



MORGAN COUNTY COMMISSION MEETING AGENDA

May 5th, 2026

4:00 CLOSED 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.

NOTE: Commissioner Raelene Blcoker shall be attending remotely.

4:00 CLOSED SESSION

Utah Code Annotated § 52-4-205 (1) (c) strategy sessions to discuss pending or reasonably imminent litigation; **AND**

(d) strategy sessions to discuss the purchase, exchange, or lease of real property [...]

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from April 21st, 2026.
2. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
3. Approval of out-of-state travel for training; Recreation Director Lydia Hebdon National Alliance for Youth Sports Conference, Orlando, FL November 17 – 19.
4. Notice of project completion: Morgan Fire Station Cement approach, sidewalks, and stairs.
5. Notice of project completion: Morgan County Airport Berm for beautification and sound barrier.
6. Notice of project completion: ADA door replacement in Library and external light upgrades.
7. Approval of the final Ticket Spice Agreement language for Fair ticket sales.
8. Approval of Indigent Defense Conflict Counsel agreement with Randall Lee Marshall of Marshall Law PLLC.

(C) Commissioner Declarations of Conflict of Interest

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

(E) Presentation

(F) Action Items

1. **Haley Johnson** – Discussion/Decision – Morgan County Fair Coordinator
Discussion and decision on section 7 of the 2026 Fair Fun Run Agreement to determine an alternate to profit sharing.
2. **Josh Cook** – Discussion/Decision – County Planning & Zoning
WPR Mountain Villa Plat Amendment No. 2: A request to adjust the “Limited Common Areas” around the previously platted and recorded twelve (12) townhome units.
3. **Josh Cook** – Discussion/Decision – County Planning & Zoning
Silverstone Subdivision Phase 6 Plat Amendment: A request for approval of an amendment to the Silverstone Subdivision No. 1, Amended Plat No. 1, for the creation of a new lot.
4. **Josh Cook** – Discussion/Decision – County Planning & Zoning
Discussion and decision on awarding the RFQ for Engineering and Surveying Services.

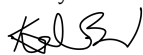
MORGAN COUNTY COMMISSION MEETING AGENDA

5. **Josh Cook** – Discussion/Decision – County Planning & Zoning
Discussion and decision on awarding the RFP for Building Inspector and Plans Examiner services.
6. **Josh Cook** – Discussion/**Public Hearing**/Decision – County Planning & Zoning
Side Yard Setbacks Code Text Amendment: Request for approval of a text amendment to Morgan County Code (MCC) amending the side-yard setback requirements in Residential and Multiple-Family Residential Districts.
7. **Josh Cook** – Discussion/**Public Hearing**/Decision – County Planning & Zoning
Wildland Urban Interface Code Text Amendment: A request for approval of a text amendment to the Morgan County Code (MCC) to amend the requirements of the Wildland Urban Interface Code to match amendments to the Utah Code.
8. **Hon. Raelene Blocker** – Discussion/Decision – Morgan County Commission
Discussion on requests for the following (note the Commission budgeted \$50,000 from line 19-4400-340 County Mass Transit Tax Projects):
 - a) Funding an engineering estimate for a trail along the north side of Old Highway from Trappers Loop to the dirt spot.
 - b) Funding to install and repair the sidewalk, curb, and gutter, along Old Hwy on County right-of-way. This needs to be completed before UDOT will install and repair the ADA ramps on either side of Trapper’s Loop and install a crosswalk.
 - c) Funding for surveying, fence, and engineering of Kent Smith Park. Specifically:
 - i) Surveying the legal description of the rental area.
 - ii) Fencing the established boundary between the lease and the remaining MGSID property.
 - iii) Engineering design for recreation fields (to possibly include a baseball diamond usable for up to 12U), additional parking, and a trail along the leased and current park property.
9. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on a change order to the election security bid, moving all the condenser units to the roof and possibly replacing two. [*Tabled from the April 7th meeting.*]
10. **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.*]
11. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on a budget adjustment and approval to post an RFP for an hourly rate for code text amendment services.

(G) Commissioner Comments

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

The undersigned does hereby certify that the above notice and agenda were posted as required by law this 1st day of May 2026.



Kate Becker – Morgan County Administrative Manager

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

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

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

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



April 21st, 2026

4:30 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.

NOTE: Commissioner Blaine Fackrell and County Attorney Garrett Smith shall be attending remotely.

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

COUNTY COMMISSION

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

OTHER EMPLOYEES

IT Director Jeremy Archibald
Administrative Manager Kate Becker (CAM)
Deputy Clerk/Auditor Cindee Mikesell
County Attorney Garrett Smith (CA)
Planning Director Josh Cook
Planner1 Kent Page
Clerk/Auditor Leslie Hyde
Fire Chief Brad Wilkes
Emergency Manager Erica White

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Brynlee Whimpey
Capri Crowther
Meggen Whimpey
Jeff Perkins
Kellie Petty
Jeff Mathews
Kelvin Judd

4:30 WORK SESSION

Haley Johnson, Scotsman Center:

Discussion on the viability of holding a Morgan Farmers Market series at Kent Smith Park.

Haley Johnson presented a proposal to move the Scotsman Center farmers market to Kent Smith Park to increase attendance and attract tourists. While the event has grown over five years, it struggles with limited local turnout. A temporary permit was initially approved but revoked due to unclear policies on for-profit use of county property and liability concerns. County officials were generally supportive but highlighted issues such as insurance, fees, parking, safety, and scheduling conflicts with recreation activities. Alternatives—including private property, street closures, and other locations—were discussed. The group agreed to explore creating a formal agreement or process, consider other sites, and look into funding or promotional support to help make the event viable.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from April 7th, 2026.
2. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
3. Approval of Hangar **AA-3** dated 08/10/2006 changing the annual increase language from consumer price index (CPI) to the standard 2% in 2006.
4. Approval of Assignment and Assumption of Hangar Lease **BB-3** dated 02/21/2018.
5. Approval of Hangar Lease **AA-5** dated 01/01/2005.
6. Approval of Assignment and Assumption of Hangar Lease Hangar **AA-7** dated 01/01/2019.
7. Approval of Hangar Lease **D-3** dated 01/01/2016.
8. Approval of Hangar Lease **J-1** dated 01/01/2016.
9. Approval of Resolution **CR 26-22** County Official Logos.
10. Approval of out-of-state travel for training; DC Erica White & Cpt. Karen Davis to EMS World Expo Conference, Orlando, FL September 27 – October 3.
11. Approval of the County 2026 Fraud Risk Assessment.
12. Approval of a Letter of Support for an amended land swap agreement between the Division of Wildlife Resources and Geneva Rock to include a public trail easement and a public parking lot. [*Letter is being drafted by DWR and will not be available until the meeting*]
13. Approval of a Letter of Support for the Utah Trails Network to conduct a Trail Study from Mountain Green to Morgan City.

Commissioner Newton Moved to approve Consent agenda 1-13

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

(C) Commissioner Declarations of Conflict of Interest

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

(E) Presentation

Jeff Perkins, Utah Division of Air Quality

Asbestos and Lead-Based Paint: Regulatory Compliance for County Facilities

Jeff Perkins from the Utah Division of Air Quality explained regulations and safety practices related to asbestos and lead in buildings. The state oversees asbestos inspections, abatement contractors, and demolition processes to ensure compliance with federal and Utah rules and to protect public health.

He clarified that asbestos is only dangerous when disturbed and made airborne (friable), while intact materials generally do not pose a risk. Certain materials like floor tiles and roofing are less regulated unless they are damaged or made friable.

Before any renovation or demolition, an asbestos inspection is required if materials are disturbed beyond minimal thresholds. Certified inspectors collect samples to determine whether abatement is necessary.

For buildings, maintaining an asbestos inventory is recommended and only needs updating every three years. This helps ensure safe maintenance and avoids costly mistakes.

The discussion also covered sampling requirements, contractor certification, and the importance of following proper procedures to prevent long-term health risks and expensive cleanups.

(F) Action Items

1. **Brynlee Whippey & Capri Crowther** – Discussion/Decision – Morgan HS Cheerleaders
Discussion and decision on Resolution **CR 26-21** approving a donation to their Flag Fundraiser.

Commissioner Newton approved CR-21 for \$420.00. Morgan HS Cheerleaders decision on Resolution CR 26-21 approving a donation to their Flag Fundraiser.

Commissioner Nickerson Seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

2. **Bret Heiner**– Discussion/Decision – Morgan County Public Works Director
Discussion and approval of the 2026 Road Projects List and awarding Staker Parsons the Morgan County paving a chipping bid.

The discussion focused on planning and funding for upcoming county road maintenance projects. Officials reviewed a list of roads, maps, and contractor bids, confirming readiness to move forward with paving and chip sealing work.

Funding comes from two main sources: **Fund 19** (local option fuel tax revenue) and **Fund 20** (B & C road funds). The split allows flexibility in covering different types of road expenses, though some funds have already been used for equipment like trucks and trailers.

Bret Heiner Public Works explained that budgeting conservatively is intentional leaving a cushion for unexpected costs, smaller maintenance projects, and remaining payments on equipment.

He also highlighted progress in road conditions: since 2018, the number of highest-priority (worst condition) roads has been reduced from about 21–22 down to just 3, showing significant improvement.

Looking ahead, larger, more expensive projects (like Silver Leaf and Cottonwood roads) remain, but the strategy is to continue catching up on smaller roads while planning for bigger repairs, possibly with additional funding support.

Commissioner Newton moved to approve of the 2026 Road Projects List and awarding Staker Parsons the Morgan County paving a chipping bid. Including language on amendment 4.02 suggestion is to add the following as a last sentence to paragraph 4.02 "If the parties are unable to agree to unit price adjustments for any year, either party may terminate the agreement by giving written notice to the other party no later than March 1st of that year

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

- 3. Bret Heiner & Erin Bott** – Discussion/Decision – Morgan County Library Director
Discussion and approval of the purchase of replacement ADA doors in the library and designating the funding that will pay for them.

The discussion focused on replacing the library's ADA door opening system, not the doors themselves. The current pneumatic (air-powered) system is outdated, unreliable, and now considered obsolete. The plan is to upgrade to a modern electric system, including new motors, controls, and push buttons, while keeping the existing doors.

Only one contractor was found after an extensive search, limiting bidding options. The estimated cost is about \$6,000 plus additional electrical work to install power to the doors.

Funding was debated: while the maintenance budget could cover it, there were concerns about depleting those funds. Since capital improvement funds are already exhausted, the group agreed it would be better to use the library fund balance, which has sufficient money and avoids complications with transferring funds later.

Commissioner Newton moved for approval of the purchase of replacement ADA doors in the library and designating the funding that will pay for them. Funding to come from Library fund Balance.

Commissioner Nickerson seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

- 4. Bret Heiner**– Discussion/Decision – Morgan County Public Works Director
Discussion and approval of the purchase of a replacement Fair Office with Insurance

A windstorm destroyed the fair office building, prompting discussions about replacing it. Officials have decided to build a new standalone office rather than attach it to the existing exhibit building, due to uncertainty about that building's future. Insurance provided \$41,000, which will cover the new structure and related costs.

Two bids were reviewed, and the lower bid of about **\$26,500** was favored for a finished building (insulated, with windows, doors, and A/C). Timing is important to have the building ready for fair operations and to house equipment for a new sound system.

Additional costs (electrical hookup and furnishings) are expected but still within the insurance payout.

Separately, the group discussed future improvements to the aging exhibit building, including repainting and replacing windows, potentially funded by a dedicated quilt auction fund.

Commissioner Newton moved to approve Morgan County Public Works Director Discussion and approval of the purchase of a replacement Fair Office with 26,500 bid with Sturdy Build.

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

**5. Casey Basker – Discussion/Decision – Morgan County Human Resources Manager
Discussion and approval of the Morgan County Fire & EMS pay matrix. This does not affect the budget**

Brad Wilkes Fire Chief proposed a new pay scale for firefighters and EMTs to improve retention, create a clear advancement path, and incentivize certifications. Current wages are inconsistent, with employees of similar experience earning different amounts, and the new structure aims to standardize pay based on qualifications.

The budget impact is expected to be minimal, as increases are small and offset by existing vacancies. Leaders emphasized that improving retention will save money long-term by reducing turnover costs, such as training and equipment (e.g., expensive turnout gear).

The plan also introduces single-role EMT positions to better handle the high volume of medical calls and fill unstaffed shifts, helping move toward more consistent coverage.

Training and certifications will largely be handled in-house through partnerships with other departments, minimizing costs while allowing gradual, controlled advancement that won't overwhelm the budget.

Commissioner Blocker moved to approval of the Morgan County Fire & EMS pay matrix. This does not affect the budget.

Commissioner Newton second

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

**6. Fire Chief Brad Wilkes– Discussion/Decision – Morgan County Fire & EMS
Discussion and request to task staff to amend the sprinkler ordinance and Lot Subdivision Ordinance in reference to well requirements.**

Chief Brad Wilkes presented a proposed residential sprinkler requirement policy, designed to align with state laws and improve fire safety while keeping the rules simple and clearly defined. The proposal identifies high-risk areas (primarily outside river plains) where sprinklers would be required, while using individual assessments for areas that are harder to define.

Officials emphasized that the approach avoids overly complex boundaries, mirrors state wildfire (WUI) standards, and provides flexibility. Some minor mapping corrections were noted, and certain areas like Croydon will be handled case-by-case rather than being strictly mapped.

Next steps include drafting a formal ordinance and holding a public hearing. Additionally, related zoning and water supply requirements (such as fire suppression capacity) need to be reviewed and updated to comply with new state laws that prioritize WUI code over local regulations.

Staff will be directed to prepare amendments and bring them forward for further review and approval.

Commissioner Newton moved to direct the planning staff to work with the fire chief on a text amendment ordinance regarding the fire sprinkler section.

Commissioner Nickerson Second

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

Commissioner Newton moved to go into public hearing

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

**7. Hon. Leslie Hyde – Discussion/[Public Hearing](#)/Decision – County Clerk/Auditor
Approval of County Resolution CR 26-20 amending the Fiscal Year 2026 Budget for
Quarter 1.**

Leslie A. Hyde Morgan County Clerk/Auditor requested approval of a resolution to make various budget adjustments, including department and fund balance changes, recognition of grant funds for the fairgrounds, library, and Sheriff's Office, and transfers between funds. All fund balance adjustments have already been approved in prior meetings and are being formally consolidated in this resolution.

Commissioner Newton moved to go out of public hearing

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

Commissioner Newton moved to approve County Resolution CR 26-20 amending the Fiscal Year 2026 Budget for Quarter 1.

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

**8. Josh Cook – Discussion/[Public Hearing](#)/Decision – County Planning & Zoning
Town Center Zone Code Text Amendment: Request for approval of a text amendment to Morgan County Code to update Town Center zoning requirements generally, in relation to criteria to reduce commercial requirements.**

The discussion focused on a proposed text amendment to the Town Center (TC) zoning district that allows multiple property owners to collaborate through a joint conceptual development plan and provides flexibility to reduce the required 35% commercial space when appropriate.

The amendment ensures accountability by incorporating approved joint plans into individual development agreements, with enforcement and phasing requirements guaranteeing that promised amenities (like parks or trails) are delivered alongside development.

Reducing commercial space would require clear findings and must be offset by public benefits, with details negotiated case-by-case. The goal is to better align development with market realities, avoid scattered or underused commercial areas, and allow more cohesive planning.

Officials generally supported flexibility but emphasized the importance of preserving sufficient commercial space long-term, noting that once land is developed residentially, it is unlikely to convert back.

Commissioner Nickerson moved to go into public hearing

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

Tina Kelly A Mountain Green expressed concerns that the proposed Town Center zoning amendment relies too heavily on subjective standards and unclear criteria. She questioned the

original decision to zone certain areas like the Town Center when commercial use may not have been appropriate and urged better upfront planning.

Her main concerns were ensuring the county commission is clearly identified as the final decision-maker, avoiding vague standards like “supported by the record,” and preventing trade-offs that could shift benefits outside the Mountain Green area. She also cautioned against allowing reductions in commercial requirements primarily to increase residential density or developer profit.

While she supported provisions requiring clear public benefits and clarifying that approvals don’t set precedent, she recommended tightening the language overall to reduce ambiguity and better protect the community.

Commissioner Newton moved to go out of public hearing

Commissioner Nickerson seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

Janet Christofferson Deputy Attorney with Commission discussed revisions to the Town Center zoning amendment to address concerns about clarity and scope. They agreed to explicitly reference the county commission as the approving authority throughout the document, even though it is already implied in practice.

There was discussion about whether to specifically include single-family housing as a potential public benefit; it was noted this could be clarified in the language, though it may also be handled through negotiation in development agreements.

Concerns about allowing benefits outside the immediate area led to consideration of limiting distance, but ultimately the group leaned toward simplifying the language—specifically removing a potentially problematic “or” clause that could allow broader interpretation.

Overall, the changes were viewed as minor clarifications, with Janet Christofferson making the changes as they were brought up in the meeting.

Commissioner Nickerson moved to Approve text amendment to Morgan County Code to update Town Center zoning requirements generally, in relation to criteria to reduce commercial requirements. With the amendments Janet Christofferson Deputy has Made.

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE
Commissioner Fackrell AYE
The Vote was unanimous. The motion passed

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

Canyon View Commons Phase 1 Condominium Plat Amendment: A request for approval of an amendment to Lot 7 of the Canyon View Commercial West subdivision to allow for condominiums, identified by parcel number 00-0090-5052 and serial number 03-CANVCOMW-0007, and located at 5788 West Canyon View Circle in unincorporated Morgan County.

The commission considered a request to approve the Canyon View Commons Phase One condominium plat, which would divide five commercial buildings into 14 individual units for separate ownership.

Staff noted the buildings are already approved and under construction, and the plat simply enables condominium ownership. The Planning Commission recommended approval, with minor outstanding items to be resolved before final recording.

Discussion clarified that the project consists of commercial condominiums (with potential live-work units), allowing buyers to purchase individual spaces rather than entire buildings. Each lot must still comply with county requirements for landscaping, parking, and open space, even though there is no overarching development agreement.

Concerns were raised about infrastructure coordination, particularly a future UDOT-required traffic light, as well as overall site layout and connectivity.

Commissioner Newton moved to approval of an amendment to Lot 7 of the Canyon View Commercial West subdivision to allow for condominiums, identified by parcel number 00-0090-5052 and serial number 03-CANVCOMW-0007, and located at 5788 West Canyon View Circle in unincorporated Morgan County.

Commissioner Nickerson seconded

VOTE:

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

The Vote was unanimous. The motion passed

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

Cottonwoods Meadow Park East Phase 5A-5/5A-6 Final Plats: A request for final plat approval for 24 condominium units over two (2) phases.

The commission reviewed a request for final plat approval of Cottonwoods Meadow Park East Phase 5A and 5A-6, a residential condominium project consisting of 24 units across two phases.

Staff recommended approval, noting the project complies with requirements, including open space standards exceeding 40% minimum. Remaining issues—such as dam safety approval and minor boundary adjustments—had been addressed or resolved prior to final approval.

Discussion focused heavily on open space, clarifying that it is HOA-owned and maintained, not public, and may include yards and undeveloped areas. Broader concerns were raised about future phases, including the timing of promised amenities, uncertainty around trail access on private land, and how previously planned features like an equestrian center would be delivered.

There was also discussion about development agreement limitations, particularly that amenities tied to future phases cannot be required until those phases are developed, and that infrastructure constraints (like water pressure) affect timing.

The applicant confirmed updates to eliminate a remnant parcel and ensure adequate water service capacity.

Commissioner Newton moved to approve Cottonwoods Meadow Park East Phase 5A-5/5A-6 Final Plats: A request for final approval for 24 condominium units over two (2) phases.

Commissioner Nickerson seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

**11. Jeremy Archibald – Discussion/Decision – Morgan County Information Technology
Discussion and decision on purchasing SQL licenses on State contract that are above the requested budgeted amount but will not require a budget adjustment.**

Commissioner Newton moved to approve SQL License purchase for \$7,888.000

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed

**12. 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; will have a modified estimate from the lowest bidder at the May 7th meeting.]**

The Commissioner's discussed replacing outdated HVAC condenser units, noting that the existing systems are old (Freon-based) and no longer meet current requirements, making replacement unavoidable. What was initially presented as a possible option is now considered necessary, likely requiring a full system replacement, including both outdoor condensers and indoor units.

Given the high cost, commissioners emphasized the need to obtain multiple bids rather than proceeding with a single contractor or change order. Staff were directed to gather at least two additional estimates to ensure competitive pricing and transparency, with some members offering to help secure bids.

Overall, the consensus was to move forward cautiously, verify costs through multiple quotes, and ensure the county gets the best value before proceeding.

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

Discussion and decision on a budget adjustment and approval to purchase two additional fleet vehicles at the State contracted price.

Table this item for Kate to clarify with state about Contracted vehicle. May 7th meeting

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

Discussion and decision on entering into a service agreement with CJS, LLC to provide internet-based traffic safety education programs for individuals who elect or are ordered to participate in connection with Morgan County Justice Court, District Court, or Juvenile Court matters.

This item is an online traffic school service agreement that allows the county to receive a portion of fees from court-ordered participants, without increasing costs or changing how judges assign traffic school. The contract was revised and includes three minor updates: adding page numbers, clarifying wording (“cannot be” changed to “is not”), and correcting section references after reformatting. Overall, the changes are administrative only and help clarify the agreement while enabling the county to recoup some costs.

Commissioner Newton moved to approve service agreement with CJS, LLC

Commissioner Blocker seconded

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

Vote was unanimous. The motion passed

Commissioner Comments:

Commissioner Nickerson reported on a recent regional conservation district meeting, highlighting collaboration across northern Utah on issues like water use, weed control, and drainage improvements. A key concern discussed was federal restrictions preventing donation of locally processed meat to food pantries unless it's from USDA-inspected facilities, despite Utah using state inspectors for USDA standards; efforts are underway to explore possible changes.

Updates included that the local weed board is now active, with residents encouraged to seek assistance. A reimbursement program is available offering up to \$200 (first-come, first-served, \$10,000 total) to help cover weed treatment costs. The conservation district also promotes tools like a no-till drill for producers, which has already been widely used, and a program to collect and manage invasive weeds like Dyer's woad.

Overall, the focus is on supporting agriculture, improving land management, and providing resources and incentives to residents.

Commissioner Fackrell: No comments/ was remote for meeting

Commissioner Newton reported that the recent train (Big Boy Steam Engine) event was well attended, with great weather and strong support from staff, including the sheriff's office assisting with activities. He also shared that he participated in an all-day strategic meeting with Wasatch Integrated Waste, where regional solid waste challenges were discussed. Overall, he noted that the county is in a good position with solid waste management and planning for the future.

Commissioner Blocker briefly shares informal remarks about attending a Daughters of Utah Pioneers event, noting it was enjoyable and interesting, especially learning about others' pioneer ancestry and the museum. Some commissioners were unable to attend due to other commitments.

She concludes by stating there were no major updates or issues from recent meetings.

Commissioner Wilson: A scam involving fake invoices—such as one for about \$4,800 tied to an airport hangar—was discussed, where payment was requested through suspicious methods like wire transfers or Bitcoin. Residents are urged to verify invoices before paying by calling directly, and to be cautious of links or requests to deposit funds into bank accounts, as those are not typical practices. Additionally, cost savings were noted in a project, with the possibility of reducing expenses by avoiding removal of VCT tiles and mastic if it's not necessary.

End of meeting 7:25 Commissioner Newton adjourn meeting

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.



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.

Kate Becker

From: Lydia Hebdon
Sent: Monday, April 27, 2026 12:55 PM
To: Kate Becker
Subject: Fw: CYSA UPDATE: Early-bird registration opens for Youth Sports Congress, and more!

