAP; (9) N 74*02'35" W 640.43 FT TO A REBAR & CAP; (10) S 18*57'42" W 200.68 FT TO A REBAR & CAP; & (11) S 11*21'29" W 81.33 FT TO A PT ON THE N LN OF SD MORGAN VALLEY DR & A REBAR & CAP; TH 11.07 FT ALG SD N LN OF SD MORGAN VALLEY DR, ON A CURV TO THE L, HV A RAD OF 816.05 FT & A CH BEAR S 83*22'08" W 11.07 FT TO A REBAR & CAP; TH S 82*58'49" W 141.72 FT ALG SD N LN OF SD MORGAN VALLEY DR TO

A REBAR & CAP; TH 165.86 FT ALG SD N LN OF SD MORGAN VALLEY DR, ON A CURV TO THE R, HV A RAD OF 1399.39 FT & A CH BEAR S 86*22'32" W 165.76 FT TO THE PROJ OF FNC LN EXT TO THE NE & A REBAR & CAP; TH N 44*53'54" E 466.52 FT ALG SD FNC LN TO A REBAR & CAP; TH N 44*50'02" E 1259.87 FT ALG SD FNC LN TO A REBAR & CAP; TH N 44*30'36" E 1001.66 FT ALG SD FNC LN TO THE C/L OF EAST CANYON CREEK, SD C/L IS ALSO THE S LN OF MEADOW CREEK ESTATES PRUD SUB; TH ALG SD C/L & THE S LN OF SD MEADOW CREEK ESTATES PRUD SUB THE FOL 6 COURS: (1) S 84*15'58" E 20.96 FT; (2) S 45*07'32" E 127.30 FT; (3) S 49*58'44" E 74.41 FT; (4) S 38*12'31" E 134.78 FT; (5) S 44*57'23" E 44.74 FT; & (6) S 50*20'22" E 92.22 FT WHERE SD LN LEAVES MEADOW CREEK ESTATES PRUD SUB; TH ALG THE C/L OF SD EAST CANYON CREEK THE FOL 6 COURS: (1) S 14*09'45" E 126.13 FT; (2) S 55*51'43" E 151.45 FT; (3) S 05*24'02" E 56.12 FT; (4) S 44*00'00" W 232.78 FT; (5) S 01*02'47" W 94.92 FT; & (6) S 19*18'16" E 113.39 FT; TH S 46*00'22" W 1352.16 FT TO THE N'LY BNDRY LN OF SD GILES ESTATES SUB & THE POB. CONT 43.8087 / 43.81 AC, M/L. BB = C/L OF MORGAN VALLEY DR AS SURVEYED BY THE MORGAN COUNTY SURVEYOR IN AUG 1970. L&E 411/922 (0.4643 AC, M/L, GOING TO 00-0093-3260 / 01-004-529-01-1). ALSO L&E 411/1123 (0.6612 AC, M/L, GOING TO 00-0093-3341 / 01-004-529-01-2-1). ALSO L&E 412/537 (0.55 AC, M/L, GOING TO 01-004-529-01-2-2-1 / 00-0093-4179). ALSO L&E 412/1196 (0.49 AC, M/L, GOING TO 01-004-529-01-2-2-3 / 00-0093-4181). LEAV A NET BAL OF 41.72 AC, M/L. [CORRECTIONS MADE BY THE MORGAN COUNTY RECORDER'S OFFICE FOR ID PURPOSES ONLY.]

ORDINANCE NO. CO-23-11

AN ORDINANCE OF MORGAN COUNTY AMENDING THE FUTURE LAND USE MAP, FROM AGRICULTURE TO RANCH RESIDENTIAL 5, AND THE MORGAN COUNTY OFFICIAL ZONING MAP, FROM THE AGRICULTURE (A-20) ZONE AND THE RURAL RESIDENTIAL 1-ACRE MINIMUM ZONE (RR-1) TO RURAL RESIDENTIAL FIVE-ACRE MINIMUM (RR-5) ZONE, OTHERWISE KNOWN AS THE PETERSEN ZONE MAP AMENDMENT, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, pursuant to State law, Morgan County has adopted a General Plan and a Future Land Use Map as an advisory guide to orderly development and growth within the County; and

