



MORGAN COUNTY COMMISSION MEETING AGENDA

June 16th, 2026

4:00 WORK SESSION & 5:00 REGULAR MEETING

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

4:00 WORK SESSION

Hon. Shaun Rose (Morgan County Recorder) and **Hon. Greg Wolbach**, PLS (Summit County Recorder/Surveyor) presenting on a draft boundary line adjustment along the Morgan and Summit County border.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

1. Welcome
2. Invocation and/or Moment of Reflection: **Hon. Commissioner Blocker**
3. Pledge of Allegiance
4. "God Bless America" sung by Kate Becker in honor of America 250

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from June 2nd, 2026.
2. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
3. Notice of resignation of Chans McMillan from the Morgan County Planning Commission.
4. Notice of vacancy on the Morgan County Planning Commission representing Richville & Porterville – contact Commissioner Fackrell if interested in this vacated seat.
5. Approval of the Transportation Master Plan Service Agreement with METHODS
6. Approval of the Fun Run Agreement between Morgan County and On Hill Events.
7. Reauthorization of the Morgan County Acceptable Use Policy. (Required Annually)
8. Approval of the Morgan County Social Media and Official Communications Policy.
9. Approval of the Weed Abatement Board's publication, "A Guide to Identifying Noxious Weeds."
10. Acknowledgement of Utah Counties Indemnity Pool's member equity letter and 2025 financial report.

(C) Commissioner Declarations of Conflict of Interest

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

(E) Presentations

1. **Hon. Shaun Rose**, recap of UGIC Conference
2. **Hon. Shaun Rose**, recap of Utah Recorder's Summer Conference hosted by Morgan County

(F) Action Items

1. **Bret Heiner** – Discussion/Decision – Morgan County Public Works
Discussion and decision on a awarding the Morgan County Airport Seal Coat project bid to Morgan Pavement in the amount of \$91,025. [ATF Grant will apply to some of these costs, 38-4550-260-000]
2. **Hon. Leslie Hyde** – Discussion/Decision – Morgan County Clerk/Auditor
Discussion and decision on a Resolution **CR 26-23** adopting the 2026 Morgan County Final Tax Rates and Budget and **CR 26-24** adopting the Assessing and Collecting Rate. [From PT-800]
3. **Hon. Shaun Rose** – Discussion/Decision – Morgan County Recorder
Discussion and decision on a request to refund nine (9) years of erroneously assessed taxes on parcel number 74-6232. [10-4150-340-000 Non Dept. Services not Otherwise Classified]
4. **Hon. Shaun Rose** – Discussion/Decision – Morgan County Recorder
Discussion and decision on a request for a temporary credit limit increase to \$7,000 for the month of July for expenses related to attending the ESRI Conference. No budget increase is necessary.

MORGAN COUNTY COMMISSION MEETING AGENDA

5. **Josh Cook** – Discussion/Decision – County Planning & Zoning
Silverstone Subdivision Phase 6 Plat Amendment: A request to amend the plat for Silverstone Subdivision Phase 6.
6. **Josh Cook** – Discussion/ **Public Hearing** /Decision – County Planning & Zoning
P-C Zoning Code Text Amendment: A request to approve Ordinance **CO 26-08**, a code text amendment lowering the minimum acreage required in single-family residential development.
7. **Josh Cook** – Discussion/ **Public Hearing** /Decision – County Planning & Zoning
Geohazards Code Text Amendment: A request to approve Ordinance **CO 26-10**, a code text amendment amending multiple sections of the Morgan County Code defining average slope and designating buildable area as the area of interest of the geohazard section.
8. **Hon. Mike Newton** – Discussion/Decision – Morgan County Commissioner
Discussion and decision on awarding the RFQ for County Engineering and Surveying services.
9. **Morgan County Commission** – Discussion/Decision
Discussion and decision on Resolution **CR 26-25** appointing the following to the Rifle Range Advisory Board:
Dave Olson, Fire Marshall
Allen Jacobsen, Morgan County Sheriff's Office Range Instructor
Martin Quinlan, nominated by Commissioner Vaughn Nickerson
Justin Pentz, nominated by Commissioner Matthew Wilson
10. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on a three-year extension to the Student Resource Officer (SRO) Agreement between Morgan County and Morgan School District. The current agreement expires June 30th, 2026.
11. **Kate Becker** – Discussion/Decision – Morgan County 4H Request
Discussion and decision on a request from Morgan County 4H Program Coordinator Nicole Reed for \$2,243.79 towards the \$5,2543.79 purchase of 20 modular cage units for the small animal barn. \$3,000 was previously donated by Cal Ranch. [33-4620-340-000]
12. **Kate Becker** – Discussion/Decision – Morgan County Tourism Tax Request
Discussion and decision on a request from Morgan County Library for \$1,000 in advertising funds for the “Chalk the Block” Festival in Morgan. [35-4510-409-000]

(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 9th day of June 2026.



Kate Becker – Morgan County Administrative Manager

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

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

STAFF REPORT

To: Morgan County Commission & Summit County Council
From: Greg Wolbach, PLS
Summit County Recorder-Surveyor
Date of Meeting: June __, 2026
Item: Morgan County and Summit County Boundary Adjustment for portions of our common County line through The Preserve Phase 3, Stagecoach Estates Plats D, E, B & A and Pine Meadow Ranch Plats A, E & G.
Process: Legislative – Work Session

Background

The owner of Lot 39, Pine Meadow Ranch Plat G applied for a building permit on or about June 20, 2025. County Planning reviewed the proposed site plan as well as the record of survey drawing. Utilizing the Summit County GIS parcel and zoning map, Lot 39 was shown as being divided by the Morgan / Summit County line. Upon discovery of this issue, the Summit County Recorder-Surveyor performed extensive research and discovered that a total of 22 Summit County Lots (9 Lots in Pine Meadow Ranch Plat E and 13 Lots in Pine Meadow Ranch Plat G) were situated in both Morgan and Summit Counties. Additionally, there are 3 Morgan County Parcels that may be affected by the boundary adjustment. Following the detailed discoveries, It was determined by the Summit County Chief Civil Deputy Attorney, David Thomas, that Summit County could not legally issue a building permit for the Meier residence. The Summit County Surveyor prepared a Final Local Entity Plat for the affected portion of the county line located adjacent to Pine Meadows Ranch, beginning on the South line of Section 20, T. 1 N., R. 4 E., S.L.B. & M. and terminating at a point of the West boundary line of Lot 43, Pine Meadow Ranch Plat G. This plat was presented to the Summit County Council for input. I have since met with Morgan County twice to discuss multiple issues with the county line and parcel taxation. Morgan County agreed to work with us to remedy the issues and had also requested that I expand the scope of work to adjust the county line through The Preserve Phase 3 subdivision and Stagecoach Estates Plats D, E, B & A subdivisions.

Proposal

In accordance with Utah Code 17-61-306. Minor adjustments to county boundaries authorized; The Summit County Recorder-Surveyor has prepared Three (3) Final Local Entity Plats to adjust a portion of the Morgan/Summit County boundary line lying within Sections 20, 29, 30 & 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit County, Utah. The purpose of the final local entity plats is to adjust the county line to follow existing, approved, subdivision boundaries or to memorialize a portion of the historic, existing county line for taxation purposes and to allow lot owners, previously affected by a county line that bisects their lots to obtain a building permit in the correct county. We are requesting that Summit County Council and Morgan County Commission, through a joint resolution, support and approve the three proposed final local entity plats to adjust the County boundary line in accordance with Utah Code 17-61-306 to correspond with the closest existing property boundary of record.

Historic Data

- 1) The original, historic Morgan County line was described, in part, as being *"to the summit of the cross range through which the upper canyon of the East Canyon creek runs; thence easterly along the summit of said last mentioned range to, and thence northerly along the summit of the range between East Canyon Creek and the Weber river to the Weber river."*
- 2) The original, historic Summit County line was described, in part, as being *"thence Southwesterly down said last mentioned summit to and directly across the Weber River; thence southerly along the summit of the range separating East Canyon from the Weber Valley to the summit of the cross range through the upper canyon of East Creek runs; thence westerly to the summit of the Wasatch Range."*
- 3) The United States Department of the Interior Geological Survey Quadrangle sheet of Big Dutch Hollow Quadrangle sheet (topographic map) delineates the Morgan / Summit County Line as the ridgeline, which is consistent with the original, historic boundary descriptions.
- 4) The Preserve Phase 3 Subdivision was recorded August 8, 2007, as Entry No. 8216716 in the office of the Summit County Recorder.
 - a) "Approximate Summit / Morgan County Line" is delineated on the subdivision plat. This depiction differs from the historic location and the GIS location. Portions of both Open Space and Open Space 2 parcels are in both Morgan County and Summit County.
- 5) Stagecoach Estates Plat "A" was recorded August 3, 1970, as Entry No. 111500 in the office of the Summit County Recorder.
 - a) "Summit Co." and "Morgan Co." county line is delineated on the subdivision plat as being along the Northwestern boundary of Lots 79, 101 & 100 and the Westerly boundary of Lots 90, 91 & 92. This depiction differs from the historic location and the GIS location.
- 6) Stagecoach Estates Plat "B" was recorded March 21, 1988, as Entry No. 287461 in the office of the Summit County Recorder.
 - a) The Summit County and Morgan County line is not delineated on this subdivision plat.
- 7) Stagecoach Estates Plat "D" was recorded March 21, 1988, as Entry No. 287463 in the office of the Summit County Recorder.
 - a) The Summit County and Morgan County line is not delineated on this subdivision plat.
- 8) Stagecoach Estates Plat "E" was recorded July 27, 2006, as Entry No. 103793 in the office of the Morgan County Recorder.
 - a) The Morgan County and Summit County line is delineated on this subdivision plat as being along the Southeasterly boundary of Lots 1, 2 & 3 and the Southerly boundary of Lot 3. This depiction differs from the historic location and the GIS location.
- 9) Pine Meadow Ranch Plat 'A' was recorded October 3, 1973, as Entry No. 121011 in the office of the Summit County Recorder.
- 10) Pine Meadow Ranch Plat 'A' Subdivision Lots 17 & 18 Amended was recorded June 27, 2025, as Entry No. 1237555 in the office of the Summit County Recorder.
 - a) The Morgan County and Summit County line is delineated on this subdivision plat as being along the Westerly boundary of amended Lot 18. This depiction coincides with the historic location (as described and surveyed), but not with the GIS depicted location.
- 11) 2015 - Final Local Entity Plat - Tollgate Canyon Summit/Morgan County Boundary Adjustment was accepted by a Joint Resolution of the Morgan County Commission and Summit County Council, October 2015. This county boundary adjustment affected Morgan County Parcel No. 00-0005-0185 and Summit County Parcel No. SS-BDY-16-1 only. The 2026 proposed Final Local Entity Plat incorporates this adjustment and includes the description in the overall "Boundary Adjustment Description".
- 12) 2015 - Certificate of Boundary Adjustment, Notice of Impending Boundary Action (Morgan County), Notice of Impending Boundary Action (Summit County), Resolution No. CR-15-06 (Morgan County), Resolution No.

