

MORGAN COUNTY COMMISSION MEETING AGENDA



June 2nd, 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 Fackrell**
3. Pledge of Allegiance

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from May 21st, 2026.
2. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
3. Notice of out of state travel for EMS Expo in Orlando for Susan Statton, Advanced EMT

(C) Commissioner Declarations of Conflict of Interest

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

(E) Action Items

1. **Haley Johnson** – Discussion/Decision – Citizen’s Request: Scotsman Center
Discussion and decision on a request for a temporary use permit for the Morgan Farmer’s Market to be held at Kent Smith Park on August 8th, 2026.
2. **Erica White** – Discussion/Decision – Morgan County Emergency Management
Discussion and decision on a request that Emergency Management have its own logo.
3. **Erica White** – Discussion/Decision – Morgan County Emergency Management
Discussion and decision on a request that Emergency Management have its own Facebook page and permissions to comment as “Morgan County Emergency Management”.
4. **Bret Heiner** – Discussion/Decision – Morgan County Public Works
Discussion and decision on a request to chain open the gate to Lost Creek State Park during the months of seasonal use.
5. **Josh Cook** – Discussion/Decision – County Planning & Zoning
Rosehill LDS Chapel Site Plan: A request for site plan approval.
6. **Josh Cook** – Discussion/Decision – County Planning & Zoning
Deywos Mountain Estate Site Plan: A request for site plan approval.
7. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on amending the Fairgrounds Rental Agreement and fee schedule.
8. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on awarding the RFQ for County Engineering and Surveying services.

(F) 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 26th day of May 2026.

SS// Kate Becker – Morgan County Administrative Manager

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.



May 19th, 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.

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 Chloe Adams
County Attorney Garrett Smith (CA)
Josh Cook
Brett Heinner
Casey Basaker
Janette Kristofferson
Kent Page

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Liliana Allen
Heidi Nettleton
Ed Shultz
Brian Nesteroff
Cameron Cutler
Eric Plyer
Dave Wilkins
Michelle Stocking
Jeff Mathews
Heidi Dorius
Matt Wilkinson
Lousie Early
Ray Nettleton
Ted Taylor
Jennifer Lance
Cade Erickson
Jeff Morgan
Matt Larsen
Jennifer Lance

4:00 WORK SESSION

Applicant's request from Heidi Nettleton discussing Cottonwoods Development Agreement Amendment.

The Commission held a work session to review the proposed amendment to the Cottonwoods Development Agreement. Representatives Heidi Nettleton and Ray Nettleton presented an updated proposal on behalf of the landowners of adjusted Phases 6 and 9. Their presentation, which was not included in the packet prior to the meeting, outlined revised densities, the removal of townhomes, maintaining 10,000-sq-ft minimum lots, removal of the equestrian center requirement, and added amenities including expanded trail networks and small park areas.

County Attorney Garret Smith provided clarification on procedural requirements, the status of ongoing legal review, and the applicants' obligations under the original development agreement. Commissioners asked questions regarding HOA membership, voting rights, trail easements, deed-restricted open space, and amenity adequacy. Concerns were raised about park sizes, overall density, and whether proposed amenities sufficiently offset requested increases.

Additional comments were provided by Eric Plyer, who addressed accessibility and park size concerns.

Commissioners emphasized that higher density requires proportionally greater amenities and expressed that further refinement is needed before action can be taken.

5:22 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 May 5th, 2026.
2. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
3. Approval of the Memorandum of Understanding with Northern Economic Alliance
4. Approval of the Dominion Payroll Services, LLC Service Agreement
5. Approval of Utah Outdoor Recreation Grant Award Agreement for Phase B of the Fairgrounds trail.

Commissioner Newton moved to approve consent agenda items 1-5

Seconded by Commissioner 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.

(C) Commissioner Declarations of Conflict of Interest

None

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

Cameron Cutler (Attorney for the Cottonwoods MOA):

Mr. Cutler outlined the MOA's primary concerns regarding the proposed amendment. He emphasized that the existing development agreement requires new phases to join the MOA and transfer open space to the association. He noted the MOA disagrees with the applicant's interpretation of the master declaration and maintains that land may be added to the MOA without a 75% member vote. The MOA remains concerned about increased density and the perception that remaining density is being concentrated into Phases 6 and 9 without comparable amenities.

Cade Erickson (Cottonwoods Resident):

Mr. Erickson expressed concern about the loss of native open space and the lack of transparency residents experience during development changes. He stated that open space should be owned by the MOA to prevent future development and preserve the character of the neighborhood. He noted that some lands intended as open space have not been transferred to the MOA as originally required. He encouraged the Commission to cap density and ensure unused density cannot be carried forward.

Zack Burton (Cottonwoods Resident):

Mr. Burton stated that residents support responsible development but want to ensure open space and amenities are protected. He noted that the prior developer has only recently agreed to transfer open space into the MOA and raised concerns that new land added through the amendment would remain private and limit public access. He also clarified that the proposed park is only a half-acre and does not serve broader community needs. He encouraged the Commission to consider total existing homes compared to proposed units when evaluating density.

Chad Crowther (Cottonwoods Resident):

Mr. Crowther echoed concerns regarding communication, MOA participation, and density. He stated that residents do not want portions of new development removed from the MOA, as parks, sidewalks, and other shared spaces are funded by existing homeowners. He noted the community is in need of larger park and field space and shared that 577 residents signed a petition expressing concerns about increased density and loss of open space.

(E) Action Items

1. Casey Basaker – Discussion/Decision – Morgan County Human Resources

Discussion and decision on giving Casey authorization to do the tax forms on behalf of the county like Atty. Garret Smith's authorization to sign for the opioid settlements.

Casey Basaker requested approval to complete items 2–6 of the new payroll vendor's welcome packet to ensure a smooth transition. The service agreement will be signed separately once finalized. **Garrett Smith (CA)** recommended approval.

Commissioner Blocker moved to give Casey Basaker permission to do tax documents for the county. Seconded by Commissioner 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.

2. Casey Basaker – Discussion/Decision – Morgan County Human Resources

Discussion and decision on withdrawing from UCIP Worker's Compensation; Commission voted to move to the trust, but we need to send an official withdrawal letter to UCIP.

Kate Becker explained that the county must formally record its withdrawal from the Workers Compensation program, as required by statute. Although the Commission previously voted to join the Trust, a separate action item is needed to document the withdrawal. The notice will reflect an effective date of January 1, 2027.

Commissioners discussed timing and past requirements before moving forward with the clarification.

Commissioner Newton moved to approve the letter to USIP to withdraw from the Workers Compensation program

Seconded by Commissioner 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.

3. Bret Heinner – Discussion/Decision – Morgan County Fairgrounds

Discussion and decision on awarding a bid for window replacement of the Morgan County Fairgrounds Exhibit Building using the Quilt Sales Fund.

Commissioner Newton reviewed the history of the Fair Quilt Auction and noted that the dedicated fund currently holds approximately \$44,000. **Bret Heiner** outlined needed repairs to the exhibit building, including door replacements, HVAC and swamp cooler updates, and painting. **Chair Willson** indicated he may be able to secure donated paint from a supplier. All work will be completed by county staff except for the window installation.

Commissioner Newton moved to award the low bid to replace the window and other necessary fixes

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

May 15, 2026 – County Commission Meeting

Commissioner Blocker: Aye
Commission Vice Chair Nickerson: Aye
Commissioner Fackrell: Aye
The vote was unanimous. The motion passed.

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

Wasatch Peaks Ranch Plat 3A First Amendment: A request for final plat approval for 13 single family lots.

Kent Page presented the final plat for Wasatch Peaks Ranch Plat 3A, a first amendment proposing 13 single-family lots on 25.90 acres. The preliminary plat was approved on March 3. He explained that one lot previously removed during an earlier approval is now being added back. Commissioners asked clarifying questions regarding lot layout and prior approvals, and Kent confirmed that surrounding lots had already been approved. Staff recommended approval of the final plat.

Commissioner Newton moved to approve Wasatch Peaks Ranch Plat 3A First Amendment
Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson:
Commissioner Newton:
Commissioner Blocker:
Commission Vice Chair Nickerson:
Commissioner Fackrell:
The vote was unanimous. The motion passed.

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

Cottonwoods Development Agreement Amendment: County Ordinance CO 26-02. A request to approve an amendment to the Cottonwoods Development Agreement and the Cottonwoods PUD Overlay District to add additional land from adjoining parcels into the Cottonwoods Development.

This was noticed for Public Hearing for the February 17th, 2026 Commission meeting and at that meeting was continued to a-date-certain being May 19th, 2026.

Commissioner Newton moved to postpone this to July 7th Meeting

Seconded by Commissioner Fackrell

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.

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

Discussion and decision on awarding the RFP for Transportation Master Plan. [Tabled from the April 7th meeting and May 5th meeting.]

Kate Becker (CAM) reviewed the Transportation Master Plan proposal and noted that the consultant reduced the cost by \$17,000 from the original \$70,000 award. **Commissioner Fackrell** asked questions regarding impact fee use and the incorporation of the existing trails plan. **Kate Becker (CAM)** explained that the project will be short less than \$20,000, which would come from the general fund unless auditors—currently on site—determine impact fees may be used. She requested approval to move forward so the plan can stay aligned with the ongoing impact fee study.

Commissioner Nickerson moved to approve Transportation Master Plan per funding being approved
Seconded by Commissioner Newton

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.

Questions by Kate: Park city wants a half day tour of the ranch with the commission.

Wants direction on if the fairground lease should be changed for things in mountain green

Do we want to have for profit things done on parks

Does the commission want her to add this or not Can parks be used to commercial parks yes or no. they want it to be separate. Where could there be a spot in Mountain Green? Temporary use permit?

(F) Commissioner Comments:

Commissioner Willson stated that he would be surprised if the developers did not intend for the Mountain Green Town Center area to include commercial uses. He noted that representatives from PV3 previously indicated their desire to maintain commercial development in that location and that commercial uses remain an important component of the long-term vision for the area.

Commissioner Newton did not have any Copmments.

Commissioner Blocker expressed condolences to Commissioner Willson and reported that Weber Human Services highlighted programs at the Morgan Senior Center, including a June 24 shred event. She walked the Mountain Green trail with Horrocks Engineering, who agreed to return and correct sections affected by UDOT work. She announced she has joined the McKay-Dee Hospital Community Relations Committee, which is exploring healthcare expansion in Morgan County. She also reported that the Kent Smith Park proposal is no longer feasible because the school now wishes to lease only 2.5 acres for ten years, which does not allow adequate field space, parking, or road access.

Commissioner Nickerson reported that Deep Creek residents contacted him with concerns about the county road, and he will forward their information to the County Attorney. He noted that the county received a conservation grant to support weed-control efforts and encouraged residents to use the chemical reimbursement program available on the county website. He stated that Dyer's Woad continues to spread, that UDOT is treating its right-of-way, and that the county cannot spray private property without permission. He also provided a fairgrounds update, reporting that LED screens should arrive in mid-June and that electrical work is progressing. He mentioned receiving notice of a Summit County work session about the 9-10 Cattle Ranch.

Commissioner Fackrell reported that he and Commissioner Blocker attended a meeting on childcare needs in the county. A local resident may bring forward a proposal for a childcare facility with potential grant support, though questions remain about funding a countywide survey. He also provided updates from a tourism and destination-management meeting, including volunteer needs for the 2034 Olympics and interest in highlighting pioneer-trail history ahead of the Salt Lake Temple open house. Finally, he noted community concerns about stalled commercial development near Golden West but confirmed that delays are due to site issues and that commercial zoning in the area remains in place

Commissioner Newton moved enter a Closed Session for a strategy discussion regarding pending or reasonably imminent litigation, and to discuss the purchase, exchange, or lease of real property

Commissioner Fackrell seconded.

VOTE:

Commission Chair Wilson: Aye

May 15, 2026 – County Commission Meeting

Commissioner Newton: Aye
Commissioner Blocker: Aye
Commission Vice Chair Nickerson: Aye
Commissioner Fackrell: Aye
The vote was unanimous. The motion passed

Public Meeting Adjourned at 6:45.

**Commissioner Fackrell moved to go out of Closed Session
Commissioner Nickerson seconded.**

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: _____ DATE: _____
Morgan County Commission Chair

ATTEST: _____ DATE: _____
Morgan County Deputy Clerk/Auditor

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.**



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.



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!

Kate Becker

From: Jotform <noreply@jotform.com>
Sent: Tuesday, May 26, 2026 12:01 PM
To: Jeremy Archibald; Kate Becker
Subject: Re: Clone of County Commission Agenda Request Form - Haley Johnson
Attachments: 6556275957827375937-Clone-of-County-Commission-Agenda-Request-Form.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.



Clone of County Commission Agenda Request Form

Commission Meeting 06/02/2026
Date

Amount of time requested 00:25

Name: Haley Johnson

Phone (208) 602-5518

Email scotsmanholdings@gmail.com

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC Present proposal Morgan Farmers Market to be held at Kent Smith Park on August 8 only. Includes the following changes from original Temporary Use Permit application:

1. One market date - Aug 8 has no time conflict with recreation (Lydia confirmed)
2. Reduced vendor limit to 55 vendors and thus parking needs -- current lot will be adequate
3. Eliminated request for overflow parking on Old HWY shoulder. No parking signage currently exists.
4. Added Emergency Plans for fire, ambulance, etc. including indicating a fire lane.

Want to continue discussion for utilizing 5000 W for

September and October dates. Time is of the essence for Aug
9

WILL YOUR AGENDA
ITEM BE FOR

BOTH

Attach any backup
information, document or
media you will display
during your appointment.
Please do not bring
something to show that
you have not uploaded.

[MFM26 Event Plan.docx](#)

You can [edit this submission](#) and [view all your submissions](#) easily.

Appendix A

Event Plan

2026 Morgan Farmers Market Event Plan

Purpose Statement

The purpose of this Event Plan is to establish operational, safety, and site management procedures for the 2026 Morgan Farmers Market at Kent Smith Park in Mountain Green. This Plan is incorporated as an appendix to the Morgan Farmers Market Agreement between Morgan County and Scotsman Holdings, LLC and is intended to promote a safe, organized, and community-oriented farmers market while ensuring compliance with county requirements and public safety standards.

Organizer's Agent

Haley Johnson
5593 Parkview Dr.
Mountain Green, UT 84050
208-602-5518

Owners of Scotsman Holdings LLC:

Craig Widmier
6004 N Roundup Court
Mountain Green, UT 84050
801-458-4887

Shad Guffey
4978 Escalante Ln
Mountain Green, UT 84050
801-791-1987

Event Location, Date, and Time

Location

The parking lot, pavilion, picnic areas, and approximately 3,000 sq ft of open space immediately north of the pickleball courts at Kent Smith Park in Mountain Green. The soccer fields, inner baseball diamond, tennis court, pickleball courts, and playground areas will be unused by the market.

Event Date

August 8, 2026

Event Schedule:

Activity	Time
Parking Attendants	8:00 AM – 3:00 PM
Vendor Setup	8:00 AM – 10:00 AM
Market Operating Hours	10:00 AM – 2:00 PM
Cleanup	2:00 PM – 3:00 PM

The Event date and time has no conflict with Morgan County Recreation Department activities.

Attendance

The Event expects modest attendance, consistent with previous events:

- **Vendor Capacity:** 61 booths and 2 food trucks
- **Expected Attendance:** 100 people at one time, 400 total for Event
- **Parking Spaces Available:** 100 existing spots
- **Emergency Vehicle Access:** Fire hydrant & fire lane indicated on maps (Appendix C)

Attendance numbers are based on previous farmers markets held at Scotsman Center. At previous markets, visitor counts were recorded using a mobile phone tap-to-count app and averaged 300 visitors per market with <100 people onsite at one time.