Could I attend this? I didn't go to our Utah conference this year so I have the money in my budget.

From: National Alliance for Youth Sports <nays@nays.org>
Sent: Monday, April 27, 2026 11:08 AM
To: Lydia Hebdon <lhebdon@morgancountyutah.gov>
Subject: CYSA UPDATE: Early-bird registration opens for Youth Sports Congress, and more!

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.

Having trouble viewing this email? [View in browser](#)



BIG SAVINGS: EARLY-BIRD YOUTH SPORTS CONGRESS REGISTRATION OPENS

Early-bird registration for this year's [Youth Sports Congress](#) + AB Show in Orlando, Florida on Nov. 17-19 is now open.

Take advantage of huge savings and reserve your spot today for this annual NAYS training event specifically created for youth sports administrators featuring all-important sessions on leadership, programming, professional development, safety, and much more.

Your NAYS registration includes the opportunity to earn or update your Certified Youth Sports Administrator (CYSA) credential and the chance to network with recreation professionals worldwide.

It also includes access to all the outstanding Athletic Business sessions, the Expo and other events, making this a comprehensive learning opportunity and incredible value.

[REGISTER VIA NAYS TO SAVE!](#)



UPDATED EDITION OF NATIONAL STANDARDS FOR YOUTH SPORTS RELEASED

The National Alliance for Youth Sports (NAYS) is pleased to announce the release of the updated edition of the National Standards for Youth Sports to help guide organizations in conducting safe, high-quality youth sports programming.

Organizations can utilize the Standards for determining what is best for their programs and their participants, as well as modify them as they deem appropriate to fit their program philosophy and goals.

The Standards can be downloaded at no cost [HERE](#) on the NAYS website.

[Read this piece](#) to learn more about the Standards.



Visit our website for more

Contact us:

nays@nays.org
1-800-688-KIDS (5437)

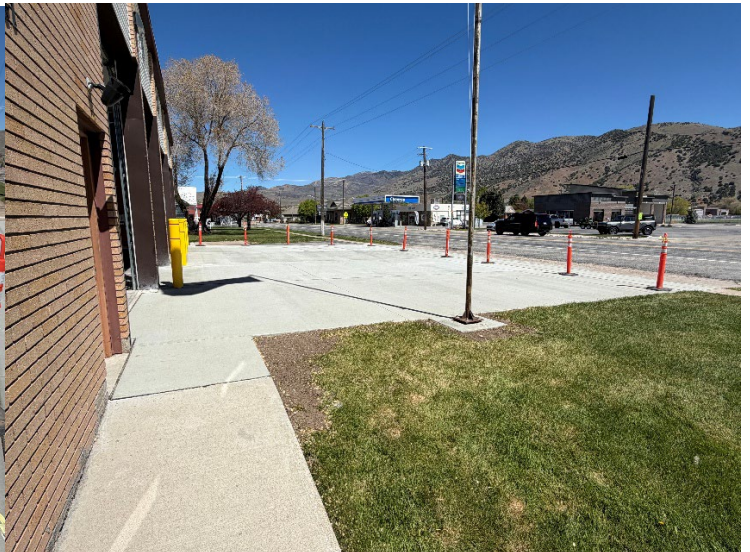
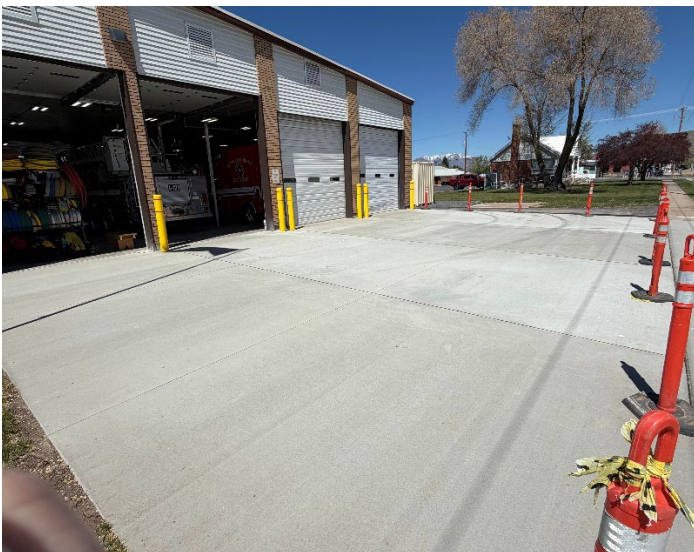
Better sports for kids, better kids for life.



5670 Corporate Way West Palm Beach, FL 33407 US

Want to change what emails you receive from us? [Update your preferences.](#)

Morgan County Fire Department Approach, Sidewalk, and Stairs



AIRPORT BERM



Morgan County Library ADA Doors



↗ Before

After ↘





Licensee Agreement – One -Year Term

Date: April 20, 2026

Morgan County, a political subdivision of the State of Utah, 48 W. Young Street, Morgan Utah 84050 (herein referred to as “Licensee” or “Customer”) and Webconnex, LLC with offices at 914 2nd Street, Sacramento, CA 95814 (“Webconnex”), as of April 8, 2026 (the “Effective Date”), agree to be bound by this Licensee Agreement (this “Agreement”). Licensee and Webconnex wish to enter into a mutually beneficial relationship. Webconnex has developed proprietary technology that helps event organizers accept and manage online event registration and online ticketing (the “technology”). Licensee would like to utilize the technology and agrees to pay Webconnex the fees described in Sections I and II (the “License Fees”) below pursuant to the terms and conditions of this Agreement.

I. Software Pricing:

- a. Paid Events
 - i. Online Ticketing: \$0.99 cents per ticket
 - 1. Online Ticketing for tickets priced at \$5 or less: \$0.49 cents per ticket
- b. Free Events
 - i. Online Ticketing fee: Free
- c. Box office sales
 - i. When using a credit card: \$0.49 cents per ticket
 - ii. When paying cash: no charge
- d. Pass along the fee option (Optional)
 - i. Customer has the option to pass the software fee and/or the credit card fees as a ticketing fee to the attendee.
 - ii. When passing on fees, the effective credit card rate changes from 2.9% + 30 cents to 3.5% flat to account for credit card fees passed to buyer and to also absorb 30 cent rate that is not compliant with FTC price transparency rules.

II. Credit Card Processing:

- a. Standard Credit Card fees:
 - i. Standard Credit Card fees: Webconnex Payments is 2.9% + \$0.30 cents per transaction. Or 1% fee per transaction to use Licensee’s payment gateway. Must be a gateway that Webconnex currently integrates with.

III. Hardware Provided:

- a. Webconnex agrees to provide 1 iPhones per for ticket scanning
- b. Webconnex agrees to provide 1 iPads, 1 Card Readers for onsite box office sales.
- c. Customer shall pay for all hardware shipping costs
- d. Customer agrees to ship hardware back to Webconnex within 7 days of the annual event
- e. Customer agrees to reimburse Webconnex for any lost, stolen, or damaged hardware

IV. Additional Client Benefits:

- a. Custom Webconnex On-boarding Services. ~~\$1,500~~ Waived
- b. VIP Support: Special text line for rapid VIP support during event hours. VIP text line will reach the Webconnex Team via a priority channel for internal team to respond quickly to Customer needs. ~~\$250 Per Month~~ Waived

V. Exclusivity For events for which County elects to use Webconnex's TicketSpice platform for online ticketing, County agrees not to use another online ticketing platform for that same event. Nothing in this section requires County to use TicketSpice for any particular event, and County may use other systems or methods for events in its discretion.

VI. Purchase Protection. Customer agrees to add purchase protection to all online ticket pages. Purchase Protection is a standard offering for all TicketSpice Customers. (<https://www.purchaseprotection.com/>)

VII. Term & Termination. Term shall be for one (1) calendar years, starting April 8, 2026 and ending on April 7, 2027. The Agreement will automatically renew for one (1) year terms, unless terminated in writing by Licensee or Webconnex 60 days prior to the end of the term. . Subject to the foregoing provisions in this Agreement, Licensee or Webconnex may terminate this Agreement before the end of the initial term or each subsequent term only if the other party materially breaches or defaults under this Agreement, and fails to cure the material breach or default (if curable) within 30 days of receiving written notice of the breach from the non-breaching party; or is subject to legal proceedings concerning its finances (e.g., a filed bankruptcy petition or formal insolvency proceeding, or the like).

VIII. The parties acknowledge that County is a governmental entity subject to the Government Records Access and Management Act (GRAMA). Any confidentiality obligations under this Agreement are subject to County's obligations under applicable law. County shall not be required to maintain the confidentiality of this Agreement or related records except as permitted by GRAMA.

IX. Miscellaneous

(a) Governing Law; Venue.

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah, without regard to its conflict of law principles. Any legal action or proceeding arising out of or relating to this Agreement shall be brought exclusively in the state courts located within Morgan County, Utah, or, if applicable, the United States District Court for the District of Utah. The parties consent to the jurisdiction and venue of such courts.

(b) No Arbitration.

The parties agree that any dispute arising out of or relating to this Agreement shall be resolved in a court of competent jurisdiction as set forth above. Any arbitration provisions in any external terms, policies, or agreements are expressly rejected and shall not apply.

(c) Entire Agreement; No External Terms.

This Agreement constitutes the sole and entire agreement between the parties with respect to the subject matter hereof and supersedes all prior and contemporaneous understandings, agreements, negotiations, and representations, whether written or oral. The parties expressly agree that no online terms of service, website terms, click-through agreements, or other external or unilateral terms shall apply to this Agreement or the services provided hereunder unless expressly incorporated by written amendment signed by both parties.

(d) Amendments.

This Agreement may be amended only by a written document signed by authorized representatives of both parties. No course of dealing, course of performance, or unilateral policy updates shall modify or amend this Agreement.

(e) Severability.

If any provision of this Agreement is held to be invalid, illegal, or unenforceable by a court of competent jurisdiction, such provision shall be severed and the remaining provisions shall remain in full force and effect.

(f) Waiver.

The waiver by either party of any breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent breach of the same or any other provision. Any waiver must be in writing and signed by the party against whom it is asserted.

(g) Assignment.

Webconnex may not assign, transfer, or delegate this Agreement, in whole or in part, without the prior written consent of County, which shall not be unreasonably withheld. Any attempted assignment in violation of this provision shall be void. This Agreement shall be binding upon and inure to the benefit of the parties and their respective permitted successors and assigns.

(h) Limitation of Liability.

Nothing in this Agreement shall be construed as a limitation of either party's liability for its own negligent acts, omissions, or willful misconduct.

Nothing in this Agreement shall be construed as a waiver of any protections, immunities, or limitations of liability available to the County under the Utah Governmental Immunity Act, Utah Code Ann. § 63G-7-101 et seq.

(i) Indemnification.

(1) By Webconnex. Webconnex shall indemnify, defend, and hold harmless County and its officers, employees, and agents from and against any and all third-party claims, demands, damages, liabilities, losses, and expenses (including reasonable attorneys' fees) to the extent arising out of or resulting from:

(i) the negligent acts or omissions or willful misconduct of Webconnex, its employees, agents, or subcontractors;

(ii) any breach of this Agreement by Webconnex; or

(iii) any allegation that the services, software, or technology provided by Webconnex infringe or misappropriate any third-party intellectual property rights.

(2) By County. To the extent permitted by law, and subject to the limitations of the Utah Governmental Immunity Act, County shall be responsible for its own negligent acts or omissions and those of its officers, employees, and agents in the performance of this Agreement. Nothing in this Agreement shall be construed as an assumption by County of liability for the acts or omissions of Webconnex or any third party.

(3) Procedures. The party seeking indemnification shall promptly notify the indemnifying party in writing of any claim, provided that failure to provide prompt notice shall not relieve the indemnifying party of its obligations except to the extent it is materially prejudiced thereby. The indemnifying party shall have the right to control the defense and settlement of the claim, provided that no settlement that imposes any obligation or liability on the indemnified party shall be entered into without that party's prior written consent.

(4) Governmental Immunity; No Waiver. Nothing in this Agreement shall be construed as a waiver of any protections, immunities, or limitations of liability available to County under the Utah Governmental Immunity Act, nor as consent by County to be sued beyond that expressly provided by law.

(j) Governmental Entity Requirements.

The parties acknowledge that County is a governmental entity subject to the Utah Governmental Immunity Act, the Utah Open and Public Meetings Act, and the Government Records Access and Management Act (GRAMA). This Agreement shall be construed in a manner consistent with applicable law. Any provision requiring confidentiality shall be subject to County's obligations under GRAMA and the Utah Governmental Data Privacy Act.

(k) Force Majeure.

Neither party shall be liable for any failure or delay in the performance of its obligations under this Agreement due to events beyond its reasonable control, including but not limited to acts of God, natural disasters, war, terrorism, labor disputes, or governmental actions, provided that the affected party gives prompt notice and resumes performance as soon as reasonably practicable.

(l) No Third-Party Beneficiaries.

This Agreement is for the sole benefit of the parties and their permitted successors and assigns and does not confer any rights or benefits upon any third party.

(m) Survival.

Any provisions of this Agreement that by their nature should survive termination or expiration, including but not limited to confidentiality, limitation of liability, indemnification, and governing law, shall survive.

(n) Non-Appropriation. County's obligations under this Agreement are subject to the availability and appropriation of funds. In the event funds are not appropriated, County may terminate this Agreement without penalty upon written notice.

This Agreement is the entire Agreement between Licensee and Webconnex, constitutes the sole and entire agreement of the Parties with respect to the subject matter of this Agreement, and supersedes all prior and contemporaneous understandings, agreements, representations and warranties, both written and oral, with respect to the subject matter. The terms and conditions of this Agreement shall override any terms or conditions published by Webconnex or appearing on its Website or through the Services in relation to the subject matter of this Agreement.

AGREED AND ACCEPTED:

Webconnex, LLC:

By: Shadi Hayek
E293C9462F6344E...

Name: Shadi Hayek

Title: SVP of Sales

Date: 4/28/2026

Morgan County

By: Matt Wilson
C69D3D1C6E4C40B...

Name: Matt Wilson

Title: Commission Chairman

Date: 4/26/2026

**INDIGENT DEFENSE CONFLICT COUNSEL AGREEMENT BETWEEN RANDALL LEE
MARSHALL OF MARSHALL LAW, PLLC AND MORGAN COUNTY, UTAH.**

THIS AGREEMENT is made and entered into this 5th day of May 2026, by and between **MORGAN COUNTY**, a political subdivision of the State of Utah (hereinafter "County"), and **RANDALL LEE MARSHALL**, a licensed attorney in the State of Utah (hereinafter "Attorney").

1. PURPOSE AND SCOPE OF SERVICES

The County requires qualified legal counsel to represent indigent individuals in criminal, juvenile, or other cases in which the primary public defender has a conflict of interest and is unable to provide representation. The Attorney agrees to provide competent legal representation in such appointed cases, including but not limited to arraignments, pre-trial conferences, hearings, trials, and sentencing in District Court, Justice Court, or Juvenile Court, as applicable, consistent with the Utah Indigent Defense Act and Sixth Amendment requirements.

2. APPOINTMENT

The Attorney shall be appointed by a court of competent jurisdiction, including the Second District Court (Morgan County), the Morgan County Justice Court, or the Juvenile Court, when a conflict of interest or other disqualification prevents the primary public defender from providing representation.

The Attorney shall represent clients only upon authorized appointment by the court and shall not undertake representation under this Agreement absent such appointment.

3. ATTORNEY ELIGIBILITY AND GOOD STANDING

The Attorney shall be licensed to practice law in the State of Utah and shall remain a member of the Utah State Bar in good standing throughout the term of this Agreement.

The Attorney shall notify the County in writing within five (5) business days of any suspension, disbarment, transfer to inactive status, disciplinary action, or other change in standing affecting the Attorney's ability to practice law.

Failure to maintain good standing or to timely disclose a change in status shall constitute a material breach of this Agreement.

4. COMPLIANCE WITH APPLICABLE LAW AND STANDARDS

The Attorney shall perform all services under this Agreement in compliance with the Utah Indigent Defense Act, Title 78B, Chapter 22, Utah Code Annotated, as amended; all

Conflict Indigent Counsel Agreement

applicable standards, guidelines, and policies promulgated by the Utah Indigent Defense Commission; the Utah Rules of Professional Conduct; applicable court rules; and all other applicable federal and state laws.

The Attorney shall provide representation consistent with constitutional requirements, including the Sixth Amendment to the United States Constitution and applicable provisions of the Utah Constitution.

Failure to comply with applicable law, standards, or professional obligations may constitute a material breach of this Agreement.

5. CONFIDENTIALITY AND PROFESSIONAL OBLIGATIONS

The Attorney shall maintain client confidentiality in accordance with applicable law and the Utah Rules of Professional Conduct.

The Attorney shall comply with all applicable ethical and professional obligations in the representation of clients under this Agreement, including duties of loyalty, competence, diligence, and communication.

Nothing in this Agreement shall be construed to interfere with the Attorney's independent professional judgment or ethical duties to any client.

6. COOPERATION WITH LAWFUL REVIEW

The Attorney shall cooperate with lawful court inquiries or administrative reviews related to services provided under this Agreement, subject to attorney-client privilege, attorney work product protections, and applicable ethical obligations.

7. RECORDS RETENTION AND FILE TRANSFER

The Attorney shall maintain records sufficient to document services performed under this Agreement in accordance with applicable law and professional standards and shall retain such records for a minimum of five (5) years following the conclusion of representation, or longer if required by law.

Client files are the property of the client. Upon conclusion of representation, or upon withdrawal, substitution of counsel, or termination of this Agreement, the Attorney shall take all reasonable steps necessary to protect the client's interests, including providing the client file, or a copy thereof, to the client or successor counsel as directed by the court or requested by the client, subject to applicable law and ethical obligations.

Nothing in this Agreement shall be construed to require the Attorney to provide client files to the County, except as may be required by law or court order.

Conflict Indigent Counsel Agreement

8. NO GUARANTEE OF CASE VOLUME

Nothing in this Agreement shall be construed to guarantee that the Attorney will receive any minimum number of appointments, cases, or compensation under this Agreement.

9. PROFESSIONAL LIABILITY INSURANCE

The Attorney shall maintain professional liability (malpractice) insurance covering services provided under this Agreement with minimum limits of not less than \$250,000 per occurrence and \$500,000 aggregate.

The Attorney shall provide proof of such coverage upon request and shall maintain such coverage throughout the term of this Agreement. Failure to maintain required insurance shall constitute a material breach of this Agreement.

10. INDEMNIFICATION

(a) The Attorney shall indemnify and hold harmless the County, its officers, employees, and agents from and against any claims, damages, losses, liabilities, or expenses arising out of or related to the Attorney's negligent acts or omissions, professional malpractice, ethical violations, failure to maintain licensure or insurance, or failure to perform services required under this Agreement.

(b) The County shall not be obligated to indemnify the Attorney except to the extent required by applicable law.

(c) Nothing in this Agreement shall be construed as a waiver of any defenses, immunities, or limitations of liability available to the County under the Utah Governmental Immunity Act or other applicable law.

11. COMPENSATION

(a) Hourly Rate. The County shall compensate the Attorney at a rate of \$140 per hour for actual and reasonable time spent on appointed conflict cases.

(b) Billing. The Attorney shall submit monthly invoices itemizing the time expended and the general nature of services performed, along with associated case numbers, to the Morgan County Administrative Manager. Invoices shall be submitted within a reasonable time following the month in which services were performed. Invoices shall not require disclosure of attorney-client privileged information, attorney work product, or confidential defense strategy.

The County shall remit payment within thirty (30) days of receipt of an undisputed invoice.

(c) Expenses. Reasonable expenses necessary for the representation, including but not limited to investigators, expert witnesses, and transcripts, shall be reimbursed if approved in advance by the County, unless prior approval is not reasonably practicable under the circumstances, in which case the Attorney shall seek approval as soon as reasonably possible.

(d) Verification of Services. The County may request clarification of billed time or expenses where reasonably necessary to verify that services were performed. Any such request shall be narrowly tailored and shall not require disclosure of attorney-client privileged information, attorney work product, or confidential defense strategy.

Nothing in this Agreement shall be construed to interfere with the Attorney's independent professional judgment or ethical obligations to the client.

12. TERM AND TERMINATION

(a) Term. This Agreement shall commence on April 1, 2026, and shall continue through March 31, 2030, unless earlier terminated as provided herein. This Agreement may be renewed upon written agreement of the parties. Absent such written agreement, this Agreement shall expire at the end of the stated term.

(b) Termination Without Cause. Either party may terminate this Agreement without cause upon thirty (30) days' written notice to the other party.

(c) Immediate Termination for Cause. The County may terminate this Agreement immediately upon written notice if the Attorney:

- (i) is suspended or disbarred from the practice of law;
- (ii) fails to maintain required professional liability insurance;
- (iii) commits a material breach affecting the provision of legal services; or
- (iv) engages in conduct that materially impairs the Attorney's ability to provide indigent defense services.

(d) Effect of Termination. Upon termination, the Attorney shall complete or appropriately withdraw from any active court appointments in accordance with applicable law, court rules, and ethical obligations.

13. INDEPENDENT CONTRACTOR

The Attorney is an independent contractor and not an employee of Morgan County. Nothing in this Agreement shall be construed to create an employer-employee relationship, partnership, or joint venture between the parties.

The Attorney shall have exclusive control over the means and methods of providing legal services under this Agreement, subject only to applicable law, court appointment, and the Attorney's professional and ethical obligations.

The Attorney shall be solely responsible for all professional licensing fees, insurance (including professional liability insurance), taxes, withholdings, benefits, and other obligations arising from compensation paid under this Agreement.

Nothing in this Agreement shall be construed to interfere with the Attorney's independent professional judgment or ethical duties to any client.

14. CONFLICT OF INTEREST

The Attorney shall comply with all applicable conflict of interest rules, including the Utah Rules of Professional Conduct, and shall avoid representation in any matter in which a conflict of interest exists.

If a conflict of interest arises or is identified after appointment, the Attorney shall promptly notify the court and take such action as may be required by law or court order, including seeking withdrawal or substitution of counsel, as appropriate.

Nothing in this Agreement shall be construed to authorize the County to direct or control the Attorney's professional judgment regarding the existence of a conflict of interest or the appropriate response thereto.

15. MISCELLANEOUS

(a) Amendment. This Agreement may be amended only by written agreement of the parties.

(b) Entire Agreement. This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements or understandings relating to the subject matter hereof.

(c) Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.

(d) Venue. Any action to enforce the terms of this Agreement shall be brought in the Second Judicial District Court in and for Morgan County, Utah.

(e) Non-Assignment. The Attorney shall not assign or delegate any duties under this Agreement without the prior written consent of the County.

(f) Severability. If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall remain in full force and effect unless such invalidity materially alters the Agreement, in which case the parties shall negotiate in good faith to modify the Agreement to reflect their original intent.

(g) Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original and all of which together shall constitute one instrument.

IN WITNESS WHEREOF, the parties have executed this Agreement.

Randall Lee Marshall,
Marshall Law PLLC

MORGAN COUNTY COMMISSION:

ATTEST:

Matthew Wilson,
Morgan County Commission Chair

Leslie A. Hyde,
Morgan County Clerk/Auditor

APPROVED AS TO FORM:

COMMISSION MEMBER VOTES:

Garrett Smith,
Morgan County Attorney

	AYE:	NAY:	ABSENT:
Michael Newton	_____	_____	_____
Vaughn Nickerson	_____	_____	_____
Blaine Fackrell	_____	_____	_____
Raelene Blocker	_____	_____	_____
Matthew Wilson	_____	_____	_____



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!