2015-16 (Summit County); Recorded October 27, 2015, as Entry No. 1031427 in the office of the Summit County Recorder.

- 13) Pine Meadow Ranch Plat 'E' was recorded November 4, 1987, as Entry No. 279172 in the office of the Summit County Recorder.
 - a) The Morgan / Summit County line was incorrectly shown and labeled along the Westerly boundary of Pine Meadow Ranch Plat 'E' from the Westerly most corner of Lot 4 to the Northwesterly most corner of Lot 50. This depiction differs from the historic location and the GIS location.
- 12) Pine Meadow Ranch Plat 'G' was recorded November 12, 1987, as Entry 279419 in the office of the Summit County Recorder.
 - a) The Morgan / Summit County line was not shown or labeled on Pine Meadow Ranch Plat G.
- 13) Morgan County has not assigned any tax parcel identification numbers to any of the lots in either Pine Meadow Ranch Plat E or Pine Meadow Ranch Plat G.
- 14) Summit County has not assigned any tax parcel identification numbers to any of the lots in Stagecoach Estates Plat "E".

Affected Lots & Parcels in Morgan County

Morgan County Parcel Number	Adjusted Area in Acres	Change to Record Area in Acres	Comments
00-0005-0250	75.00	-0.03	
00-0005-0110	5.75	2.02	
00-0005-0128	746.05	0.25	
00-0073-6179	10.12	0.00	
00-0073-6180	12.54	0.00	
00-0073-6181	12.06	0.00	
00-0005-0243	197.72	28.87	
00-0005-0201	34.55	5.66	
00-0005-0219	0.00	-0.24	Cancel - Now in Summit County
00-0000-0883	476.39	-0.61	
00-0000-0891	10.21	0.09	
00-0005-0169	0.47	-0.08	
00-0005-0177	0.28	-1.22	
00-0005-0185	6.15	-0.05	
00-0005-0193	19.01	-0.46	
		34.20	Additional Morgan County Acres

Affected Lots & Parcels in Summit County

Summit County Parcel Number	Adjusted Area in Acres	Change to Record Area in Acres	Comments
PRESRV-3-OS-1	409.88	1.81	
PRESRV-3-OS-2	0.00	-7.21	Cancel - Now in Morgan County
SG-D-70	9.74	0.00	
SG-D-69	9.53	0.00	
SS-148-3	9.00	0.26	
SS-148-3-A	0.00	-5.51	Cancel - Now in Morgan County
SS-BDY-14-A	3.31	1.61	
PI-23-A	0.96	0.18	
PI-E-4	2.20	0.00	
PI-E-5	1.20	0.00	
PI-E-6	1.15	0.00	
PI-E-7	1.23	0.00	
PI-E-8	1.31	0.00	
PI-E-49	1.00	0.00	
PI-E-50	1.13	0.00	
PI-E-51	1.06	0.00	
PI-G-9	1.00	0.00	
PI-G-10	1.00	0.00	
PI-G-11	1.00	0.00	
PI-G-18	1.00	0.00	
PI-G-32	5.08	0.00	
PI-G-33	1.00	0.00	
PI-G-34	1.50	0.00	
PI-G-37	1.00	0.00	
PI-G-38	1.00	0.00	
PI-G-39	1.00	0.00	
PI-G-41	1.30	0.00	
PI-G-42	1.00	0.00	
PI-G-43	1.51	0.00	
		-8.86	(Less Summit County Acres)

Recommendation

The Summit County Recorder-Surveyor requests that the Summit County Council and the Morgan County Commission, in accordance with Utah Code 17-61-306:

1. Hold a joint public hearing on the proposed boundary adjustment.
2. Adopt a joint resolution approved by both county legislative bodies approving the proposed boundary adjustment.
3. Within 15 days after adopting the joint resolution; Jointly send to the Lieutenant Governor:
 - a. A copy of a notice of an impending boundary action, as defined in Section 67-1a-6.5, that meets the requirements of Subsection 67-1a-6.5(3).
 - b. A copy of an approved final local entity plat, as defined in Section 67-1a-6.5;
4. Upon the Lieutenant Governor's issuance of a certificate of boundary adjustment:
 - a. Jointly submit to the Recorder of the county in which the property is located after the boundary adjustment:
 - (i) The original notice of an impending boundary action;
 - (ii) The original certificate of boundary adjustment;
 - (iii) The original approved final local entity plat; and
 - (iv) A certified copy of the joint resolution approving the boundary adjustment.

Conclusions of Law

Utah Code 17-61-306. Minor adjustments to county boundaries authorized – Public hearing – Joint resolution of county legislative bodies – Notice and plat to lieutenant governor – Recording requirements – Effective date.

(1)

(a) Counties sharing a common boundary may, in accordance with the provisions of Subsection (2) and Utah Constitution, Article XI, Section 3, and for purposes of real property tax assessment and county record keeping, adjust all or part of the common boundary to move it, subject to Subsection (1)(b), a sufficient distance to reach to, and correspond with, the closest existing property boundary of record.

(b) A boundary adjustment under Subsection (1)(a) may not create a boundary line that divides or splits:

- (i) an existing parcel;
- (ii) an interest in the property; or
- (iii) a claim of record in the office of recorder of either county sharing the common boundary.

Attachments

Proposed Local Entity Plats:

1. The Preserve Phase 3 Subdivision - Open Space & Open Space 2 Morgan/Summit County Boundary Adjustment (1-Sheet)
2. Stagecoach Estates Plats A, B, D & E Morgan/Summit County Boundary Adjustment (2-Sheets)
3. Pine Meadow Ranch Plats A, E & G Morgan/Summit County Boundary Adjustment (1-Sheet)

Notice of Impending Boundary Action:

1. Notice of Impending Boundary Action - Morgan-Summit County Line - The Preserve Phase 3 Subdivision
2. Notice of Impending Boundary Action - Morgan-Summit County Line - Stagecoach Estates Plats A B D & E
3. Notice of Impending Boundary Action - Morgan-Summit County Line - Pine Meadow Ranch Plats A E G

Utah Code:

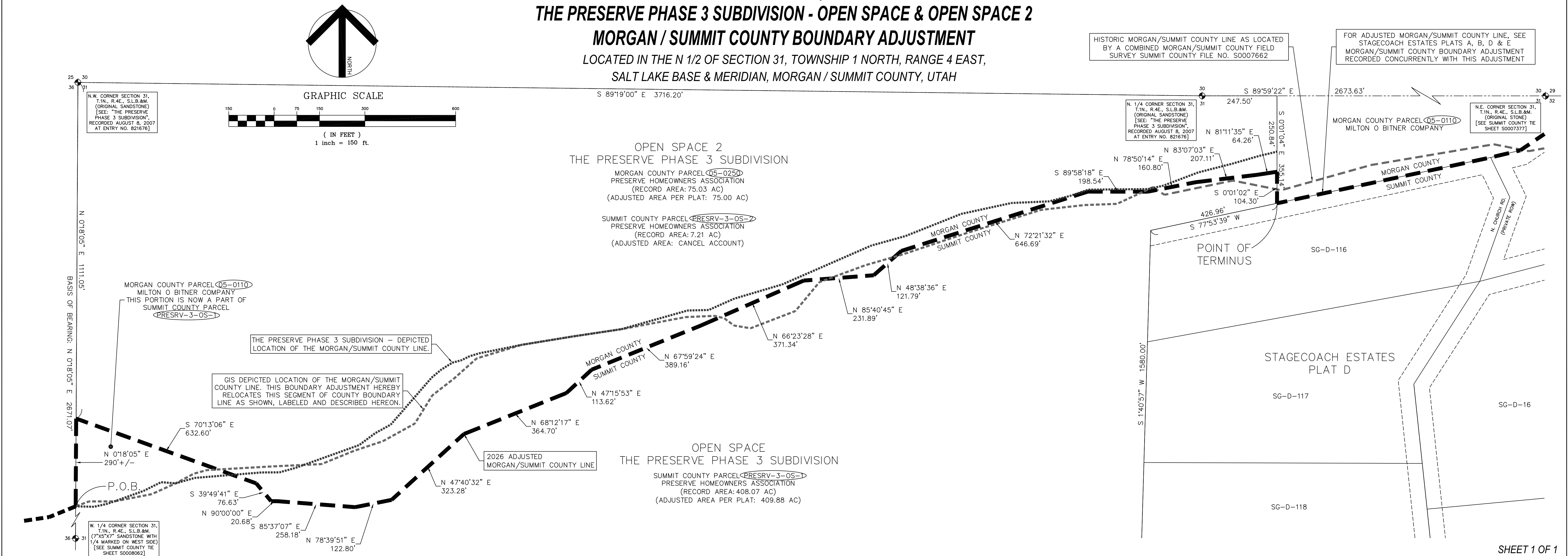
1. 17-61-306. Minor adjustments to county boundaries authorized – Public hearing – Joint resolution of county legislative bodies – Notice and plat to lieutenant governor – Recording requirements – Effective date.
2. 67-1a-6.5. Certification of local entity boundary actions – Definitions – Notice requirements – Electronic copies – Filing.