Animals

Leashed domestic pets accompanying visitors will be allowed.

Parking

Parking demand is estimated to be 100 vehicles at a time. This estimation is based on parking counts observed during prior markets held at Scotsman Center.

Event will utilize the existing 100-space parking lot at Kent Smith Park and will post a sign indicating “parking lot closed” when the space is at capacity.

Event Access

The market will operate as a free public event with three pedestrian access gates. Access from the soccer fields will not be allowed. Visitors will arrive and depart continuously throughout the event. The Event will maintain public access to the playground, tennis and pickleball courts, and soccer fields for regular park visitors.

Public Health, Safety, and Welfare Measures

The following measures will be utilized to maintain safety and cleanliness:

Traffic and Parking

- Traffic cones, caution tape, signage, and parking attendants will be utilized to designate parking areas and separate vehicles from pedestrian traffic.
- Three Organizer staff members will work as parking attendants, equipped with high-visibility safety vests and traffic wands to direct vehicles and pedestrians throughout the Event.
- Vendors will utilize delivery zone before the Event (8:00 am to 9:30 a.m.) and after the Event (2:00 p.m. to 3:00 p.m.).
- Two existing handicap parking spaces will be provided for public use.
- The shoulder of Old Highway Road will not be used by Event vendors or Organizer staff.
- Two NO PARKING AT ANY TIME permanent signs are already installed on the shoulder of Old Highway Road.
- Morgan County Sheriff Department will provide an electronic traffic sign and an on-duty deputy, as available, parked nearby to encourage drivers' awareness of the posted 40 mph speed limit, safe driving behaviors, and pedestrian activity.

Emergency Plans

The Event will consist of standard low-risk farmers market activities. The following are emergency plans pertinent to a farmers market:

- **Fire:** A fire extinguisher will be available in the pavilion. In the event of a fire, Event staff will call 911 and an Organizer will announce instructions to evacuate to the parking lot. Event staff will attempt extinguishment, if safe to do so. A fire lane will be maintained in the parking lot for responder access. The nearest fire hydrant is on Aspen Meadow Lane (Appendix C).
- **Medical/Ambulance:** Organizer is certified in CPR and First Aid. A basic first aid kit and water will be located at the Organizer's customer service booth. In the event an ambulance is needed, 911 will be called. If it is safe to do so, the person will be moved into the pavilion. The ambulance may use the fire lane to access.
- **Inclement Weather:** Event will be canceled in the days leading up to the event if the forecast shows thunderstorms. The Event may be canceled if the forecast shows precipitation or wind sufficient to impact market attendance.
- **Sudden Inclement Weather:** Vendor canopies are required to have 25 lb weights per leg. In the event of incoming inclement weather, Organizer will order vendor canopies to be lowered and shelter-in-place. The Event will suspend activity until the weather passes.

Utilities & Cleanliness

- The Market Area (Appendix B) will be inspected and photographed the morning of the Event by the Organizer. Event staff will chalk the lines of faded parking spots, flag ground holes, and clean up animal waste and litter before each market and again immediately after the Event ends.
- Vendors will be required to take away their own garbage. Organizer will provide additional garbage cans, bags, and staff to service the cans. Garbage generated from visitors at the event will be hauled out and disposed of by Organizer.
- The existing two public restrooms will be utilized. County will supply toilet paper.

Permits & Licensure

- **Vendors will be required to submit a \$10 Morgan County 1-Day Temporary Business License through Morgan County's website by July 23, 2026.** This requirement will be published on the vendor registration Jotform and included in the vendors' acceptance email. During the vendor check-in at the markets, the Vendor Coordinator will inspect each vendor for proof appropriate permits. Vendors without necessary permits will be turned away.
- Vendors who wish to sell food, produce, or samples will be required to operate within Health Department and UDFA guidelines. Permits must be visibly displayed at their booth.

Event Insurance

- **The Organizer maintains a commercial liability policy of \$1 million per occurrence and \$3 million general aggregate** (Appendix D). This policy meets the standard requirement for many comparable farmers markets throughout Utah.
 - A temporary location expansion endorsement will be obtained by the Organizer to operate the Event at Kent Smith Park.
 - The Organizer shall provide a Certificate of Insurance to Morgan County, naming Morgan County as an Additional Insured.
-

Venue Use & Event Impact

Site Plan and Maps

The maps in Appendices C and D illustrate the Market Area/Vendor Map and Parking Plan at Kent Smith Park. The maps will show:

- Vendor booth locations
- Existing park amenities and structures
- Standard and handicap parking areas
- Fire Lane and fire hydrant
- Pedestrian pathways
- Market entrances
- Live music and food truck placement

Electrical

Limited electrical access to two standard 120-volt outlets is required to power sound equipment and the Organizer's guest services booth.

Sound

Amplified sound for live music will remain at modest levels appropriate for a daytime community event from 10:00 AM to 2:00 PM.

Signage

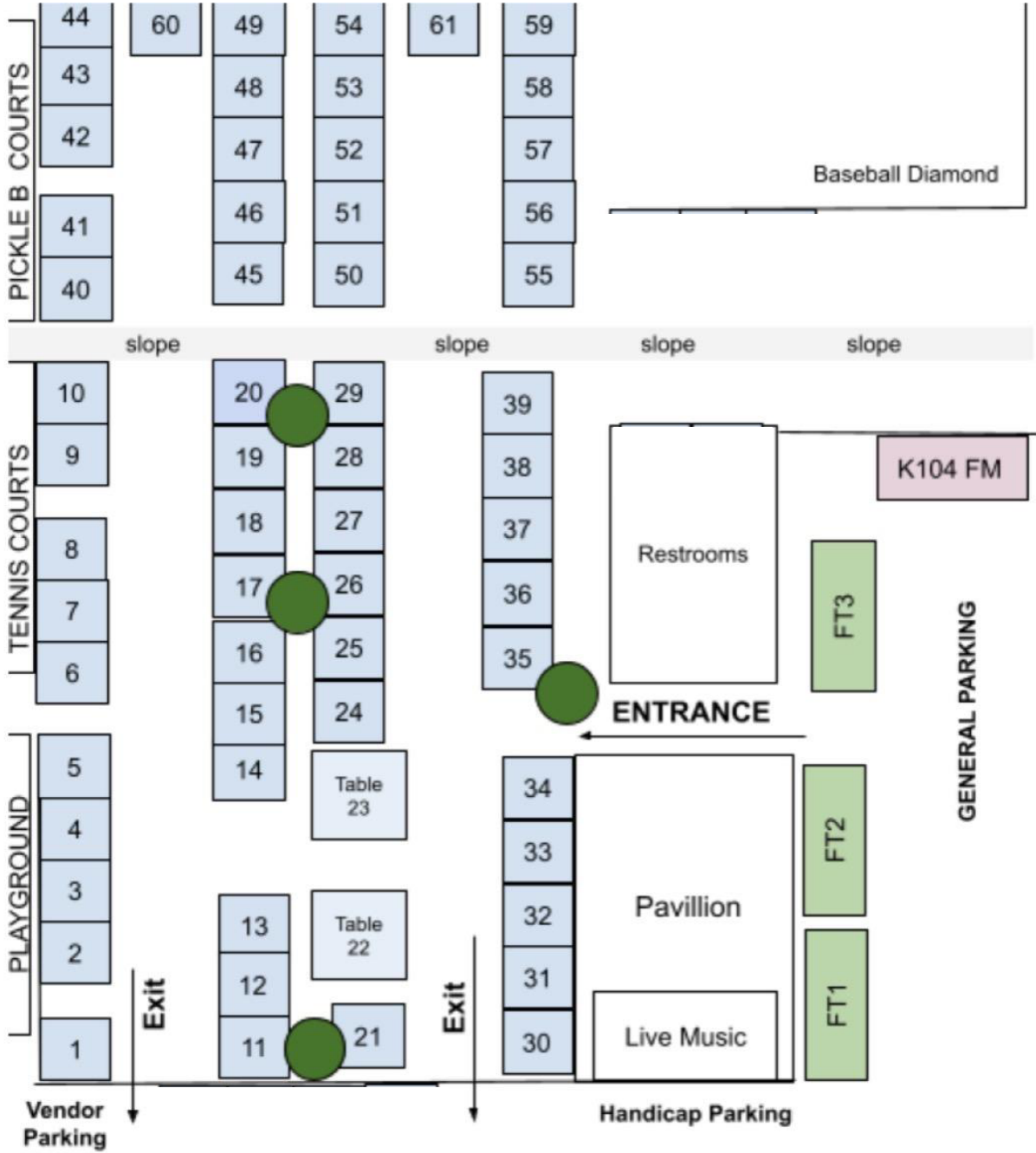
A marketing banner will hang on Kent Smith Park fence two weeks before the Event. Sponsor banners and temporary signage will be utilized on the day of the Event. All banners and signs will be taken down immediately following the market's closure.

Summary

Scotsman Holdings LLC is committed to operating within this defined Event Plan, and the terms of the Morgan Farmers Market Agreement with Morgan County to ensure that the Event operates smoothly, responsibly, safely, and sustainably.

Appendix B

Market Area/Vendor Map



Appendix C
Parking Plan



Yellow - 100-car parking lot. The lines are faded and need new paint. The organizer will lay chalk over the lines to ensure visibility.

North lot has 65 spaces.

South lot has 37 spaces.

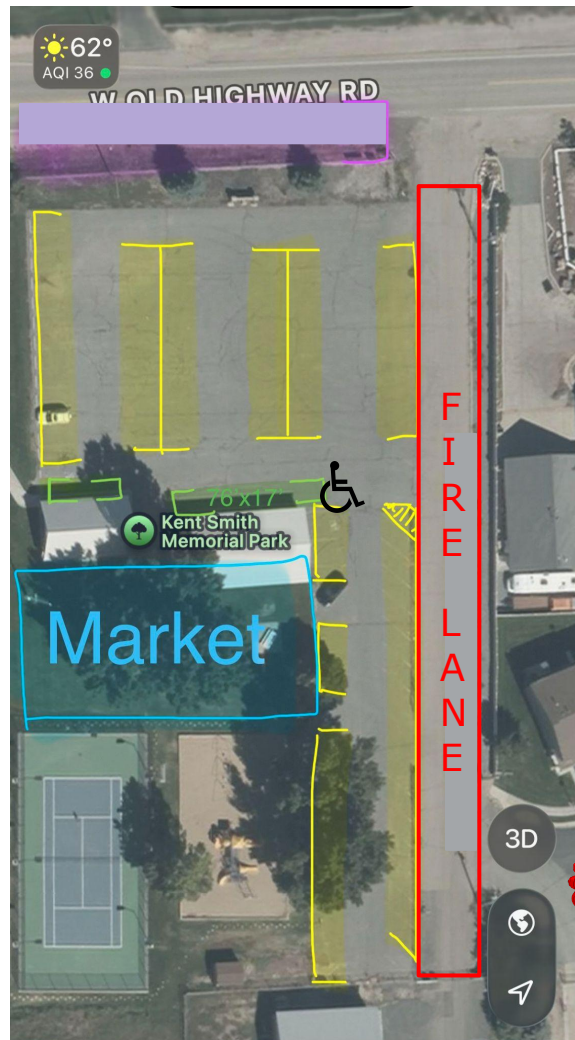
Vendor loading zone in the south parking lot from 8am to 9:30am and 2pm to 3pm during Event.

Purple - Marked NO PARKING Zone

Green - Food Truck Parking

Event parking will not be permitted in the townhome area.

Event staff will carpool to/from the event.



Appendix D

Organizer Insurance Policy



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
05/18/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Stratford Insurance Group 2307 North Hill Field Road Suite 103 Layton UT 84041		CONTACT NAME: Amberley Christensen PHONE (A/C, No, Ext): _____ FAX (A/C, No): (801) 337-2280 E-MAIL ADDRESS: amberley@sigutah.com	
INSURED Scotsman Holdings, LLC 930 Chambers St Ste 4 Ogden UT 84403		INSURER(S) AFFORDING COVERAGE INSURER A: Markel American Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 28932	

COVERAGES **CERTIFICATE NUMBER:** CL2511436478 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDITIONAL INSURED	SUBROGATION	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			AFG4668-04	10/11/2025	10/11/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 3,000,000 PRODUCTS - COMP/OP AGG \$ 3,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED \$ RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				<input type="checkbox"/> PER STATUTE <input type="checkbox"/> OTHER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER Scotsman Holdings, LLC 930 Chambers St Ste 4 Ogden UT 84403	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

© 1988-2015 ACORD CORPORATION. All rights reserved.

MORGAN FARMERS MARKET AGREEMENT

This Agreement is entered into this ___ day of _____, 2026, by and between Morgan County, a political subdivision of the State of Utah (“County”), and Scotsman Holdings, LLC (“Organizer”).

1. Event Description

Organizer shall plan, organize, and conduct a farmers market event known as the Morgan Farmers Market (the “Event”), consisting of a farmers market with vendors and food trucks, on the following location, date, and time:

- Location: Kent Smith Park
- Date: Saturday, August 8, 2026
- Park Rental Hours: 7:00 a.m. to 3:00 p.m.
- Market Hours: 10:00 a.m. to 2:00 p.m.

2. Event Authorization

The County’s role under this Agreement is limited to permitting the use of County property and providing limited support as described herein. The County does not sponsor, control, or operate the Event.

3. Organizer Responsibilities

Organizer shall be solely responsible for all aspects of planning, organizing, and conducting the Event, including but not limited to staffing, logistics, registration, parking, permitting, equipment, and supplies. Organizer shall strictly adhere to the **Morgan Farmers Market Event Plan (Appendix A)**.

Organizer shall:

- a. Obtain all required permits, licenses, and approvals necessary for the Event, including any required permissions for use of non-County property (Issuance of this Agreement does not constitute approval of any required permits, and Organizer shall not conduct the Event unless all required permits and approvals are obtained);
- b. Coordinate with the Morgan County Sheriff’s Office and Public Works Department regarding traffic control, public safety, and any required traffic control precautions;
- c. Be responsible for all costs associated with traffic control, law enforcement support, and public safety measures, unless otherwise approved in writing by the County;

- d. Provide appropriate medical support and emergency response planning for the Event;
- e. Implement appropriate safety measures for participants and the public;
- g. Be responsible for all market setup, signage, barricades, and post-Event cleanup, and shall restore all County property to its pre-Event condition, reasonable wear and tear excepted;
- h. Be responsible for any damage to County property caused by the Event and shall reimburse the County for repair or replacement costs;
- i. Comply with all applicable federal, state, and local laws, ordinances, and regulations.

Organizer is an independent contractor and is not an employee, agent, or representative of the County. The County retains final authority regarding public safety decisions, including traffic control and event modifications or suspension.

4. Insurance and Liability

a. Insurance. Organizer shall maintain commercial general liability insurance covering the Event with limits of not less than:

- \$1,000,000 per occurrence
- \$3,000,000 aggregate

Morgan County shall be named as an Additional Insured on a primary and non-contributory basis.

Organizer shall provide a certificate of insurance and additional insured endorsement to the County no later than July 15, 2026. The policy shall include a waiver of subrogation in favor of Morgan County. Maintaining the required insurance shall not limit Organizer's obligations under this Agreement.

b. Condition of Premises. Organizer acknowledges that use of County facilities and property is accepted "as-is" and at Organizer's own risk. The County makes no warranties regarding the condition or suitability of the premises.

c. Indemnification; Governmental Immunity. Organizer shall indemnify, defend, and hold harmless Morgan County and its officers, employees, and agents from and against any and all claims, demands, damages, losses, liabilities, and expenses, including reasonable attorneys' fees, arising out of or resulting from Organizer's acts or omissions in connection with the planning, organization, or conduct of the Event, except to the extent caused by the sole negligence or willful misconduct of the County.