MORGAN COUNTY FAIR FUN RUN 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 On Hill Events, LLC (“Organizer”).

1. Event Description

Organizer shall plan, organize, and conduct a running event known as the Morgan County Fair Fun Run (the “Event”), consisting of 1-mile, 5k, and 10k races, on the following date, time, and route:

- Date: Saturday, August 1, 2026
- Time: 7:00 a.m. to 9:00 a.m.
- Route: Morgan County Fairgrounds → Como Springs Road → E 100 S → S 200 E (to the high school) → E Young Street → S Commercial Street → return to Fairgrounds

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, timing, permitting, equipment, and supplies.

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 road closures;
- 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;

f. Require all Event participants to execute a liability waiver, including a release of liability in favor of Morgan County and its officers, employees, and agents, in a form acceptable to the County;

g. Be responsible for all course 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:

- \$2,000,000 per occurrence
- \$4,000,000 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. Promote the Event through standard Morgan County Fair advertising channels, including print, digital, and social media;
- b. Permit posting of Event-related signage on County property, subject to coordination with the Public Works Department;
- c. Permit use of the Fairgrounds and designated public roadways for the Event, subject to coordination with applicable County departments.

6. Use of County Name and Logo

Organizer is granted a limited, revocable, non-exclusive, non-transferable license to use the names "Morgan County," "Morgan County Fair," and any associated County or Fair logos or graphics" solely for the purpose of promoting the Event identified in this Agreement, and only in accordance with the following conditions:

- a. **Prior Written Approval.** All uses of the County's name or logo, including but not limited to advertising, social media, promotional materials, merchandise, and signage, must be submitted to and approved in writing by the County prior to publication or distribution;
- b. **No Endorsement.** Use of the County's name or logo shall not state or imply that the County sponsors, endorses, or operates the Event. Any approved use shall be limited to factual identification of the Event's location or coordination with the Morgan County Fair;

c. No Modification. Organizer shall not alter, distort, or modify the County's name or logo in any manner, and shall use only approved versions provided or authorized by the County;

d. Limited Scope. The license granted herein is limited solely to the Event described in this Agreement and shall not be used for any other event, purpose, or commercial activity;

e. Revocation. The County may revoke this license at any time, with or without cause, upon written notice to Organizer, after which Organizer shall immediately cease all use of the County's name and logo;

f. Termination of Use. Upon completion or termination of this Agreement, Organizer shall immediately cease all use of the County's name and logo, except for materials that cannot reasonably be withdrawn from circulation; and

g. No Transfer. Organizer may not assign, sublicense, or otherwise permit any third party to use the County's name or logo without the County's prior written consent and shall not be used on merchandise for sale or other revenue-generating materials without the County's prior written consent.

Use of the County's name or logo does not constitute and shall not be construed as County sponsorship or endorsement of the Event.

7. Event Fee (Some options....don't like revenue sharing)

Option A – Flat Fee:

Organizer shall pay the County a flat event fee of \$ _____ within fourteen (14) days following the Event.

Option B – Per Participant:

Organizer shall pay the County \$ _____ per registered participant, due within fourteen (14) days following the Event.

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. The County shall not be liable for any 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, vendors, or commercial activities 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 ON HILL EVENTS, LLC:

By: _____
Name: _____
Title: _____

Date: _____



County Commission Agenda Request Form

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

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

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

Email: kbecker@morgancountyutah.gov

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

Commission Meeting Date: 5/5/2026 Time Requested: 15 min
Name: Joshua Cook Phone: (801) 845-4015
Address: 48 W. Young Street
Email: jcook@morgancountyutah.gov Fax: _____
Associated County Department: Planning and Development Department

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Public Meeting/Discussion/Decision – *WPR Mountain Villa Plat Amendment No. 2*: Request for final plat approval for changing the amount of common area.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

PUBLIC HEARING
PUBLIC MEETING



COUNTY COMMISSION
STAFF REPORT
Plat Amendment

WPR Mountain Villa Plat Amendment No. 2

May 5, 2026

Public Meeting

File #26.003

Applicant: Brian Nestoroff
Owner: Wasatch Peaks Ranch, LLC
Project Location: Approximately 5233 W. Wasatch Peaks Road
Parcel Number: 00-0094-0174 and 00-0093-0461
Serial Number: 12-WPRNVMTV-CA-NA-A1 and 12-WPRNVMTV-CA-NA
Current Zoning: Resort Special District (RSD) w/ Development Agreement (DA)
Acreage: 1.33 acres combined

REQUEST:

Adjust the “Limited Common Areas” around the previously platted and recorded twelve (12) townhome units.

PLANNING COMMISSION

The Planning Commission heard about this item during their April 23rd meeting. The amendment is just to adjust the Limited Common Area around the 12 townhome units. The Planning Commission did not have any questions of staff and gave the following recommendation to the County Commission:

Member Watt motioned to recommend approval to the County Commission of the WPR Mountain Villa Plat Amendment No. 2, application# 26.003, to adjust the “Limited Common Area” of the subdivision, based on the findings and with the conditions listed in the staff report dated April 23, 2026. Second by Member Wilson. Motion carries unanimously.

The findings and conditions listed in the staff report are –

1. That all of the County Surveyor and Engineer review comments be addressed.
2. That all outsourced consultant fees are paid current prior to recordation of the plat amendment.
3. That all other local, state, and federal laws are adhered to.

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.

STAFF RECOMMENDATION:

Based on the information in this staff report, staff recommends approval of WPR Mountain Villas Plat Amendment No. 2, subject to all applicable regulations and the following conditions:

1. That all of the County Surveyor and Engineer review comments be addressed.
2. That all outsourced consultant fees are paid current prior to recordation of the plat amendment.
3. That all other local, state, and federal laws are adhered to.

PROJECT DESCRIPTION:

Proposal Details

This request is to adjust the “Limited Common Areas” around the previously platted and recorded twelve (12) townhome units of WPR North Village Mountain Villas and WPR North Village Mountain Villas, First Amendment.

DISCUSSION:

WPR (Wasatch Peak Ranch) requests an adjustment to the “Limited Common Area” from the WPR North Village Mountain Villas and the WPR North Village Mountain Villas, First Amendment. This second amendment consists of three (3) components. The request is intended to provide additional unit-specific yard area by reallocating portions of Common Area to Limited Common Area. Feedback from members, or residents of the WPR, indicates a need for increased private outdoor space for uses such as pets and outdoor living. The adjustment would reduce the “Common Area” by the same amount that the “Limited Common Area” is increased, resulting in no net change to overall project acreage. “Limited Common Area” is defined as landscaped or green space intended for use by specific property owners and appurtenant to individual townhome units. “Private Area” refers to the foundation and area beneath the villas. “Common Area” is synonymous with common open space for the subdivision. All “Private Area” remains the same; the balance between the “Limited Common Area” and the “Common Area” is requested to be adjusted slightly. No lot lines will be modified, no changes to individual lot acreage are proposed, and the location and configuration of the buildings will remain as previously approved. Project CC&R definitions further clarify applicable terms:

1.45 Project Limited Common Areas means any portion of the Project designated by the Act, Plat, and this Declaration as "limited common area" reserved for the exclusive use of one or more, but not all, Units.

1.41 Project Common Areas means the entire Project designated by this Declaration or the Act and as may be shown on the Plat as "common area". Project Common Area specifically excludes Units and Project Limited Common Areas.

The plat amendment requirements come from Morgan County’s Land Use Management Code, Title 15, Chapter 155, Section 440 and subsequent sections. Staff has reviewed the requirements

and procedures for a plat amendment and have found that the application request meets these standards.

155.447: AMENDED PLAT REQUIREMENTS:

(A) Prior to the County Commission's approval of a petition or proposal to amend a subdivision plat, the petitioner or sponsor shall deliver to the county an amended plat map and complete supporting preliminary plat and final plat information in compliance with the requirements of this subchapter. The applicant shall also pay all fees required by the county's fee schedule.

(B) Upon approval of the plat amendment, all required documents, submissions, signatures and review procedures which are required for a final plat shall be submitted and followed, prior to recordation in the office of the County Recorder.

(C) The County Commission may vacate a subdivision or a portion of a subdivision by recording in the County Recorder's office an ordinance describing the subdivision or the portion being vacated.

(Prior Code, § 8-12-64) (Ord. 10-16, passed 12-14-2010; Ord. 19-09, passed 10-15-2019)

155.446: GROUNDS FOR VACATING OR CHANGING A PLAT:

(A) The land use authority may approve the vacation, alteration or amendment of a plat by signing an amended plat showing the vacation, alteration or amendment if the land use authority finds that:

- (1) There is good cause for the vacation, alteration or amendment; and*
- (2) No public street, right-of-way or easement has been vacated or altered.*

(B) The land use authority shall ensure that the amended plat showing the vacation, alteration or amendment is recorded in the office of the County Recorder.

(C) If an entire subdivision is vacated, the County Commission shall ensure that a resolution containing a legal description of the entire vacated subdivision is recorded in the County Recorder's office.

(D) The County Commission may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way or easement if the legislative body finds that:

- (1) Good cause exists for the vacation; and*
- (2) Neither the public interest nor any person will be materially injured by the vacation.*

(E) If the County Commission adopts an ordinance vacating some or all of a public street, right-of-way or easement, the County Commission shall ensure that a plat

reflecting the vacation and/or an ordinance describing the vacations is recorded in the office of the County Recorder.

(F) The action of the legislative body vacating some or all of a street, right-of-way or easement that has been dedicated to public use:

(1) Operates to the extent to which it is vacated, upon the effective date of the recorded plat, as a revocation of the acceptance of and the relinquishment of the county's fee in the vacated street, right-of-way or easement; and

(2) May not be construed to impair:

(a) Any right-of-way or easement of any lot owner; or

(b) The franchise rights of any public utility.

(Prior Code, § 8-12-63) (Ord. 10-16, passed 12-14-2010; Ord. 19-09, passed 10-15-2019)

155.444: PROCEDURE:

(A) For plat amendments that result in adjusting and/or altering lot lines through an exchange of title within a platted subdivision the Zoning Administrator shall be the land use authority:

(1) The Zoning Administrator shall approve an exchange of title under this division (A) if the exchange of title will not result in a violation of any land use ordinance;

(2) If an exchange of title is approved under this division (A), a notice of approval shall be recorded in the office of the County Recorder which:

(a) Is executed by each owner included in the exchange and by the land use authority;

(b) Contains an acknowledgment for each party executing the notice in accordance with the provisions of UCA § 57-2a, Recognition of Acknowledgments Act; and

(c) Recites the descriptions of both the original parcels and the parcels created by the exchange of title.

(3) A document of conveyance of title reflecting the approved change shall be recorded in the office of the County Recorder; and

(4) A notice of approval recorded under this division (A) does not act as a conveyance of title to real property and is not required to record a document conveying title to real property.

(B) For plat amendments that result in the combination of lots, building pad adjustments, subdivision title changes, plat note revisions, amendments to internal lot restrictions, the alteration, amendment or vacation of a public or private road shown on a subdivision plat and all other modifications to lots within a recorded subdivision plat shall be reviewed by the County Commission with a recommendation from the Planning Commission.

(C) Applications to vacate or amend a subdivision plat shall be required to submit those documents required for review in a complete preliminary plat application which pertain to and describe the proposed amendment, as well as a paper copy of the proposed final plat Mylar. Revised construction drawings shall also be submitted when changes to any required subdivision improvements are proposed.

(D) Upon receipt of a petition or a proposal to vacate or amend a subdivision plat which requires action by the County Commission, the matter shall be referred to the Planning Commission for a recommendation on the proposal.

(E) The land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(1) Any owner within the plat notifies the county of the owner's objection in writing within ten days of mailed notification; or

(2) A public hearing is required because all the owners in the subdivision have not signed the revised plat.

(F) The land use authority may consider at a public meeting, without a public hearing, an owner's petition to vacate or amend a subdivision plat if:

(1) The petition seeks to join two or more of the petitioning fee owner's contiguous lots;

(2) Subdivide one or more of the petitioner's fee owner's lots if the subdivision will not result in a violation of a land use ordinance or a development condition;

(3) Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join the petition, regardless of whether the lots and parcels are in the same subdivision;

(4) On a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the county;

(5) Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner or designated as common area; and

(6) Notice has been given to adjacent property, in accordance with § 155.031 of this code.

(Prior Code, § 8-12-61) (Ord. 10-16, passed 12-14-2010; Ord. 19-09, passed 10-15-2019)

ANALYSIS OF STANDARDS

Standards	Findings	Rationale	
<p>Ordinance Evaluation. Morgan County Code, Chapter 155, Section 440 states the following:</p> <p><i>Prior to the County Commission’s approval of a petition or proposal to amend a subdivision plat, the petitioner or sponsor shall deliver to the County an <u>amended plat map and complete supporting preliminary plat and final plat</u> information in compliance with the requirements of this chapter. The applicant shall also pay all fees required by the County's fee schedule.</i></p> <p><i>Therefore, this plat amendment has been reviewed for preliminary and final plat standards.</i></p>			
<p>155.407: PRELIMINARY PLAT SUBMITTAL: <i>The preliminary plat shall be prepared, stamped and signed by a professional engineer or professional land surveyor licensed by the state of Utah. The preliminary plat submittal shall include at least the following information:</i></p>			
<p>A</p>	<p>Vicinity Map 1. Drawn at a maximum scale of one thousand feet (1,000') to the inch. 2. Show all existing and proposed roadways in the vicinity of the proposed development. 3. A north arrow. 4. The nearest section corner tie. 5. Subdivision name.</p>	<p>Complies</p>	
<p>B</p>	<p>Certified boundary survey of the subject property, which meets state of Utah requirements, which also depicts all easements identified by the title report.</p>	<p>Complies</p>	
<p>C</p>	<p>Preliminary plat (all facilities within 200 feet of the plat shall be shown): 1. Drawn at a scale not smaller than one hundred feet (100') to the inch. 2. A north arrow. 3. Subdivision name. 4. The layout and names and widths of existing and future road rights of way. 5. A tie to a permanent survey monument at a section corner. 6. The boundary lines of the subdivision with bearings and distances. 7. The layout and dimensions of proposed lots with lot areas in square feet. 8. The location and dimensions and labeling of other spaces including open spaces, parks, trails, or public spaces. 9. The location of manmade features including bridges, railroad tracks, fences, ditches, and buildings. 10. Topography at two foot (2') intervals. One foot (1') contours may be required by the county engineer in particularly flat areas. 11. Location and ownership of all adjoining tracts of land. 12. Proposed subdivision phasing plan and relationship to existing phases of development. (Ord. 10-16, 12-14-2010)</p>	<p>Complies</p>	
<p>D</p>	<p>Grading and drainage plan (may be combined with plat sheet, if approved by the county engineer): 1. Plan drawn to a scale not smaller than one hundred feet (100') to the inch, showing the road and lot layout. 2. Topography at two foot (2') contour intervals. 3. North arrow. 4. Subdivision name. 5. Areas of substantial earthmoving. 6. Location of existing watercourses, canals, ditches, springs, wells, culverts, and storm drains.</p>	<p>Complies</p>	

	<p>7. Location of any 100-year floodplain as designated by the federal emergency management agency (FEMA).</p> <p>8. A storm drainage plan showing water flow directions, inlets, outlets, catch basins, waterways, culverts, detention basins, outlets to offsite facilities, and off site drainage facilities planned to accommodate the project drainage.</p> <p>9. Show any existing wetlands.</p> <p>10. Slope analysis which depicts all slopes greater than fifteen percent (15%) and greater than twenty five percent (25%) with distinct notation. (Ord. 12-09, 9-18-2012)</p>		
<p>E</p>	<p>Utility plan (may be combined with plat sheet, if approved by the county engineer):</p> <ol style="list-style-type: none"> 1. Plan drawn to a scale not smaller than one hundred feet (100') to the inch, showing the road and lot layout. 2. North arrow. 3. Subdivision name. 4. Show all existing and proposed utilities including: sewer, culinary water, well locations with secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, and streetlights, television and telecommunications. 5. Show location and dimensions of all utility easements. 	<p>Complies</p>	
<p>F</p>	<p>The subdivider shall provide the following documents with the application:</p> <ol style="list-style-type: none"> 1. Three (3) copies of a geotechnical soils report. 2. A traffic report when required by the planning commission or county engineer. 3. Preliminary title report, which specifically references the boundary survey and exactly matches the legal description of the outside boundary of the subdivision. 4. Service agreements from all utility companies or providers. 5. Any necessary agreements with adjacent property owners regarding storm drainage or other matters pertinent to subdivision approval. 6. Maintenance agreements for subsurface drains serving the subdivision, if they are proposed or exist. 7. An agricultural impact analysis, on subdivisions which are contiguous to an adopted agricultural preservation area, or which contain an agricultural open space conservation easement within the plat. 8. Written verification of all proposed water sources. For all proposed water sources, provide approval letters from the Weber-Morgan County health department and proof of all water rights, including quantities (water rights certificates, etc.), for each well and water source to be utilized for the development. 9. The developer shall submit all information concerning site geology, area hydrogeology, site topography, soil types and the proven wet water by the drilling of at least one test well from within the described subdivision boundary, as determined by a geotechnical engineer, licensed in the state of Utah. Well logs shall be submitted to the county identifying the depth and yield of the well. Information submitted must verify that the source is consistently available to supply eight hundred (800) gallons per day (gpd) per equivalent residential connection (ERC) at a minimum flow rate of 0.55 gallons per minute (gpm). Water for irrigation supplies shall be 	<p>Does Not Apply</p>	<p>Homes currently exist on the properties</p>

	<p>verified to provide three (3) gpm per irrigated acre. If the proposal is being served by an existing water utility company, these requirements do not apply.</p> <p>10. Verification of approval from the Weber-Morgan County health department regarding the proposed location of all septic systems and water source protection areas.</p>		
G	When the subdivision is located within the sensitive area district or geologic hazards special study area, required reports and documents are to be submitted in accordance with the provisions of this title.	Does Not Apply	
H	The subdivider shall comply with all applicable federal, state, and local laws and regulations, and shall provide evidence of such compliance if requested by the county.	Complies	
I	Copy of proposed protective covenants in all cases where subsurface drains or other common area maintenance proposals are to serve any portion of the subdivision.	Does Not Apply	
J	Electronic copies of all preliminary plat drawings in AutoCAD (DWG) format.	Complies	
K	Tabulations showing the total number of lots or buildings sites, and the percentage of land in roads, lots, and open space.	Does Not Apply	
L	Any additional submittal requirements required for or by master planned development reserves, specific development agreements, or requirements and conditions of other applicable ordinances or previous approvals. (Ord. 10-16, 12-14-2010)	Does Not Apply	
155.415: FINAL PLAT; PREPARATION AND REQUIRED INFORMATION:			
A	The final plat shall consist of a mylar with the outside or trim line dimensions of twenty four inches by thirty six inches (24" x 36"). The mylar shall be submitted to the county at least twenty (20) days prior to consideration for placement on the county commission agenda for approval. Until that date, submittal of paper copies is sufficient for review. The borderline of the plat shall be drawn in heavy lines leaving a space of at least one and one-half inches (1 1/2") on the left side and at least one-half inch (1/2") margin on the other sides. The plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on a mylar with approved waterproof black ink. The plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than one hundred feet (100') to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable.	Will Comply	Historically, staff has recommended the applicant wait to print the final mylar in the event that the Planning Commission recommend changes to the plat.
B	The final plat shall show the subdivision name that is distinct from any other recorded subdivision name and the general location of the subdivision in bold letters at the top of the sheet.	Complies	
C	The plat shall contain a north arrow and scale of the drawing and the date.	Complies	
D	Prior to consideration by the county commission, the plat shall be signed by all required and authorized parties, with the exception of the county commission chairperson, planning commission chairperson and county attorney, with appropriate notarial acknowledgements and the final plat shall contain all information set forth in this section.	Will comply	Historically, staff has recommended the applicant wait to print the final mylar and receive signatures, in the event that the Planning Commission and/or County Commission recommend changes to the plat.

E	An accurate and complete survey, which conforms to Utah state law.	Complies	
F	Plats will show accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision, properly tied to at least two (2) public survey monuments. These lines should be slightly heavier than street and lot lines.	Complies	
G	The final plat shall show all survey, mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, and central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves. All property corners and monuments within the subdivision shall be tied to an acceptable Morgan County monument, as determined by the Morgan County surveyor. Lot and boundary closure shall be calculated to the nearest 0.02 of a foot.	Complies	
H	All lots, blocks, and parcels offered for dedication for any purpose should be delineated and designated with dimensions, boundaries and courses clearly shown and defined in every case. The square footage of each lot shall be shown. All parcels offered for dedication other than for streets or easements shall be clearly designated on the plat. Sufficient linear, angular and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. No ditto marks shall be used for lot dimensions.	Complies	
I	The plat shall show the right of way lines of each street, and the width of any portion being dedicated and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty feet (50') of the subdivision shall be shown with dashed lines. If any street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of nonconformity of such existing streets shall be accurately shown.	Complies	
J	All lots are to be numbered consecutively under a definite system approved by the county. Numbering shall continue consecutively throughout the subdivision with no omissions or duplications.	Complies	
K	All streets within the subdivision shall be numbered (named streets shall also be numbered) in accordance with and in conformity with the adopted street numbering system adopted by the county. Each lot shall show the street addresses assigned thereto, and shall be according to the standard addressing methods approved by the county. In the case of corner lots, an address will be assigned for each part of the lot having street frontage.	Complies	
L	The side lines of all easements shall be shown by fine dashed lines. The width of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown. All easements shall be clearly labeled and identified.	Complies	
M	The plat shall fully and clearly show all stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site. Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements shall be replaced by the subdivider under the direction of the county surveyor. The following required monuments shall be shown on the final plat:	Complies	

	<ol style="list-style-type: none"> 1. The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties; 2. All right of way monuments at angle points and intersections as approved by the county surveyor. 		
N	<p>The final plat shall contain the name, stamp and signature of a professional land surveyor, together with the date of the survey, the scale of the map and number of sheets. The following certificates, acknowledgements and descriptions shall appear on the title sheet of the final plat, and such certificates may be combined where appropriate:</p> <ol style="list-style-type: none"> 1. Professional land surveyor's "certificate of survey". 2. Owner's dedication certificate in the following form: <p style="text-align: center;"><i>OWNERS DEDICATION</i></p> <p style="text-align: center;"><i>Know all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused said tract to be subdivided into lots and streets to be hereafter known as Subdivision do hereby dedicate for perpetual use of the public all parcels of land, other utilities, or easements shown on this plat as intended for public use. In witness whereof, we have hereunto set out hands this day of, 21.</i></p> <p style="text-align: center;"><i>(Add appropriate acknowledgments)</i></p> <ol style="list-style-type: none"> 3. Notary public's acknowledgement for each signature on the plat. 4. A correct metes and bounds description of all property included within the subdivision. 5. Plats shall contain signatures of the water provider (if provided by a culinary water system), sewer provider (if provided by a sewer improvement district), Weber-Morgan County health department, planning commission, and county engineer, and blocks for signatures of the county attorney and county commission (a signature line for the commission chairperson and an attestation by the county clerk). A block for the county recorder shall be provided in the lower right corner of the final plat. 6. Such other affidavits, certificates, acknowledgements, endorsements and notarial seals as are required by law, by this title, the county attorney, or county surveyor. 7. Prior to recordation of the plat, the subdivider shall submit a current title report to be reviewed by the county. A "current title report" is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than thirty (30) days before the proposed recordation of the final plat. 8. The owner's dedication certificate, registered land surveyor's certificate of survey, and any other certificates contained on the final plat shall be in the form prescribed by the county's standards. 9. When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the subdivider shall submit, with the final plat, the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain and pay taxes on such lands and common areas and any access easements which may be required by the county. 	Complies	Owner's Dedication is present, but not signed

O	<p>On subdivisions which are contiguous to an adopted agricultural protection area, or which contain an agricultural open space preservation area within the plat, a note shall be placed on the plat, in conjunction with right to farm provisions, stating such, and that agricultural operations work hours begin early and run late and that these operations may contribute to noises and odors objectionable to some residents.</p>	Does Not Apply	Does not border an Agricultural Protection Area
P	<p>A note on the plat which states the following:</p> <p style="text-align: center;"><i>Morgan County restricts the occupancy of buildings within developments as outlined in the adopted building and fire codes. It is unlawful to occupy a building located within any development without first having obtained a certificate of occupancy issued by the county.</i></p> <p>(Ord. 10-16, 12-14-2010)</p>	Complies	

DEPARTMENT COMMENTS/RECOMMENDATIONS

Public Works: No comments received

Fire/EMS Services: Comments received and recommend approval

Engineering/Surveyor: Comments received and are being addressed

Recorders: Comments received and are being addressed

Zoning: RSD w/ DA

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on or before April 28, 2026; a minimum of 10 days prior to the scheduled meeting. (Morgan County Code § 155.032 (C)).
- ✓ A Public Notice was posted at the County on or before April 28, 2026.
- ✓ Notices to property owners within 1000’ feet of the proposed use were mailed a Public Notice on or before April 28, 2026.
- ✓ A sign was posted on the site on or before April 28, 2026.