WHEREAS, the 2010 General Plan Land Use Map designates areas of the unincorporated Morgan County within the Milton Area that are changing from Agriculture to Ranch Residential 5; and

WHEREAS, a landowner, owning land in said certain area of unincorporated Morgan County, as better described in Exhibit "A", has petitioned the County for a zone change for a portion of their land to the RR-5 zone in the Milton area; and

WHEREAS, it has been determined that Rural Residential five-acre minimum is a type of rural residential zoning; and

WHEREAS, it has been determined that the zone change is in conformance with the Morgan County General Plan and that changed or changing conditions exist to merit the request; and

WHEREAS, the Planning Commission held a public hearing, received meaningful input, and formulated a recommendation to present to the County Commission; and

WHEREAS, the County Commission held a public hearing and received meaningful input; and

WHEREAS, all required notices have been provided and public hearings have been held in accordance with State law and County Ordinances to amend the Morgan County Zoning Map.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF MORGAN COUNTY, STATE OF UTAH, AS FOLLOWS:

Section 1. Map Amendment. The Morgan County Future Land Use Map is hereby amended for the property as described in the legal description attached as Exhibit "A" below from Agriculture to Ranch Residential 5; and Morgan County Zoning Map is hereby amended for the property in the Milton area more particularly described in the attached Exhibit "A" from Agriculture District (A-20) zone and Rural Residential One-acre minimum (RR-1) zone to Rural Residential Five-acre minimum (RR-5) zone.


Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This ordinance shall become effective after subsequent publication in accordance with State Law, but not before 15 days after passage.

PASSED AND ADOPTED BY THE COUNTY COMMISSION OF MORGAN COUNTY, STATE OF UTAH, THIS 15th DAY OF AUGUST 2023.

ATTEST:

MORGAN COUNTY GOVERNING BODY




Leslie Hyde
Morgan County Clerk



Mike Newton, County Commission Chair

APPROVED AS TO FORM



Garrett Smith
Morgan County Attorney

Commission Members	Voting:		
	AYE	NAY	ABSENT
Robert McConnell	_____	_____	<u> X </u>
Mike Newton	<u> X </u>	_____	_____
Matthew Wilson	<u> X </u>	_____	_____
Jared Anderson	<u> X </u>	_____	_____
Blaine Fackrell	<u> X </u>	_____	_____

Exhibit "A" PETERSEN ZONING MAP AMENDMENT A-20 TO RR-5 LEGAL DESCRIPTION:

PARCEL #B (#00-0086-7006)

THE S1/2 SW1/4 OF SEC 4 T3N R2E SLB&M. CONT 80.00 AC M. OR L. EXCEPT THEREFRM: A PT OF THE SE1/4 SW1/4 OF SEC 4 T3N R2E SLB&M BEG AT A PT 384 FT W OF THE NE COR OF SD SE1/4 SW1/4 & RUN TH S 57°25' W 584 FT; TH N 35°50' W 386.2 FT M. OR L TO THE N LN OF SD SE1/4 NW1/4; TH E 719.09 FT M. OR L TO BEG. CONT 2.60 AC M. OR L. SUBJ TO R. OF W TO AUGUST & MARJORIE ROSE. ALSO: SUBJ TO & TOG/W THAT BDY LN AGREE RECORDED AS ENT 145307 IN BK 345 PG 22 & DESC CORRECTED BY AFF RECORDED AS ENT 149330 IN BK 355 AT PG 1407 (0.308 AC M. OR L. GOING TO: 01-003-072-02-1) (0.338 AC M. OR L. GOING TO: 01-003-072-03-1) & (0.761 AC M. OR L. GOING TO: 01-003-072-04-1) THAT PORT OF THE POL LN WH IS ADJACENT TO THIS PROP LYING W OF & CONTIGUOUS TO THE FNC LN BET THE BDY OF KEARSLEY & THURSTON DESC AS N 00°16'41" W 1320.49 FT. LEAV A NET BAL OF 75.993 AC / 75.99 AC M. OR L.