Final Local Entity Plat

THE PRESERVE PHASE 3 SUBDIVISION - OPEN SPACE & OPEN SPACE 2

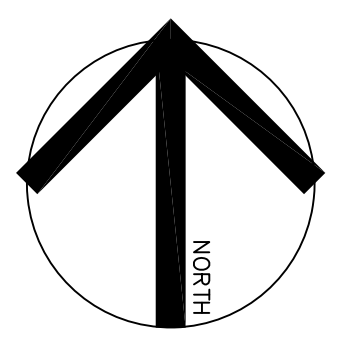
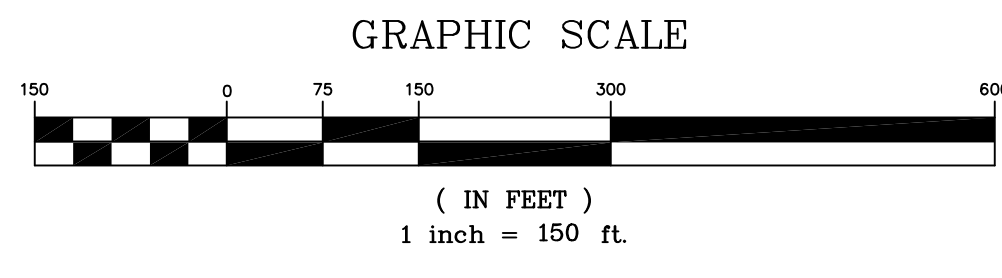
MORGAN / SUMMIT COUNTY BOUNDARY ADJUSTMENT

LOCATED IN THE N 1/2 OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN, MORGAN / SUMMIT COUNTY, UTAH



HISTORIC MORGAN/SUMMIT COUNTY LINE AS LOCATED BY A COMBINED MORGAN/SUMMIT COUNTY FIELD SURVEY SUMMIT COUNTY FILE NO. S0007662

FOR ADJUSTED MORGAN/SUMMIT COUNTY LINE, SEE STAGECOACH ESTATES PLATS A, B, D & E MORGAN/SUMMIT COUNTY BOUNDARY ADJUSTMENT RECORDED CONCURRENTLY WITH THIS ADJUSTMENT



N.W. CORNER SECTION 31, T.1N., R.4E., S.L.B.&M. (ORIGINAL SANDSTONE) [SEE: "THE PRESERVE PHASE 3 SUBDIVISION" RECORDED AUGUST 8, 2007 AT ENTRY NO. 821676]

N.E. CORNER SECTION 31, T.1N., R.4E., S.L.B.&M. (ORIGINAL SANDSTONE) [SEE: "THE PRESERVE PHASE 3 SUBDIVISION" RECORDED AUGUST 8, 2007 AT ENTRY NO. 821676]

N. 1/4 CORNER SECTION 31, T.1N., R.4E., S.L.B.&M. (77'x57' SANDSTONE WITH 1/4 MARKED ON WEST SIDE) [SEE: "SUMMIT COUNTY TIE SHEET S0008062"]

MORGAN COUNTY PARCEL 05-0110 MILTON O BITNER COMPANY THIS PORTION IS NOW A PART OF SUMMIT COUNTY PARCEL PRESRV-3-05-1

MORGAN COUNTY PARCEL 05-0250 PRESERVE HOMEOWNERS ASSOCIATION (RECORD AREA: 75.03 AC) (ADJUSTED AREA PER PLAT: 75.00 AC)

SUMMIT COUNTY PARCEL PRESRV-3-05-2 PRESERVE HOMEOWNERS ASSOCIATION (RECORD AREA: 7.21 AC) (ADJUSTED AREA: CANCEL ACCOUNT)

SUMMIT COUNTY PARCEL PRESRV-3-05-3 PRESERVE HOMEOWNERS ASSOCIATION (RECORD AREA: 408.07 AC) (ADJUSTED AREA PER PLAT: 409.88 AC)

THE PRESERVE PHASE 3 SUBDIVISION - DEPICTED LOCATION OF THE MORGAN/SUMMIT COUNTY LINE.

GIS DEPICTED LOCATION OF THE MORGAN/SUMMIT COUNTY LINE. THIS BOUNDARY ADJUSTMENT HEREBY RELOCATES THIS SEGMENT OF COUNTY BOUNDARY LINE AS SHOWN, LABELED AND DESCRIBED HEREON.

2026 ADJUSTED MORGAN/SUMMIT COUNTY LINE

P.O.B.

BASIS OF BEARING: N 01'18'05" E 2671.07'

N 01'18'05" E 1111.05'

N 01'18'05" E 290'+/-

S 70'13'06" E 632.60'

S 39'49'41" E 76.63'

N 90'00'00" E 20.68'

S 85'37'07" E 258.18'

N 78'39'51" E 122.80'

N 47'40'32" E 323.28'

N 85'40'45" E 231.89'

N 48'38'36" E 121.79'

N 66'23'28" E 371.34'

N 67'59'24" E 389.16'

N 47'15'53" E 113.62'

N 68'12'17" E 364.70'

N 78'50'14" E 160.80'

N 83'07'03" E 207.11'

S 89'58'18" E 198.54'

S 89'59'22" E 247.50'

N 81'11'35" E 64.26'

S 0'01'02" E 104.30'

S 77'53'39" W 426.96'

S 0'01'04" E 358.44'

2673.63'