Organizer's duty to defend shall arise upon tender of a claim and shall include the obligation to provide a defense with counsel reasonably acceptable to the County. The County shall have the right to participate in the defense at its own expense. Organizer shall not settle any claim in a manner that imposes liability or obligations on the County without the County's prior written consent.

Nothing in this Agreement shall be construed as a waiver of any rights, defenses, or immunities of the County, its officers, employees, or agents under the Utah Governmental Immunity Act or any other applicable law. All such rights and immunities are expressly reserved.

The obligations of this section shall survive termination or completion of this Agreement.

5. County Responsibilities

The County shall:

- a) Provide standard park maintenance, including mowing the lawn and supplying toilet paper for the public restrooms.
- b) Provide a standard 120 V power outlet access for live musicians of Event to use to power sound equipment, not exceeding 20 amps.
- c) Permit posting of Event-related signage at Kent Smith Park, subject to coordination with the Public Works Department.
- d) Permit use of Kent Smith Park for the Event, subject to coordination with applicable County departments.

7. Event Fee

Flat Fee:

Organizer shall pay the County a flat event fee of \$120 within fourteen (14) days following the Event, for use of the Pavillion and Market Area, as indicated on the Vendor Map (Appendix B).

8. Term and Termination. This Agreement shall remain in effect through completion of the Event and satisfaction of all obligations herein. Either party may terminate this Agreement for any reason upon written notice prior to July 15, 2026. In such event, neither party shall be liable for damages beyond actual costs incurred as of the date of termination.

9. Cancellation. The County may cancel or suspend the Event at any time if necessary to protect public health, safety, or welfare, or due to emergency conditions. In the event of such cancellation, the County shall return the park rental Flat Fee to Organizer in full and the Vendors' Temporary Business License fees in full. The County shall not be liable for any other costs or damages resulting from such cancellation.

10. Miscellaneous

a. Entire Agreement. This Agreement constitutes the entire understanding between the parties regarding the 2026 Event and may be amended only in a written document signed by both parties.

b. No Partnership. Nothing in this Agreement shall be construed to create a partnership, joint venture, or agency relationship.

c. Assignment. Organizer may not assign or transfer this Agreement without the prior written consent of the County.

d. Governmental Immunity. Nothing in this Agreement shall be construed as a waiver of any rights, defenses, or immunities of Morgan County, its officers, employees, or agents under the Utah Governmental Immunity Act or any other applicable law.

e. No Expansion of Liability. No provision of this Agreement shall be construed to expand the liability of the County beyond that provided by law.

f. Notices. Any notice required under this Agreement shall be in writing and delivered to the parties at their respective addresses.

g. Restrictions. Organizer shall not permit alcohol sales without prior written approval from the County.

11. Execution

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

FOR MORGAN COUNTY:

By: _____
Matthew Wilson, Chair
Morgan County Commission

Date: _____

Attest: _____
County Clerk

FOR SCOTSMAN HOLDINGS, LLC:

By: _____
Name: _____
Title: _____

Date: _____

Applicant's Draft



MORGAN COUNTY



EMM

OFFICE OF

EMERGENCY MANAGEMENT

Kate Becker

From: Erica White
Sent: Wednesday, April 29, 2026 9:33 AM
To: Kate Becker
Subject: Facebook

Kate,

I would like to request permission to run a Facebook and potentially an Instagram page on behalf of the Emergency Management office. Being able to be part of community pages like Morgan Moms and the many neighborhood pages throughout the county and to post on behalf of the Emergency Management Department would be hugely beneficial in reaching more citizens with needed information in the quickest way possible.. I would like to use the accounts for things like:

Giving personal preparedness tips, updating the community on power outages, road closures, etc, or for when we (heaven forbid) have to issue an evacuation order for any type of incident (ie. Flood, wildfire, etc)

I would also like to post a monthly preparedness topic with digital resources for the community to reference and build their own personal preparedness capabilities. I will follow any and all guidelines from you in the running of these pages.

Thank you for your consideration

Erica White RN AEMT

EMS Director/Deputy Chief
Morgan County Emergency Manager
Morgan County Fire Department
41 N State Street
Morgan, UT 84050
801-529-2874





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: 06-02-2026 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:

Gate opened and turned into a seasonal gate in Lost Creek dirt road .

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

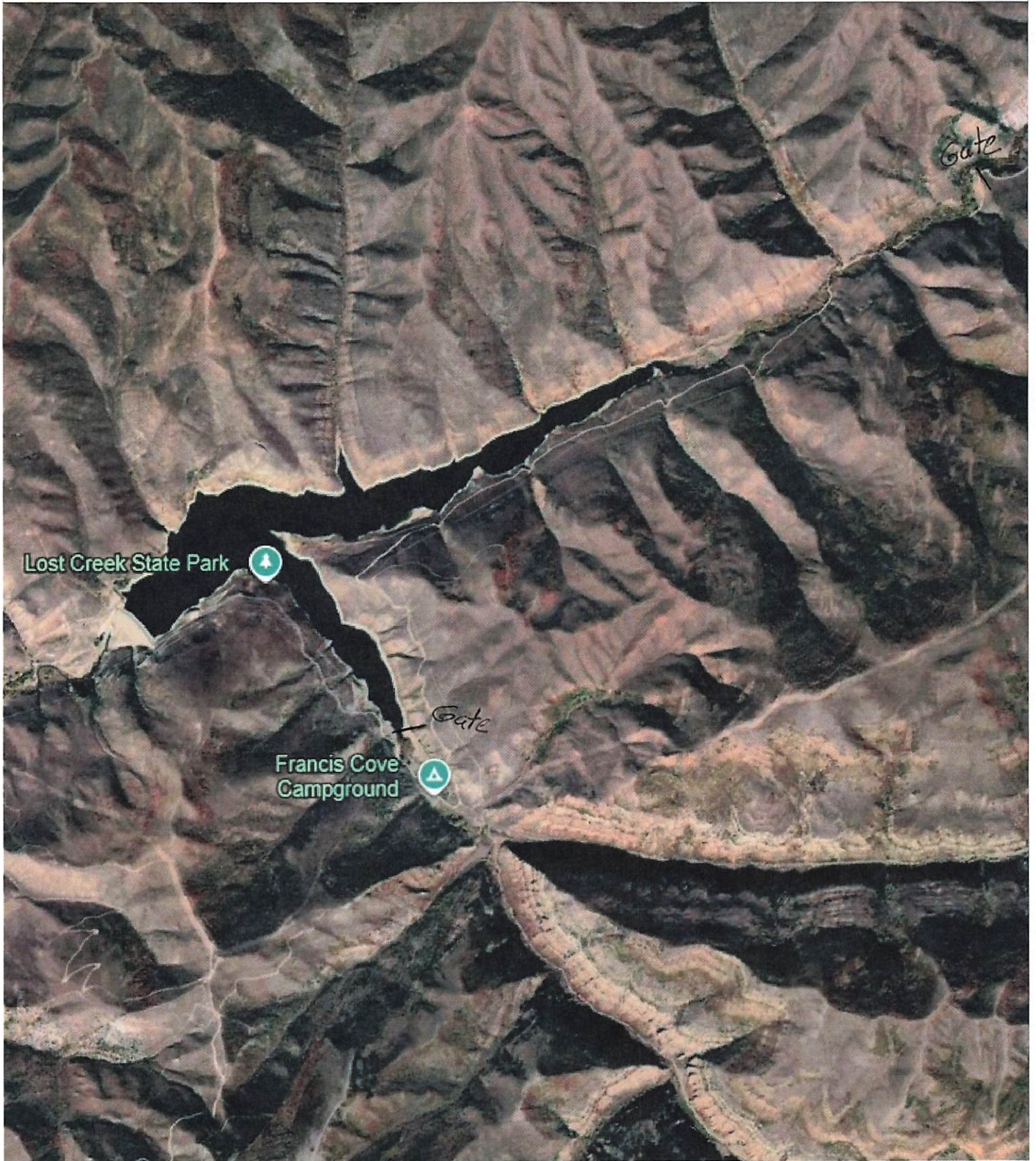
<input checked="" type="checkbox"/>

 Make Google Earth yours Complete your profile to help improve your experience

File Edit View Add Tools Help



 Search Google Earth



Kate Becker

From: Bret Heiner
Sent: Wednesday, May 20, 2026 9:09 AM
To: Janet Christoffersen; Garrett Smith; Kate Becker
Subject: Re: Lost Creek gate narrative

I finally got a meeting with the state parks on lost creek and they will have the signs and everything they need done on the camp grounds around July 2026 .
They would like us to get it ready to have the gate open for seasonal use by then if we agree with that schedule .
So yes I think we are ready to take it to the next Commission meeting .

From: Janet Christoffersen <jchristoffersen@morgancountyutah.gov>
Sent: Saturday, May 16, 2026 2:22 PM
To: Bret Heiner <bheiner@morgancountyutah.gov>
Cc: Kate Becker <kBecker@morgancountyutah.gov>; Garrett Smith <gsmith@morgancountyutah.gov>
Subject: Lost Creek gate narrative

Bret,
Does this narrative for Kate to put this on agenda work: The gate was closed and locked year round from the public's use due to safety concerns when weather was bad and ability for emergency services to respond. Recently, the State updated the campground past the gate, and Bret believes that it wouldn't be a big safety concern to chain the gate open during the seasonal months. As such, he is seeking the Commission's approval to chain the gate open during the seasonal months.

Thanks,
Janet

Janet Christoffersen
Deputy County Attorney
Morgan County Attorney's Office
PO Box 886
Morgan, UT 84050
Direct: 385-501-6081
Fax 801-845-6006

**This Email is covered by the Electronic Communications Privacy Act, 18 U.S.C. §§ 2510-2521 and is legally privileged. The information contained in this Email is intended only for use of the individual or entity named above.

If the reader of this message is not the intended recipient, or the employee or agent responsible to deliver it to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please immediately notify us by collect telephone call at (801) 845-4006 and destroy the original message. **



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: June 2, 2026 Time Requested: 5 mins
Name: Joshua Cook Phone: (801) 845-4015
Address: 48 W. Young Street
Email: jcook@morgancountyutah.gov Fax: _____
Associated County Department: Planning and Development Department

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Public Meeting/Discussion/Decision – *Rosehill LDS Chapel Site Plan*. Request for Site Plan approval for a LDS chapel.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

PUBLIC HEARING
PUBLIC MEETING



**COUNTY COMMISSION
STAFF REPORT**

Site Plan
June 2, 2026

Rosehill LDS Chapel Site Plan
June 2, 2026
Public Meeting
File #25.053

Applicant: Chad Spencer
Owner: LDS Church
Project Location: 4210 W. Cottonwood Canyon Road
Parcel Number: 00-0084-0774
Serial Number: 03-LDSMG-0004
Current Zoning: A-20
Acreage: 28.970 acres

REQUEST:

A request for site plan approval of the Rosehill LDS Chapel in the Mountain Green area to allow for the construction of a new LDS chapel.

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. § 17-27a-508(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.

PLANNING COMMISSION RECOMMENDATION

On May 14, 2026, the Planning Commission recommended approval for the Rosehill LDS Chapel Site Plan.

PROJECT DESCRIPTION:

Proposal Details

This request is for approval of a new LDS chapel site plan. The proposed LDS chapel contains approximately 24,043 sq. ft. located on 5.41 acres with 301 parking stalls. The application provides elevations, landscaping, and parking according to Morgan County Code.

SITE PLAN SUBMITTAL

Site and Building Layout

The Rosehill LDS Chapel Site Plan shows the proposed LDS chapel as well as a 285-stall parking lot, 1,800 sq. ft. pavilion, and a 236 sq. ft. storage building. The number of parking stalls and the parking lot dimensions meet MCC and ADA requirements.

The applicant is seeking approval of a site plan for a new LDS chapel and parking lot. The proposal is being reviewed for compliance with Morgan County Code site plan standards.

Access will be provided off Cottonwood Canyon Road in the Mountain Green area. Water and wastewater services will be provided by Cottonwood Mutual Water Company and the Mountain Green Sewer Improvement District respectfully. Power will be provided by Rocky Mountain Power. The Mountain Green Fire Protection District will provide fire protection to the site.

Landscaping

The Site Plan displays the following figures:

<i>Land Use / Feature</i>	<i>Area (sq. ft.)</i>	<i>Percent of Site (%)</i>
<i>Total Site Area</i>	235,660 (5.41 acres) *	
<i>Total Landscape Area</i>	92,311 *	39
<i>Planter Area</i>	85,108	92
<i>Lawn Area</i>	7,203	8
<i>Trees on Site</i>	95	
<i>Deciduous Trees</i>	80	
<i>Evergreen Trees</i>	15	
<i>Shrubs</i>	834	
<i>Drought Tolerant Provided</i>	731 (79%)	

*Park Strip Landscaping of 3,418 sq. ft. not included in this total

Tree species include: Austrian Black Pine, Black Hills Spruce, Autumn Gold Maidenhair Tree, Village Green Zelkova, and Pink Flair Flowering Cherry. Shrub varieties include: Hancock Coralberry (low-spreading), Cougar Cub Ninebark, Lowfast Spreading Cotoneaster, Ground Hug Spreading Chokeberry, Grow Low Sumac, Green Mound Currant, and Pearl Potion Dwarf Korean Lilac. These plantings are intended to provide visual interest, complement the open space areas, and enhance the overall streetscape and community character.

Lighting

The applicant submitted photometric calculations and lighting pole depictions that meet the intent of Morgan County’s Dark Sky Ordinance. Morgan County has adopted comprehensive Dark Sky lighting requirements and conditions. These are clearly defined within MCC § 155.352. The intent of these sections of the MCC are to make sure that the following occurs:

- “ A. Reducing, eliminating, or preventing light trespass;*
- B. Reducing, eliminating, or preventing unnecessary or inappropriate outdoor lighting;*
- C. Reducing, eliminating, or preventing the effects of outdoor lighting on wildlife;*
- D. Preventing unsightly and unsafe glare;*
- E. Promoting energy conservation;*
- F. Maintaining nighttime safety, utility, and security;*
- G. Encouraging a minimal light footprint of land uses in order to reduce light pollution;*
 and
- H. Promoting and supporting agrotourism and recreation, including the pursuit or retention of accreditation of local parks by the International Dark-Sky Association.”*

DISCUSSION:

Building elevations and architectural details will be verified at the time of building permit submittal. The application meets minimum requirements for lighting, and landscaping and parking requirements in § 155.343. Grading, drainage, and utility plans have been reviewed as part of this Site Plan application, and all engineering comments will need to be implemented during construction to ensure compliance with MCC standards.

DEPARTMENT COMMENTS/RECOMMENDED MOTIONS

Public Works: No comments

Engineering: Comments received and have been addressed

Utility Companies: All required will-serve letters on file

Fire/EMS Services: Comments received and have been addressed

Recommended Motions

Motion for Approval – “I move we approve the Rosehill LDS Chapel Site Plan, application number 25.053, allowing for the proposed chapel and parking area located at 4210 W. Cottonwood Canyon Road in unincorporated Morgan County.