Recommended Motions

Motion for a *Approval* – “I move we approve WPR Mountain Villa Plat Amendment No. 2, application #26.003, to adjust the “Limited Common Area” of the subdivision, based on the findings and with the conditions found within this staff report.

Motion for a *Approval with Conditions* – “I move we approve WPR Mountain Villa Plat Amendment No. 2, application #26.003, to adjust the “Limited Common Area” of the subdivision, based on the findings and with the conditions listed in the approved motion and the following additional conditions:”

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

Motion for a *denial* – “I move we deny WPR Mountain Villa Plat Amendment No. 2, application #26.003, to not allow the adjustment of “Limited Common Area” of the subdivision, *due to the following findings:*”

Attachments:

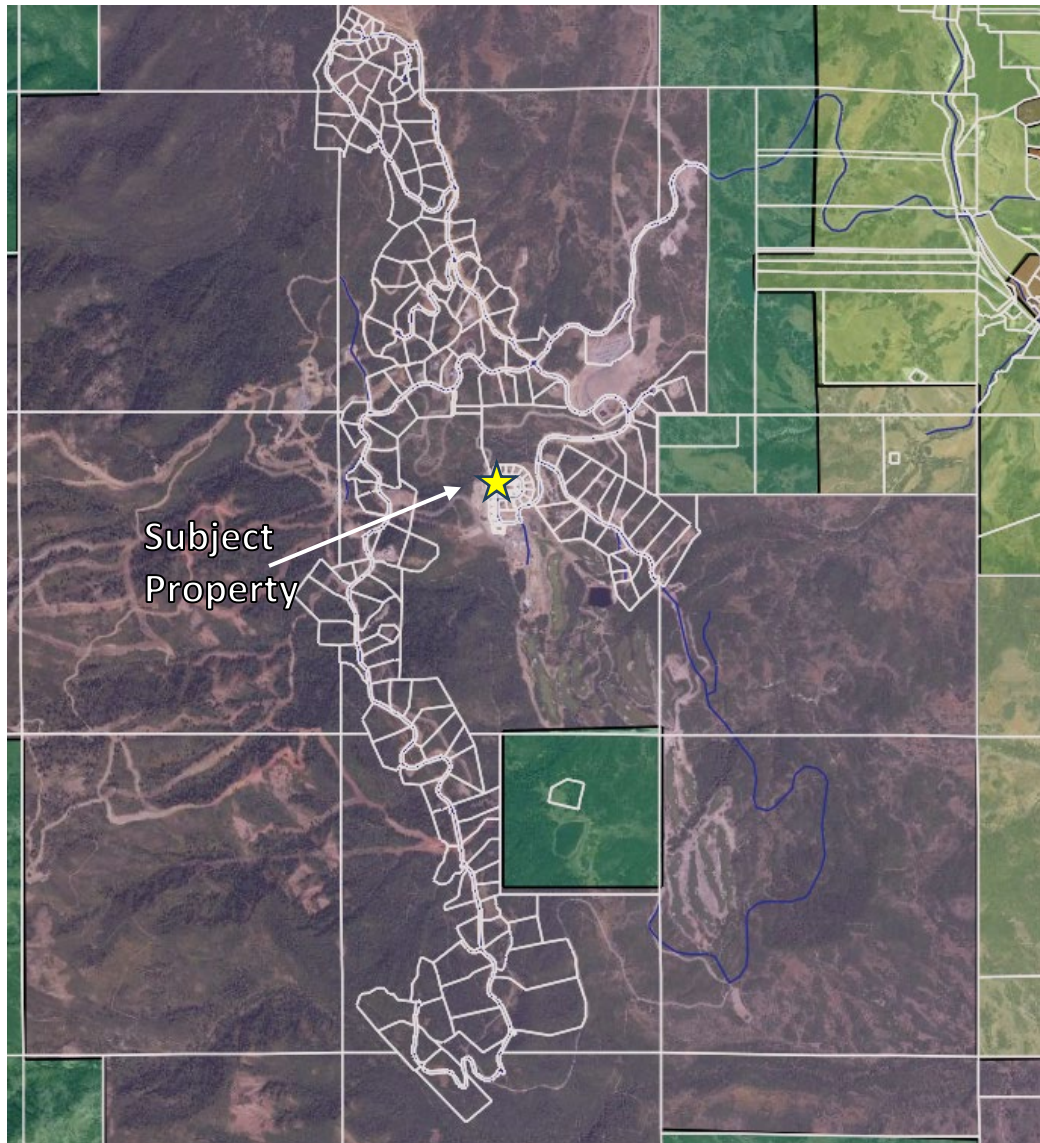
Attachment A: Vicinity Map

Attachment B: Original Plat

Attachment C: First Amendment

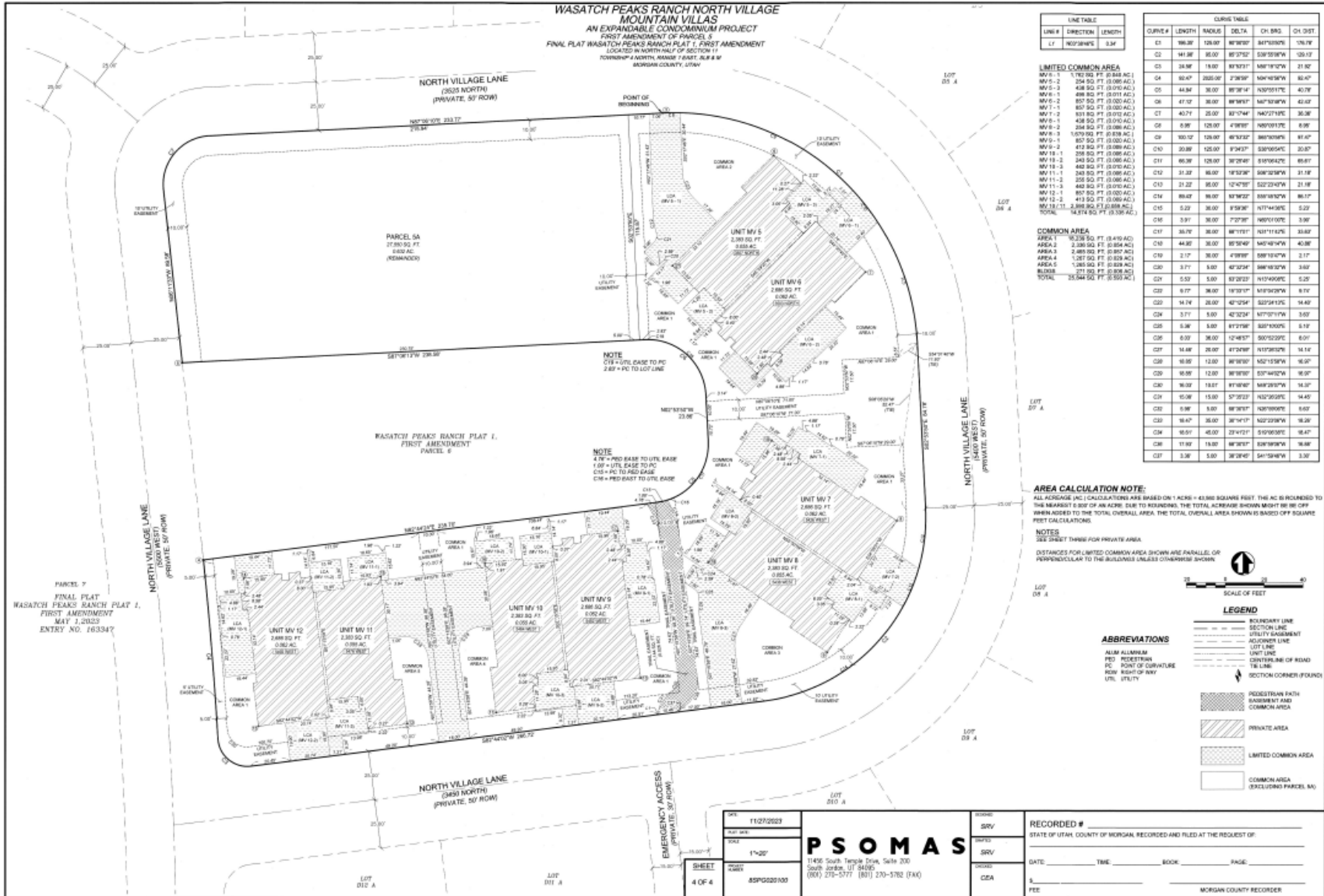
Attachment D: Proposed Second Amendment

Attachment A: Vicinity Map



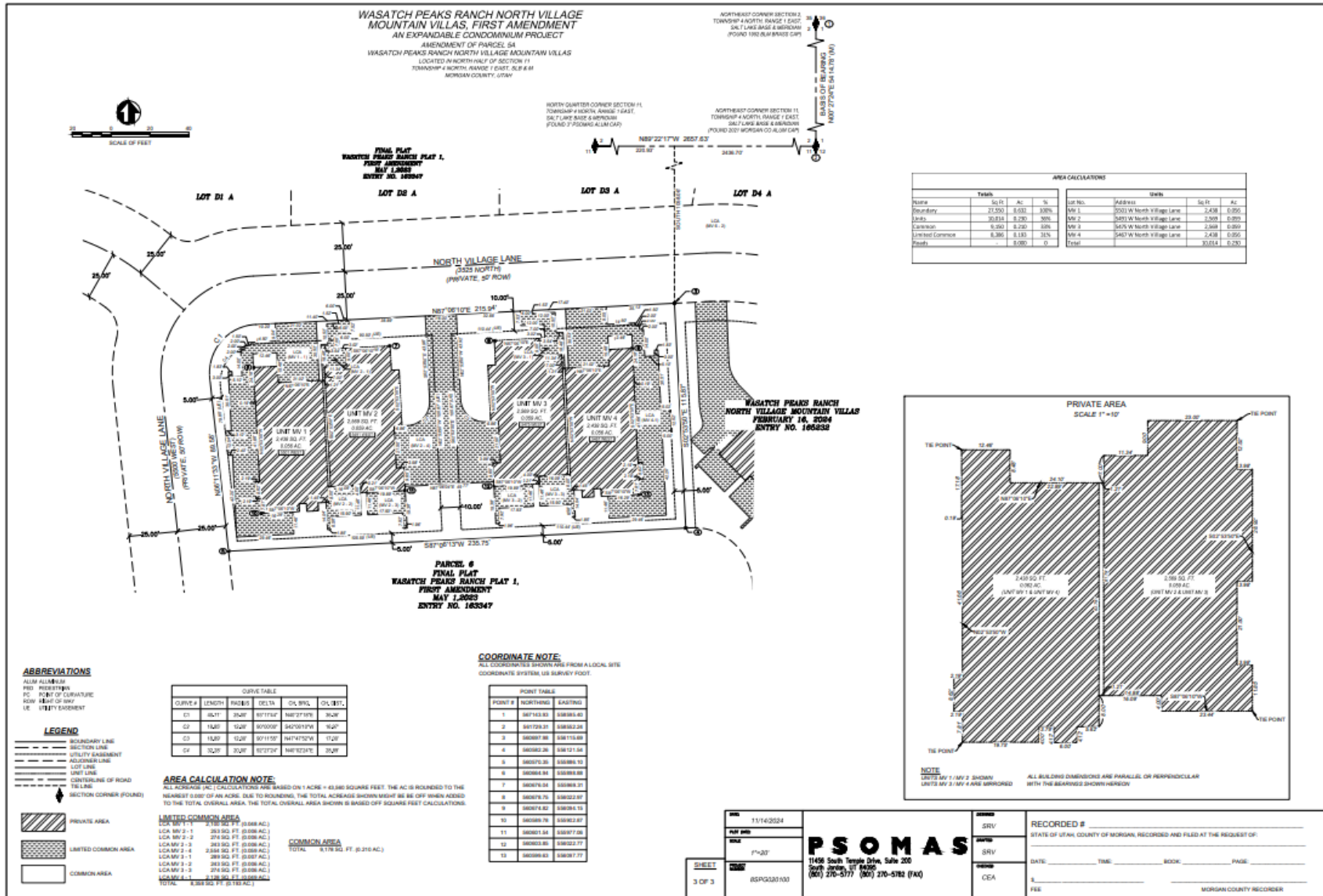
[Click here to view a full-size .pdf version](#)

Attachment B: Original Plat



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

Attachment C: First Amendment

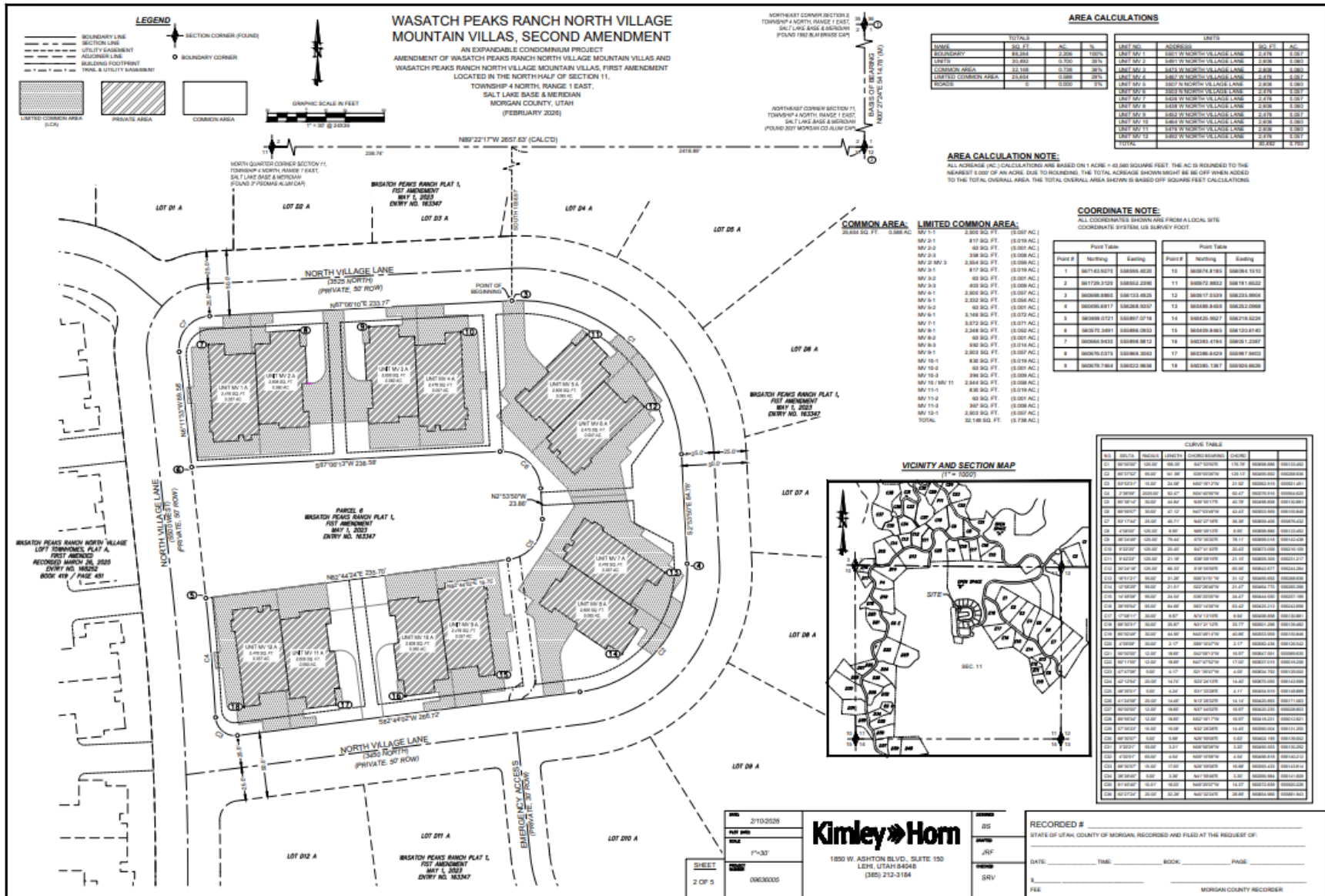


PSOMAS
 11456 South Temple Drive, Suite 200
 South Jordan, UT 84095
 (801) 276-5777 (801) 276-5782 (FAX)

RECORDED #
 STATE OF UTAH COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:
 DATE: _____ TIME: _____ BOOK: _____ PAGE: _____
 R. _____
 FEE: _____
 MORGAN COUNTY RECORDER

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

Attachment D: Proposed Second Amendment





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: 05/05/2026 Time Requested: 15 min
Name: Joshua Cook Phone: (801) 845-4015
Address: 48 W. Young Street
Email: jcook@morgancountyutah.gov Fax: _____
Associated County Department: Planning and Development Department

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Public Meeting/Discussion/Decision – *Silverstone Subdivision Phase 6 plat amendment.*

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

PUBLIC HEARING
PUBLIC MEETING

Silverstone Subdivision Ph. 6 Plat Amendment
May 5, 2026
Public Meeting
File #25.059

Applicant: Jess Holyoak
Owner: Mike Babcock
Project Location: 5776 and 5780 N. Silver Stone Cir., w/ a smaller parcel located approx.. 140' north of the cul-de-sac bulb on N. Silver Stone Cir.
Parcel Number: 00-0005-3023, 00-0005-5416, and 00-0005-2785
Serial Number: 03-SS1-0008-A1, 03-005-121-08, and 03-005-121-06
Current Zoning: Residential (R1-20)
Acreage: 5.30 acres combined

REQUEST:

A request for approval of an amendment to the Silver Stone Subdivision No. 1, Amended Plat No. 1 for the creation of a new lot.

PLANNING COMMISSION

The Planning Commission heard this item during their April 9, 2026 meeting. The Planning Commission effectively denied this application by directing staff to come back to the Planning Commission on May 28th with the proposal to eliminate section 155.426 (C) (9) “A flagpole or panhandle may not extend from a cul-de-sac.” Here are the Planning Commission’s approved motions:

Member Watt motioned to continue Silverstone Subdivision Ph. 6 Plat Amendment: A request for the approval of an amendment to the Silver Stone Subdivision No. 1, Amended Plat No. 1 for the creation of a new lot to May 28th. Second by Member King. Motion carried unanimously.

Member King motioned to direct staff to do a text amendment to allow for flagpole lots to extend off of a cul-de-sac. Seconded by Member Taylor. Motion carried unanimously.

After the meeting staff discussed the projects situation with both the County Attorney’s office and the County Commissioner over the Planning Department. At those meetings staff explained that

while the current code does not allow for flag lots to extend off the bulb of a cul-de-sac, the current property is already developed with a driveway off the bulb. The property is nonconforming and as such can be approved if the approval would lessen the nonconformities.

In this case a building was constructed on the property in 2003. The building was used as an office for a business. Over the following few years the Planning Commission and County Council approved multiple subdivisions surrounding this parcel that allowed for its creation. It is still in use as a residential home, and the owner uses the driveway at the bulb of the cul-de-sac to access the property.

Of note, in 2018 or 2019 the property owner started converting the building into a dwelling unit without permits. At that time the building official issued a stop work order. The County did not follow up on this and the dwelling has been in use for about 8 years.

Approval of this plat amendment would address a couple of the nonconformities and allow the property owner to correct the building permit deficiencies. First, while the owner continues to access the property from the driveway of the lot to the south, approval of the subdivision would allow the property to obtain legal frontage on the street. Second, the property's buildings would be able to seek approval and CofO's as the parcel, while developed and in use currently, would become a legal lot.

As such I advised Mr. Babcock to submit the Plat Amendment as a first step to begin addressing the nonconforming issues on the property.

Approval of the subdivision would not change how the property is already laid out and as it is currently being used.

I spoke to Mike Newton and the County Attorneys about the item being continued to the 28th of May. Mr. Babcock will not be available to attend the meeting in person in May. And Per my discussions with them I was advised to call Mr. Babcock and provide him two options, either attend the meeting on May 28th by Zoom to request a positive recommendation, or to take it forward to the first County Commission meeting in May which he could attend in person with a negative recommendation from the PC.

Mr. Babcock has elected to ask the County Commission for their decision on this item with the State mandated recommendation of denial so the application is not unnecessarily delayed and to allow him to attend in person.

Staff is still recommending approval of the plat amendment.

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.

STAFF RECOMMENDATION:

Staff acknowledge that this application violates the prohibition of a flagpole or panhandle extending from a cul-se-sac; however, staff also view that this application is making a non-conforming lot with an existing dwelling more conforming and that the prohibition of a flagpole or panhandle extending from a cul-de-sac should still be in the Code. Accessing this existing

dwelling through the flagpole or panhandle extending from the cul-de-sac is the most realistic means to provide access.

Based on the information in this staff report, staff recommends approval of Silverstone Subdivision Ph. 6 Plat Amendment, subject to all applicable regulations and the following conditions:

1. That all of the County Surveyor and Engineer review comments be addressed.
2. That all outsourced consultant fees are paid current prior to recordation of the plat amendment.
3. That all other local, state, and federal laws are adhered to.

PROJECT DESCRIPTION:

Proposal Details

This request is to amend Lot 8 of the Silver Stone Subdivision to combine a smaller parcel lacking frontage on a public right-of-way with an adjacent flag parcel, and to incorporate the combined area as a new lot within the subdivision. The proposal also includes a lot line adjustment to the existing lot, Lot 8A, resulting in two separate lots—one existing lot and one newly created lot—each capable of development in conformance with County standards.

DISCUSSION:

Approval of an amendment to the Silver Stone Subdivision will reconfigure Lot 8A and the adjacent parcels to create legal frontage and ensure compliance with subdivision and zoning requirements. The reconfiguration will alleviate a nonconforming situation where the existing home currently encroaches into property line setbacks. No new structures are proposed at this time, and the existing home will remain on the combined parcel. The amendment is not expected to impact circulation, access, or neighboring properties beyond the administrative adjustment of lot lines. This request is limited solely to modifying lot boundaries, consolidating parcels, and resolving nonconforming conditions in accordance with County ordinance.

The plat amendment requirements come from Morgan County's Land Use Management Code, Title 15, Chapter 155, Section 440 and subsequent sections. Staff has reviewed the requirements and procedures for a plat amendment and have found that the application request meets these standards.