MORGAN COUNTY PARCEL 05-0110 MILTON O BITNER COMPANY

MORGAN COUNTY

SUMMIT COUNTY

POINT OF TERMINUS

SG-D-116

STAGECOACH ESTATES PLAT D

SG-D-117

SG-D-118

SG-D-16

N. CHURCH RD. (PRIVATE RD.)

LEGEND	AFFECTED PARCELS & LOTS	SURVEYOR'S NARRATIVE	BOUNDARY ADJUSTMENT DESCRIPTION	ACCEPTANCE AND JOINT RESOLUTION		
<p>AFFECTED PARCEL (TYP) (SEE LIST) 05-0250</p> <p>COUNTY BOUNDARY - 2026 ADJUSTED</p> <p>EXISTING / REMAINS</p> <p>EXISTING / REMOVED</p> <p>SUBDIVISION / REMOVED</p>	<p>Morgan County Lots & Parcels -</p> <p>Affected Parcel No.: - Revised Area in Acres:</p> <p>05-0250 - 75.00 Acres</p> <p>05-0110 - 5.75 Acres</p> <p>Summit County Lots & Parcels -</p> <p>The Preserve Phase 3 Subdivision -</p> <p>Affected Parcel No.: - Revised Area in Acres:</p> <p>PRESRV-3-05-1 - 409.88 Acres</p> <p>PRESRV-3-05-2 - Canceled Account;</p> <p>PRESRV-3-05-3 - 100% in Morgan County</p>	<p>1. The purpose of this local entity plat is to Adjust the Morgan/Summit County boundary line from its historically described location to follow the common line between Open Space 2 and Open Space 2, The Preserve Phase 3 Subdivision, according to the official plat thereof on file and of record in the office of the Summit County Recorder. Said open space parcels are located in Section 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit County, Utah</p> <p>a. Utah Code 17-61-306(1)(a) Counties sharing a common boundary may, in accordance with the provisions of Subsection (2) and Utah Constitution, Article XI, Section 3 and for purposes of real property tax assessment and county record keeping, adjust all or part of the common boundary to move it, subject to Subsection (1)(b), a sufficient distance to reach to, and correspond with, the closest existing property boundary of record.</p> <p>b. Basis of Bearing: North 00°18'05" East along the West line of the N.W. 1/4 between the W. 1/4 Corner and the N.W. Corner of Sec. 31, T. 1 N., R. 4 E., S.L.B.&M. a distance of 2,671.07 feet. See official plat of The Preserve Phase 3 Subdivision.</p> <p>c. The location of the adjusted Morgan/Summit County boundary line, as shown and described hereon, shall commence at the intersection of the existing Morgan/Summit County line and the W line of the NW 1/4 of Sec. 31, T. 1 N., R. 4 E., S.L.B. & M. and follow the Westerly and Northerly boundary lines of Open Space, The Preserve Phase 3 Subdivision, and terminate at the point of intersection of the Easterly boundary line of Open Space and the Northerly boundary line of Lot 116, Stagecoach Estates Plat "D".</p> <p>d. The original, historic Morgan County line was described, in part, as being "to the summit of the cross range through which the upper canyon of East Canyon creek runs; thence easterly along the summit of said last mentioned range to, and thence northerly along, the summit of the range between East Canyon Creek and the Weber river; thence southerly along the summit of the Wasatch Range."</p> <p>e. The original, historic Summit County line was described, in part, as being "thence Southwesterly down said last mentioned summit to and directly across the Weber River; thence southerly along the summit of the range separating East Canyon from the Weber Valley to the summit of the cross range through which the upper canyon of East Creek runs; thence westerly to the summit of the Wasatch Range."</p> <p>f. The Preserve Phase 3 Subdivision was recorded in the office of the Summit County Recorder on August 8, 2007 as Entry No. 821676. The Morgan/Summit County line was shown and labeled as "Approximate Summit/Morgan County Line". Because of this, portions of both Open Space and Open Space 2 of said subdivision are located within both Morgan and Summit Counties.</p> <p>g. Morgan County has assigned tax parcel identification number 00-0005-0250 to the portion of "Open Space 2" in Morgan County. This boundary adjustment locates "Open Space 2", The Preserve Phase 3 Subdivision (75.00 Acres) entirely in Morgan County.</p> <p>h. Morgan County has incorrectly assigned tax parcel identification number 00-0005-0110 to the portion of "Open Space" in Morgan County. This tax parcel identification number should only be associated with the 5.75 Acres of land owned by "Milton O Bitner Company" and not the "Open Space" parcel.</p> <p>i. This boundary adjustment locates "Open Space", The Preserve Phase 3 Subdivision (409.88 Acres) entirely in Summit County.</p> <p>j. This boundary adjustment locates "Open Space", The Preserve Phase 3 Subdivision (409.88 Acres) entirely in Summit County.</p>	<p>Adjusted portion of the Morgan/Summit County line lying within the North half of Section 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit County, Utah, being more particularly described as follows:</p> <p>Beginning at a point being located at the intersection of the existing Morgan/Summit County line and the West line of the Northwest Quarter of Section 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing is North 00°18'05" East along the West line of the N.W. 1/4 between the W. 1/4 Corner and the N.W. Corner of Sec. 31, T. 1 N., R. 4 E., S.L.B.&M. a distance of 2,671.07 feet). Said Point of Beginning is located South 00°18'05" West along said West line of the Northwest Quarter of Section 31, a distance of 1,401.05 feet, more or less; Thence along said West line of the Northwest Quarter of Section 31, North 00°18'05" East, a distance of 290 feet, more or less, to the Westerly most corner common to Open Space and Open Space 2, The Preserve Phase 3 Subdivision, recorded August 8, 2007 as Entry No. 821676, according to the official plat thereof on file and of record in the office of the Summit County Recorder; Thence along the Southerly boundary of said Open Space 2 the following seventeen (17) calls, (1) South 70°13'06" East, a distance of 632.60 feet; (2) South 39°49'41" East, a distance of 76.63 feet; (3) East, a distance of 20.68 feet; (4) South 85°37'07" East, a distance of 258.18 feet; (5) North 78°39'51" East, a distance of 122.80 feet; (6) North 47°40'32" East, a distance of 323.28 feet; (7) North 68°12'17" East, a distance of 364.70 feet; (8) North 47°15'53" East, a distance of 113.62 feet; (9) North 67°59'24" West, a distance of 389.16 feet; (10) North 66°23'28" East, a distance of 371.34 feet; (11) North 85°40'45" East, a distance of 231.89 feet; (12) North 48°38'36" East, a distance of 121.79 feet; (13) North 72°21'32" East, a distance of 646.69 feet; (14) South 89°58'18" East, a distance of 198.54 feet; (15) North 78°50'14" East, a distance of 160.80 feet; (16) North 83°07'03" East, a distance of 207.11 feet; (17) North 81°11'35" East, a distance of 64.26 feet to the Easterly most corner, common to said Open Space and Open Space 2; Thence South 00°01'04" East along the Easterly boundary line of said Open Space, a distance of 104.30 feet, more or less to the point of terminus. Said point of terminus being located North 77°42'42" East, a distance of 426.96 feet from the Northwest most corner of Lot 116, Stagecoach Estates Plat "D", recorded March 21, 1988 as Entry No. 287463, according to the official plat thereof on file and of record in the office of the Summit County Recorder.</p>	<p>Morgan and Summit Counties, for reasons and purposes stated in a Joint Resolution being concurrently recorder herewith, desire to adjust a portion of the county line between their two counties. The two counties hereby resolve that the legislative bodies of both counties adopt and confirm this Final Local Entity Plat and the legal description contained hereon as properly depicting the adjusted portion of the boundary line between said counties. This boundary adjustment has been accepted as provided by Utah Code Section 17-61-306.</p> <p>The County of Morgan approves this Local Entity Plat of "THE PRESERVE PHASE 3 SUBDIVISION - OPEN SPACE & OPEN SPACE 2 MORGAN / SUMMIT COUNTY BOUNDARY ADJUSTMENT", as shown hereon, and as set forth in the Joint Resolution between Morgan and Summit Counties.</p> <p>Approved this _____ day of _____, 2026</p> <p>MATT WILSON, CHAIR MORGAN COUNTY COMMISSION</p> <p>ATTESTED TO BY:</p> <p>LESLIE HYDE MORGAN COUNTY CLERK/AUDITOR (SEAL)</p> <p>The County of Summit approves this Local Entity Plat of "THE PRESERVE PHASE 3 SUBDIVISION - OPEN SPACE & OPEN SPACE 2 MORGAN / SUMMIT COUNTY BOUNDARY ADJUSTMENT", as shown hereon, and as set forth in the Joint Resolution between Morgan and Summit Counties.</p> <p>Approved this _____ day of _____, 2026</p> <p>CANICE HARTE, CHAIR SUMMIT COUNTY COUNCIL</p> <p>ATTESTED TO BY:</p> <p>MALENA STEVENS SUMMIT COUNTY CLERK (SEAL)</p>		
<p>VICINITY MAP</p>		<p>SURVEYOR'S CERTIFICATE</p> <p>I, Gregory R. Wolbach, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License Number 187788 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have prepared this Local Entity Plat for the purpose of adjusting the existing Morgan/Summit County Line for the purposes of real property tax assessment and county record keeping in accordance with Utah Code 17-61-306. I do further certify that this Local Entity Plat is a correct and accurate representation of the land shown and described hereon.</p> <p>GREGORY R. WOLBACH, PLS 187788 SUMMIT COUNTY SURVEYOR</p> <p>(SEAL)</p>	<p>MORGAN COUNTY SURVEYOR</p> <p>This Final Local Entity Plat, adjusting the common boundary of Morgan / Summit County to correspond with the closest existing property boundary of record, has been found to be in compliance with Section 17-61-306 and with Section 17-73-504 of Utah Code.</p> <p>Approved this _____ day of _____, 2026</p> <p>By: _____ MORGAN COUNTY SURVEYOR (ACTING)</p> <p>(SEAL)</p>	<p>SUMMIT COUNTY SURVEYOR</p> <p>This Final Local Entity Plat, adjusting the common boundary of Morgan / Summit County to correspond with the closest existing property boundary of record, has been found to be in compliance with Section 17-61-306 and with Section 17-73-504 of Utah Code.</p> <p>Approved this _____ day of _____, 2026</p> <p>By: GREGORY R. WOLBACH, PLS 187788 SUMMIT COUNTY SURVEYOR</p> <p>(SEAL)</p>	<p>MORGAN COUNTY RECORDER</p> <p>ENTRY NO. _____</p> <p>STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:</p> <p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____ MORGAN COUNTY RECORDER</p>	<p>SUMMIT COUNTY RECORDER</p> <p>ENTRY NO. _____</p> <p>STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF:</p> <p>DATE: _____</p> <p>TIME: _____</p> <p>BY: _____ SUMMIT COUNTY RECORDER</p>