Motion for Approval with Conditions – “I move approve the Rosehill LDS Chapel Site Plan, application numbers 25.053, allowing for the proposed chapel and parking area located at 4210 W. Cottonwood Canyon Road in unincorporated Morgan County, with the following conditions:”

1. *List any additional findings and conditions...*

Motion for Denial – “I move we deny the Rosehill LDS Chapel Site Plan, application numbers 25.053, not allowing for the proposed chapel and parking area located at 4210 W. Cottonwood Canyon Road in unincorporated Morgan County, *due to the following findings:*”

1. *List any additional findings and conditions...*

SUPPORTING INFORMATION

Attachment A: Vicinity Map

Attachment B: Proposed Site Plan

Attachment C: Landscaping Plan

Attachment D: Photometrics Plan

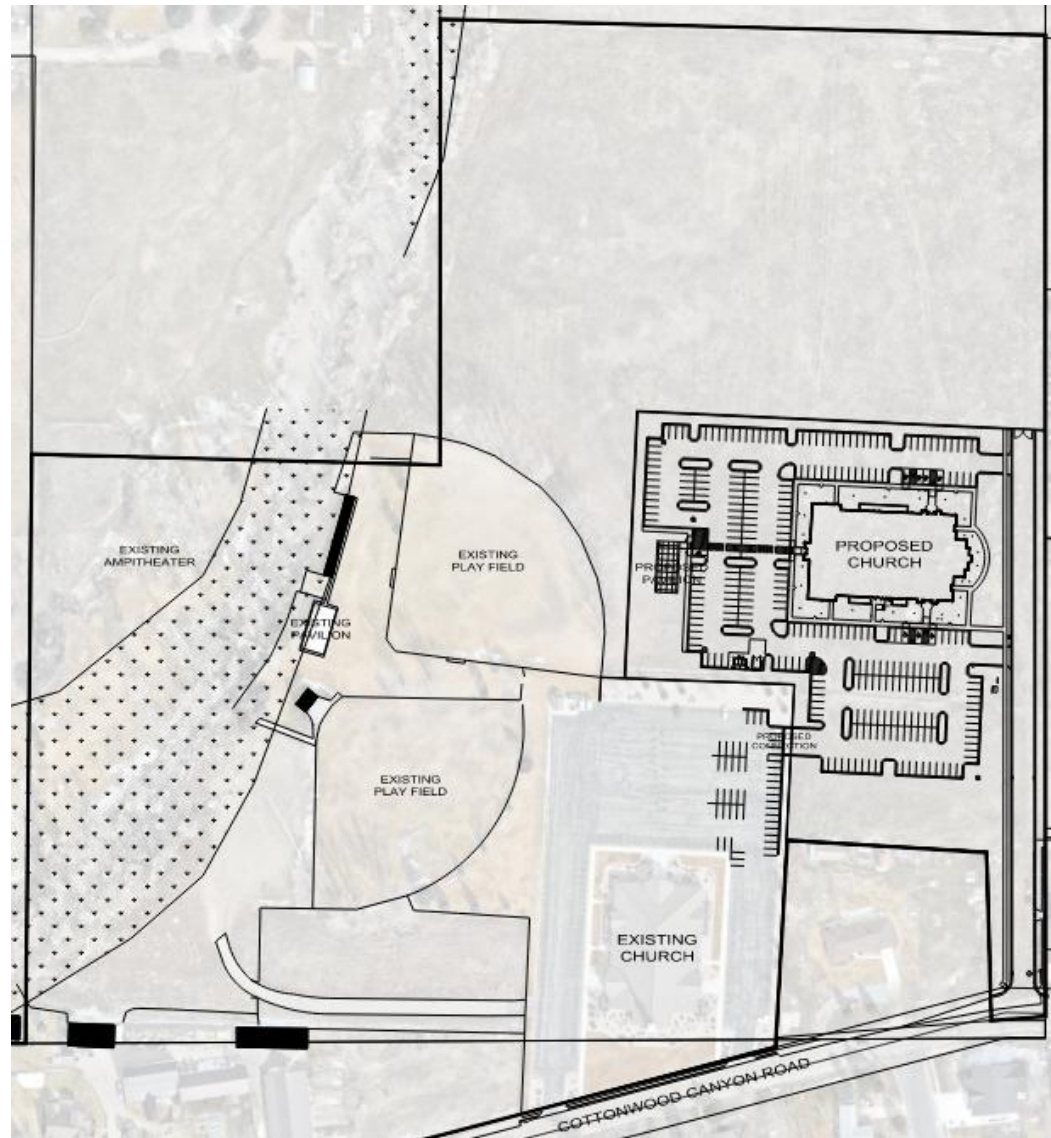
Attachment E: Elevations

Attachment A: Vicinity Map



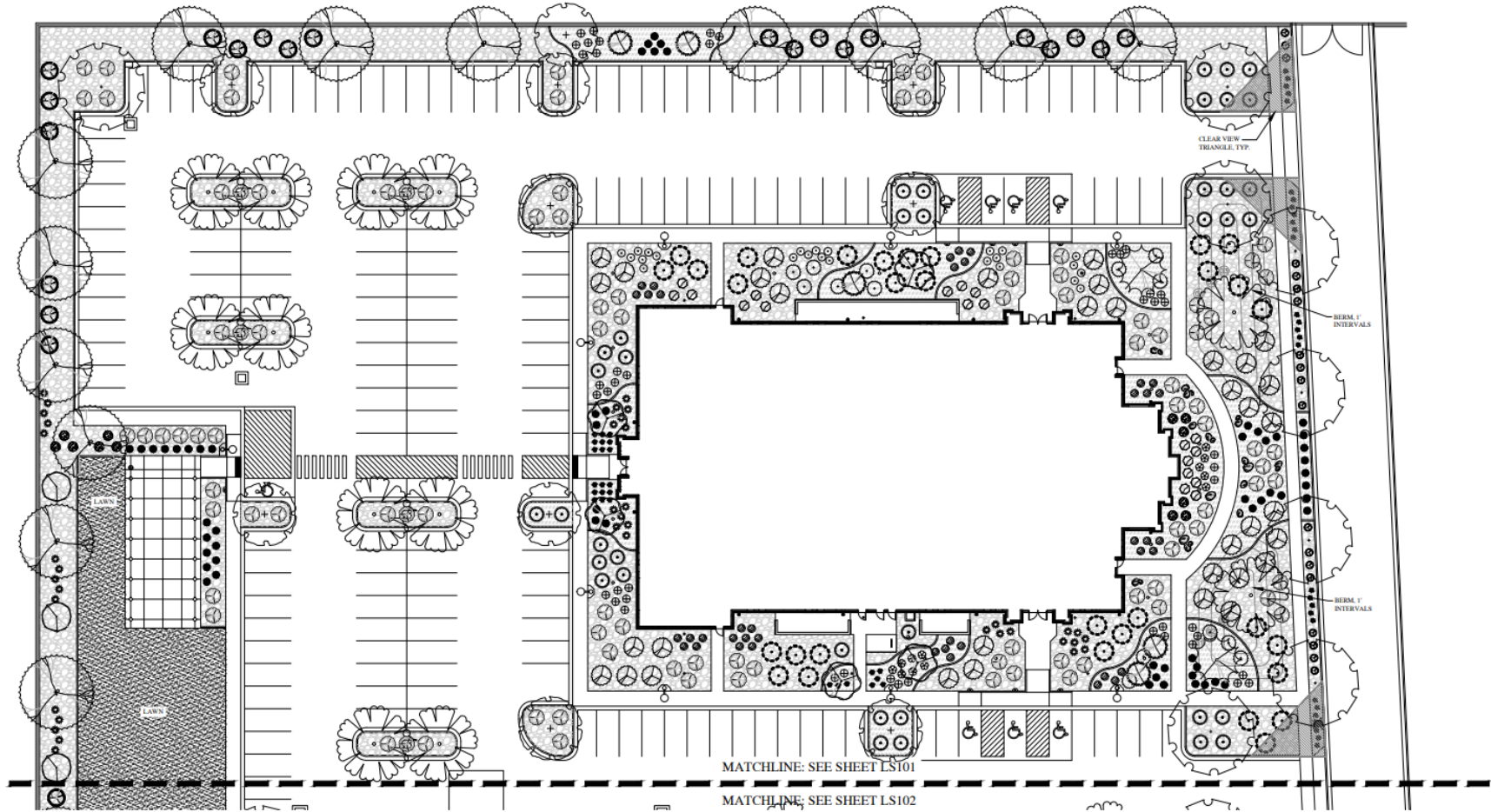
Click here to view a full-size .pdf version of the Site Plan.
[Rosehill - Site Drawings r3 4.pdf](#)

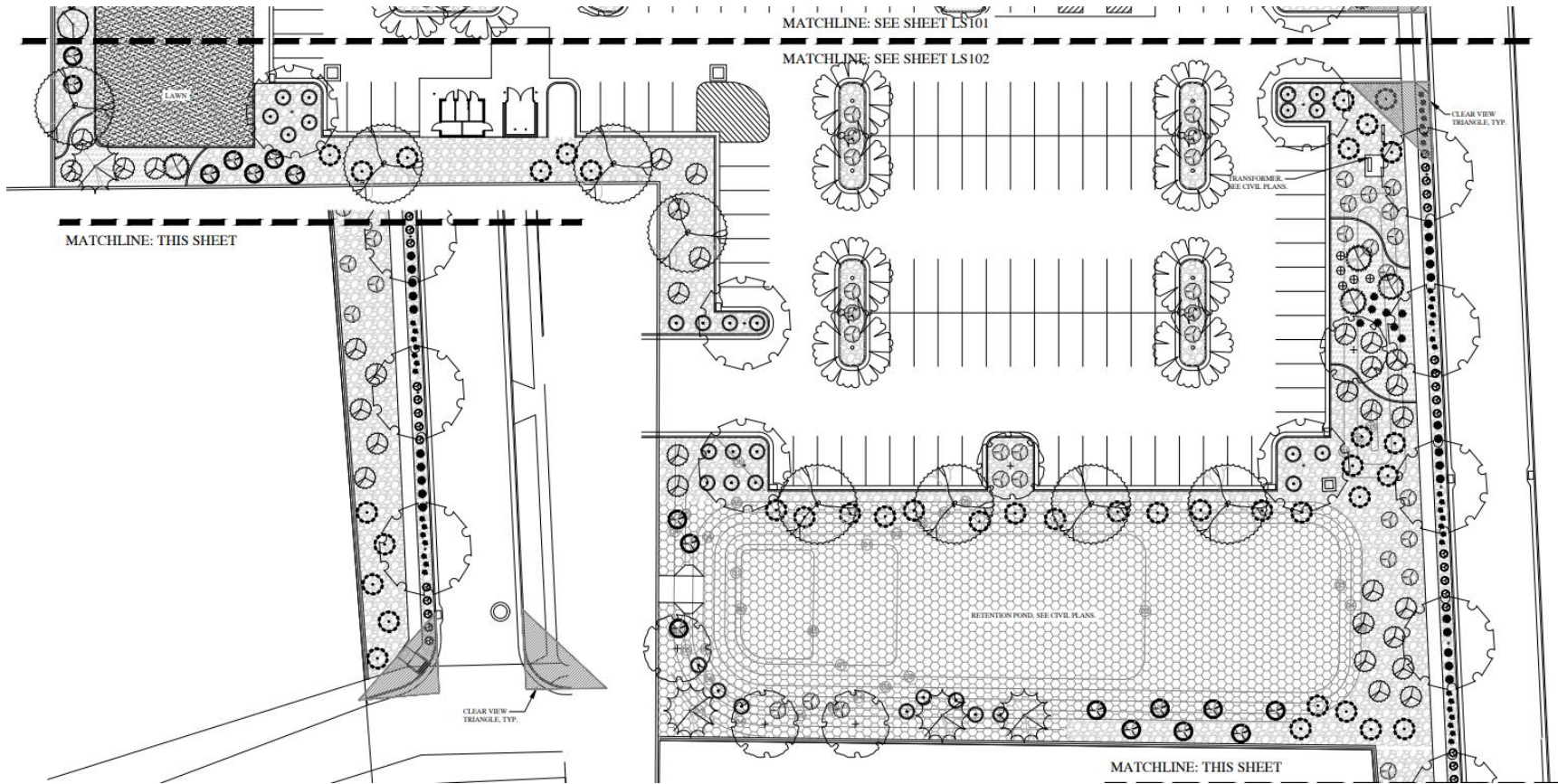
Attachment B: Proposed Site Plan



Click here to view a full-size .pdf version of the Site Plan.
[Rosehill LDS Chapel Full Site Plan](#)

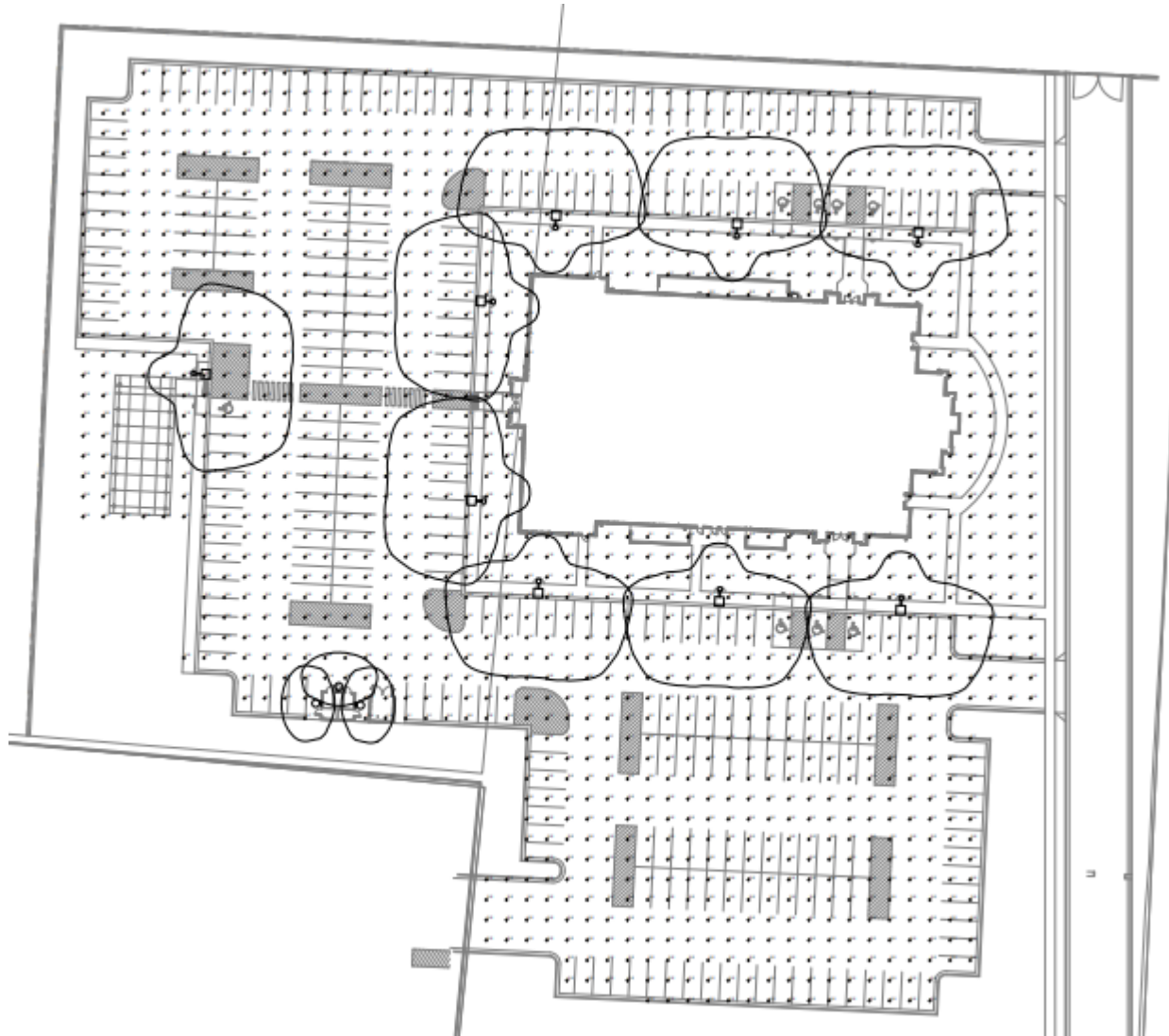
Attachment C: Landscaping Plan





Click here to view a full-size .pdf version of the Site Plan
[Rosehill LDS Chapel Illumination](#)