155.447: AMENDED PLAT REQUIREMENTS:

(A) Prior to the County Commission's approval of a petition or proposal to amend a subdivision plat, the petitioner or sponsor shall deliver to the county an amended plat map and complete supporting preliminary plat and final plat information in compliance with the requirements of this subchapter. The applicant shall also pay all fees required by the county's fee schedule.

(B) Upon approval of the plat amendment, all required documents, submissions, signatures and review procedures which are required for a final plat shall be submitted and followed, prior to recordation in the office of the County Recorder.

(C) The County Commission may vacate a subdivision or a portion of a subdivision by recording in the County Recorder's office an ordinance describing the subdivision or the portion being vacated.

(Prior Code, § 8-12-64) (Ord. 10-16, passed 12-14-2010; Ord. 19-09, passed 10-15-2019)

155.446: GROUNDS FOR VACATING OR CHANGING A PLAT:

(A) The land use authority may approve the vacation, alteration or amendment of a plat by signing an amended plat showing the vacation, alteration or amendment if the land use authority finds that:

(1) There is good cause for the vacation, alteration or amendment; and

(2) No public street, right-of-way or easement has been vacated or altered.

(B) The land use authority shall ensure that the amended plat showing the vacation, alteration or amendment is recorded in the office of the County Recorder.

(C) If an entire subdivision is vacated, the County Commission shall ensure that a resolution containing a legal description of the entire vacated subdivision is recorded in the County Recorder's office.

(D) The County Commission may adopt an ordinance granting a petition to vacate some or all of a public street, right-of-way or easement if the legislative body finds that:

(1) Good cause exists for the vacation; and

(2) Neither the public interest nor any person will be materially injured by the vacation.

(E) If the County Commission adopts an ordinance vacating some or all of a public street, right-of-way or easement, the County Commission shall ensure that a plat reflecting the vacation and/or an ordinance describing the vacations is recorded in the office of the County Recorder.

(F) The action of the legislative body vacating some or all of a street, right-of-way or easement that has been dedicated to public use:

(1) Operates to the extent to which it is vacated, upon the effective date of the recorded plat, as a revocation of the acceptance of and the relinquishment of the county's fee in the vacated street, right-of-way or easement; and

(2) *May not be construed to impair:*

(a) *Any right-of-way or easement of any lot owner; or*

(b) *The franchise rights of any public utility.*

(Prior Code, § 8-12-63) (Ord. 10-16, passed 12-14-2010; Ord. 19-09, passed 10-15-2019)

155.444: PROCEDURE:

(A) For plat amendments that result in adjusting and/or altering lot lines through an exchange of title within a platted subdivision the Zoning Administrator shall be the land use authority:

(1) The Zoning Administrator shall approve an exchange of title under this division (A) if the exchange of title will not result in a violation of any land use ordinance;

(2) If an exchange of title is approved under this division (A), a notice of approval shall be recorded in the office of the County Recorder which:

(a) Is executed by each owner included in the exchange and by the land use authority;

(b) Contains an acknowledgment for each party executing the notice in accordance with the provisions of UCA § 57-2a, Recognition of Acknowledgments Act; and

(c) Recites the descriptions of both the original parcels and the parcels created by the exchange of title.

(3) A document of conveyance of title reflecting the approved change shall be recorded in the office of the County Recorder; and

(4) A notice of approval recorded under this division (A) does not act as a conveyance of title to real property and is not required to record a document conveying title to real property.

(B) For plat amendments that result in the combination of lots, building pad adjustments, subdivision title changes, plat note revisions, amendments to internal lot restrictions, the alteration, amendment or vacation of a public or private road shown on a subdivision plat and all other modifications to lots within a recorded subdivision plat shall be reviewed by the County Commission with a recommendation from the Planning Commission.

(C) Applications to vacate or amend a subdivision plat shall be required to submit those documents required for review in a complete preliminary plat application which pertain to and describe the proposed amendment, as well as a paper copy of

the proposed final plat Mylar. Revised construction drawings shall also be submitted when changes to any required subdivision improvements are proposed.

(D) Upon receipt of a petition or a proposal to vacate or amend a subdivision plat which requires action by the County Commission, the matter shall be referred to the Planning Commission for a recommendation on the proposal.

(E) The land use authority shall hold a public hearing within 45 days after the day on which the petition is filed if:

(1) Any owner within the plat notifies the county of the owner's objection in writing within ten days of mailed notification; or

(2) A public hearing is required because all the owners in the subdivision have not signed the revised plat.

(F) The land use authority may consider at a public meeting, without a public hearing, an owner's petition to vacate or amend a subdivision plat if:

(1) The petition seeks to join two or more of the petitioning fee owner's contiguous lots;

(2) Subdivide one or more of the petitioner's fee owner's lots if the subdivision will not result in a violation of a land use ordinance or a development condition;

(3) Adjust the lot lines of adjoining lots or parcels if the fee owners of each of the adjoining lots or parcels join the petition, regardless of whether the lots and parcels are in the same subdivision;

(4) On a lot owned by the petitioning fee owner, adjust an internal lot restriction imposed by the county;

(5) Alter the plat in a manner that does not change existing boundaries or other attributes of lots within the subdivision that are not owned by the petitioner or designated as common area; and

(6) Notice has been given to adjacent property, in accordance with § 155.031 of this code.

(Prior Code, § 8-12-61) (Ord. 10-16, passed 12-14-2010; Ord. 19-09, passed 10-15-2019)

ANALYSIS OF STANDARDS

Standards	Findings	Rationale
<p>Ordinance Evaluation. Morgan County Code, Chapter 155, Section 440 states the following:</p> <p><i>Prior to the County Commission's approval of a petition or proposal to amend a subdivision plat, the petitioner or sponsor shall deliver to the County an <u>amended plat map and complete supporting preliminary plat and final plat</u> information in compliance with the requirements of this chapter. The applicant shall also pay all fees required by the County's fee schedule.</i></p> <p><i>Therefore, this plat amendment has been reviewed for preliminary and final plat standards.</i></p>		

155.407: PRELIMINARY PLAT SUBMITTAL: *The preliminary plat shall be prepared, stamped and signed by a professional engineer or professional land surveyor licensed by the state of Utah. The preliminary plat submittal shall include at least the following information:*

A	<p>Vicinity Map</p> <ol style="list-style-type: none"> 1. Drawn at a maximum scale of one thousand feet (1,000') to the inch. 2. Show all existing and proposed roadways in the vicinity of the proposed development. 3. A north arrow. 4. The nearest section corner tie. 5. Subdivision name. 	Complies	
B	<p>Certified boundary survey of the subject property, which meets state of Utah requirements, which also depicts all easements identified by the title report.</p>	Complies	
C	<p>Preliminary plat (all facilities within 200 feet of the plat shall be shown):</p> <ol style="list-style-type: none"> 1. Drawn at a scale not smaller than one hundred feet (100') to the inch. 2. A north arrow. 3. Subdivision name. 4. The layout and names and widths of existing and future road rights of way. 5. A tie to a permanent survey monument at a section corner. 6. The boundary lines of the subdivision with bearings and distances. 7. The layout and dimensions of proposed lots with lot areas in square feet. 8. The location and dimensions and labeling of other spaces including open spaces, parks, trails, or public spaces. 9. The location of manmade features including bridges, railroad tracks, fences, ditches, and buildings. 10. Topography at two foot (2') intervals. One foot (1') contours may be required by the county engineer in particularly flat areas. 11. Location and ownership of all adjoining tracts of land. 12. Proposed subdivision phasing plan and relationship to existing phases of development. (Ord. 10-16, 12-14-2010) 	Complies	
D	<p>Grading and drainage plan (may be combined with plat sheet, if approved by the county engineer):</p> <ol style="list-style-type: none"> 1. Plan drawn to a scale not smaller than one hundred feet (100') to the inch, showing the road and lot layout. 2. Topography at two foot (2') contour intervals. 3. North arrow. 4. Subdivision name. 5. Areas of substantial earthmoving. 6. Location of existing watercourses, canals, ditches, springs, wells, culverts, and storm drains. 7. Location of any 100-year floodplain as designated by the federal emergency management agency (FEMA). 8. A storm drainage plan showing water flow directions, inlets, outlets, catch basins, waterways, culverts, detention basins, outlets to offsite facilities, and off site drainage facilities planned to accommodate the project drainage. 9. Show any existing wetlands. 10. Slope analysis which depicts all slopes greater than fifteen percent (15%) and greater than twenty five percent (25%) with distinct notation. (Ord. 12-09, 9-18-2012) 	Complies	
E	<p>Utility plan (may be combined with plat sheet, if approved by the county engineer):</p>	Complies	

	<ol style="list-style-type: none"> 1. Plan drawn to a scale not smaller than one hundred feet (100') to the inch, showing the road and lot layout. 2. North arrow. 3. Subdivision name. 4. Show all existing and proposed utilities including: sewer, culinary water, well locations with secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, and streetlights, television and telecommunications. 5. Show location and dimensions of all utility easements. 		
F	<p>The subdivider shall provide the following documents with the application:</p> <ol style="list-style-type: none"> 1. Three (3) copies of a geotechnical soils report. 2. A traffic report when required by the planning commission or county engineer. 3. Preliminary title report, which specifically references the boundary survey and exactly matches the legal description of the outside boundary of the subdivision. 4. Service agreements from all utility companies or providers. 5. Any necessary agreements with adjacent property owners regarding storm drainage or other matters pertinent to subdivision approval. 6. Maintenance agreements for subsurface drains serving the subdivision, if they are proposed or exist. 7. An agricultural impact analysis, on subdivisions which are contiguous to an adopted agricultural preservation area, or which contain an agricultural open space conservation easement within the plat. 8. Written verification of all proposed water sources. For all proposed water sources, provide approval letters from the Weber-Morgan County health department and proof of all water rights, including quantities (water rights certificates, etc.), for each well and water source to be utilized for the development. 9. The developer shall submit all information concerning site geology, area hydrogeology, site topography, soil types and the proven wet water by the drilling of at least one test well from within the described subdivision boundary, as determined by a geotechnical engineer, licensed in the state of Utah. Well logs shall be submitted to the county identifying the depth and yield of the well. Information submitted must verify that the source is consistently available to supply eight hundred (800) gallons per day (gpd) per equivalent residential connection (ERC) at a minimum flow rate of 0.55 gallons per minute (gpm). Water for irrigation supplies shall be verified to provide three (3) gpm per irrigated acre. If the proposal is being served by an existing water utility company, these requirements do not apply. 10. Verification of approval from the Weber-Morgan County health department regarding the proposed location of all septic systems and water source protection areas. 	Does Not Apply	Homes currently exist on the properties
G	When the subdivision is located within the sensitive area district or geologic hazards special study area, required reports and documents are to be submitted in accordance with the provisions of this title.	Does Not Apply	

H	The subdivider shall comply with all applicable federal, state, and local laws and regulations, and shall provide evidence of such compliance if requested by the county.	Complies	
I	Copy of proposed protective covenants in all cases where subsurface drains or other common area maintenance proposals are to serve any portion of the subdivision.	Does Not Apply	
J	Electronic copies of all preliminary plat drawings in AutoCAD (DWG) format.	Complies	
K	Tabulations showing the total number of lots or buildings sites, and the percentage of land in roads, lots, and open space.	Does Not Apply	
L	Any additional submittal requirements required for or by master planned development reserves, specific development agreements, or requirements and conditions of other applicable ordinances or previous approvals. (Ord. 10-16, 12-14-2010)	Does Not Apply	
155.415: FINAL PLAT; PREPARATION AND REQUIRED INFORMATION:			
A	The final plat shall consist of a mylar with the outside or trim line dimensions of twenty four inches by thirty six inches (24" x 36"). The mylar shall be submitted to the county at least twenty (20) days prior to consideration for placement on the county commission agenda for approval. Until that date, submittal of paper copies is sufficient for review. The borderline of the plat shall be drawn in heavy lines leaving a space of at least one and one-half inches (1 1/2") on the left side and at least one-half inch (1/2") margin on the other sides. The plat shall be so drawn that the top of the drawing faces either north or west, whichever accommodates the drawing best. All lines, dimensions, and markings shall be made on a mylar with approved waterproof black ink. The plat shall be made to a scale large enough to clearly show all details, and in any case not smaller than one hundred feet (100') to the inch, and workmanship on the finished drawing shall be neat, clean cut and readable.	Will Comply	Historically, staff has recommended the applicant wait to print the final mylar in the event that the Planning Commission recommend changes to the plat.
B	The final plat shall show the subdivision name that is distinct from any other recorded subdivision name and the general location of the subdivision in bold letters at the top of the sheet.	Complies	
C	The plat shall contain a north arrow and scale of the drawing and the date.	Complies	
D	Prior to consideration by the county commission, the plat shall be signed by all required and authorized parties, with the exception of the county commission chairperson, planning commission chairperson and county attorney, with appropriate notarial acknowledgements and the final plat shall contain all information set forth in this section.	Will comply	Historically, staff has recommended the applicant wait to print the final mylar and receive signatures, in the event that the Planning Commission and/or County Commission recommend changes to the plat.
E	An accurate and complete survey, which conforms to Utah state law.	Complies	
F	Plats will show accurately drawn boundaries, showing the proper bearings and dimensions of all boundary lines of the subdivision, properly tied to at least two (2) public survey monuments. These lines should be slightly heavier than street and lot lines.	Complies	
G	The final plat shall show all survey, mathematical information and data necessary to locate all monuments and to locate and retrace all interior and exterior boundary lines appearing thereon, including bearing and distance of straight lines, and	Complies	

	central angle, radius and arc length of curves, and such information as may be necessary to determine the location of beginning and ending points of curves. All property corners and monuments within the subdivision shall be tied to an acceptable Morgan County monument, as determined by the Morgan County surveyor. Lot and boundary closure shall be calculated to the nearest 0.02 of a foot.		
H	All lots, blocks, and parcels offered for dedication for any purpose should be delineated and designated with dimensions, boundaries and courses clearly shown and defined in every case. The square footage of each lot shall be shown. All parcels offered for dedication other than for streets or easements shall be clearly designated on the plat. Sufficient linear, angular and curved data shall be shown to determine readily the bearing and length of the boundary lines of every block, lot and parcel which is a part thereof. No ditto marks shall be used for lot dimensions.	Complies	
I	The plat shall show the right of way lines of each street, and the width of any portion being dedicated and widths of any existing dedications. The widths and locations of adjacent streets and other public properties within fifty feet (50') of the subdivision shall be shown with dashed lines. If any street in the subdivision is a continuation or an approximate continuation of an existing street, the conformity or the amount of nonconformity of such existing streets shall be accurately shown.	Complies	
J	All lots are to be numbered consecutively under a definite system approved by the county. Numbering shall continue consecutively throughout the subdivision with no omissions or duplications.	Complies	
K	All streets within the subdivision shall be numbered (named streets shall also be numbered) in accordance with and in conformity with the adopted street numbering system adopted by the county. Each lot shall show the street addresses assigned thereto, and shall be according to the standard addressing methods approved by the county. In the case of corner lots, an address will be assigned for each part of the lot having street frontage.	Complies	
L	The side lines of all easements shall be shown by fine dashed lines. The width of all easements and sufficient ties thereto to definitely locate the same with respect to the subdivision shall be shown. All easements shall be clearly labeled and identified.	Complies	
M	The plat shall fully and clearly show all stakes, monuments and other evidence indicating the boundaries of the subdivision as found on the site. Any monument or bench mark that is disturbed or destroyed before acceptance of all improvements shall be replaced by the subdivider under the direction of the county surveyor. The following required monuments shall be shown on the final plat: 1. The location of all monuments placed in making the survey, including a statement as to what, if any, points were reset by ties; 2. All right of way monuments at angle points and intersections as approved by the county surveyor.	Complies	
N	The final plat shall contain the name, stamp and signature of a professional land surveyor, together with the date of the survey, the scale of the map and number of sheets. The following certificates, acknowledgements and descriptions shall appear on the title sheet of the final plat, and such certificates may be combined where appropriate: 1. Professional land surveyor's "certificate of survey".	Complies	Owner's Dedication is present, but not signed

	<p>2. Owner's dedication certificate in the following form:</p> <p><i>OWNERS DEDICATION</i></p> <p><i>Know all men by these presents that we, the undersigned owner(s) of the above described tract of land, having caused said tract to be subdivided into lots and streets to be hereafter known as Subdivision do hereby dedicate for perpetual use of the public all parcels of land, other utilities, or easements shown on this plat as intended for public use. In witness whereof, we have hereunto set out hands this day of, 21.</i></p> <p><i>(Add appropriate acknowledgments)</i></p> <p>3. Notary public's acknowledgement for each signature on the plat.</p> <p>4. A correct metes and bounds description of all property included within the subdivision.</p> <p>5. Plats shall contain signatures of the water provider (if provided by a culinary water system), sewer provider (if provided by a sewer improvement district), Weber-Morgan County health department, planning commission, and county engineer, and blocks for signatures of the county attorney and county commission (a signature line for the commission chairperson and an attestation by the county clerk). A block for the county recorder shall be provided in the lower right corner of the final plat.</p> <p>6. Such other affidavits, certificates, acknowledgements, endorsements and notarial seals as are required by law, by this title, the county attorney, or county surveyor.</p> <p>7. Prior to recordation of the plat, the subdivider shall submit a current title report to be reviewed by the county. A "current title report" is considered to be one which correctly discloses all recorded matters of title regarding the property and which is prepared and dated not more than thirty (30) days before the proposed recordation of the final plat.</p> <p>8. The owner's dedication certificate, registered land surveyor's certificate of survey, and any other certificates contained on the final plat shall be in the form prescribed by the county's standards.</p> <p>9. When a subdivision contains lands which are reserved in private ownership for community use, including common areas, the subdivider shall submit, with the final plat, the name, proposed articles of incorporation and bylaws of the owner, or organization empowered to own, maintain and pay taxes on such lands and common areas and any access easements which may be required by the county.</p>		
O	<p>On subdivisions which are contiguous to an adopted agricultural protection area, or which contain an agricultural open space preservation area within the plat, a note shall be placed on the plat, in conjunction with right to farm provisions, stating such, and that agricultural operations work hours begin early and run late and that these operations may contribute to noises and odors objectionable to some residents.</p>	Does Not Apply	Does not border an Agricultural Protection Area
P	<p>A note on the plat which states the following:</p> <p><i>Morgan County restricts the occupancy of buildings within developments as outlined in the adopted building and</i></p>	Complies	

	<p><i>fire codes. It is unlawful to occupy a building located within any development without first having obtained a certificate of occupancy issued by the county.</i></p> <p>(Ord. 10-16, 12-14-2010)</p>		
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DEPARTMENT COMMENTS/RECOMMENDATIONS

Public Works: No comments received

Fire/EMS Services: Comments received and recommend approval

Engineering/Surveyor: Comments received and are being addressed

Recorders: Comments received and are being addressed

Zoning: R1-20

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on or before April 25, 2026; a minimum of 10 days prior to the scheduled meeting. (Morgan County Code § 155.032 (C)).
- ✓ A Public Notice was posted at the County on or before April 25, 2026.
- ✓ Notices to property owners within 1000' feet of the proposed use were mailed a Public Notice on or before April 25, 2026.
- ✓ A sign was posted on the site on or before April 25, 2026.

Recommended Motions

Motion for a *Positive Recommendation* – “I move we approve Silverstone Subdivision Ph. 6 Plat Amendment, application #25.059, to allow the creation of a new lot, based on the findings and with the conditions listed in the staff report dated May 5, 2026.”

Motion for a *Positive Recommendation with Conditions* – “I move we approve Silverstone Subdivision Ph. 6 Plat Amendment, application #25.059, to allow the creation of a new lot, based on the findings and with the conditions listed in the staff report dated May 5, 2026, and the following additional conditions:”

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

Motion for a *Negative Recommendation* – “I move we deny Silverstone Subdivision Ph. 6 Plat Amendment, application #25.059, to not allow the creation of a new lot, *due to the following findings:*”

Attachments:

Attachment A: Vicinity Map

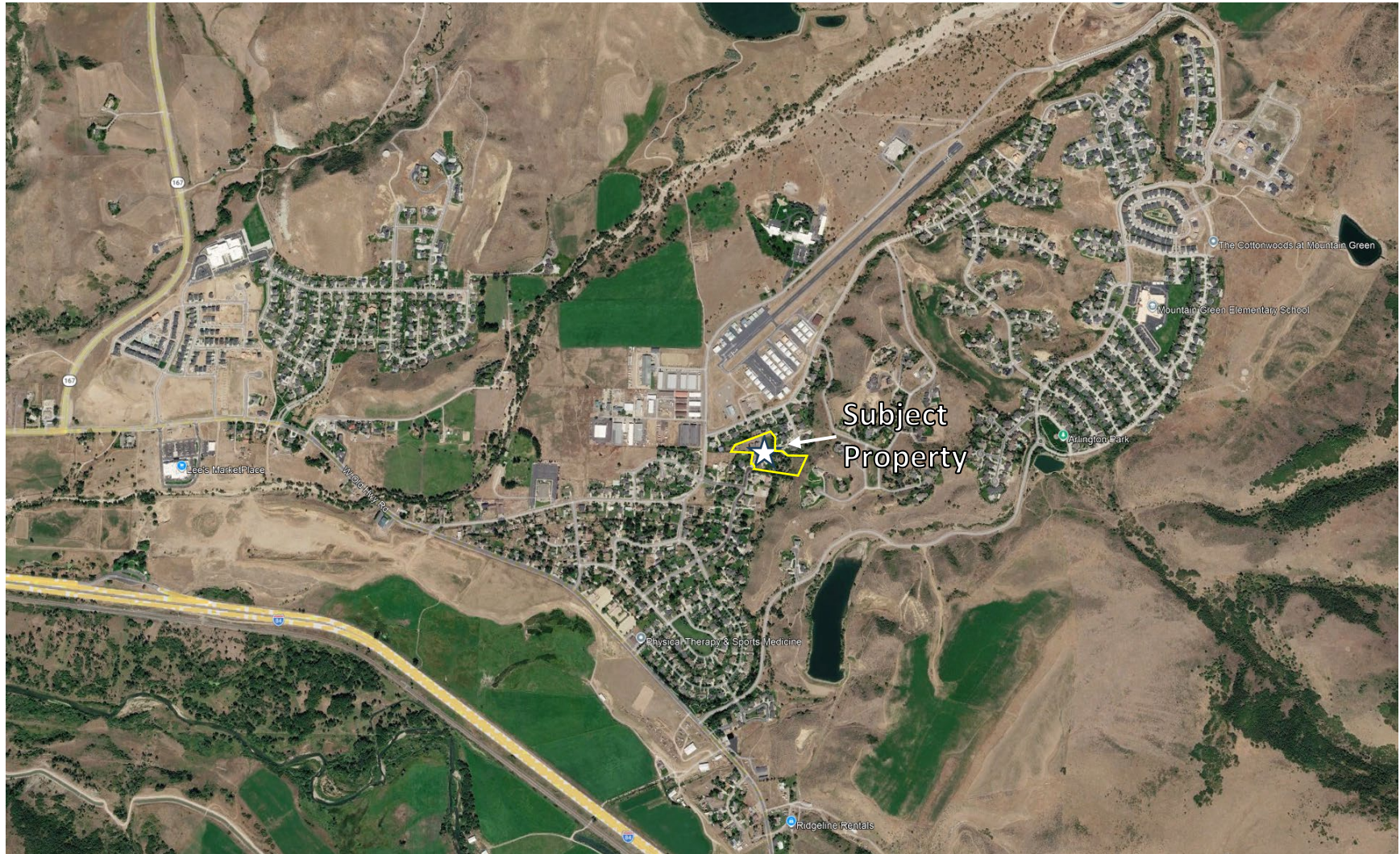
Attachment B: Zoning Map

Attachment C: Original Plat

Attachment D: Proposed Plat Amendment (Preliminary Plat)

Attachment E: Proposed Plat Amendment (Final Plat)

Attachment A: Vicinity Map



Attachment B: Current Zoning Map



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

Attachment C: Original Plat

FINAL PLAT SILVER STONE SUBDIVISION AMENDED PLAT NO. 1

AN AMENDMENT TO LOT 8, SILVER STONE SUBDIVISION, TO REMOVE LANDS TO BE ADDED TO ADJACENT LOTS AND INCLUDE A PORTION OF AN ADJACENT PARCEL. A PART OF THE NORTHWEST QUARTER OF SECTION 30 T5N, R2E, SLB&M, U.S. SURVEY. MORGAN COUNTY, UTAH



VICINITY MAP
BOUNDARY DESCRIPTION
A TRACT OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, 36th LINE B&M AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30;
THENCE SOUTH 88°42'14" EAST 324.50 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30 BEARING ALONG THE NORTH LINE OF MOBILE HILL SUBDIVISION NO. 3 AND 4;
THENCE NORTH 88°42'14" WEST 194.21 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 88°42'14" WEST 194.21 FEET TO THE EASTERN 1/4 CORNER OF SAID SECTION 30;
THENCE SOUTH 88°42'14" EAST 317.94 FEET;
THENCE SOUTH 88°42'14" EAST 174.14 FEET;
THENCE SOUTH 88°42'14" EAST 234.00 FEET;
THENCE SOUTH 88°42'14" WEST 278.20 FEET;
THENCE SOUTH 88°42'14" WEST 194.21 FEET TO THE POINT OF BEGINNING;
CONTAINING 3.31 ACRES.