BOUNDARY ADJUSTMENT DESCRIPTION	
Adjusted portion of the Morgan/Summit County line lying within the Northeast Quarter of Section 31, the Southeast Quarter of Section 30, and the Southwest and Northeast Quarters of Section 29, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit County, Utah, being more particularly described as follows:	
Beginning at a point located North 77°42'42" East from the Northwesterly most corner of Lot 116, Stagecoach Estates Plat "D", recorded March 21, 1988 as Entry No. 287463, according to the official plat thereof on file and of record in the office of the Summit County Recorder, along the Northerly boundary of said Lot 116, a distance of 426.96 feet. Said point of beginning being at the intersection of the extension of the Easterly most boundary line common to Open Space and Open Space 2, The Preserve Phase 3 Subdivision, recorded August 8, 2007 as Entry No. 821676, according to the official plat thereof on file and of record in the office of the Summit County Recorder; Thence along the Northerly boundary of said Stagecoach Estates Plat "D" the following nine (9) calls, (1) North 77°42'42" East, a distance of 722.09 feet; (2) North 76°18'00" East, a distance of 100.86 feet; (3) North 53°39'00" East, a distance of 171.11 feet; (4) North 33°36'30" East, a distance of 204.24 feet; (5) North 76°16'00" East, a distance of 132.89 feet; (6) North 33°59'12" East, a distance of 175.67 feet; (7) South 80°43'00" East, a distance of 497.44 feet to the Westerly most corner of Lot 3, Stagecoach Estates Plat "E", recorded July 27, 2006 as Entry No. 103793, according to the official plat thereof on file and of record in the office of the Morgan County Recorder.; (8) South 80°43'00" East, a distance of 576.31 feet (9) North 59°00'00" East, a distance of 346.54 feet to the Northerly most corner common to Lot 71 of said Stagecoach Estates Plat "D" and Lot 72, Stagecoach Estates Plat "B", recorded March 21, 1988 as Entry No. 287461, according to the official plat thereof on file and of record in the office of the Summit County Recorder; Thence along the Northerly boundary of said Stagecoach Estates Plat "B" the following three (3) calls, (1) North 59°00'00" East, a distance of 545.20 feet; (2) North 12°30'00" East, a distance of 600.07 feet; (3) North 39°30'00" East, a distance of 349.95 feet to the Northerly most corner common to Lot 78 of said Stagecoach Estates Plat "B" and Lot 79, Stagecoach Estates Plat "A", recorded August 3, 1970 as Entry No. 111500, according to the official plat thereof on file and of record in the office of the Summit County Recorder; Thence along the Northerly boundary of said Stagecoach Estates Plat "A" the following nine (9) calls, (1) North 39°30'00" East, a distance of 479.90 feet to the Easterly most corner of Lot 1 of said Stagecoach Estates Plat "E"; (2) North 39°30'00" East, a distance of 670.10 feet; (3) North 75°00'00" East, a distance of 490.00 feet; (4) North 49°30'00" East, a distance of 350.00 feet; (5) North 70°00'00" East, a distance of 430.00 feet; (6) North 13°00'00" East, a distance of 280.00 feet; (7) North 21°30'00" East, a distance of 500.00 feet; (8) North 6°00'00" East, a distance of 550.00 feet to the Southeasterly most corner of adjusted Morgan County Parcel No. 00-0005-0201; (9) North 22°00'00" East, a distance of 550.00 feet to the Westerly most corner common to Lot 92 of said Stagecoach Estates Plat "A" and Summit County Parcel No. 55-148-3; Thence North 4°05'00" West along the Westerly boundary of said Summit County Parcel No. 55-148-3, a distance of 789.18 feet, more or less to the North line of the Northeast Quarter of Section 29, Township 1 North, Range 4 East, Salt Lake Base and Meridian, said point on North section line being located South 89°56'42" East, a distance of 705.25 feet from the North Quarter Corner of said Section 29; Thence South 89°56'42" East along said North section line, a distance of 80.83 feet to the point of terminus. Said point of terminus is the point of beginning as shown and labeled on the 2012 Record of Survey drawing, Summit County File No. 50007662.	

ACCEPTANCE AND JOINT RESOLUTION	
Morgan and Summit Counties, for reasons and purposes stated in a Joint Resolution being concurrently recorder herewith, desire to adjust a portion of the county line between their two counties. The two counties hereby resolve that the legislative bodies of both counties adopt and confirm this Final Local Entity Plat and the legal description contained hereon as properly depicting the adjusted portion of the boundary line between said counties. This boundary adjustment has been accepted as provided by Utah Code Section 17-61-306.	
The County of Morgan approves this Local Entity Plat of "STAGECOACH ESTATES PLAT A, B, D & E MORGAN/SUMMIT COUNTY BOUNDARY ADJUSTMENT", as shown hereon, and as set forth in the Joint Resolution between Morgan and Summit Counties.	The County of Summit approves this Local Entity Plat of "STAGECOACH ESTATES PLAT A, B, D & E MORGAN/SUMMIT COUNTY BOUNDARY ADJUSTMENT", as shown hereon, and as set forth in the Joint Resolution between Morgan and Summit Counties.
Approved this _____ day of _____, 2026	Approved this _____ day of _____, 2026
MATT WILSON, CHAIR MORGAN COUNTY COMMISSION	CANICE HARTE, CHAIR SUMMIT COUNTY COUNCIL
ATTESTED TO BY:	ATTESTED TO BY:
LESLIE HYDE MORGAN COUNTY CLERK/AUDITOR (SEAL)	MALENA STEVENS SUMMIT COUNTY CLERK (SEAL)

MORGAN COUNTY SURVEYOR
This Final Local Entity Plat, adjusting the common boundary of Morgan / Summit County to correspond with the closest existing property boundary of record, has been found to be in compliance with Section 17-61-306 and with Section 17-73-504 of Utah Code.
Approved this _____ day of _____, 2026
By: _____ MORGAN COUNTY SURVEYOR (ACTING)
(SEAL)

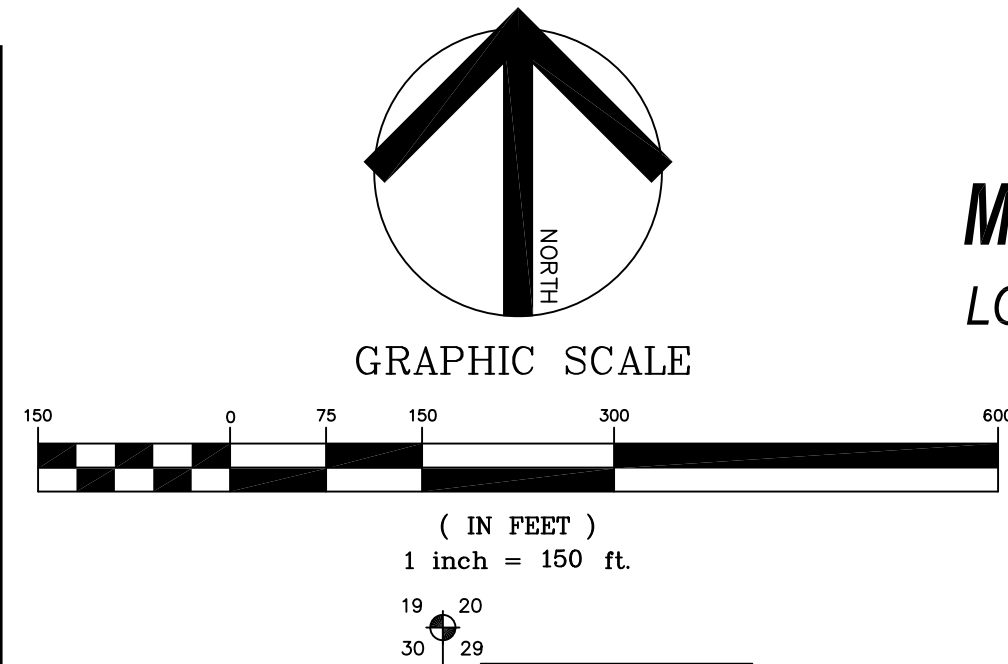
SUMMIT COUNTY SURVEYOR
This Final Local Entity Plat, adjusting the common boundary of Morgan / Summit County to correspond with the closest existing property boundary of record, has been found to be in compliance with Section 17-61-306 and with Section 17-73-504 of Utah Code.
Approved this _____ day of _____, 2026
By: GREGORY R. WOLBACH, PLS 187788 SUMMIT COUNTY SURVEYOR
(SEAL)

SURVEYOR'S CERTIFICATE
I, Gregory R. Wolbach, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License Number 187788 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have prepared this Local Entity Plat for the purpose of adjusting the existing Morgan/Summit County Line for the purposes of real property tax assessment and county record keeping in accordance with Utah Code 17-61-306. I do further certify that this Local Entity Plat is a correct and accurate representation of the land shown and described hereon.
GREGORY R. WOLBACH, PLS 187788 SUMMIT COUNTY SURVEYOR
(SEAL)