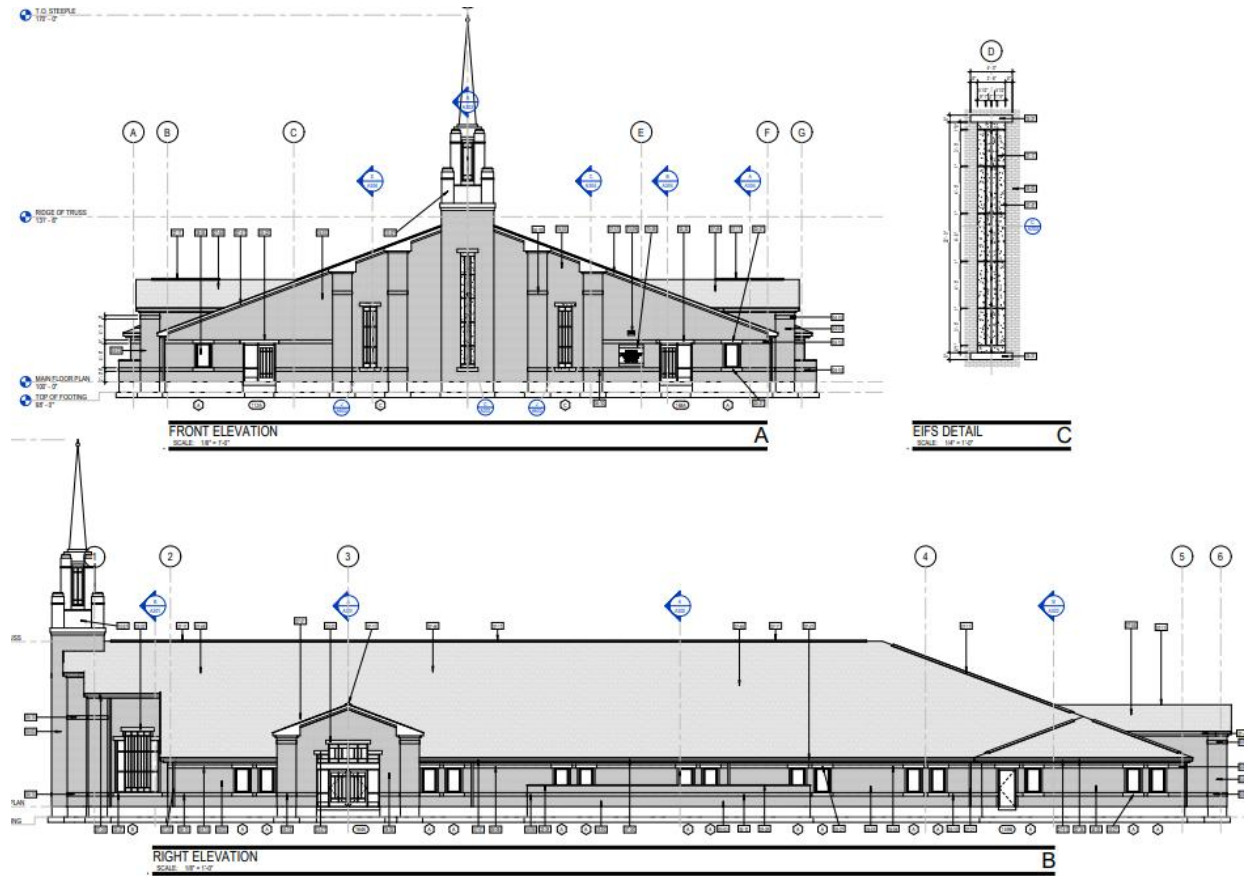
Attachment D: Photometrics Plan

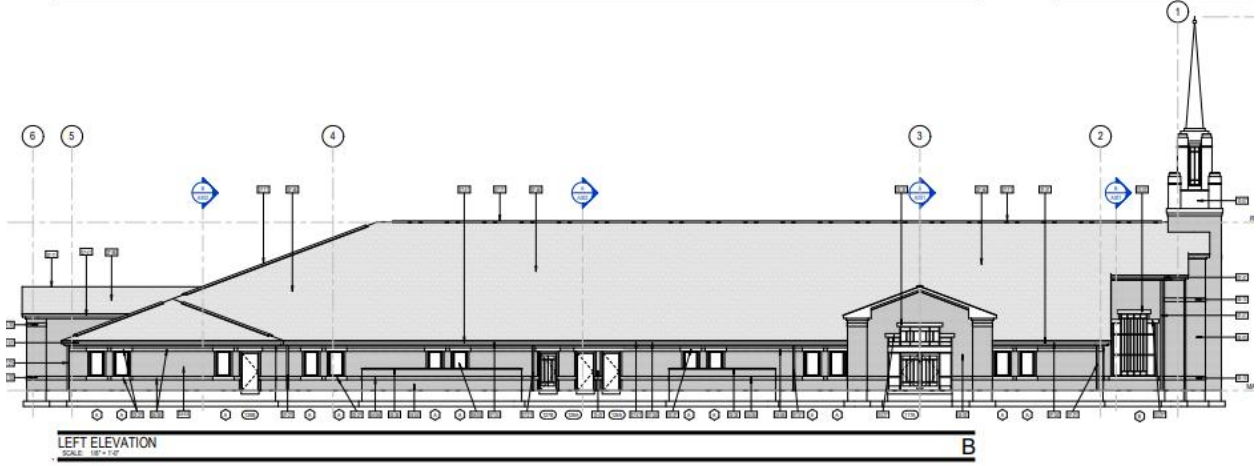
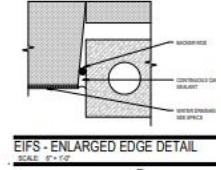
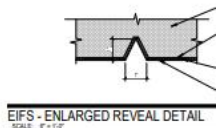
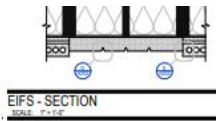
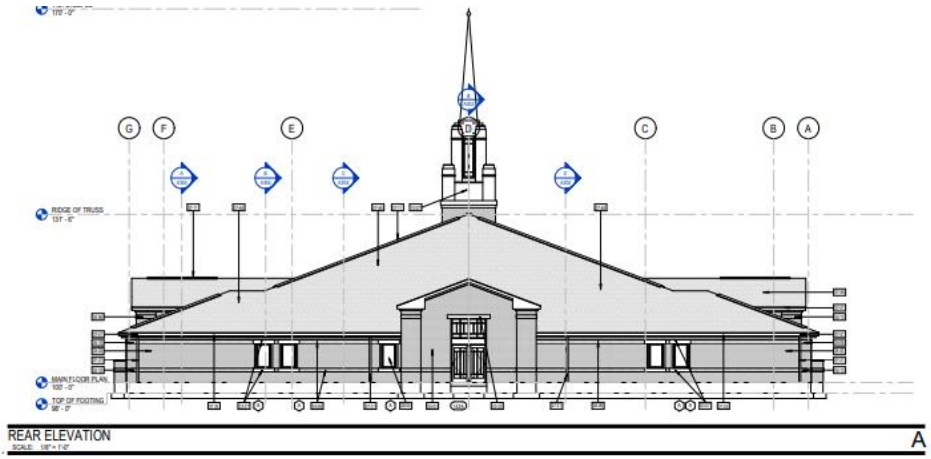


[Click here to view a full-size .pdf version of the Site Plan.](#)

[Rosehill LDS Chapel - Exterior Elevations](#)

Attachment E: Elevations







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: June 2, 2026 Time Requested: 5 mins
Name: Joshua Cook Phone: (801) 845-4015
Address: 48 W. Young Street
Email: jcook@morgancountyutah.gov Fax: _____
Associated County Department: Planning and Development Department

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Public Meeting/Discussion/Decision - *Deywōs Mountain Estate Site Plan*: Request for Site Plan approval for a reception center and parking lot.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

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

PUBLIC HEARING
PUBLIC MEETING

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



**COUNTY COMMISSION
STAFF REPORT**

Site Plan

June 2, 2026

Deywōs Mountain Estate Site Plan
June 2, 2026
Public Meeting
File #25.042

Applicant: Josh Hughes
Owner: Josh Hughes
Project Location: 7533 N. Trappers Loop Road
Parcel Number: 00-0068-1129
Serial Number: 03-005-011-01-8
Current Zoning: A-20
Acreage: 51.94 acres

REQUEST:

A request for site plan approval of the Deywōs Mountain Estate in the Mountain Green area to allow for the construction of a new reception center and parking lot.

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. § 17-27a-508(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.

PLANNING COMMISSION RECOMMENDATION

On May 14, 2026 the Planning Commission reviewed the Deywós Mountain Estate Site Plan. The Planning Commission recommends approval of the requested site plan based on the following findings and with the conditions listed below:

Findings:

1. That the proposal complies with applicable zoning regulations, including chapter 155.045 in its entirety.
2. That the proposed landscaping plan complies with the standards as outlined in MCC § 155.335 Landscaping.
3. That the proposed photometrics plan complies with the standards as outlined in § 155.352 Lighting.
4. That the architectural/elevations comply with the standards outlined in § 155.152.
5. That the Site Plan complies with requirements of Conditional Use Permit (25.006) for a private recreational resort.
6. That the proposal is not detrimental to the health, safety, and welfare of the public.

Conditions:

1. That all outsourced consultant fees are paid current prior to final plat recordation.
2. That all other local, state, and federal laws are adhered to.
3. The developer will install any required infrastructure, including roadways, utilities, parking, lighting, and landscape areas.
4. That five ADA accessible parking stalls with one van accessible stall be included in the site plan.
5. That the applicant provides clear directional signs to direct parking in compliance with the Morgan County Code.

PROJECT DESCRIPTION:**Proposal Details**

This request is for approval of a new reception center site plan. The proposed reception center contains approximately 5,416 sq. ft. located on 1.58 acres with 103 parking stalls. The application provides elevations, landscaping, and parking according to Morgan County Code.

The application has a Conditional Access Permit from UDOT to access off of and on to Trappers Loop Road; an encroachment permit will be received from the UDOT Region One Permit Office prior to commencing any needed work within the right-of-way. UDOT reserves the right to require installation of a raised median island or restrict access to a right-in or right-out at any time.

Water service will be provided by a private well. Wastewater will be by septic approved by the Weber-Morgan Health Department. The Mountain Green Fire Protection Improvement District will provide fire protection services. Rocky Mountain Power will provide power. Enbridge Gas will provide gas.

SITE PLAN SUBMITTAL**Site and Building Layout**

The Deywós Mountain Estate Site Plan shows the proposed reception center as well as an existing home, existing garage and existing detached accessory dwelling unit (DADU). The existing home and DADU are currently accessed off Trappers Loop Road. The proposed reception center area and parking lot contain 2.59 acres with the remainder of the parcel containing 49.34 acres. The Mountain Green Fire Protection District requires (and the applicant will provide) a water tank and fire hydrant.

The square footage of the reception center is 4,933.99. The developer is proposing a total of 103 parking stalls, including three ADA stalls. The number of total parking stalls (1 per 100 square feet of reception center) and the parking stall dimensions meet county standards; however a total

of five ADA accessible stalls with one van ADA accessible need to be provided for 101 parking stalls or more.

PROJECT DESCRIPTION:

The applicant is seeking approval of a site plan for a new reception center and parking lot. The proposal is being reviewed for compliance with Morgan County Code site plan standards.

Access will be provided off Trappers Loop Road in the Mountain Green area. Water and wastewater services will be provided privately. Power will be provided by Rocky Mountain Power. The Mountain Green Fire Protection District will provide fire protection to the site.

Commercial Design Standards

As this property is zoned A-20 and not commercial, commercial design standards do not need to strictly apply; however, the proposed design is generally compliant with the MCC § 155.152 “Nonresidential and Mixed-Use Design Standards”. For example, the Site Plan complies with these building materials standards outlined in § 155.152.C1(f):

(f) Building materials.

1. The majority of each facade (51% or more of the wall area excluding windows and doors) shall be constructed of the following hard surface building materials: Brick, stone, treated or split face decorative block (CMU), fiber cement siding and panels, wood, concrete or other durable building material as approved by the Planning Commission.

2. Stucco, EIFS or untreated concrete block (CMU) may be allowed by the Planning Commission as an accent or secondary material only (see [Figure 155.152-5](#) below).

3. The Planning Commission may approve metal as an exterior building material on a case-by-case basis if an applicant can show that the type of metal is of a high grade and provides architectural quality to a building (see [Figure 155.152-6](#) below).

4. Vinyl siding and standing seam metal (see [Figure 155.152-7](#)) are prohibited for use as exterior wall building materials.

The materials for this project, as clarified by the applicant, are as follows:

- Natural stone
- Zinc panels
- Wood esthetic extruded aluminum
- Architectural concrete

Landscaping

The Site Plan displays more than the 15% landscaping requirement per MCC, with the following figures:

Land Use / Feature	Area (sq. ft.)	Percent of Site (%)
<i>Parking area</i>	68,829.25	61.0
<i>Landscaped area</i>	39,072.74	34.6
<i>Reception center</i>	4,933.99	4.4
Total	112,835.98	100.0

The Plant Schedule includes a total of 888 units, comprising 38 trees and 850 shrubs. Tree species include Bigtooth Maple and Scrub Oak, while shrub and accent plantings include Dark Green Spreader Yew, Flame Willow, Blonde Ambition Blue Grama, and Gro-low Fragrant Sumac. These plantings are intended to provide visual interest, complement the open space areas, and enhance the overall streetscape and community character. Landscaping requirements for commercial development are outlined within § 155.335 of the MCC, and states the following:

“A. Purpose: The purposes of the landscaping requirements of this section are to enhance, conserve and stabilize property values by preventing wind and water erosion, creating an environment which discourages the accumulation of rubbish and litter, and providing an attractive neighborhood. Further, where required, the landscaping is necessary to contribute to the relief of erosion, heat, noise and glare through the proper placement of trees and other vegetation. Landscaping plans are required for all development within commercial zones, two-family or multi-family dwelling development projects, for all institutional uses, and all common areas within residential or condominium projects, in addition to types of development already specified by this title.

B. Approved Plan: Where landscaping is required, it shall be placed and maintained according to the plan approved by the land use authority as a prerequisite to further use of the lot, and consistent with the timing and phasing plan approved for the development.

C. Nonconforming Status: Landscaping shall be deemed a substantive rather than a procedural requirement, such that any use of property on the effective date hereof, which is nonconforming only as to landscaping, may be continued in the same manner as if the landscaping were conforming.

D. Plot Plan: Where landscaping is required, a landscaping plan, drawn to scale, and stamped by a landscape architect, licensed in the state of Utah, shall be submitted as part of the application submittal requirements.

The landscaping plan shall contain at least: the location and common and Latin names of all trees, shrubs, and ground covers; the size in caliper, gallon, or height, as applicable to the particular landscaping type; any nonvegetative landscape features; and all irrigation facilities.

E. Coverage And Screening: ...

2. Coverage of the ground in required landscaped areas shall be at least eighty five percent (85%) by plant materials and waterways, when viewed from above, so that impervious landscaping features such as walkways, rockscapes and statuary do not impair runoff. Where screening or buffering from surrounding properties is required to be in the form of landscaping, a minimum six foot (6') tall or taller row of evergreen trees that are

spaced to occlude vision shall constitute sufficient screening, unless a greater height is required by the land use authority to mitigate specific impacts of the development.

3. Where landscaping is required in residential projects, at least seventy percent (70%) of the yard area surrounding the building, for a width at least equal to the minimum front, side and rear setback distances stated for the zone, shall be landscaped and maintained in landscaping. The landscaping shall be composed of irrigated lawn or other fire resistive green plants. Any portion of the setback area that is not proposed to be covered by landscaping (the remaining 30 percent or less setback area) shall have a covering that is hard surfaced, graveled or composed of other suitable material to prevent vegetative growth, and shall be maintained free of weeds, brush and flammable plants and materials. The plot plan shall show how these requirements will be met.