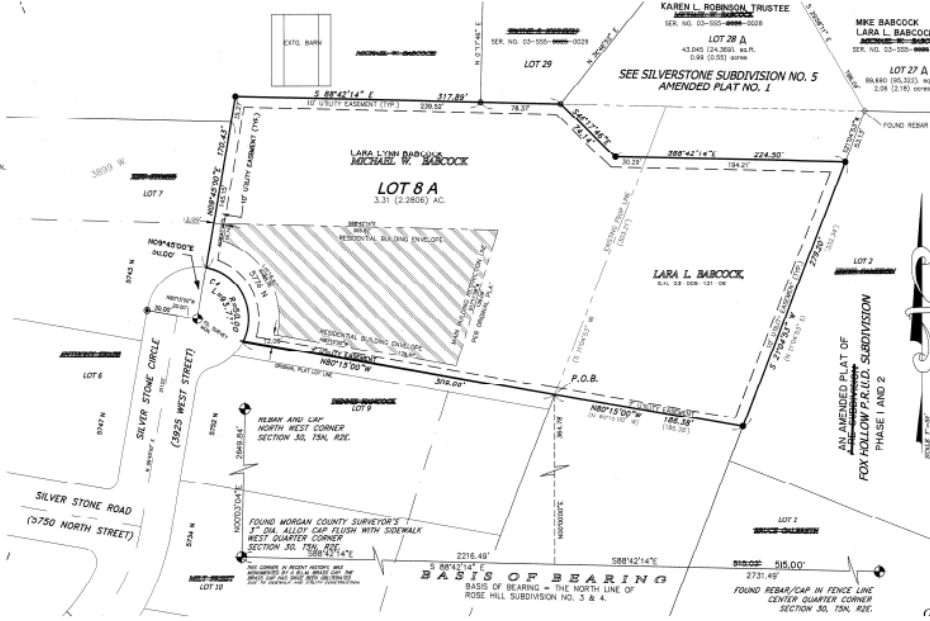
GENERAL INFORMATION
OWNER: COTTONWOOD MUTUAL WATER CO.
ENGINEER: MOUNTAIN GREEN SEWER IMP. DIST.
PROJECT AREA: 3.31 ACRES

NOTES:
FENCES ON SLOPES GREATER THAN 10% SHALL BE LIMITED TO BLACK VINYL COATED CHAIN LINK OR 3" STRAND BARS W/ 4" COMBINATION OF WIRE AND BARS W/ 4" OR OTHER SIMILAR CONSTRUCTION, AND SHALL CONTAIN 60 VENTS PER ACRE OR 10 VENTS PER 1000 SQ. FT. SLOPES.

IMPORTANT NOTICE
LOTS IN THIS SUBDIVISION ARE SUBJECT TO FLOODING FROM SURFACE WATER. FLOODING DEPTHS AND BASEMENT FLOOR DEPTHS SHALL BE AS PER A GEOTECHNICAL STUDY PREPARED BY A QUALIFIED AND LICENSED PROFESSIONAL ENGINEER.

AVIGATION EASEMENT:
THIS SUBDIVISION IS ADJACENT TO THE MORGAN COUNTY AIRPORT. ACCORDINGLY, AIR TRAFFIC, IN CONNECTION WITH THE USE OF THE AIRPORT WILL OCCUR AND USE OF THE AIRPORT SHALL BE SUBORDINATE TO THE AIRPORT'S NEEDS. THE SUBDIVISION AT LOW ALTITUDES WITH RESULTING NOISE AND DISTURBANCE TO THE SUBDIVISION'S RESIDENTS OR OCCUPANTS TO SUCH NOISE AND DISTURBANCE WILL NOT BE TOLERATED.

ORIGINAL PLAT REQUIREMENTS
ALL NOTES AND REQUIREMENTS INCLUDING LOT RESTRICTIONS SET FORTH ON THE ORIGINAL PLAT OF SILVER STONE SUBDIVISION SHALL REMAIN IN EFFECT.



- LEGEND:**
- RESIDENTIAL BUILDING ENVELOPE
 - PERCOLATION TEST PIT
 - GEOTECHNICAL TEST PIT
 - SEWER TEST PIT
 - DRAINAGE ARROW
- LEGEND:**
- SET 5/8 REBAR W/CAP OR AS INDICATED
 - SET NAIL AND WASHER
 - FOUND REBAR AND CAP "MOUNTAIN GREEN DRINKING"
 - SECTION CONTROL
 - RECORD DATA

CURVE TABLE

CHORD (LENGTH)	DELTA (ANGLE)	CHORD BEARING
341.771	50.56	S 88°42'14" W
341.771	50.56	S 88°42'14" W

SURVEY NARRATIVE:

- THIS SURVEY WAS MADE AT THE REQUEST OF MIC BARCOCK, 3778 N. SILVER STONE CIRCLE, MORGAN, UT 84050, TEL 801-710-5707
- THE PURPOSE OF THIS SURVEY WAS TO REMOVE 1.03 ACRES FROM LOT 8 OF SILVER STONE SUBDIVISION, TO PROVIDE ADDITIONAL BUILDING SPACE FOR A PORTION OF LOT 28 IN SILVER STONE SUBDIVISION NO. 5
- CONVEY AND CHANGE OF 1.03 ACRES FROM LOT 8 TO ADJACENT MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
- THE BASIS OF BEARING IS THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, AND THE NORTH LINE OF RANGE 2E, SUBDIVISION NO. 3 & 4, CALLED NORTH 38°21'14" WEST.

COTTONWOOD MUTUAL WATER COMPANY
THE QUANTITY AND SECONDARY WATER FACILITIES ARE HEREBY APPROVED:
SIGNED THIS 12 DAY OF July, 2017

MOUNTAIN GREEN SEWER IMPROVEMENT DISTRICT
THE MAPS AND RECORDS THEREON IS HEREBY APPROVED:
SIGNED THIS 12 DAY OF July, 2017

MORGAN COUNTY ENGINEER
I HEREBY CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE STATUTES AND ORDINANCES PROVISIONS TO APPROVAL BY THE COUNTY ENGINEER OF THE FOREGOING PLAT AND REVISIONS HAVE BEEN COMPLIED WITH.
SIGNED THIS 12 DAY OF July, 2017

MORGAN COUNTY COUNCIL
THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT AND THE DECISION WAS HEREBY ADOPTED BY THE COUNCIL OF MORGAN COUNTY, UTAH.
SIGNED THIS 19 DAY OF July, 2017

MORGAN COUNTY SURVEYOR
I HEREBY CERTIFY THAT THE MORGAN COUNTY SURVEYORS OFFICE HAS REVIEWED THIS PLAT FOR MATHEMATICAL CORRECTNESS, SECTION CORNER DATA AND FOR HARMONY WITH THE SURVEY RECORDS ON RECORD IN THE MORGAN COUNTY OFFICE. THE JOURNAL OF THIS SURVEY IS FILED IN THE MORGAN COUNTY OFFICE. THE ORIGINAL OF THIS LICENSED LAND SURVEYOR AND EXECUTES THIS PLAT FROM THE RESPONSIBILITY AND/OR LIABILITY ASSOCIATED THEREWITH.
SIGNED THIS 12 DAY OF July, 2017

CERTIFICATE OF SURVEYOR
I, AND A REGISTERED PROFESSIONAL LAND SURVEYOR, HOLDING CERTIFICATE NO. 4804807, AS PREPARED BY ME, HAVE CONDUCTED THIS SURVEY AND HAVE DETERMINED THAT THE PLAT IS CORRECT AND ACCURATE IN ACCORDANCE WITH SECTION 17-20-2(1) AND HAVE KEPT ALL NECESSARY RECORDS AND HAVE HEREBY SUBSCRIBED SAID PLAT INTO LOTS AND ALLOTMENTS AS SHOWN THEREON.
SIGNED THIS 12 DAY OF July, 2017

MORGAN COUNTY PLANNING COMMISSION
APPROVED AS TO FORM
SIGNED THIS 17 DAY OF July, 2017

MORGAN COUNTY ATTORNEY
APPROVED AS TO FORM
SIGNED THIS 17 DAY OF July, 2017

OWNER'S DEDICATION
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE TRACT OF LAND DESCRIBED TO BE SUBDIVIDED INTO ONE LOT, AND A PUBLIC STREET TO BE KNOWN HEREAFTER AS FOLLOWS:
SILVER STONE SUBDIVISION AMENDED PLAT NO. 1
AND DO HEREBY DEDICATE FOR THE PUBLIC USE OF THE PUBLIC, ALL PUBLIC ROADS AND PUBLIC UTILITY SERVICES, INCLUDING WATER, GAS, SEWER, AND TELEPHONE LINES, AND THE SAME TO BE USED FOR THE INSTALLATION, MAINTENANCE AND OPERATION OF PUBLIC UTILITY SERVICE LINES AND DRAINAGE AS MAY BE AUTHORIZED BY MORGAN COUNTY.
WE HEREBY CERTIFY THAT WE HAVE HEREBY SET OUR HANDS THIS DAY OF APRIL 9th, 2017.
Michael W. Babcock, Lara Lynn Babcock, MICHAEL W. BARCOCK, LARA LYNN BARCOCK, AKA LARA L. BARCOCK

ACKNOWLEDGEMENT
STATE OF UTAH) SS
COUNTY OF MORGAN)
ON THIS 9th DAY OF APRIL, 2017, PERSONALLY PRESENTED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN THE CITY AND COUNTY OF MORGAN, MICHAEL W. BARCOCK AND LARA LYNN BARCOCK, THE OWNERS OF THE ABOVE OWNER'S DEDICATION AND WHO DULY ACKNOWLEDGED TO ME THAT THEY HAD FREELY AND VOLUNTARILY MADE THE SAID DEDICATION AND PURPOSED TO BE BOUND BY THE SAID DEDICATION.
WITNESS MY HAND AND NOTARY PUBLIC SEAL THIS 9th DAY OF APRIL, 2017.
Ronald D. Landon, RONALD D. LANDON, Notary Public, State of Utah, Commission Expires 02/28/2021

OWNER'S ACKNOWLEDGMENT OF RESPONSIBILITY
KNOW ALL MEN BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNERS OF THE FRACMENTS OF LAND CONTAINED WITHIN THE SUBDIVISION HEREBY DEDICATED HEREBY ACKNOWLEDGE THAT FAILURE OF THE LOCAL, JURISDICTION OR PLANNING COMMISSION TO OBSERVE OR RECOGNIZE HAZARDOUS, UNUSUAL OR UNUSUAL CONDITIONS, OR TO RECOMMEND DENIAL OF THE SUBDIVISION BECAUSE OF SUCH UNUSUAL, HAZARDOUS, UNUSUAL OR UNUSUAL CONDITIONS SHALL NOT RELIEVE THE DEVELOPER OR OWNER OF RESPONSIBILITY FOR THE LOCATION OR UNUSUAL, HAZARDOUS, UNUSUAL OR UNUSUAL CONDITIONS AND DAMAGED RESULTING THEREFROM.
IN WITNESS WHEREOF, WE HAVE HEREBY SET OUR HANDS THIS DAY OF APRIL, 2017.
Michael W. Babcock, Lara Lynn Babcock, MICHAEL W. BARCOCK, LARA LYNN BARCOCK, AKA LARA L. BARCOCK

MOUNTAIN ENGINEERING
P.O. BOX 1024
MORGAN, UTAH 84050
TEL (801) 576-3378 FAX (801) 576-3979

DESIGNED BY: JARA
DRAWN BY: K.L.A./J.A.R.
DATE: APRIL, 2017

SILVER STONE SUBDIVISION
AMENDED PLAT NO. 1
A PART OF THE NORTHWEST QUARTER OF SECTION 30, T5N, R2E, S&M, LAKE BASE AND MERIDIAN, U.S. SURVEY, MORGAN COUNTY, UTAH

DATE: 04/12/2017
TIME: 10:00 AM
SCALE: AS SHOWN
SHEET NO. 1 OF 1

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

Attachment E: Proposed Plat Amendment (Final Plat)

GENERAL INFORMATION

THIS PLAT IS FOR THE PROPOSED SILVERSTONE SUBDIVISION, PHASE 6, AN AMENDMENT TO LOT 8, SILVERSTONE SUBDIVISION, AMENDED PLAT NO. 1 AND ADJACENT PARCELS 03-005-121-08, 03-005-121-06 AND 03-SS1-0008-1. A PART OF THE NORTHWEST QUARTER OF SECTION 30 T5N, R2E, SLB&M, U.S. SURVEY, MORGAN COUNTY, UTAH.

ORIGINAL PLAT REQUIREMENTS

THESE ORIGINAL PLAT REQUIREMENTS APPLY TO THE ORIGINAL PLAT OF SILVERSTONE SUBDIVISION, PHASE 6, AND TO THIS AMENDMENT.

FENCING

FENCES ON SLOPES GREATER THAN 15% SHALL BE LIMITED TO BLOCK OR POST AND RAIL FENCING. FENCES ON FLAT OR GENTLY SLOPING AREAS MAY BE OF ANY TYPE AND SHALL BE OF SUFFICIENT HEIGHT TO PREVENT LIVESTOCK FROM ENTERING ADJACENT PLOTS.

AVIGATION EASEMENT

THIS SUBDIVISION IS ADJACENT TO THE MORGAN COUNTY AIRPORT. AIRCRAFT TAKEOFF AND LANDING OPERATIONS SHALL BE UNIMPACTED BY THE CONSTRUCTION OF THIS SUBDIVISION. THE DESIGNER SHALL PROVIDE ADEQUATE AVIGATION EASEMENTS TO THE AIRPORT AND TO THE MORGAN COUNTY AIRPORT. THE DESIGNER SHALL PROVIDE ADEQUATE AVIGATION EASEMENTS TO THE AIRPORT AND TO THE MORGAN COUNTY AIRPORT.

STORM RUNOFF AND EROSION CONTROL

STORM RUNOFF SHALL BE DESIGNED TO ENSURE THAT STORM RUNOFF FROM IMPERVIOUS SURFACES AND OTHER HARD SURFACES IS DIRECTED TOWARD WATER RETENTION AREAS OR APPROPRIATELY SIZED CHANNELS AND NOT INTO ADJACENT LOTS, BARRIERS OR PONDING AREAS.

GEOLOGIC HAZARDS

MC 155.44 (J)

ACCORDING TO GEOLOGIC MAPS AVAILABLE THROUGH THE UTAH GEOLOGICAL SURVEY, THE SUBDIVISION IS LOCATED WITHIN THE SEISMICALLY ACTIVE SALT FLAT BASIN. THE SUBDIVISION IS LOCATED WITHIN THE SEISMICALLY ACTIVE SALT FLAT BASIN. THE SUBDIVISION IS LOCATED WITHIN THE SEISMICALLY ACTIVE SALT FLAT BASIN.

SILVERSTONE SUBDIVISION, PHASE 6

AN AMENDMENT TO LOT 8, SILVERSTONE SUBDIVISION, AMENDED PLAT NO. 1 AND ADJACENT PARCELS 03-005-121-08, 03-005-121-06 AND 03-SS1-0008-1.

A PART OF THE NORTHWEST QUARTER OF SECTION 30 T5N, R2E, SLB&M, U.S. SURVEY, MORGAN COUNTY, UTAH

BOUNDARY DESCRIPTION

MC 155.44 (B)

ALL OF THE SILVERSTONE SUBDIVISION NO. 1, AMENDED PLAT NO. 1, A PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 5 NORTH, RANGE 2 EAST, S&M, SLB&M AND MORGAN U.S. SURVEY, MORGAN COUNTY, UTAH BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST WEST CORNER OF SAID SECTION 30;

THENCE NORTH 00°00'00" EAST 364.78 FEET TO THE TRUE POINT OF BEGINNING;

THENCE NORTH 00°00'00" WEST 364.78 FEET TO THE EASTERN LINE OF SILVERSTONE CIRCLE;

THENCE SOUTH 00°00'00" WEST 364.78 FEET TO THE CORNER OF COMMON TO LOTS 1 AND 2 OF SILVERSTONE SUBDIVISION, ACCORDING TO THE ORIGINAL PLAT THEREOF;

THENCE NORTH 00°00'00" WEST 364.78 FEET TO THE WEST LINE OF SILVERSTONE SUBDIVISION NO. 1, ACCORDING TO THE ORIGINAL PLAT THEREOF;

THENCE NORTH 00°00'00" WEST 364.78 FEET TO THE WEST LINE OF SILVERSTONE SUBDIVISION NO. 1, ACCORDING TO THE ORIGINAL PLAT THEREOF;

THENCE SOUTH 00°00'00" WEST 364.78 FEET TO THE POINT OF BEGINNING.

OWNER'S DEDICATION

MC 155.44 (F)

I, MICHAEL R. BARBOCK, DO HEREBY DEDICATE TO THE PUBLIC USE OF THE PUBLIC ALL PARCELS OF LAND, OTHER THAN THOSE ON EXEMPTION THEREIN, ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS THIS ____ DAY OF _____, 2020.

MICHAEL R. BARBOCK AND LARA L. BARBOCK

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF MORGAN

ON THE ____ DAY OF _____, 2020, PERSONALLY APPEARED BEFORE ME, MICHAEL R. BARBOCK AND LARA L. BARBOCK, WHO SEEMED TO BE THE OWNERS OF THE TRACT OF LAND DESCRIBED HEREIN, AND THEY ACKNOWLEDGED TO ME THAT THEY SIGNED IT FREELY AND VOLUNTARILY AND FOR THE PURPOSES HEREIN MENTIONED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS THIS ____ DAY OF _____, 2020.

MICHAEL R. BARBOCK AND LARA L. BARBOCK

ACKNOWLEDGEMENT OF RESPONSIBILITY

KNOW ALL MEN BY THESE PRESENTS, THAT I, MICHAEL R. BARBOCK, DO HEREBY ACKNOWLEDGE TO THE PUBLIC ALL PARCELS OF LAND, OTHER THAN THOSE ON EXEMPTION THEREIN, ON THIS PLAT AS INTENDED FOR PUBLIC USE.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HANDS THIS ____ DAY OF _____, 2020.

MICHAEL R. BARBOCK AND LARA L. BARBOCK

NOTICE OF RIGHTS TO FARM

THIS SUBDIVISION IS LOCATED WITHIN THE SEISMICALLY ACTIVE SALT FLAT BASIN. THE SUBDIVISION IS LOCATED WITHIN THE SEISMICALLY ACTIVE SALT FLAT BASIN. THE SUBDIVISION IS LOCATED WITHIN THE SEISMICALLY ACTIVE SALT FLAT BASIN.

WATER SUPPLY AND FIRE PROTECTION REQUIREMENTS

APPROVED QUANTITY WATER SYSTEMS MUST BE CAPABLE OF PROVIDING 500 GALLONS PER DAY AND EQUIVALENT RESERVE CAPACITY FOR RESIDENTIAL USE AND A MINIMUM OF 2 GALLONS PER MINUTE FOR IRRIGATED ACRE FOR OUTDOOR USE. ALL WATER SERVICES, TRENCHES AND INFRASTRUCTURE SHALL MEET THE REQUIREMENTS OF MC 8-13-46 (B).

CERTIFICATE OF SURVEYOR

I, JESS W. HOLYOAK, A REGISTERED PROFESSIONAL LAND SURVEYOR, HAVE CONDUCTED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN, AND I HAVE VERIFIED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN, AND I HAVE VERIFIED A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN.

MORGAN COUNTY RECORDER

FILED THIS ____ DAY OF _____, 2020.

JESS W. HOLYOAK

RESIDENTIAL BUILDING ENVELOPE

MC 155.44 (K)

ALL RESIDENTIAL BUILDINGS SHALL BE CONFINED WITHIN THE DESIGNATED ENVELOPE, UNLESS REQUIREMENTS HAVE BEEN MET AS DEFINED IN 8-12-43 L.

RESTRICTED BUILDING AREA

MC 155.44 (L)

AREAS OF SLOPE GREATER THAN 15% SHALL BE LIMITED TO BLOCK OR POST AND RAIL FENCING. FENCES ON FLAT OR GENTLY SLOPING AREAS MAY BE OF ANY TYPE AND SHALL BE OF SUFFICIENT HEIGHT TO PREVENT LIVESTOCK FROM ENTERING ADJACENT PLOTS.

NON-BUILDABLE AREA

AREAS OF SLOPE GREATER THAN 15% SHALL BE LIMITED TO BLOCK OR POST AND RAIL FENCING. FENCES ON FLAT OR GENTLY SLOPING AREAS MAY BE OF ANY TYPE AND SHALL BE OF SUFFICIENT HEIGHT TO PREVENT LIVESTOCK FROM ENTERING ADJACENT PLOTS.

MOUNTAIN ENGINEERING

2200 W. OLD HOLLOW ROAD
MORGAN, UTAH 84050
TEL: (801) 878-3978 email: morgan@mountaineng.com

DATE: _____	SCALE: _____
DRAWN BY: _____	CHECKED BY: _____
DESIGNED BY: _____	DATE: _____

SILVERSTONE SUBDIVISION, PHASE 6

FINAL PLAT

A PART OF THE NORTHWEST QUARTER OF SECTION 30 T5N, R2E, SLB&M, U.S. SURVEY, MORGAN COUNTY, UTAH

MICHAEL R. BARBOCK AND LARA L. BARBOCK

Silverstone Subdivision Ph. 6 Plat Amendment
May 5, 2026
Application #25.059

REQUEST FOR QUALIFICATIONS (RFQ)

Project Title: Civil Engineering and Surveying Services

Entity: Morgan County

Solicitation Number: RFP-2026-RFQ-ENG

Issue Date: March 31, 2026

Closing Date: May 1, 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:** April 21, 2026, 5pm MST
- **Place of Submission:**
 - **Hard Copies:** 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.

REQUEST FOR QUALIFICATIONS (RFP)

Project Title: Building Inspector and Plans Examiner Services

Entity: Morgan County

Solicitation Number: RFP-2026-RFQ-BI-PE

Issue Date: March 31, 2026

Closing Date: May 1, 2026, 5:00 PM MST



Notice is hereby given that Morgan County is seeking proposals from firms and individuals qualified to provide contract professional services for plan review and building inspection services.