SURVEYOR'S NARRATIVE
1. The purpose of this local entity plat is to Adjust the Morgan/Summit County boundary line from its historically described and surveyed location to follow the Northerly boundary lines of Stagecoach Estates Plats A, B & D, according to the official plats thereof on file and of record in the office of the Summit County Recorder. The adjusted line is also along the Southerly boundary of Stagecoach Estates Plat E, according to the official plats thereof on file and of record in the office of the Morgan County Recorder. Located in Sections 29, 30 & 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit County, Utah
a. Utah Code 17-61-306(1)(a) Counties sharing a common boundary may, in accordance with the provisions of Subsection (2) and Utah Constitution, Article XI, Section 3 and for purposes of real property tax assessment and county record keeping, adjust all or part of the common boundary to move it, subject to Subsection (1)(b), a sufficient distance to reach to, and correspond with, the closest existing property boundary of record.
b. Basis of Bearing: South 89°57'13" West along the North line of the N.E. 1/4 between the N.E. Corner and the N. 1/4 Corner of Section 31, T. 1 N., R. 4 E., S.L.B.&M. a distance of 2,673.63 feet. See official plats of Stagecoach Estates Subdivision.
c. The location of the adjusted Morgan/Summit County boundary line, as shown and described hereon, shall commence at a point located on the North boundary line of Lot 116. Said point is North 77°42'42" East, a distance of 426.96 feet from the Northwesterly most corner of Lot 116, Stagecoach Estates Plat "D". Said point being the intersection of the extension of the Easterly most boundary line common to Open Space and Open Space 2, The Preserve Phase 3 Subdivision, and terminate at the point of intersection of the Easterly boundary line of Open Space and the Northerly boundary line of Lot 116, Stagecoach Estates Plat "D".
d. The original, historic Morgan County line was described, in part, as being "to the summit of the cross range through which the upper canyon of East Canyon creek runs; thence easterly along the summit of said last mentioned range to, and thence northerly along, the summit of the range between East Canyon Creek and the Weber river to the Weber river;"
e. The original, historic Summit County line was described, in part, as being "thence Southwesterly down said last mentioned summit to and directly across the Weber River; thence southerly along the summit of the range separating East Canyon from the Weber Valley to the summit of the cross range through which the upper canyon of East Canyon runs; thence westerly to the summit of the Wasatch Range;"
f. See the following records: Stagecoach Estates Plat "A", Entry No. 111500; Stagecoach Estates Plat "B", Entry No. 287461; Stagecoach Estates Plat "D", Entry No. 287463, on file and of record in the office of the Summit County Recorder. Stagecoach Estates Plat "E", Entry No. 103793, on file and of record in the office of the Morgan County Recorder.
g. This boundary adjustment affects the taxable area of multiple parcels. See labels and table hereon.
h. The acreage of the lots located in the four subdivisions shown hereon have not been affected by this boundary line adjustment. Both Morgan County and Summit County have used the record lot sizes as defined on the official subdivision plats.

AFFECTED PARCELS (SHEET 1 OF 2)	
Morgan County Parcels -	Summit County Parcels -
Affected Parcel No.: 05-0110	Revised Area in Acres: 5.75 Acres
05-0128	745.80 +/- Acres
73-6179	No Change (10.12 Acres per plat)
73-6180	No Change (12.54 Acres per plat)
73-6181	No Change (12.06 Acres per plat)
05-0243	197.72 +/- Acres

LEGEND	
AFFECTED PARCEL (TYP) (SEE LIST)	05-0110
COUNTY BOUNDARY - 2026 ADJUSTED	---
EXISTING / REMAINS	---
EXISTING / REMOVED	---

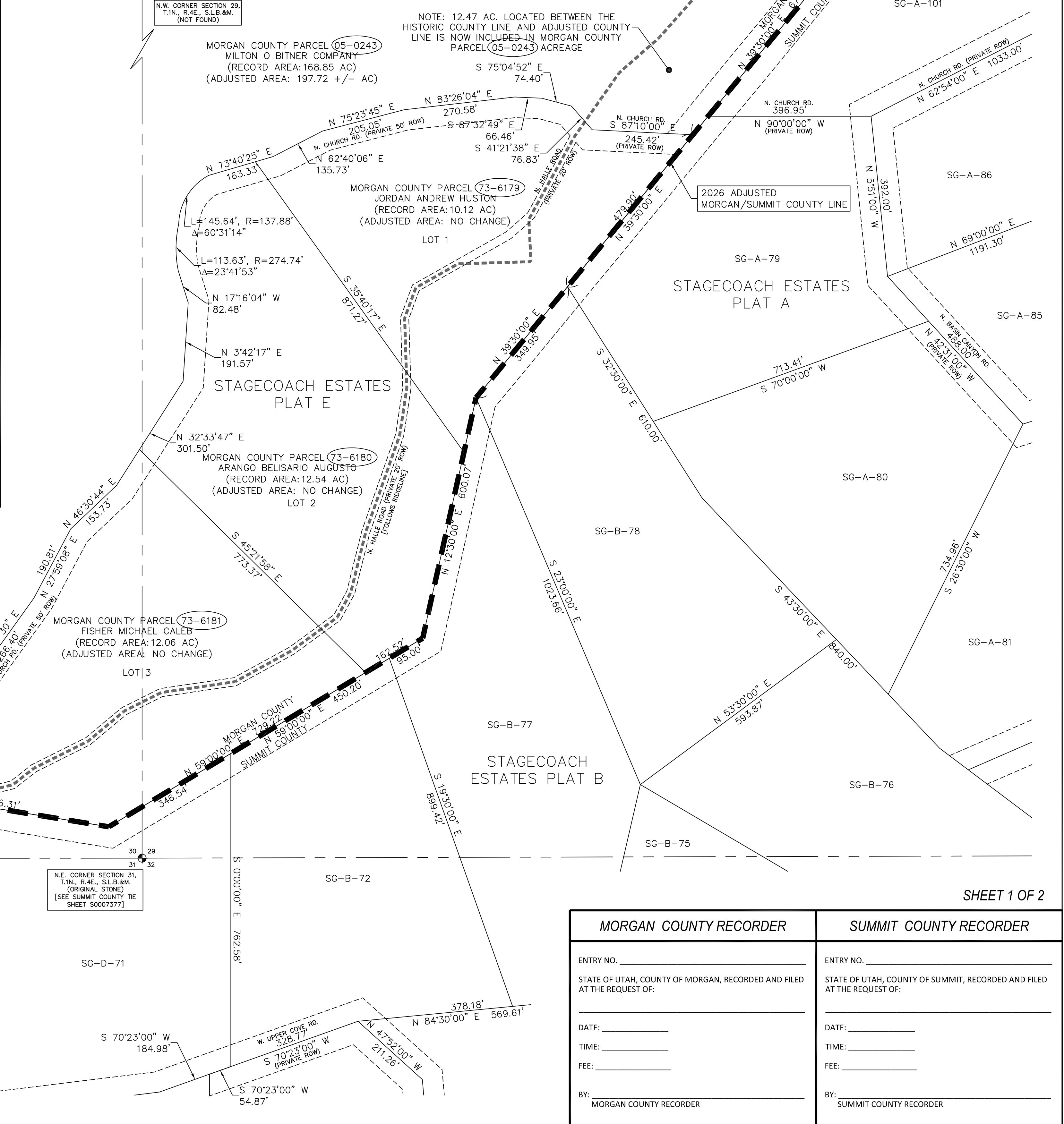


Final Local Entity Plat

STAGECOACH ESTATES PLATS A, B, D & E

MORGAN / SUMMIT COUNTY BOUNDARY ADJUSTMENT

LOCATED IN SECTIONS 29, 30 & 31, TOWNSHIP 1 NORTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, MORGAN / SUMMIT COUNTY, UTAH



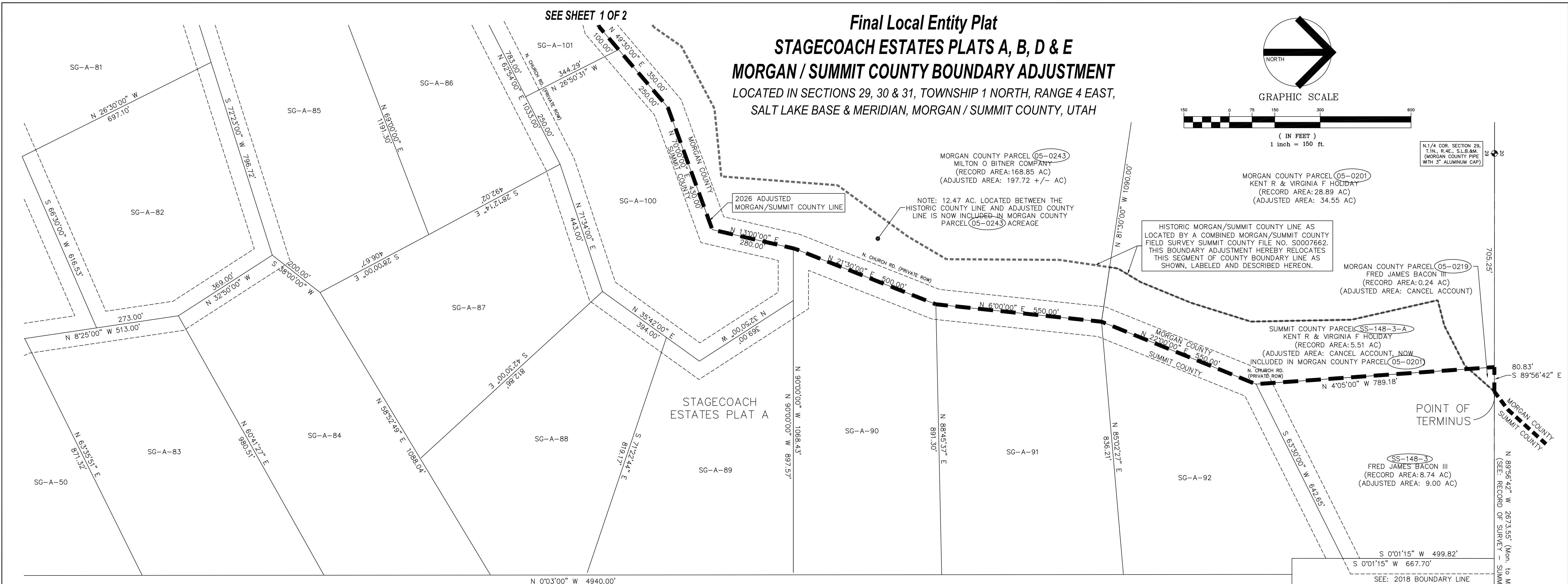
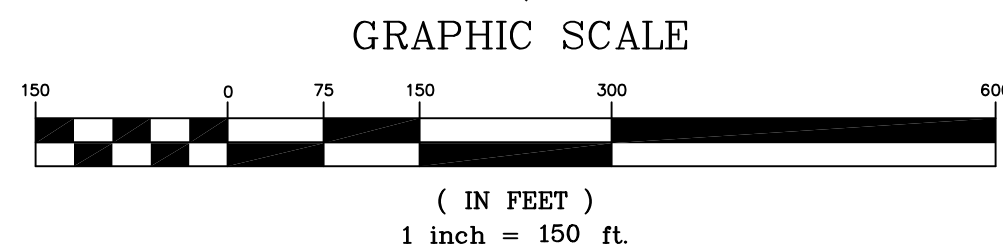
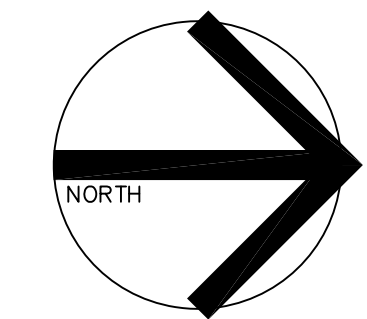
MORGAN COUNTY RECORDER	SUMMIT COUNTY RECORDER
ENTRY NO. _____	ENTRY NO. _____
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:	STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF:
DATE: _____	DATE: _____
TIME: _____	TIME: _____
FEE: _____	FEE: _____
BY: _____ MORGAN COUNTY RECORDER	BY: _____ SUMMIT COUNTY RECORDER