F. Maintenance: Required landscaping shall be maintained in a clean, orderly, healthful condition. Such shall include proper irrigation, pruning, mowing, weed removal, pest control and replacement of dead plantings.”

Lighting

The applicant submitted photometric calculations that meet the intent of Morgan County’s Dark Sky Ordinance. Morgan County has adopted comprehensive Dark Sky lighting requirements and conditions. These are clearly defined within MCC § 155.352. The intent of these sections of the MCC are to make sure that the following occurs:

- “ A. Reducing, eliminating, or preventing light trespass;*
- B. Reducing, eliminating, or preventing unnecessary or inappropriate outdoor lighting;*
- C. Reducing, eliminating, or preventing the effects of outdoor lighting on wildlife;*
- D. Preventing unsightly and unsafe glare;*
- E. Promoting energy conservation;*
- F. Maintaining nighttime safety, utility, and security;*
- G. Encouraging a minimal light footprint of land uses in order to reduce light pollution; and*
- H. Promoting and supporting agrotourism and recreation, including the pursuit or retention of accreditation of local parks by the International Dark-Sky Association.”*

DISCUSSION:

This Site Plan is compatible with the commercial design standards found in the MCC. The proposed building materials are consistent with §155.152(f), which requires that the majority of each façade (51% or more of the wall area, excluding windows and doors) be constructed of durable, hard surface materials such as brick, lap siding, fiber cement panels, stucco, or treated wood. Stucco and other approved materials are to be used as secondary or accent elements, and no prohibited materials such as vinyl siding or standing seam metal are proposed. The Planning Commission may review and approve any metal elements on a case-by-case basis if shown to be

of high quality and architectural significance; in this proposal, no standing seam metal is planned, and the minor metal components, such as railing or canopy elements, are not anticipated to adversely affect the visual aesthetics of the development.

Building elevations and architectural details will be verified at the time of building permit submittal. The application meets minimum requirements for lighting, landscaping, and parking. Grading, drainage, and utility plans have been reviewed as part of this Site Plan application, and all engineering comments will need to be implemented during construction to ensure compliance with MCC standards.

DEPARTMENT COMMENTS/RECOMMENDED MOTIONS

Public Works: No comments

Engineering: Comments received and have been addressed

Utility Companies: All required will-serve letters on file

Fire/EMS Services: Comments received and have been addressed

Recommended Motions

Motion for *Approval* – “I move we approve the Deywós Mountain Estate Site Plan, application number 25.042, allowing for the proposed reception center located at 7533 N. Trappers Loop Road in unincorporated Morgan County, based on the findings and with the conditions listed in the staff report dated May 28, 2026.”

Motion for *Approval with Conditions* – “I move we approve the Deywós Mountain Estate Site Plan, application numbers 25.042, allowing for the proposed reception center located at 7533 N. Trappers Loop Road in unincorporated Morgan County, based on the findings and with the conditions listed in the staff report dated May 28, 2026, and with the following conditions:”

1. *List any additional findings and conditions...*

Motion for *Denial* – “I move we deny the Deywós Mountain Estate Site Plan, application numbers 25.042, not allowing for the proposed reception center located at 7533 N. Trappers Loop Road in unincorporated Morgan County, *due to the following findings:*”

1. *List any additional findings and conditions...*

SUPPORTING INFORMATION

Attachment A: Vicinity Map

Attachment B: Proposed Site Plan

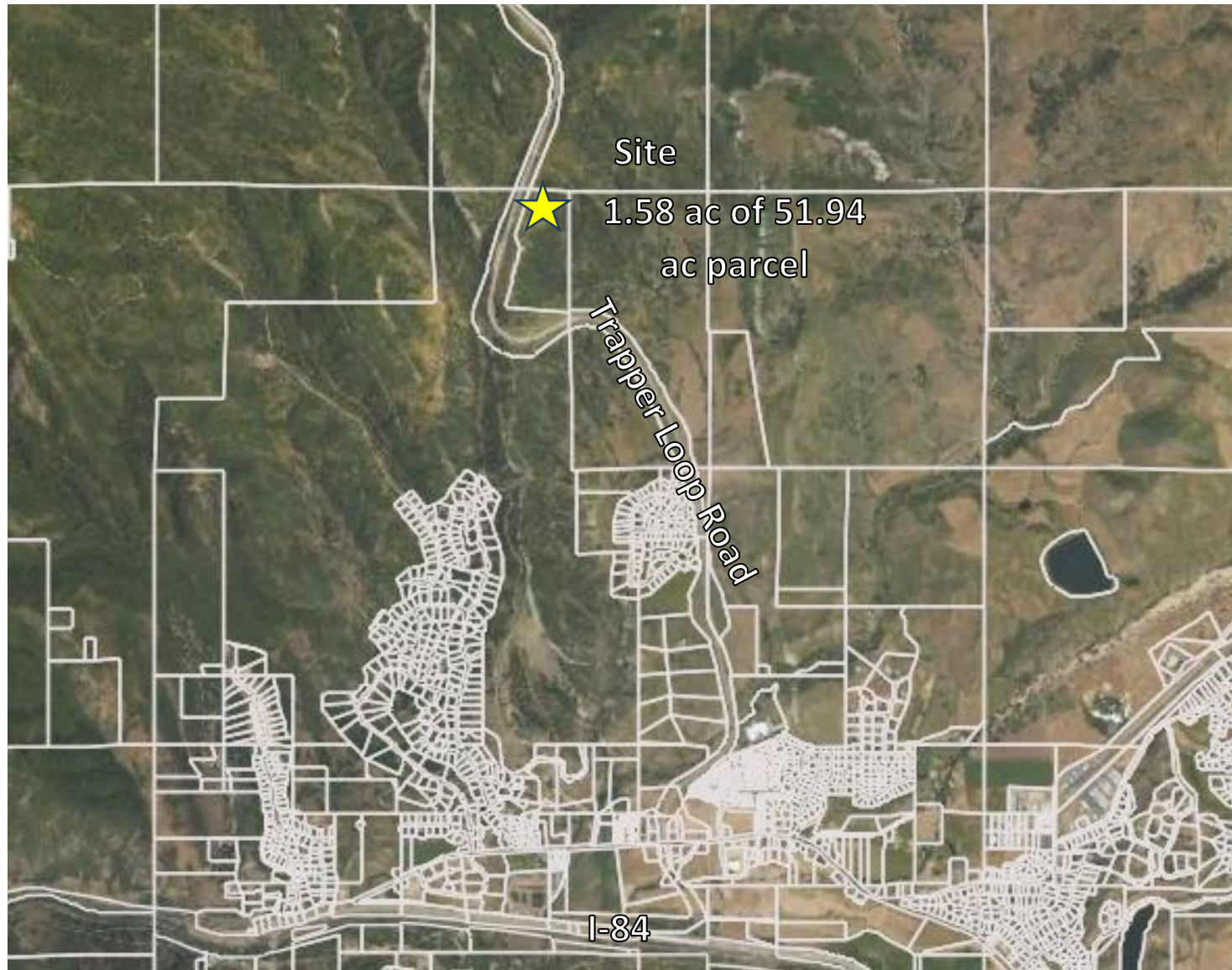
Attachment C: Landscaping Plan

Attachment D: Photometrics Plan

Attachment E: Building Elevations & Materials

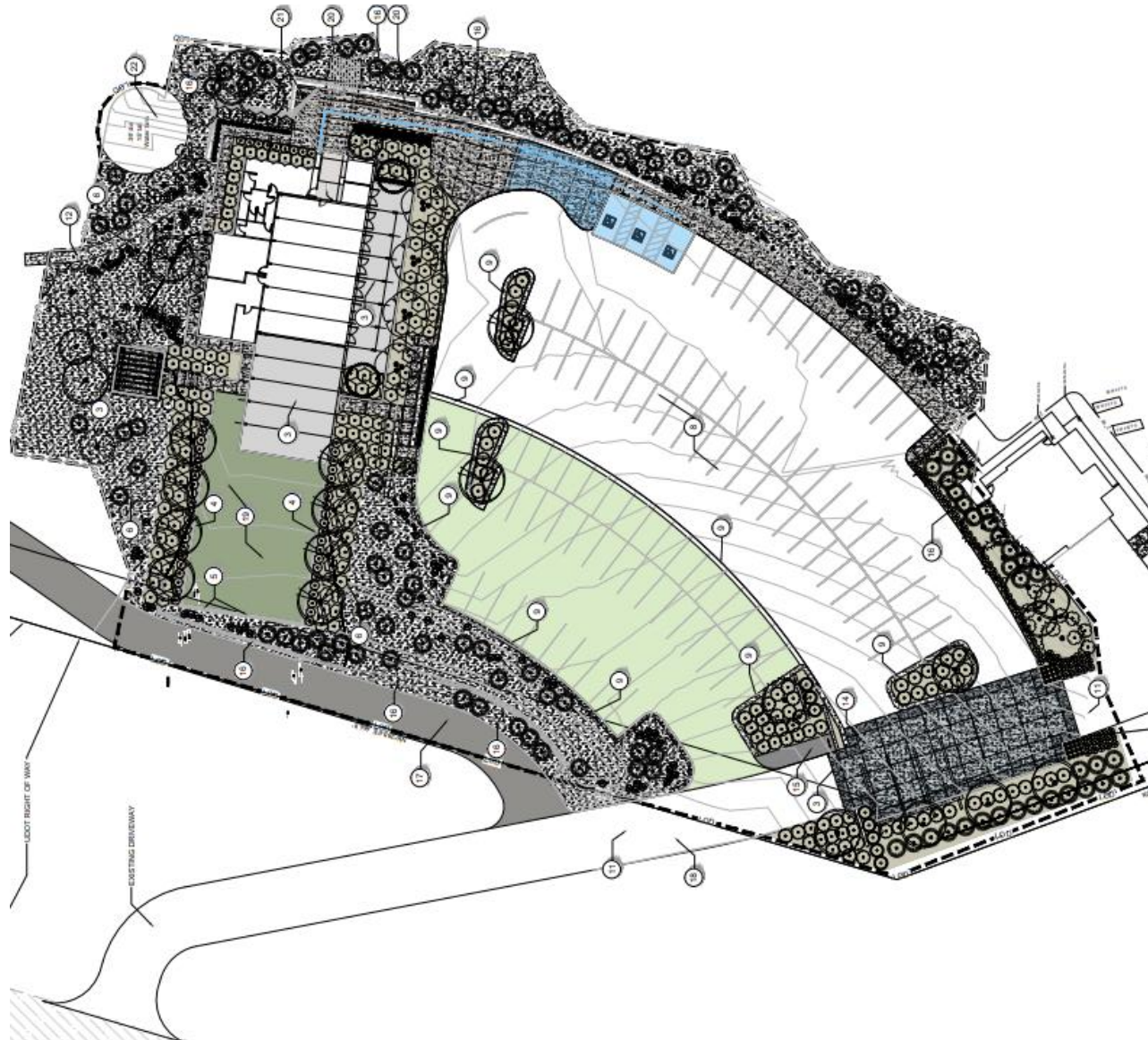
Attachment F: Applicant Narrative

Attachment A: Vicinity Map



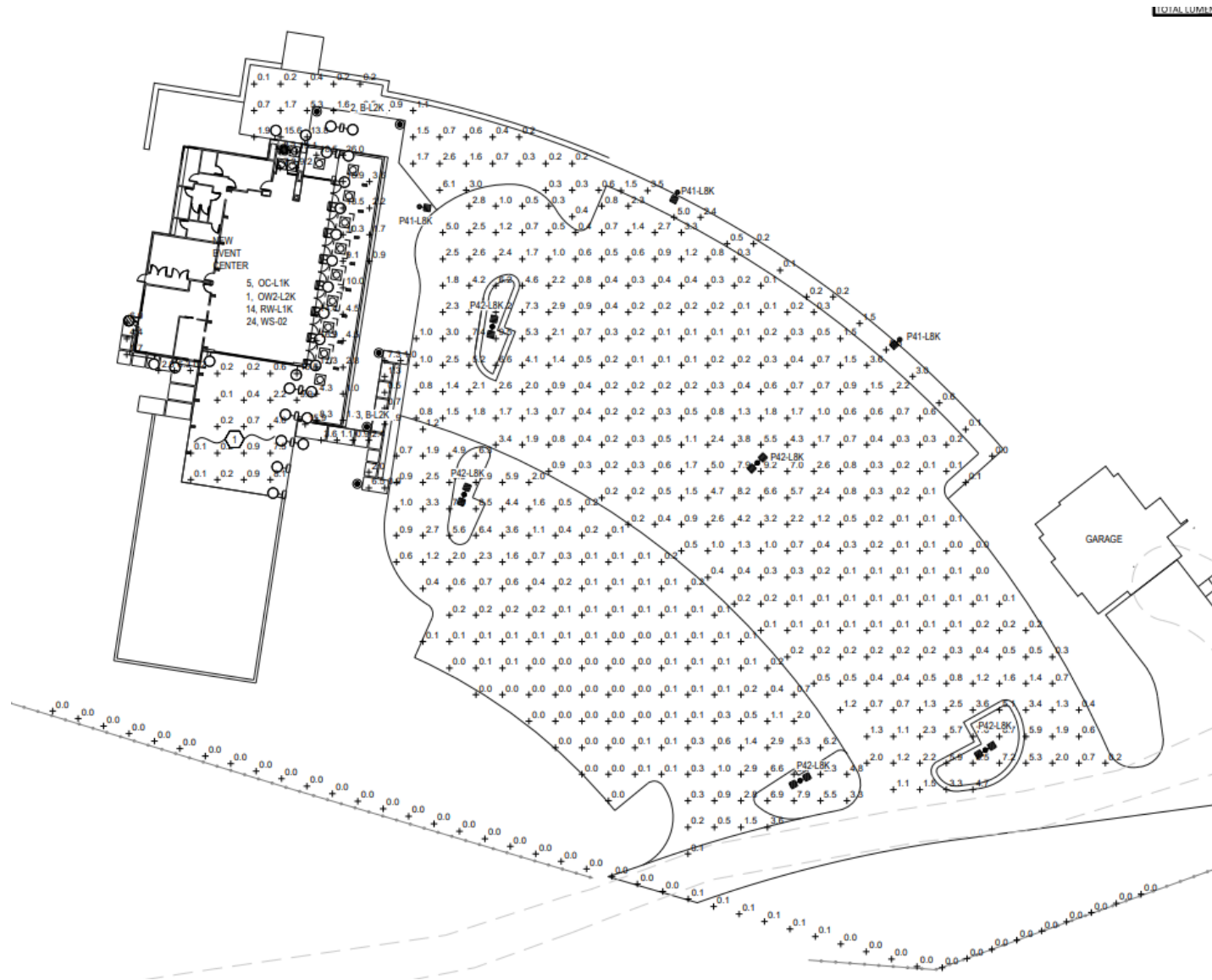
[Click here to view a full-size .pdf version of the Planting Plan](#)

Attachment C: Landscaping Plan



[Click here to view a full-size .pdf version of the Site Photometrics](#)

Attachment D: Photometrics Plan



[Click here to view a full-size .pdf version of the Elevations](#)

Attachment E: Building Elevations & Materials



West Elevation



North Elevation

Exterior Materials

- Natural stone
- Zinc panels
- Wood esthetic extruded aluminum
- Architectural concrete



East Elevation



South Elevation

Attachment F: Applicant Narrative

Date: July 30, 2025

RE: Site Plan Application Narrative - Deywós Mountain Estate

To: Morgan County Planning Commission & County Commission:

Deywós Estate, LLC, requests site plan approval for an events center planned on our 52-acre estate. Our vision is to establish a picturesque venue that complements Morgan County's natural beauty and accommodates various gatherings.