Morgan County, Utah 's estimated 2026 population is 13,271 with a growth rate of 0.68% in the past year according to the most recent United States census data. Recent projections show that this rate of growth is accelerating. This is evident in the number of building permits that have been issued in the past two years. In 2024 there were 354 and in 2025 there were 362 Building Permits and is expected to increase this year. The county has seen an increase in residential and commercial permits. Morgan County projects more building permits, Therefore, the candidate must be experienced in both residential and commercial inspection and planning review procedures.

SCOPE OF SERVICE

- Will report to County Building Official
- Will work closely with office personnel
- Plan Review Services:
 - Code review for architectural, structural, electrical, mechanical, plumbing, fuel gas, energy, accessibility, solar or other renewable energy, and fire codes.
- Inspections:
 - Code inspections for architectural, structural, electrical, mechanical, plumbing, fuel gas, energy, accessibility, solar or other renewable energy, and fire codes.
 - Ensure improvements are properly completed or bonded for, according to city code before granting occupancy.
- Must be responsive to County staff and residents:
 - The time expectation is to respond within 1 business day.
 - Single Family Residential Plan reviews are to be completed within 5 business days.
 - Multifamily Residential Plan reviews are to be completed within 10 business days.
 - Commercial Plan reviews are to be completed within 10 business days.
 - Perform an inspection within 24 hrs. of a request.
- Must have the ability to report permits as required by Morgan County and the State of Utah.
- Must be able to learn Civic Review and follow schedule for and report of Inspections.
- Must submit a detailed monthly billing log of services performed each month by the 5th of the following month, the County has the right to request a more detailed statement at any time.
 - Will be paid monthly as a 1099 contract employee as an individual inspector OR via accounts payable check for a firm by the 15th of each month.
- Morgan County may acquire contracts with multiple inspectors for the same services to ensure the availability of the requested services. Requests for work to be performed will be based on actual need in conjunction with the capabilities, experience, and availability of the consultant(s) along with the price, business location, and hours of operation. No guarantee of the actual work is implied or expressed by this solicitation. The purpose of the contract is to have a contract in place for work to be performed on an “as needed” basis.

REQUIRED QUALIFICATIONS

Plan Review Services. Selected consultant shall have a minimum of five (5) years of experience performing plan review services and shall be, or have on staff, and International Code Council (ICC) Certified Building Plans Examiner and be International Code Council (ICC) Certified in the State of Utah’s currently adopted. International

Codes and National Electrical Code. The selected consultant shall also be, or have on staff, a registered professional engineer in the State of Utah for structural engineering.

Inspection Services. The selected consultant shall have a minimum of five (5) years of experience and expertise in performing code inspection services, shall have a valid driver's license, a valid State of Utah "Combination Inspector" license, and be International Code Council (ICC) Certified in the State of Utah's currently adopted International Codes and National Electrical Code.

PROPOSAL SUBMISSION REQUIREMENTS

Each proposal shall include at a minimum the following information:

- *Primary Contact* Provide - The name and title of the person who will be the primary contact and manager for the contract, plus contact phone number(s), email, and mailing address.
- *Company Information* - Provide an overview of the history of the company, such as, but not limited to, the range of services typically provided, expertise, number of employees, and states in which the company operates.
- *Firm & Staff Qualifications* - Provide work history and a reference list of other cities and/or counties they have worked for with the name and phone number of key personnel. Provide a list of all certifications and a copy of the transcript or certificates.
- *Approach & Methodology* - Review the scope of services and provide a detailed approach to and methodology for completing the services and providing the deliverables requested. This section shall also include a preliminary proposed timeline, initial cost estimate for each element update, and hourly rates for the key personnel identified.
- *Fee Schedule* - Provide hourly rate, travel charges, and flat fees for all services provided (must be in accordance with Utah code) .
- *Appendix* - The appendix shall include professional resumes of key personnel and any relevant previous work product as deemed appropriate by the Inspector.

SELECTION OF PROPOSAL

Inspector will be selected in accordance with Morgan County procurement policy. The County's decision to select an Inspector will be based upon the following criteria, plus any other relevant factors that would further demonstrate an Inspector's qualifications:

- Completeness of proposal
- Experience of Inspector/firm and proposed personnel (providing similar services)
- Schedule of fees for services (must be in accordance with state law)

CONDITIONS OF AWARD

- An evaluation team will evaluate the submitted proposals. The County reserves the right to:
 - reject any or all proposals, or to make no award.
 - require modifications to initial proposals.
 - negotiate or make partial or multiple awards.
- The County may award based on initial proposals received, without discussion of such proposals. If required by the County, certain Inspectors may be invited to make presentations to the evaluation team, planning commission, and/or other County personnel as deemed appropriate. To the extent permitted by law, all documents submitted as part of the Inspector's proposal will be deemed by the County as confidential during the evaluation process, and until the selection of finalists. There shall be no disclosure of any Inspector's information to a competing Inspector prior to award of the contract. The contract shall be considered awarded only upon the effectiveness of the official action of the County Commission.

AMENDMENTS TO THE REQUEST FOR PROPOSAL

- The County reserves the right to amend the RFP by an addendum at any time prior to the date set for receipt of proposals. Addenda or amendments to this RFP will be sent via email to all individuals and firms

who respond to this RFP. If revisions are of such a magnitude to warrant, in the County's opinion, the postponement of the date for receipt of proposals, an addendum will be issued announcing the new date.

PREPARATION AND SUBMITTAL OF PROPOSAL

- Anticipated Project Key Dates
- RFP Distribution March 31, 2026
- RFP Deadline April 21, 2026, 5 pm MST

Submission

- **Hard Copies:** 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.



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: 05/05/2026 Time Requested: 15 min
Name: Joshua Cook Phone: (801) 845-4015
Address: 48 W. Young Street
Email: jcook@morgancountyutah.gov Fax: _____
Associated County Department: Planning and Development Department

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Public Meeting/Discussion/Decision – Side Yard Setback TA: Text Amendment to side yard setback requirements by applicant.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

PUBLIC HEARING
PUBLIC MEETING

DRAFT

MEMORANDUM

TO: Morgan County Commission

FROM: Morgan County Planning & Development Services Staff

SUBJECT: Side Yard Setbacks Code Text Amendment, Application # 26.010

SUMMARY: Request for approval of a text amendment to the Morgan County Code (MCC) to amend the side yard requirements in Residential and Multiple-Family Residential Districts.

This amendment is a request from an applicant for an amendment to the Morgan County Code. It introduces revisions to the regulations regarding side yard setbacks to address an inconsistency in the existing County Code. Currently, the provision requiring that “in no case shall the total width of the two side yards be less than the height of the building” has never been enforced.

The proposed change removes language and standards outlined in § 155.111 Yard Regulations to establish a clear and consistent setback requirement. These revisions ensures reasonable expectations for lot owners, application of the code, and supports fair and defensible administration by county staff.

Planning Commission

The Planning Commission heard about this item on April 23, 2026. The application is proposing to remove portions of the side yard requirements – particularly, the requirement that “the total width of the 2 required side yards in feet shall be: except that in no case shall the total width of the 2 side yards be less than the height of the building” (155.11 C)

The Planning Commission made the following recommendation:

Member Taylor moved we recommend approval to the County Commission for the Side Yard Setbacks Code Text Amendment based on the findings listed in the memorandum dated April 23, 2026, with the following additional condition:

1. We rectify any conflicting references in the code and standardize on this language.

Second by Member King. All in favor, motion carries.

The Planning Commission’s recommended requirements for side yards are found on page 4.

ATTORNEY GUIDANCE

Legislative Review:

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

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

(1)

(a) The purposes of this chapter are to:

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

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

- (i) uses;
- (ii) density;
- (ii) open spaces;
- (iv) structures;
- (v) buildings;
- (vi) energy-efficiency;
- (vii) light and air;
- (viii) air quality;
- (ix) transportation and public or alternative transportation;
- (x) infrastructure;
- (xi) street and building orientation and width requirements;

- (xii) public facilities;
- (xiii) fundamental fairness in land use regulation; and
- (xiv) considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

PROPOSED TEXT

§ 155.111 YARD REGULATIONS.

(C) *Side yard regulations.*

	Districts				
	R1-20	R1-12	R1-8	RM- 7	RM-15
	Districts				
	R1-20	R1-12	R1-8	RM- 7	RM-15
The minimum side yard in feet for any building in districts regulated by this subchapter shall be:	10	10	8	6	6
The total width of the 2 required side yards in feet shall be:	24	24	18	18	18
The minimum side yard in feet for a private garage or accessory building shall be:	10	10	6	6	6
On corner lots, main buildings shall have 2 front yards and 2 side yards	A	A	A	A	A
Utility facilities and governmentally operated essential service facilities	10	10	10	10	10

RECOMMENDED MOTIONS

Sample Motion for a *Recommendation for Approval* – “I move we approve the Side Yard Setbacks Code Text Amendments based on the findings listed in the memorandum dated May 5, 2026.”

Sample Motion for *Approval with Conditions* – “I move we approve the Side Yard Setbacks Code Text Amendments based on the findings listed in the memorandum dated May 5, 2026, with the following additional conditions:”

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

Sample Motion for *Denial* – “I move we deny the Side Yard Setbacks Code Text Amendment with the following findings:”

1. *List any additional findings...*

ATTACHMENTS:

Attachment “A”: Side Yard Setbacks Code Text Amendments

Attachment “A”: Side Yard Setbacks Code Text Amendment

ORDINANCE NO. CO-26-06

AN AMENDMENT TO THE LAND USE MANAGEMENT CODE FOR MORGAN COUNTY TO REMOVE A PORTION OF THE SIDE YARD REQUIREMENTS IN § 155.111 OF THE RESIDENTIAL AND MULTIPLE-FAMILY RESIDENTIAL DISTRICTS, OTHERWISE KNOWN AS THE SIDE YARD SETBACKS CODE TEXT AMENDMENT, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Morgan County Commission has previously established land use management regulations for Morgan County as Title XV of the Morgan County Code which established, among other things, the requirements for the definition of entitlements for properties with the Residential and Multiple-Family Residential Districts; and

WHEREAS, the regulations established by the Morgan County Commission in Title XV of the Morgan County Code have been determined by the Morgan County staff and the Morgan County Commission to be in need of revision to address these concerns; and

WHEREAS, the Morgan County Planning Commission and Zoning Administrator have reviewed the proposed amendment in accordance with State law and have recommended approval of the same;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF MORGAN COUNTY, STATE OF UTAH:

Section 1. Amendment and Adoption. Title XV of the Morgan County Code is hereby amended and adopted to remove a portion of the side yard requirements in section 155.111 of the Residential and Multiple-Family Residential Districts, as more specifically described in Exhibit “A”, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective after subsequent publication in accordance with State Law, but not before 15 days after its passage.

**APPROVED, ADOPTED AND PASSED and ordered published by the
Morgan County Commission, this 5th Day of May 2026.**

ATTEST:

MORGAN COUNTY GOVERNING
BODY

Leslie Hyde
Morgan County Clerk

Matthew Wilson, County Commission Chair

APPROVED AS TO FORM

Garrett Smith
Morgan County Attorney

Commission Members	Voting:		
	AYE	NAY	ABSENT
Vaughn Nickerson	_____	_____	_____
Mike Newton	_____	_____	_____
Raelene Blocker	_____	_____	_____
Matthew Wilson	_____	_____	_____
Blaine Fackrell	_____	_____	_____

Exhibit “A”: Side Yard Setbacks Code Text Amendment

§ 155.111 YARD REGULATIONS.

(C) *Side yard regulations.*

	Districts				
	R1-20	R1-12	R1-8	RM- 7	RM-15
	Districts				
	R1-20	R1-12	R1-8	RM- 7	RM-15
The minimum side yard in feet for any dwelling in districts regulated by this subchapter shall be:	10	10	8	6	6
The total width of the 2 required side yards in feet shall be:	24	24	18	18	18
Except that in no case shall the total width of the 2 side yards be less than the height of the building	A	A	A	A	A
Other main buildings shall have a minimum side yard in feet of	20	20	15	15	15
And a total width of the 2 required side yards in feet of not less than	40	40	25	45	45

The minimum side yard in feet for a private garage or accessory building shall be:	10	10	6	6	6
— Provided that no private garage or other accessory buildings shall be located in feet closer to a dwelling on an adjacent lot than 10 feet	A	A	A	A	A
On corner lots, main buildings shall have 2 front yards and 1 rear yard, and 1 side yard	A	A	A	A	A
The side yard in feet shall not be less than	10	10	8	6	8
Utility facilities and governmentally operated essential service facilities	10	10	10	10	10



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: 05/05/2026 Time Requested: 15 min
Name: Joshua Cook Phone: (801) 845-4015
Address: 48 W. Young Street
Email: jcook@morgancountyutah.gov Fax: _____
Associated County Department: Planning and Development Department

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Public Meeting/Discussion/Decision – *Updated WUI Ordinance TA.*

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 checked="" type="checkbox"/>

DRAFT

MEMORANDUM

TO: Morgan County Commission
FROM: Morgan County Planning & Development Services Staff
SUBJECT: Wildland Urban Interface Code Text Amendment

SUMMARY: Request for approval of a text amendment to the Morgan County Code (MCC) to amend the requirements of the Wildland Urban Interface Code to match amendments to the State Statutes.

This amendment is necessary to align § 155.370 of the Morgan County Code with current state requirements governing the Wildland Urban Interface (WUI). It introduces targeted revisions clarifying that, although the County has adopted the 2006 International Wildland-Urban Interface Code as its base code, the state-mandated modifications in Utah Administrative Code R652-122-1300 are expressly incorporated and applied to the corresponding provisions of that edition. The amendment further establishes that, in the event of a conflict, the state rule shall control, providing clear direction for interpretation and ensuring consistent, enforceable application of WUI standards.

Planning Commission

The Planning Commission heard this item in a public hearing on April 23, 2026. The Planning Commission recommended approval with conditions with the following motion:

Member Watt moved to recommend approval to the County Commission of the Wildland Urban Interface Code Text Amendment based on the findings listed in the memorandum dated April 23, 2026, with the following additional conditions:

1. With the elimination of everything except the first paragraph and the addition after that first paragraph to be “If the State of Utah adopts a later edition of the International Wildland-Urban Interface Code, the County shall be deemed to have adopted the most recent edition of the International Wildland-Urban Interface Code as adopted by the State, including any amendments thereto, without the necessity of further action by the County, unless the County Commission affirmatively elects to adopt a different edition by ordinance.”

Second by Member Taylor. Motion carried unanimous.

The recommended deletions and additions to the WUI ordinance are on page 7 “Exhibit ‘A’”.

ATTORNEY GUIDANCE

Legislative Review:

The Planning Commission is tasked with advising and recommending to the County Commission

whether the proposed zoning change (land use ordinance text amendment) is consistent with Morgan County Code requirements for zoning applications. The Planning Commission is further tasked with advising and making its recommendations based on whether the text amendment conforms to Utah State law. In that regard, while previously the County Commission had broad discretion in either approving or denying a legislative decision (the standard being whether the zoning ordinance could promote the general welfare; or even if it is reasonably debatable that it is in the interest of the general welfare), it appears to have been narrowed by recent changes to § 17-79-1009(3).. The subsequently amended statute provides that legislative acts will be upheld if it is shown to be “reasonably debatable that the land use regulation is consistent with LUDMA.”

While I have not seen any caselaw testing this new standard, I highly recommend that any recommendations by the Planning Commission or decisions by the County Commission include references to the standards in Morgan County Code and Utah State Code to support them and provide a solid basis for review. In that regard, the State Code standards include:

17-79-101. Purposes — General land use authority — Limitations.

(1)

(a) The purposes of this chapter are to:

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

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

- (i) uses;
- (ii) density;
- (ii) open spaces;
- (iv) structures;
- (v) buildings;
- (vi) energy-efficiency;
- (vii) light and air;
- (viii) air quality;
- (ix) transportation and public or alternative transportation;
- (x) infrastructure;
- (xi) street and building orientation and width requirements;

DRAFT

- (xii) public facilities;
- (xiii) fundamental fairness in land use regulation; and
- (xiv) considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.

RECOMMENDED MOTIONS

Sample Motion for *Approval* – “I move we approve the Wildland Urban Interface Code Text Amendment based on the findings listed in the memorandum dated May 5, 2026.”

Sample Motion for *Approval with Conditions* – “I move we approve the Wildland Urban Interface Code Text Amendment based on the findings listed in the memorandum dated May 5, 2026, with the following additional conditions:”

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

Sample Motion for *Denial* – “I move we deny the Wildland Urban Interface Code Text Amendment with the following findings:”

1. *List any additional findings...*

ATTACHMENTS:

Attachment “A”: Wildland Urban Interface Code Text Amendment

Attachment “A”: Draft Wildland Urban Interface Code Text Amendment

ORDINANCE NO. CO-26-07

AN AMENDMENT TO THE LAND USE MANAGEMENT CODE FOR MORGAN COUNTY TO AMEND THE REQUIREMENTS OF THE WILDLAND URBAN INTERFACE CODE TO MATCH STATE STATUTES, OTHERWISE KNOWN AS THE WILDLAND URBAN INTERFACE CODE TEXT AMENDMENT, AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, the Morgan County Commission has previously established land use management regulations for Morgan County as Title XV of the Morgan County Code which established, among other things, the requirements for the development of properties within the Wildland Urban Interface; and

WHEREAS, the regulations established by the Morgan County Commission in Title XV of the Morgan County Code have been determined by the Morgan County staff and the Morgan County Commission to be in need of revision to address these concerns; and

WHEREAS, the Morgan County Planning Commission and Zoning Administrator have reviewed the proposed amendment in accordance with State law and have recommended approval of the same;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY COMMISSION OF MORGAN COUNTY, STATE OF UTAH:

Section 1. Amendment and Adoption. Title XV of the Morgan County Code is hereby amended and adopted to amend the requirements of the Wildland Urban Interface Code to match State Statutes, as more specifically described in Exhibit “A”, attached hereto and incorporated herein by reference.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts and provisions of this Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective after subsequent publication in accordance with State Law, but not before 15 days after its passage.

**APPROVED, ADOPTED AND PASSED and ordered published by the
Morgan County Commission, this 5th Day of May 2026.**

ATTEST:

MORGAN COUNTY GOVERNING
BODY

Leslie Hyde
Morgan County Clerk

Matthew Wilson, County Commission Chair

APPROVED AS TO FORM

Garrett Smith
Morgan County Attorney

Commission Members	Voting:		
	AYE	NAY	ABSENT
Vaughn Nickerson	_____	_____	_____
Mike Newton	_____	_____	_____
Raelene Blocker	_____	_____	_____
Matthew Wilson	_____	_____	_____
Blaine Fackrell	_____	_____	_____

Exhibit “A”: Wildland Urban Interface Code Text Amendment

§ 155.370 WILDLAND URBAN INTERFACE CODE.

(A) Code adopted by reference.

(1) That certain document, three copies of which are on file in the office of the County Clerk, being marked and designated as the ~~state’s~~ International Wildland Urban Interface Code, 2006 edition, including appendix chapters as published by the International Code Council, as modified by the Utah Division of Forestry, Fire and State Lands pursuant to Utah Administrative Code R652-122-1300 and as further amended herein, be and is hereby adopted as the Urban Wildland Interface Code of the county for regulating and governing the mitigation of hazard to life and property from the intrusion of fire from wildland exposures, fire from adjacent structures and prevention of structure fires from spreading to wildland fuels, as herein provided; providing for the issuance of permits and collection of fees therefor; and each and all of the regulations, provisions, penalties, conditions and terms of said Wildland Urban Interface Code on file in the office of the County Clerk are hereby referred to, adopted and made a part hereof, as if fully set out in this section, with the additions, insertions, deletions and changes, if any, prescribed in division (B) below.

(2) It is the intent of the County to maintain consistency with state-adopted standards for wildland-urban interface regulations. Accordingly, to the extent the State of Utah adopts a subsequent edition of the International Wildland-Urban Interface Code, together with any required state modifications, that edition shall be deemed adopted and incorporated herein by reference without the need for further legislative action, unless the County Commission affirmatively provides otherwise. Nothing herein shall limit the County’s authority to adopt amendments, exceptions, or modifications to the adopted code, provided such local provisions remain consistent with and do not conflict with applicable state law.

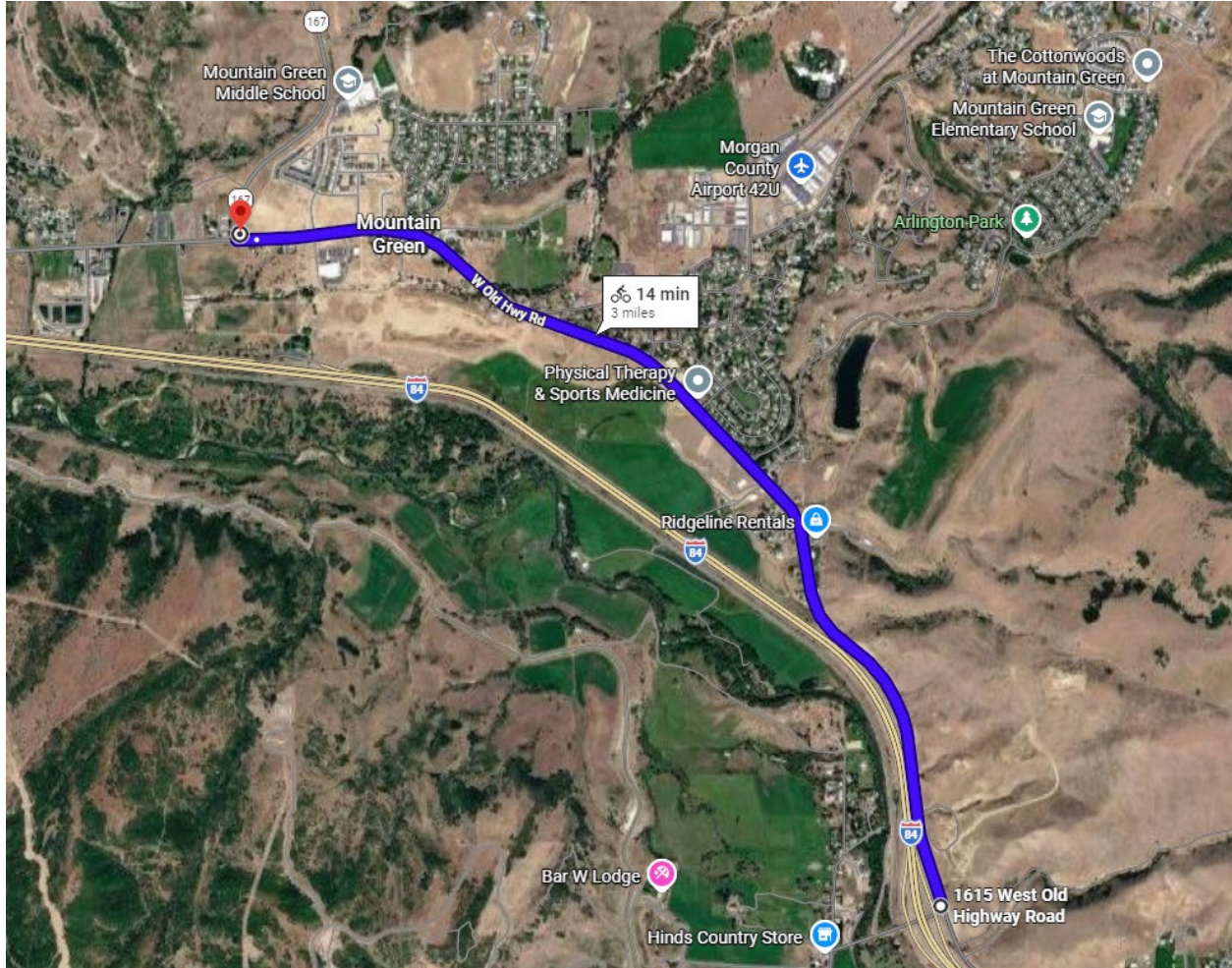
(B) ~~Changes. Insert “Morgan County” in § 101-1.~~ State Required Modifications (R652-122-1300).