Final Local Entity Plat

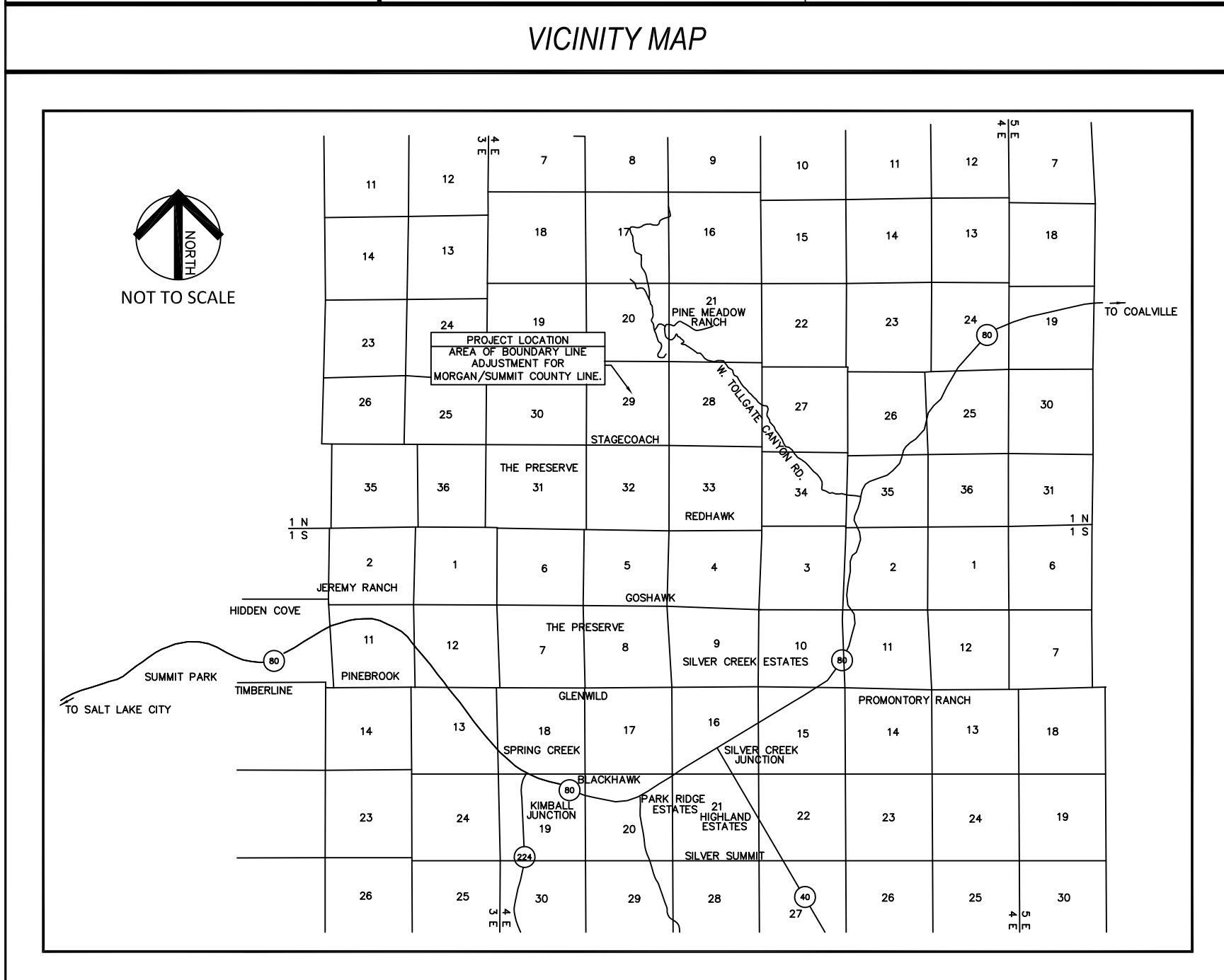
STAGECOACH ESTATES PLATS A, B, D & E

MORGAN / SUMMIT COUNTY BOUNDARY ADJUSTMENT

LOCATED IN SECTIONS 29, 30 & 31, TOWNSHIP 1 NORTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN, MORGAN / SUMMIT COUNTY, UTAH



LEGEND	AFFECTED PARCELS (SHEET 2 OF 2)
AFFECTED PARCEL (TYP) (SEE LIST) 05-0110	Morgan County Parcels - Affected Parcel No.: 05-0243 - Revised Area in Acres: 197.72 +/- Acres 05-0201 - 34.55 Acres 05-0219 - Cancel Account - Now in Summit County
COUNTY BOUNDARY - 2026 ADJUSTED EXISTING / REMAINS EXISTING / REMOVED	Summit County Parcels - Affected Parcel No.: SS-148-3 - Revised Area in Acres: 9.00 Acres SS-148-3-A - Cancel Account - Now in Morgan County



SURVEYOR'S NARRATIVE

1. The purpose of this local entity plat is to Adjust the Morgan/Summit County boundary line from its historically described and surveyed location to follow the Northerly boundary lines of Stagecoach Estates Plats A, B & D, according to the official plats thereof on file and of record in the office of the Summit County Recorder. The adjusted line is also along the Southerly boundary of Stagecoach Estates Plat E, according to the official plats thereof on file and of record in the office of the Morgan County Recorder. Located in Sections 29, 30 & 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit County, Utah.

a. Utah Code 17-61-306(1)(a) Counties sharing a common boundary may, in accordance with the provisions of Subsection (2) and Utah Constitution, Article XI, Section 3 and for purposes of real property tax assessment and county record keeping, adjust all or part of the common boundary to move it, subject to Subsection (1)(b), a sufficient distance to reach to, and correspond with, the closest existing property boundary of record.

b. Basis of Bearing: South 89°57'13" West along the North line of the N.E. 1/4 between the N.E. Corner and the N. 1/4 Corner of Section 31, T. 1 N., R. 4 E., S.L.B.&M. a distance of 2,673.63 feet. See official plats of Stagecoach Estates Subdivision.

c. The location of the adjusted Morgan/Summit County boundary line, as shown and described hereon, shall commence at a point located on the North boundary line of Lot 116. Said point is North 77°42'42" East, a distance of 426.96 feet from the Northwesterly most corner of Lot 116, Stagecoach Estates Plat "D". Said point being the intersection of the extension of the Easterly most boundary line common to Open Space and Open Space 2, The Preserve Phase 3 Subdivision, and terminate at the point of intersection of the Easterly boundary line of Open Space and the Northerly boundary line of Lot 116, Stagecoach Estates Plat "D".

d. The original, historic Morgan County line was described, in part, as being "to the summit of the cross range through which the upper canyon of East Canyon creek runs; thence easterly along the summit of said last mentioned range to, and thence northerly along, the summit of the range between East Canyon Creek and the Weber river to the Weber river;"

e. The original, historic Summit County line was described, in part, as being "thence Southwesterly down said last mentioned summit to and directly across the Weber River; thence southerly along the summit of the range separating East Canyon from the Weber Valley to the summit of the cross range through which the upper canyon of East Creek runs; thence westerly to the summit of the Wasatch Range;"

f. See the following records: Stagecoach Estates Plat "A", Entry No. 111500; Stagecoach Estates Plat "B", Entry No. 287461; Stagecoach Estates Plat "D", Entry No. 287463, on file and of record in the office of the Summit County Recorder; Stagecoach Estates Plat "E", Entry No. 103793, on file and of record in the office of the Morgan County Recorder.

g. This boundary adjustment affects the taxable area of multiple parcels. See labels and table hereon.