Notes on Site Plan & Landscape Plan Components:

- **Utilities:** Power and natural gas have already been brought to the site. Our well has been functioning, re-tested, and re-approved by Weber-Morgan Health on June 13, 2025. Septic permits were issued on July 25, 2005, for the other buildings on the parcel, and the design and approval of a system are currently underway for the event center.
- **Traffic:** All traffic will access the site via State Road 167. On July 8, an additional pre-application meeting was held with UDOT, Region 1. Subsequently, we submitted our site plan and a traffic study as part of a formal application. Our request is to update our current access permit to accommodate our new use. Access was discussed as if imminent, application ID# 164123.
- **Water Conservation:** Artificial turf is specified in the lawn area. There are no traditional spray-head sprinklers; all irrigation is drip irrigation, anticipated to be used only in the first two years to establish plantings and then only as needed in dry years.
- **Plants:** Our landscaping features trees and plants native to the Wasatch Back, which are fairly drought-tolerant and deer-resistant.
- **Light:** The photometric study submitted with our building permit application addresses site lighting.
- **Fire:** A Fire Protection Plan was previously submitted with the event center building permit application. Additionally, we will be installing a 120,000-gallon water tank connected to a fire hydrant, capable of supplying 1,000 gallons a minute to protect the site.
- **Geotechnical:** A geotechnical report and supplemental memo from GSH were previously submitted as part of the building permit process.

We request site plan approval, conditional site plan approval, or at-risk approval.

Thank you,



Josh Hughes
Deywós Mountain Estate

Morgan County Fairgrounds Policy & Rental Agreement for Arenas and Facilities

Contents:

- Morgan County Policy for Fairgrounds Arenas and Facilities
- Morgan County Fairground Board
- Reservation Procedure
- Application Process
- Facilities with fees and deposits
- Conditions or Requirements with fees and deposits
- Permits and Licenses
- Insurance
- Groups Exempt from Rental Fees
- Groups Exempt from Deposit Fees
- Prohibitions
- Liability
- Check-in/check-out
- Cleaning Checklist
- Rules

Morgan County Policy for Fairgrounds Properties:

If you would like to rent an arena or facility at the Morgan County Fairgrounds you will need to complete and submit a "Rental Agreement Application" form available online at _____ . A hard copy may also be obtained from the Morgan County Fairgrounds Manager.

Before completing the application, please carefully read this entire agreement.

Important Things to Remember:

- A complete application must be submitted at least 30 days prior to your event.
- A completed contract, proof of insurance, required permits, fees, and deposit must be submitted at least 20 days prior to your event.
- Any required additional requirements, permits, fees, and/or deposits must be submitted at least 10 days prior to your event.
- Only one event rental is allowed at a time, regardless of portion rented. Exceptions may be made upon approval of Fairgrounds Manager and Fairgrounds Board.

Questions: Please email or call the Morgan County Fairgrounds Manager, Cindee Mikesell, at Cindee.Mikesell@gmail.com or (801) 845-4102.

MORGAN COUNTY FAIRGROUNDS BOARD

The Morgan County Fairgrounds Board was established to oversee and assist Morgan County Council and County employees in maintaining and improving the fairgrounds. The board is responsible to hold a meeting in January of each year to approve the initial fairgrounds schedule before opening reservations to the public. The board is responsible to set rental fees, policies, procedures, and discuss fairgrounds improvements. Exemptions from fees require county commission approval. All major changes/improvement should be presented to the fairgrounds board for approval before taken to the County Commission.

The fairgrounds board consists of a total of 9 voting members from each of the following:

Fair Board	Morgan High School Rodeo Club
Junior Livestock	Morgan County Public Works
Lions Club	Fairgrounds Board Secretary
Horse 4-H	Two Morgan County Commissioners

A Chairperson is selected from the board members.

Each group listed above may have two members on the board, but will be allowed only one vote per group.

- Example: The fair board has two members on the fairgrounds board but they only get 1 vote to represent their group.

A quorum does not need to be present to pass an item. A majority vote from the members attending the meeting may pass any item voted on at such meeting.

MORGAN COUNTY POLICY FOR RENTAL OF FAIRGROUND ARENAS AND FACILITIES

Reservation Procedure:

Reservations for the current calendar year shall be available upon approval of the Fairgrounds schedule by the Morgan County Commission. To begin the reservation process, applicants must complete an application, available online at _____. Hard copies are also available from the County Fairgrounds Manager. All reservations and rentals of the Fairgrounds shall be coordinated through the County Fairgrounds Manager. Only one event rental may be reserved or held at a time.

Reservation Calendar

Tentative reservations may be placed on the Fairgrounds calendar as a courtesy to reflect interest in a specific date; however, a tentative reservation does **not** guarantee or hold that date. A reservation will not be confirmed—and will not be secured on the calendar—until all required items are received, including a completed contract, proof of insurance, proof of any required permits, and payment of any applicable deposit or fees. Deposit and fees must be paid upon submittal of application.

In the event that another applicant completes all reservation requirements for the same date before a tentative reservation is finalized, the County may grant the confirmed reservation to the other applicant. Tentative reservations are subject to cancellation at any time and shall not be construed as a guarantee or binding agreement for use of the Fairgrounds.

Application Process:

A Rental Agreement Application must be fully completed and submitted at least 30 days prior to the scheduled event.

The County Fairgrounds Manager will provide the application to appropriate County departments. Those County departments will review each application and departments may impose appropriate conditions, requirements, deposits, and fees to protect the health, safety, and welfare of the public. The County Fairgrounds Manager shall provide a contract based upon the County's requirements for the scheduled event to the applicant within seven days.

A completed contract, proof of insurance, proof of required permits, fees, and full deposit must be provided to the County Fairgrounds Manager 20 days before the scheduled event. Any additionally required services, conditions, or fees must be provided at least 10 days before the event.

Proposed Fee Schedule (Utilities Included)

Facilities	Hourly (0–4 hrs)	Daily (4+ hrs)	Utilities (Hourly/Daily)	Deposit (Hourly/Daily)	Total
Main Arena	\$40/hr	\$375/day	Included	\$250	
North Arena / High School Arena	\$25/hr	\$300/day	Included	\$250	
Exhibit Building	\$30/hr	\$350/day	Included	\$250	
Main Food Booth	—	\$200/day	Included	\$250	
Small Food Booth	—	\$100/day	Included	\$100	
All Other Areas: Livestock pavilion, grass area, bowery, and grounds	\$20/hr	\$100/day	Included	\$100	
Entire Fairgrounds	—	\$1,250/day	Included	\$1,500	
Arena Grooming*	\$75/hr (2-hr min)	\$300 (4-hr block)	N/A	None	
Other:					

Subtotal of Rental Fees and Deposits:

\$ _____

Only authorized County staff may operate County equipment for arena grooming.

Signed off by: _____

Conditions or Requirements:

*Services:	Required/ Requested	Hourly 0 to 4	Daily 4 + hours	Utilities Hourly/ Daily	Deposit Hourly/ Daily	Total:	Signed off by:
EMS							
Fire							

Sheriff/security plan/internal security							
Parking/traffic: Signs, barricades, cones, regulations							
Special electric/lighting							
Other public safety							
First aid supplies/ Assistance							
Extra trash containers/ Removal							
Extra toilet and sanitation facilities							
Odor prevention							
Noise prevention							
Other:							
Other:							
							Subtotal of costs for Services: \$ _____

TOTAL RENTAL, DEPOSIT, AND SERVICE COSTS DUE: \$ _____

*Specific details for any of the above conditions or requirements:

Permits and licenses:

Food Booth. Food Booth rental for concessions, other than non-profit organizations, require a business license and Utah State Sales Tax Certificate and number. A Food Handlers Permit is also required for rental of food booths.

Mass Gatherings. Events lasting over 2 hours with expected attendance of over 500, must apply for a Mass Gathering permit through the Health Department.

Business license. A business license and/or permits may be needed for events being held at the Morgan County Fairgrounds. To determine if a business license and/or permits are needed for an event please call the Morgan County Clerk's Office at 801-829-6811.

Permits/licenses:	Required	Obtained	Signed off by:
Business			
Food Handler			
Mass Gathering			
UT State Tax Id.			

Insurance:

Insurance. Unless exempt, applicant/renter shall provide liability insurance, with minimum limits of \$1,000,000.00 per occurrence. The insurance certificate must name Morgan County, its officers, officials, employees, and agents as a certificate holder and as a primary and non-contributory additional beneficiary to any such policy. A copy of said insurance certificate must be provided to the County Attorney’s Office at least 20 days prior to the event for approval. Failure to provide said insurance certificate shall result in cancellation of the event.

The following events may require minimum limits of \$5,000,000.00:

- Concerts
- Dances
- Events involving animals
- Events wherein the Renter brings its own equipment such as trampolines, rides, games, etc.
- Carnivals
- Truck pulls, motorcycle events, etc.
- Other events as determined on a case by case basis for the health, safety, and welfare of the County and its residents.

Insurance	Amount	Obtained	Signed off by:

Groups Exempt from Rental Fees:

Any entity besides those listed below who wish to be exempt from fairgrounds rental payments **must obtain approval from the Morgan County Commission.**

Approved exempt groups include:

- | | |
|--------------------------------|---------------------------------|
| Morgan County Lions Club | Morgan County FFA |
| Morgan County Rodeo Club | Morgan County Riding Club |
| Morgan County Junior Livestock | Morgan County Search and Rescue |
| Morgan County 4-H | |

Approved exempt groups must still provide liability insurance for the event unless they are covered under the County’s insurance for said event.

Groups Exempt from Deposit Fees:

The only groups exempt from paying the deposit are the Morgan County 4-H and FFA programs.

Prohibitions:

No alcohol or drugs, in any form, may be possessed nor consumed on County Fairgrounds property as per Morgan County Ordinance No. CO-00-05.

Smoking is prohibited as per the Weber-Morgan Board of Health Regulations on smoking in outdoor public places.

No lighted candles, flammable materials, explosives, or fireworks may be brought into nor used in any County indoor facility.

Renters shall be required to comply with and obey all laws, rules, regulations, and ordinances, whether Federal, State, or county, including the County noise ordinance.

Liability:

Renter acknowledges and accepts that they are renting all facilities and grounds at their own risk and in their current "as-is" condition. Morgan County makes no warranty or representation as to the condition or suitability of the facilities for any particular purpose.

Morgan County shall not be liable for damage claims due to injury to persons or property from any cause related to the occupancy of the premises by the Renter, including those arising out of damages or losses occurring on other areas adjacent to the premises during the term of the agreement or any extension of term. The Renter shall indemnify Morgan County from any and all liability, loss or other damage claims or obligations resulting from any injuries or losses, and shall hold harmless and indemnify Morgan County all costs associated with claims, including but not limited to judgements and cost of defense. Renter's obligation to indemnify Morgan County is not limited or waived in any way by compliance or non-compliance with the insurance requirements section of the contract, and Renter will be obligated to indemnify the Morgan County to the fullest extent allowed by law whether or not the Renter has secured insurance to finance those indemnification obligations.

Altering of Fairgrounds:

Renting the fairgrounds DOES NOT grant one the authority to alter any portion of the fairgrounds. If you are wishing to change the fairgrounds setup in any way you must get permission from Public Works Director, Bret Heiner.

For example, Renter may not move bleachers, panels, or picnic tables without obtaining prior permission from Fairgrounds Manager.

Force Majeure

Neither Morgan County nor the Renter shall be held liable for any failure to perform their obligations under this agreement due to unforeseen events beyond their reasonable control. These events may include, but are not limited to, acts of God, natural disasters, fires, floods, severe weather, earthquakes, epidemics or pandemics, acts of war or terrorism, civil unrest, labor strikes, governmental orders, or any other emergency or circumstance that renders performance impossible or impracticable.

In such cases, the affected party shall notify the other party as soon as reasonably possible. Any prepaid deposits or fees may be refunded or rescheduled at the County's discretion based on the circumstances of the cancellation.

Check-in/check out:

The Fairgrounds Manager or his/her designee shall unlock any locked rented facilities at the start of the event. Renter shall not be given keys to the facilities. Renter should note any damages or trash upon entering facilities and immediately report them to Fairgrounds Manager.

At conclusion of the event, Fairgrounds Manager or his/her designee shall inspect the facilities for cleanliness and damages. Any cleaning costs or damage costs shall be deducted from the deposit. Renter is responsible for any costs exceeding the deposit amount.

Prior to end of the rental, Renter shall complete the following checklist:

Clean-up checklist:

Prior to expiration of rental term, Renter shall clean and remove trash. Fairgrounds shall be left in the same or better condition than at start of rental. Renter shall at a minimum complete the following checklist where applicable:

- ___ 1. Pick up all trash in and around buildings, arenas, under bleachers, grounds, and parking area. Empty trash containers including bathroom trash containers. Place trash in dumpster or haul away. Rinse out trash containers, if necessary.
- ___ 2. Remove all food and beverages from premises including from refrigerator.
- ___ 3. Wipe down counters, clean and degrease grills and grill areas, and clean any spills in refrigerator.
- ___ 4. Clean exhaust hood. Exhaust hood must be free from grease.
- ___ 5. Sweep and mop floors.
- ___ 6. Make sure toilets are flushed, facets are off, and any messes cleaned from bathrooms.
- ___ 7. Take down any decorations and remove all personal property or any property brought onto Fairgrounds. Morgan County is not responsible for any lost, damaged, or stolen property. Any property left on Fairgrounds, shall be disposed of by Morgan County.
- ___ 8. Clean and return to proper place any Fairground utensils or property.
- ___ 9. Tables and chairs should be wiped down and returned to proper storage areas.
- ___ 10. Remove all obstacles, jumps, barrels, etc. from arena to their proper places.
- ___ 11. Make sure fire and/or hot coals are completely extinguished in grills and firepits and cleaned, if necessary.
- ___ 12. Other requirements:

Renter:

DATE: _____

TIME: _____ .m.

Signed _____

Printed name: _____

Cleaning and Damage Inspection list:

Cleaning:

Damages:

Cost to clean and/or repair/replace damages: _____

Deposit amount: _____

Deposit amount returned to Renter: _____

Amount due in excess of deposit: _____

Morgan County Fairgrounds Manager:

By: _____
Morgan County Fairgrounds Manager/designee

MORGAN COUNTY FAIRGROUNDS RULES

- Morgan County Fairgrounds facilities are used at the personal risk of all patrons.
- Morgan County Fairgrounds Board, under the direction of the Morgan County Commission reserves the right to recommend changes to rules, policies and procedures at

any time as deemed necessary, and reserves the right to prohibit any event, activity or vendor from using the fairgrounds facilities, if deemed inappropriate.

- No alcoholic beverages or drugs in any form may be possessed nor consumed on Fairground property, as per Ordinance No. CO-00-05.
- No smoking is allowed on Fairgrounds.
- All pets must be on a leash, and owner must clean up after their pets.
- Morgan County is not responsible for lost or stolen articles.
- Depending on the event, security may be required at the expense of the event organizers.
- Persons making reservations for special events will be responsible for collecting all fees for their group.
- Free riders must be out of the arena 2 hours prior to any event. Please check the reservation schedule for events. Reservations will be posted on a monthly basis at both the Fairgrounds and the Courthouse. All scheduled reservations are subject to change without notice.
- Parking is allowed only in designated areas.
- Promoters/Patrons are responsible for all clean up and or damages to facilities. Required clean up includes litter inside buildings, arenas, under bleachers, around outside of buildings and parking areas. Clean up all trash and litter and deposit in the provided dumpster.
- Users must remove all obstacles, jumps, barrels, etc. to the outside of the arenas after practice or events.
- When using the picnic areas, fires are allowed only in grills and fire pits, and must be attended at all times and extinguished before leaving. Never place hot coals in any garbage receptacles.
- When using the picnic areas, leave the grounds in better condition than when you arrived. Clean up all trash and litter and deposit in the provided dumpster.
- Do not tamper with the sprinkler system, lights, fences or any other Fairground property.
- Payment for any damage will be the responsibility of the event organizer.
- Failure to comply with any of the listed rules may result in immediate termination of the rental and denial of future applications.