(1) Applicability of State Modifications. The County adopts and incorporates all modifications required by Utah Administrative Code R652-122-1300, and any successor provisions, to the applicable edition of the International Wildland-Urban Interface Code adopted by the County. To the extent necessary, such modifications shall be applied to the corresponding provisions of the adopted code edition.

(2) Controlling Authority. In the event of any conflict between the adopted International Wildland-Urban Interface Code and the requirements of Utah Administrative Code R652-122-1300, or any successor provisions, the state rule shall control.

(Prior Code, § 8-14-1)

TRAPPERS TO DIRT SPOT



Approximately 3 miles; I (Kate) have done no research on property easements or land owners.





Kate Becker

From: Bret Heiner
Sent: Thursday, April 16, 2026 7:49 AM
To: Kate Becker
Cc: Raelene Blocker
Subject: Re: Trappers Loop and Old Highway Pedestrian Crossing
Attachments: IMG_2055.jpeg; IMG_2056.jpeg

This is the State and County Line .

From: Kate Becker <kBecker@morgancountyutah.gov>
Sent: Wednesday, April 15, 2026 3:42 PM
To: Bret Heiner <bheiner@morgancountyutah.gov>
Cc: Raelene Blocker <rBlocker@morgancountyutah.gov>
Subject: FW: Trappers Loop and Old Highway Pedestrian Crossing

Bret,
Do you know where you are with fixing the corner at trappers loop to make it ADA?

From: Raelene Blocker <rBlocker@morgancountyutah.gov>
Sent: Thursday, April 9, 2026 9:12 PM
To: Jeff Erdman <jerdman@utah.gov>; Kate Becker <kBecker@morgancountyutah.gov>
Cc: Carrie Jacobson <cjacobson@utah.gov>; Ryan Halverson <rhalverson@utah.gov>
Subject: Re: Trappers Loop and Old Highway Pedestrian Crossing

Jeff,
Thanks for the update. I feel it's very important for the safety of all the school children to have a cross walk in that location. Kate what do we need to do to have the county get in compliance so that UDOT can include the cross walk? Do you want me to reach out to Bret?

Thanks Everyone!

Commissioner Blocker

Get [Outlook for iOS](#)

From: Jeff Erdman <jerdman@utah.gov>
Sent: Thursday, April 9, 2026 6:36:32 PM
To: Kate Becker <kBecker@morgancountyutah.gov>; Raelene Blocker <rBlocker@morgancountyutah.gov>
Cc: Carrie Jacobson <cjacobson@utah.gov>; Ryan Halverson <rhalverson@utah.gov>
Subject: Trappers Loop and Old Highway Pedestrian Crossing

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.

Dear All,

Following our conversation this afternoon, I am writing to confirm our discussion regarding the Signal project.

UDOT does not have plans for sidewalk or trail improvements along Old Highway between Trappers Loop and the Interchange. There is a gap in the pavement near the southeast corner of the Sinclair station that prevents pedestrian access.

To warrant the installation of a crosswalk, the County would need to construct the remaining section to ensure a continuous path. Please let me know if the County plans to make this improvement in the future; if so, we could incorporate the crosswalk markings into our project.

Best,

Jeff Erdman, P.E. | Project Manager
UDOT | Utah Department of Transportation
Cell [801.648.6253](tel:801.648.6253)
Email jerdman@utah.gov



KENT SMITH PARK



Red = County Owned

Yellow = Leased Ground

(Of course, these are just estimates of location and rounding of distances (rounded down))



ADAMS CONSTRUCTION SERVICES

ADDITIONAL WORK AUTHORIZATION

Adams Construction Services, Inc

P O Box 136 (801) 791-7945

Morgan, Utah 84050

Date: Tuesday, March 31, 2026
Attn: Kate Becker
Project: Morgan County-Clerk's Addition
Change Request #: 2

Table with 4 columns: ITEM, ACTIVITY, QTY, COST. Contains 2 rows of work items and a total row at the bottom.

Reason For Change:

- Owner request
City request
Design Omission/Change
Value Engineering
Other:

Contractor Authorizing Signature: _____

Owner Authorizing Signature: _____

REQUEST FOR QUALIFICATIONS (RFQ)

Project Title: 2026 County Transportation Master Plan (TMP) and Impact Fee Facilities Plan (IFFP)

Entity: Morgan County, Utah

Solicitation Number: RFP-2026-IFFP/TRANSP

Issue Date: March 5th, 2026

Closing Date: April 1st, 5:00 PM MST

1. PROJECT OVERVIEW

The County is seeking proposals from qualified consulting firms to develop a comprehensive **Transportation Master Plan (TMP)** and a legally defensible **Impact Fee Facilities Plan (IFFP)**. The primary goal is to establish a 20-30 year multi-modal vision while identifying growth-related infrastructure needs for the next 6-10 years to support the assessment of impact fees.

2. SCOPE OF WORK

The selected consultant shall perform the following tasks:

Task A: Data Collection & Level of Service (LOS) Analysis

- Perform an inventory of existing transportation infrastructure (roadways, trails, transit).
- Establish existing and future **Level of Service (LOS)** standards to identify current deficiencies versus growth-related needs.
- Collect and analyze traffic counts at key locations and coordinate with UDOT and regional partners like MAG or WFRC.

Task B: Transportation Master Plan (TMP) Development

- **Travel Demand Modeling:** Utilize regional models to project future traffic volumes based on land use and zoning.
- **Multi-Modal Strategy:** Develop recommendations for vehicular, active transportation (bike/ped), and transit improvements.
- **Capital Facilities Plan (CFP):** Identify a prioritized list of projects through build-out with planning-level cost estimates.

Task C: Impact Fee Facilities Plan (IFFP)

- Identify infrastructure projects specifically required to serve **new development** over a 6-10 year horizon.
- Calculate the percentage of project costs attributable to new growth versus existing deficiencies.
- Ensure all documentation complies with the **Utah Impact Fees Act** (Title 11, Chapter 36a).

Task D: Public Engagement & Adoption

- Facilitate a public involvement plan, including stakeholder workshops and open houses.
- Present final drafts to the County Commission and Planning Commission for official adoption.

3. PROPOSAL REQUIREMENTS

Proposals must be organized as follows:

1. **Cover Letter:** Summarizing the firm's qualifications and key personnel.
2. **Firm Experience:** Proven track record with Utah TMP/IFFP projects and references.
3. **Project Approach:** Detailed methodology for achieving the goals outlined in the scope.
4. **Project Schedule:** Timeline with major milestones (e.g., draft reports, public meetings).
5. **Cost Proposal:** Separately sealed itemized budget by task and hourly rates.

4. EVALUATION CRITERIA

Proposals will be ranked based on:

- Qualifications and experience of the project team **(30%)**
- Demonstrated understanding of the scope and Utah legal requirements **(30%)**
- Technical approach and innovative planning strategies **(25%)**
- Project schedule and ability to meet deadlines **(15%)**

5. SUBMISSION

- **Submission Deadline:** April 1st, 2026 5pm MST
- **Place of Submission:**

- **Hard Copies:** Morgan County Manager, 48 W Young Street – Box 886, Morgan, UT 84050.
- **Email (Preferred):** kbecker@morgancountyutah.gov

6. INCOMPLETE or LATE PROPOSALS

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

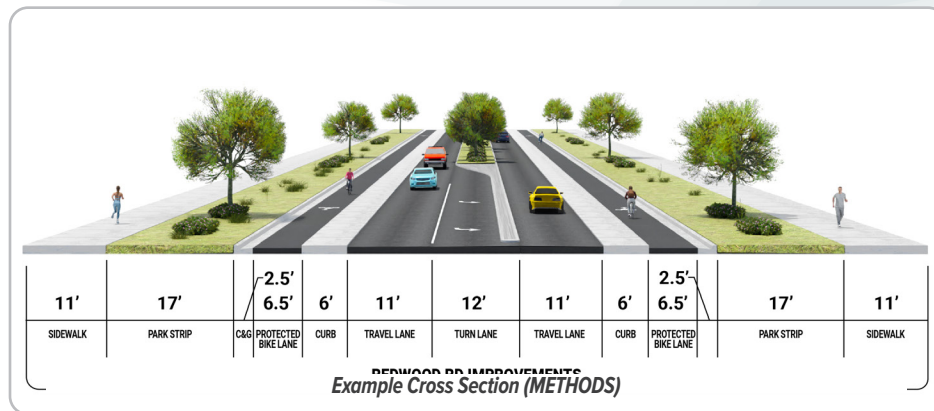
7. DISCLAIMER

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.

3. PROJECT APPROACH

TASK A DATA COLLECTION & LEVEL OF SERVICE (LOS) ANALYSIS

We will start by performing a review of the inventory of existing transportation infrastructure by reviewing roadway networks and cross sections. Once we fully understand the existing infrastructure, we will work with the county to identify all previous transportation studies and plans. We will summarize each of these previous planning studies and isolate the relevant concepts, intentions, goals, and objectives developed by these plans, and incorporate them into the TMP. These past planning efforts and existing conditions will form foundational elements from which the TMP will build upon. For the County TMP to be comprehensive and relevant, it must be responsive to the transportation needs and current planning efforts of the community.



We will work with the county to establish a baseline Level of Service (LOS), then using the travel demand model, forecast traffic volumes into the future to clearly understand what issues are related to current deficiencies or future growth.

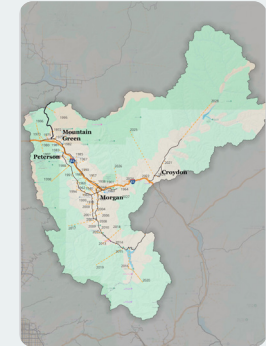
METHODS will collect 24-hour traffic counts at two locations within the County (based upon coordination with County staff). Our team will also evaluate available data from UDOT, the County, the cities, and other sources. METHODS will utilize existing data sources to document relevant transportation information (traffic volumes, speeds, vehicle classification, crash data, turning movement counts, bicycle and pedestrian counts, and other available information). This data will be supplemented with available passively-collected data sets to evaluate larger transportation trends. All of this data will be used to illustrate the current state and recent trends in the transportation environment in the County. All maps, information, and analysis results will be incorporated into GIS format and shared with Morgan County.

DELIVERABLE: Review of previous plans and studies document, Existing Roadway LOS Map, Updated existing functional classification and intersection control map.

TASK B TRANSPORTATION MASTER PLAN (TMP) DEVELOPMENT

TRAVEL DEMAND MODELING

METHODS will conduct a comprehensive review of the Utah Statewide Travel Model (USTM) to ensure consistency and alignment with the goals of the Transportation Master Plan (TMP). This effort will include a detailed assessment of the roadway network, centroid connectors, Transportation Analysis Zones (TAZs), and socio-economic data. Our team has already started reviewing the model within Morgan County, and are brainstorming key roadways and modifications that should be made to this model.



METHODS will work closely with Morgan County to better understand current zoning and planned land use, projected development and population, and areas of growth in the County to update the socio-economic data in the model. Based on the findings of the model review and the needs of the TMP, we will update and refine the travel demand model to reflect current and forecasted conditions. Model updates will include updated road classifications, lane configurations, user characteristics, transit facilities, traffic analysis zones, socio-economic data, and land use data. The model enhancements will ensure the accuracy of future travel demand forecasts and support scenario-based evaluation of roadway and transit improvements.

DELIVERABLE: Updated Morgan County specific travel demand model with LOS results for 2026, 2036, and 2050.

CAPITAL FACILITIES PLAN (CFP)

Future Transportation Needs

Using the traffic modeling completed previously, intersection bottleneck locations and roadways with poor LOS will be evaluated to identify potential projects that will address the deficiencies. These capacity projects will be detailed and prioritized according to travel demand and projected failure. Other project types will also be evaluated and categorized to allow the City to plan for and implement transportation improvements in the future. We will classify these into phases consistent with the MAG long range transportation plan.


DELIVERABLE: Future transportation needs table including roadway, intersection, active transportation, transit, and safety projects, project cost estimates and phasing will be included.

TASK C IMPACT FEE FACILITIES PLAN (IFFP)

IMPACT FEE FACILITIES PLAN (IFFP)


Create Impact Fee Facilities Plan

METHODS has developed dozens of IFFP's throughout the state and are experts in transportation impact fees. We will identify and calculate the impact fee eligibility of transportation projects in Phase 1 of the CFP. This calculation will be directly tied to the percentage of costs attributed to new growth versus existing deficiencies. We will prepare and certify the IFFP and work closely with LRB to finalize the impacts. Our team will coordinate and meet with the Utah Home Builders Association to present the impact fee process, receive feedback, and achieve buy-in.

 **DELIVERABLE:** Transportation Impact Fee Facilities Plan.


COORDINATE ON IMPACT FEE ANALYSIS (IFA)

We have worked with LRB on multiple impact fee projects and are confident in our ability to provide them with the transportation information they need to develop impact fees that are accurate and defensible against challenges. LRB will coordinate with Morgan County on transportation bond payments, existing transportation impact fee account balances, asset list (if excess capacity exists on any roads) and current fee schedules. LRB will finalize the impact fee calculations, ensure they comply with Utah Impact Fees Act (Title 11, Chapter 36a), and certify them.

 **DELIVERABLE:** Provide all necessary info from TMP and CFP for Impact Fee Analysis

TASK D PUBLIC ENGAGEMENT & ADOPTION

For formal adoption, METHODS will guide Morgan County through the County Commission. We will attend one (1) County Commission meeting to adopt the TMP. We will coordinate with the County in advance to confirm all procedural requirements of the Utah Impact Fees Act are satisfied, and will provide staff with the tools they need to ensure a straightforward adoption process.

 **DELIVERABLE:** Final drafts of reports, presentation to County Commission.

VALUE ADDED ITEMS

◆ ONLINE STORYMAP

METHODS has created dozens of storymaps for TMPs and other transportation projects. We will create an online storymap to inform staff, stakeholders, and the public on key elements of the transportation master plan.

◆ DRONE PHOTOS

We have found that drone photos and video can help show difficult concepts, identify queuing issues, and illustrate operations more clearly and easily than other figures. We also use drone photos for the website, document, and other presentation materials.

◆ SB-195 CONNECTIVITY ANALYSIS

In 2025 the Utah legislature passed a bill that requires all cities & counties to update their transportation master plan or general plan to identify and address priority connections that are inhibited by a physical barrier. We will evaluate the county for these priority connections and identify those barriers, along with possible solutions. We have fulfilled the SB-195 requirement for many cities & counties across the state and know what is required and how to report it to the metropolitan planning organizations to meet state requirements.

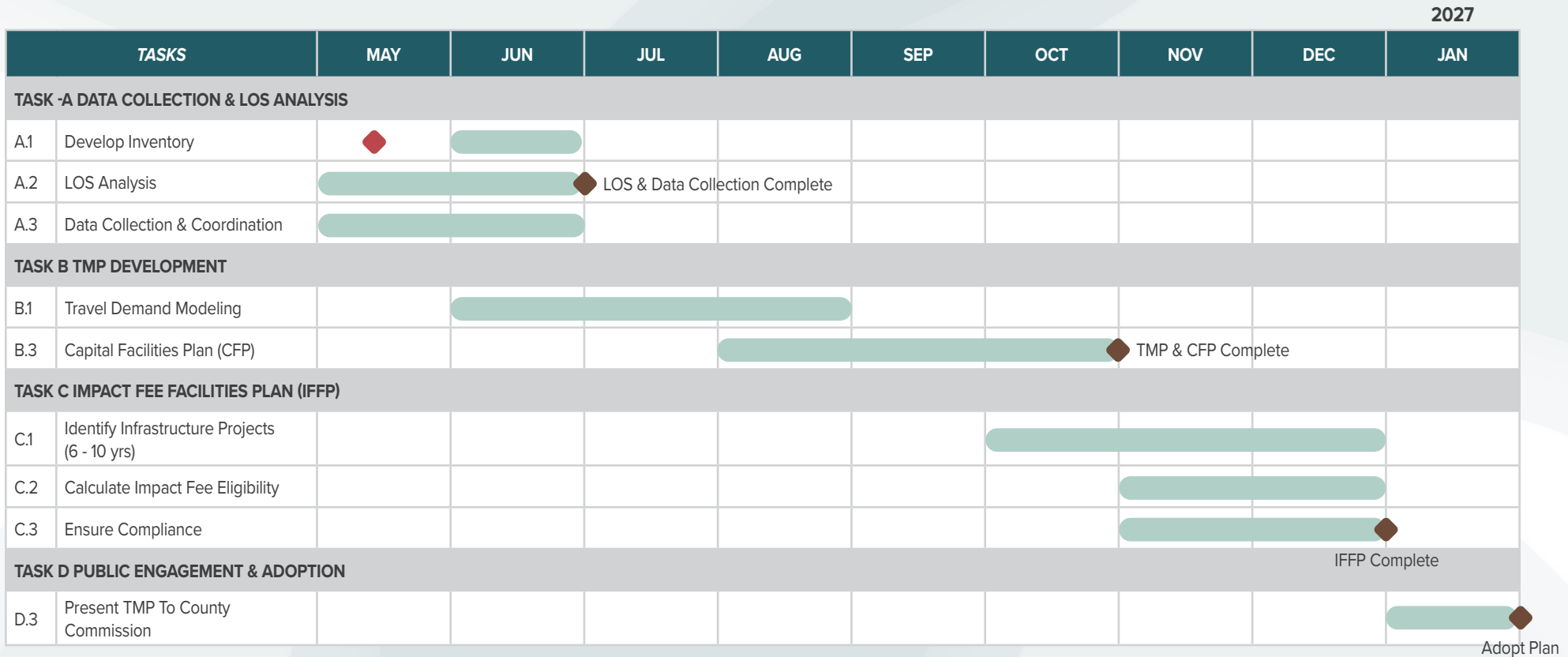
◆ POTENTIAL FUNDING SOURCES

We will help identify funding sources for the TMP and implementation projects. We recently helped acquire funding for the Mountain Green Interchange, assisted Salem City to get funding for the SR-164 / I-15 Interchange Environmental Study, and helped Mapleton City get over \$1.7 Million dollars for a planned roundabout near the Junior High.

4. SCHEDULE

PROPOSED SCHEDULE

We have reviewed the scope of work and developed a schedule that we feel provides adequate time to develop a high quality plan, gather feedback from stakeholders and the public, and develop a CFP and IFFP that will meet the County’s infrastructure needs. As shown below, we are proposing a 8 month schedule, with a draft TMP by the end of the year, and impact fees ready for adoption in early 2027. However, we are flexible and willing to adjust our schedule to best meet the needs of the County.



LEGEND: ◆ NTP, ◆ Deliverables, ◆ Team Meetings

5. COST PROPOSAL

MORGAN COUNTY TMP & IFFP																
		Project Manager	Regional Planner	Transportation Planning Lead	Travel Demand Modeling	Traffic Engineering	Project Engineer	GIS & Data Collection	Drone Pilot	Capital Facilities Plan	Cost Estimating	Technical Editor	Graphics	Admin	HOURS PER TASK	COST PER TASK
		Jeremy Searle	Shawn Seager	Austin Feula	Ben Swanson	Scott Johnson	Kyle Horton	Savanah Allen	Rod Moore	Bryce Albrecht	Dejan Jovanovic	Haley Holmes	Pin Vo	Braden Horton		
RATE		\$195.00	\$175.00	\$185.00	\$180.00	\$125.00	\$125.00	\$105.00	\$110.00	\$185.00	\$170.00	\$80.00	\$95.00	\$80.00		
TASKS		LABOR HOURS														
Task A Data Collection & LOS Analysis																
A.1	Develop Inventory	2		2		2	8	12							26	\$3,270.00
A.2	LOS Analysis	4	2	4	6	4	14	8							42	\$6,040.00
A.3	Data Collection & Coordination	2	8	2	4	2	6	18							42	\$5,770.00
Task B TMP Development																
B.1	Travel Demand Modeling	4	2	4	24	6	8	6							54	\$8,570.00
B.2	Capital Facilities Plan (CFP)	4	4	4	6	4	24	20	14	8	16	4	8		116	\$15,720.00
Task C Impact Fee Facilities Plan (IFFP)																
C.1	Identify Infrastructure Projects (6 - 10 yrs)	4	2	4	6	4	16	4							40	\$5,870.00
C.2	Calculate Impact Fee Eligibility	8		4	4	4	10	4							34	\$5,190.00
C.3	Ensure Compliance	6		4	2	2	6	2				6	8		36	\$4,720.00
Task D Public Engagement & Adoption																
D.1	Present TMP To County Commission & Planning Commission	8					4					4	8	10	34	\$3,940.00
TOTAL LABOR HOURS		42	18	28	52	28	96	74	14	8	16	14	24	10	424	
RAW LABOR COSTS		\$8,190.00	\$3,150.00	\$5,180.00	\$9,360.00	\$3,500.00	\$12,000.00	\$7,770.00	\$1,540.00	\$1,480.00	\$2,720.00	\$1,120.00	\$2,280.00	\$800.00	\$83,740.00	\$59,090.00

Direct Expenses	\$1,260.00
Labor Costs	\$59,090.00
GRAND TOTAL	\$60,350.00

DIRECT EXPENSES SUMMARY		UNIT	SUB-TOTAL
Mileage	800	\$0.725 mile	\$580.00
8 1/2 x 11 Prints - Color	20	\$0.65 each	\$13.00
11 x 17 Prints - Color	20	\$0.85 each	\$17.00
Open House Materials	1	\$650 Lump	\$650.00
			\$1,260.00

**THIS WAS FROM THE JULY 15TH, 2025 MEETING AND IS NOT CURRENT;
USED FOR ILLUSTRATION PURPOSES ONLY**

PENDING:			
1	Commercial Design Standards	Directed by PC 3/28/2024	Tightened standards to avoid metal siding in future buildings, with discussions about building material requirements and aesthetic considerations (County Commission Meeting April 16, 2024)
2	Commercial Architectural Review and Landscaping TA	Directed by PC 6/13/2024	
3	Permanent Residence at Private	Directed by PC 9/26/2024	
4	Viewshed Ordinance	Directed by PC 9/26/2024	
5	Home Occupation/Short-term Rental Code TA**	Directed by CC 6/4/2024	Attorney's office working on initial draft of new code
6	Sign Code Overhaul TA	Directed by CC 6/4/2024	Comprehensive overhaul of signage regulations
7	Food Truck TA	Directed by CC 2/4/2025	
8	Cargo Containers TA	Directed by CC 4/1/2025	Research on Conex boxes showing current interpretation prohibits them as outdoor storage in many zones. Staff provided examples from other communities with restrictive codes. Discussion of allowing them on limited basis with standards for appearance, placement, and maintenance (County Commission Work Session April 1, 2025)
9	Geohazards TA	Directed by CC to CA in December 2024	Preliminary discussions with Mark Miller, Garrett Smith, and Bill takings, requiring geo hazard reports for properties exceeding 15% slope. PC meeting on 6/26 received additional directive to ask CC to concern about landslide risks (Planning Commission Meeting June 26, 2025, County Commission Meeting July 1, 2025)
10	Public Notice TA	Directed by CC 6/3/2025	
11	Planning Commission TA	Directed by CC 7/1/2025	Add alternate planning commissioners and make the chair a voting member - Assigned to Kate