In case of an emergency, call 911. Report any accidents or damages to the Fairgrounds Manager immediately.

By Signing this Agreement, I Acknowledge and Agree to the Following:

I, _____, am authorized _____ on behalf of _____, to enter into this contract and bind _____ to the all terms, and do further hereby state that:

I have read and understand the above Policy.

I agree to all the terms and conditions of the above Policy.

The information I have provided in my application and in completion of this contract is true, correct, and complete.

I agree to adhere to all rules, regulations, and policies established by Morgan County.

I understand that an Event Permit does not authorize any violation of the provisions of Morgan County Code or any other code or law, rule, regulation, or ordinance.

I agree to waive and release all rights and claims that might be had against Morgan County, its employees, officers, boards, or agents. I further agree to indemnify Morgan County from any and all liability, loss or other damage claims or obligations resulting from any injuries or losses, and shall hold harmless and indemnify Morgan County all costs associated with claims, including but not limited to judgements and cost of defense. My obligation to indemnify Morgan County is not limited or waived in any way by compliance or non-compliance with the insurance requirements section of the contract, and I will be obligated to indemnify the Morgan County to the fullest extent allowed by law whether or not I have secured insurance to finance those indemnification obligations.

Dated this ____ day of _____, 2025.

Signature of Renter: _____

For Internal Use Only:

Rental Fee Waved: _____ YES _____ NO
Morgan County Commission: _____ Date: _____

Payment Received By:
Morgan County Treasurer: _____ Date: _____

Deposit Paid: _____ Date: _____ } Fee Paid: _____ Date: _____

Contract Approved:
I certify that the Renter has obtained and provided proof of all required permits, licenses, insurance, conditions and requirements, and has paid all fees and deposit due.
Morgan County Fairgrounds Manager: _____
Date: _____

Comments: _____

Deposit Return/Additional Costs:

_____ Renter is entitled to full return of deposit.

_____ Renter is entitled to a partial return of deposit in the amount of _____.

_____ Renter owes additional costs for cleaning/damages in the amount of _____.

Morgan County Fairgrounds Manager: _____

Date: _____

Amount Returned: _____

Amount still due: _____

By: Morgan County Treasurer: _____ Date: _____

Amounts still due are shall be submitted to the Morgan County Treasurer within 10 days of mailing of this bill. Amounts not paid within said 10 days may be subject to collection by Morgan County.

Draft

Morgan County Fairgrounds Rental Rates

Rental	Description	Rental Rate	Deposit
Main Arena	Rental includes a prepared arena. Metered utilities are extra with payment due before deposit is released. For hourly rental the arena is taken as is, utilities are included. The area must be left clean and free from damage. No deposit required for hourly rental. No maintenance available on Sundays.	\$30.00 per hour for the first 4 hours, after 4 hours day rental prices will be in effect. \$200.00 per day Metered utilities extra	\$500.00 per day. Refundable following inspection by Facilities Manager No deposit required for hourly rental.
North Arena	Rental includes a prepared arena. There are no lights on this arena. For hourly rental the arena is taken as is. The area must be left clean and free from damage. No deposit required for hourly rental.	\$30.00 per hour for the first 4 hours, after 4 hours day rental prices will be in effect, per arena. \$200.00 per day, per arena Metered utilities extra	\$500.00 per day. Refundable after inspection by Facilities Manager No deposit required for hourly rental.
Exhibit Building	Rental includes use of the main area, kitchen and rest room. Metered utilities are extra with payment due before deposit is released. Building must be left clean and free from damage, all trash removed and floors swept.	\$15.00 per hour for first 4 hours, after 4 hours day rental prices will be in effect. \$100.00 per day. \$1800.00 per month plus billed utilities.	\$500.00 per day. Refundable following inspection by Facilities Manager Deposit for monthly rental--\$1800.
Main Food Booth	Rental includes bowery and utilities. Booth must be left clean and free from damage. Counters and floors washed, trash removed, all leftover food removed from refrigerators, grill area cleaned and de-greased.	\$15.00 per hour for first 4 hours, after 4 hours day rental prices will be in effect. \$100.00 per day.	\$500.00 per day. Refundable following inspection by Facilities Manager.
Small Food Booths	Rental includes bowery and utilities. Booth must be left clean and free from damage. Counters and floors washed, trash removed, all leftover food removed.	\$50.00 per day.	\$500.00 per day. Refundable following inspection by Facilities Manager.
All other areas	Rental includes, Livestock Pavilion, grass area, bowery and grounds. All areas must be left clean and free from damage. All trash picked up and hauled away.	\$15.00 per hour, per area. \$50.00 per day, per area. Utilities \$5 per hour, per area.	No deposit required
Tractor/Groomer Rental	Includes operator.	\$125.00 per day	No deposit required
Entire Fairgrounds	Rental includes a prepared arena. Metered utilities are extra with payment due before deposit is released. For hourly rental the arena is taken as is. Utilities are extra. Arenas must be left clean and free of damage.	\$600.00 per day.	\$1500 per day. Refundable following inspection by Facilities Manager.

Proposed Revised Fee Schedule (Utilities Included)

Facility / Service	Hourly Rate (≤4 hrs)	Daily Rate (≥4 hrs) (Utilities Included)	Deposit (Refundable)	Notes
Main Arena	\$40/hr	\$375/day	\$250	Prepared arena included; utilities bundled.
North Arena (per arena)	\$25/hr	\$300/day	\$250	Utilities bundled.
Exhibit Building	\$30/hr	\$350/day	\$250	Includes kitchen & restrooms; utilities included.
Main Food Booth	—	\$200/day	\$250	Utilities bundled.
Small Food Booth	—	\$100/day	\$100	Utilities bundled.
Other Grounds Areas (each)	\$20/hr	\$100/day	\$100	Utilities included.
Tractor / Groomer + Operator	\$75/hr (2-hr minimum)	\$300 (4-hr block)	None	Consistent with peer equipment rental.
Entire Fairgrounds	—	\$1,250/day	\$1,500	Utilities bundled; scalable value.

- **Weber Co. (Golden Spike Event Center):** Indoor “Golden Spike Arena” is **\$1,200/day**, hourly **\$100–\$125/hr**; the fee sheet notes the indoor base includes **lighting, heating/air, and sound**, and “prime days” are +50%.
- **Cache Co. Fairgrounds:** Indoor/Outdoor arenas show hourly tiers and a **daily max** of ~**\$360 (private) / \$450 (for-profit) / \$270 (nonprofit)**; kitchen **\$300–\$500** first day; event center building **\$1,300–\$1,700/day**; deposits noted. (PDF, updated within the last year.) [Now Playing Utah](#)
- **Summit Co. Fairgrounds (Coalville):** Arena Complex **\$3,000/day + utilities**; Grandstand **\$2,500/day + utilities**; “grounds only” **\$1,500–\$3,500/day + utilities** depending on exclusivity. [SUMMIT COUNTY FAIRGROUNDS](#)
- **Iron Co. / Cedar City (Cross Hollow Arenas):** Indoor or outdoor **\$350/day (weekend); \$50/hr** on weekdays (2-hr minimum); **deposit \$150**; lights are coin-op **\$3/hr**.
- **Tooele Co. (The Peak / Deseret Peak):** Convention Center fee schedule posted: **Exhibit Hall \$500/day, Kitchen \$100, \$500 deposit**; ticketed events add **\$1/person**. (Arena rates aren’t listed on that page.)
- **Spanish Fork City Fairgrounds (Utah Co., city-run but a common comparator):** Big indoor or outdoor arena **\$500/day** (hourly **\$50/hr <5 hrs**); lighting/heat/PA **\$50/day + \$5/hr**; all three arenas **\$800/day** (with stall minimum).
- **Grand Co. (Moab, Old Spanish Trail Arena):** Indoor arena **\$450/day** including **3 grooms + lighting/heating/air + sound**; entire facility **\$3,800/day**; security/cleaning deposit **\$100–\$5,000** depending on event. [Grand County Utah](#)

I also included **Box Elder County’s** new Events Center (**\$500 per 10-hour day** or **\$50/hr**, 50% deposit) even though their arena pages list policies but not public prices.

Your schedule vs. peers (directional takeaways)

- **Arenas:** Your **\$200/day** for Main/North Arena (+ metered utilities) is **well below** nearby postings (Spanish Fork **\$400–\$500/day**, Cache day-max **\$360–\$450**, Weber **\$1,000–\$1,200/day**). Even accounting for scale/amenities, there’s room to move up. [Now Playing Utah](#)
- **Exhibit/Community buildings:** Your **\$100/day** is far under comps (Tooele **\$500**, Weber Exhibit Hall **\$1,200**, Cache Event Center **\$1,300–\$1,700**). [Now Playing Utah](#)
- **“Kitchens/food booths”:** Your **small food booth \$50/day** is also low next to kitchen charges or concession rooms elsewhere (e.g., Cache **\$300–\$500**; OSTA concession room **\$150/day**). [Now Playing Utah](#) [Grand County Utah](#)
- **Entire grounds:** Your **\$600/day** is far below Summit’s **\$1,500–\$3,500/day + utilities** (scale differs, but even a modest step-up seems justified). [SUMMIT COUNTY FAIRGROUNDS](#)

Utilities: keep metered, go flat, or bundle?

What peers do:

- **Bundle utilities into the base** (Weber & OSTA do this for indoor arenas; simpler to bill, fewer disputes). [Grand County Utah](#)
- **Flat add-ons** for typical loads (Spanish Fork charges **\$50/day + \$5/hr** for lighting/heat/PA).
- **“+ Utilities” line-item** on contract (Summit does this, but they’re pricing much higher overall). [SUMMIT COUNTY FAIRGROUNDS](#)

Given your goals (simplify billing), two clean options:

1. **Bundle into day rates** (recommended for small/medium events)
 - Adjust day rates upward to absorb average utility use.
 - Add a **“High Draw Surcharge”** (e.g., +\$100/day) for events using heavy lighting, heating, or PA beyond typical use.
2. **Flat utility fee** by facility
 - Example: arenas **+\$50/day** (includes normal lights/PA), buildings **+\$25–\$50/day**; add hourly lights **\$5/hr** if needed (mirrors Spanish Fork).

Draft pricing tweaks (grounded in the comps)

These keep things simple and still conservative relative to neighbors:

- **Main Arena:** move from **\$200/day + metered** → **\$375/day utilities included** (or **\$300/day + \$50/day flat utilities**).
- **North/Secondary Arena:** **\$275–\$300/day utilities included** (or **\$225/day + \$50/day utilities**).
- **Hourly arena:** **\$40–\$50/hr** (2-hr min), “as-is,” utilities included—matches common practice.
- **Exhibit Building (with restrooms; kitchen add-on):** **\$300–\$350/day + Kitchen \$75–\$100/day** (or bundle at **\$375–\$425/day** if you prefer one line).
- **Food booths:** **Small \$100/day, Main \$150–\$200/day**, utilities included.
- **Tractor/Groomer w/ operator:** from **\$125/day** → **\$200–\$300 per 4-hr block** or **\$75/hr** (Weber posts equipment/operator at **\$75–\$100/hr** ranges).
- **Entire fairgrounds:** from **\$600/day** → **\$1,000–\$1,500/day** (+ utilities OR bundle) with refundable deposit **\$1,500–\$2,500** depending on scale, aligning more with Summit’s “grounds only” posture while staying modest. [SUMMIT COUNTY FAIRGROUNDS](#)

REQUEST FOR QUALIFICATIONS (RFQ)

Project Title: Civil Engineering and Surveying Services

Entity: Morgan County

Solicitation Number: RFP-2026-RFQ-ENG

Issue Date: May 11th, 2026

Closing Date: May 28th, 2026, 5:00 PM MST



Morgan County is seeking the services of a qualified Civil Engineering consultant to provide comprehensive engineering, surveying, and construction management services, and to act as the County's representative and agent for the County's engineering administration.

It is important that the submittal be clear, concise and limited to six (6) pages. Please include a cover page, a one-page letter about your company, two pages of qualifications, one resume page of the lead individual, and a page detailing the fee rate schedule of the project team. A designated firm representative or officer who is authorized to bind the firm contractually must sign the proposal. (Please enclose three copies if hard copies are submitted).

Consultants who find that the information contained herein is not sufficient to make a complete proposal should immediately bring it to the County's attention by contacting Joshua Cook, Morgan County Planning and Development Director (801) 845-4059.

Morgan County reserves the right to reject any and all proposals and waive any irregularity, information or technicality in the proposals in the County's best interest, and is not obligated to award a contract based upon the lowest priced submission. If terms cannot be mutually agreed upon, the County reserves the right to enter into negotiations with one of the other qualified engineering firms.

Scope of Service

Morgan County is soliciting engineering services for complete engineering, surveying, design, drafting, specification, bidding and construction management of the following types of projects:

- Planning & Development Review (including subdivisions & site plans)
- Infrastructure Inspections
- Storm Drainage Systems
- Public Streets and Highways
- Park Development
- RDA Development and Related Construction

The above mentioned services shall also include the following:

1. Represent the County and act as the County's agent to coordinate projects with other agencies, consultants, engineers, firms, and contractors.
2. Review, check, process, and approve subdivision plans submitted to County for development purposes.
3. Perform all necessary construction inspections in accordance with APWA Standards and Specifications for all Public Works related projects within Morgan County, including subdivision construction, road projects, bridges, etc.
4. Assist the County in acquisition of necessary properties, easements, and right of ways.

5. Develop project scheduling and hold regular meetings with County officials, contractors and other individuals to facilitate and disseminate information.
6. Coordinate land surveying, legal descriptions, and preparation of other documents needed.
7. Assist the County in obtaining funding for Public Works projects.
8. Perform surveying, design, and engineering work related to designated and approved Public Works projects within Morgan County.
9. Hold meetings with County staff to discuss overall project goals and review schedules for other upcoming projects.
10. Ensure all State, Federal, and UDOT regulations and requirements are complied with during the development, design, and construction of all projects.
11. Prepare required Impact Fee Studies and assist County Staff in preparation of County Ordinances.

Evaluation Process

Morgan County will review the proposals based on the specifications and requirements, both specific and general, included in the request for proposals and will select the consultant it deems best qualified.

A selection committee will review and if necessary interview consultants. The committee reserves the right to request additional information from consultants submitting proposals. The selection will be based on the consultant's knowledge, experience and ability to meet Morgan County's engineering needs. If one individual firm cannot effectively meet Morgan County's engineering needs, Morgan County reserves the right to select multiple firms in order to ensure that all County needs are met.

The consultant shall be able to begin service as soon as an acceptable contract has been prepared, approved, and signed by all parties and formal notice has been issued.

Submission

- **Submission Deadline:** May 28th, 2026, 5pm MST
- **Place of Submission:**
 - **Hard Copies (qty 7):** Morgan County Manager, 48 W Young Street – Box 886, Morgan, UT 84050
 - **Email:** kbecker@morgancountyutah.gov

Incomplete or Late Submissions

Proposals that are determined to be incomplete, or that are turned in after the deadline may be rejected.

Disclaimer

The County reserves the right to reject any and all proposals or re-bid the project. The County also reserves the right to waive any or all informalities in proposals. Morgan County reserves the right to negotiate a final term with the successful proponent.