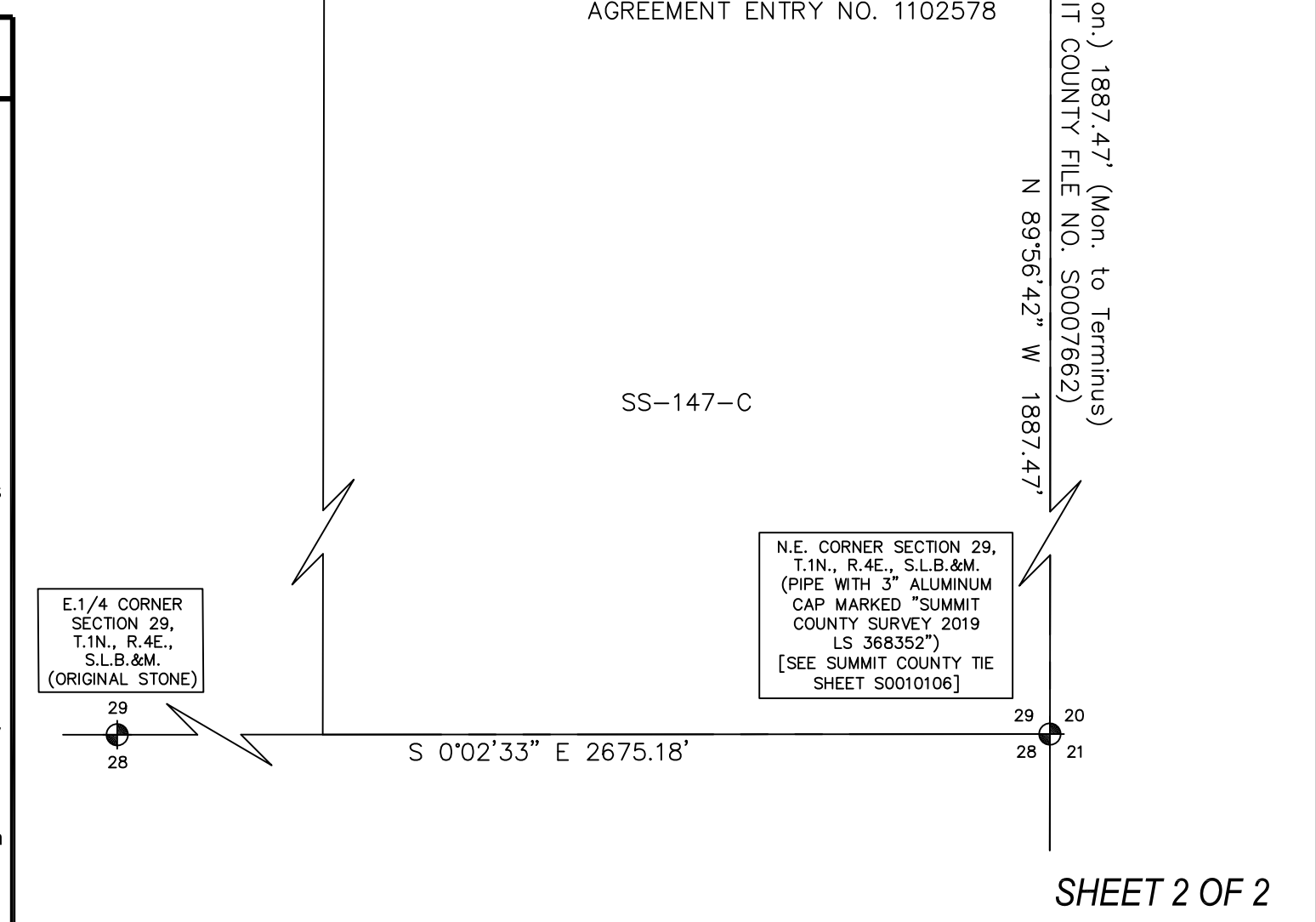
h. The acreage of the lots located in the four subdivisions shown hereon have not been affected by this boundary line adjustment. Both Morgan County and Summit County have used the record lot sizes as defined on the official subdivision plats.

i.

BOUNDARY ADJUSTMENT DESCRIPTION

Adjusted portion of the Morgan/Summit County line lying within the Northeast Quarter of Section 31, the Southeast Quarter of Section 30, and the Southwest and Northeast Quarters of Section 29, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit County, Utah, being more particularly described as follows:

Beginning at a point located North 77°42'42" East from the Northwesterly most corner of Lot 116, Stagecoach Estates Plat "D", recorded March 21, 1988 as Entry No. 287463, according to the official plat thereof on file and of record in the office of the Summit County Recorder, along the Northerly boundary of said Lot 116, a distance of 426.96 feet. Said point of beginning being at the intersection of the extension of the Easterly most boundary line common to Open Space and Open Space 2, The Preserve Phase 3 Subdivision, recorded August 8, 2007 as Entry No. 821676, according to the official plat thereof on file and of record in the office of the Summit County Recorder; Thence along the Northerly boundary of said Stagecoach Estates Plat "D" the following nine (9) calls, (1) North 77°42'42" East, a distance of 722.09 feet; (2) North 76°18'00" East, a distance of 100.86 feet; (3) North 53°39'00" East, a distance of 171.11 feet; (4) North 33°36'30" East, a distance of 204.24 feet; (5) North 76°16'00" East, a distance of 132.89 feet; (6) North 33°59'12" East, a distance of 175.67 feet; (7) South 80°43'00" East, a distance of 497.44 feet to the Westerly most corner of Lot 3, Stagecoach Estates Plat "E", recorded July 27, 2006 as Entry No. 103793, according to the official plat thereof on file and of record in the office of the Morgan County Recorder.; (8) South 80°43'00" East, a distance of 576.31 feet (9) North 59°00'00" East, a distance of 346.54 feet to the Northerly most corner common to Lot 71 of said Stagecoach Estates Plat "D" and Lot 72, Stagecoach Estates Plat "B", recorded March 21, 1988 as Entry No. 287461, according to the official plat thereof on file and of record in the office of the Summit County Recorder; Thence along the Northerly boundary of said Stagecoach Estates Plat "B" the following three (3) calls, (1) North 59°00'00" East, a distance of 545.20 feet; (2) North 12°30'00" East, a distance of 600.07 feet; (3) North 39°30'00" East, a distance of 349.95 feet to the Northerly most corner common to Lot 78 of said Stagecoach Estates Plat "B" and Lot 79, Stagecoach Estates Plat "A", recorded August 3, 1970 as Entry No. 111500, according to the official plat thereof on file and of record in the office of the Summit County Recorder; Thence along the Northerly boundary of said Stagecoach Estates Plat "A" the following nine (9) calls, (1) North 39°30'00" East, a distance of 479.90 feet to the Easterly most corner of Lot 1 of said Stagecoach Estates Plat "E"; (2) North 39°30'00" East, a distance of 670.10 feet; (3) North 75°00'00" East, a distance of 490.00 feet; (4) North 49°30'00" East, a distance of 350.00 feet; (5) North 70°00'00" East, a distance of 430.00 feet; (6) North 13°00'00" East, a distance of 280.00 feet; (7) North 21°30'00" East, a distance of 500.00 feet; (8) North 6°00'00" East, a distance of 550.00 feet to the Southeasterly most corner of adjusted Morgan County Parcel No. 00-0005-0201; (9) North 22°00'00" East, a distance of 550.00 feet to the Westerly most corner common to Lot 92 of said Stagecoach Estates Plat "A" and Summit County Parcel No. SS-148-3; Thence North 4°05'00" West along the Westerly boundary of said Summit County Parcel No. SS-148-3, a distance of 789.18 feet, more or less to the North line of the Northeast Quarter of Section 29, Township 1 North, Range 4 East, Salt Lake Base and Meridian, said point on North section line being located South 89°56'42" East, a distance of 705.25 feet from the North Quarter Corner of said Section 29; Thence South 89°56'42" East along said North section line, a distance of 80.83 feet to the point of terminus. Said point of terminus is the point of beginning as shown and labeled on the 2012 Record of Survey drawing, Summit County File No. S0007662.



SURVEYOR'S CERTIFICATE

I, Gregory R. Wolbach, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License Number 187788 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have prepared this Local Entity Plat for the purpose of adjusting the existing Morgan/Summit County Line for the purposes of real property tax assessment and county record keeping in accordance with Utah Code 17-61-306. I do further certify that this Local Entity Plat is a correct and accurate representation of the land shown and described hereon.

GREGORY R. WOLBACH, PLS 187788
SUMMIT COUNTY SURVEYOR

(SEAL)

MORGAN COUNTY SURVEYOR

This Final Local Entity Plat, adjusting the common boundary of Morgan / Summit County to correspond with the closest existing property boundary of record, has been found to be in compliance with Section 17-61-306 and with Section 17-73-504 of Utah Code.

Approved this _____ day of _____, 2026

By: _____
MORGAN COUNTY SURVEYOR (ACTING)

(SEAL)

SUMMIT COUNTY SURVEYOR

This Final Local Entity Plat, adjusting the common boundary of Morgan / Summit County to correspond with the closest existing property boundary of record, has been found to be in compliance with Section 17-61-306 and with Section 17-73-504 of Utah Code.

Approved this _____ day of _____, 2026

By: GREGORY R. WOLBACH, PLS 187788
SUMMIT COUNTY SURVEYOR

(SEAL)

MORGAN COUNTY RECORDER

ENTRY NO. _____
STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____
TIME: _____
FEE: _____

BY: _____
MORGAN COUNTY RECORDER

SUMMIT COUNTY RECORDER

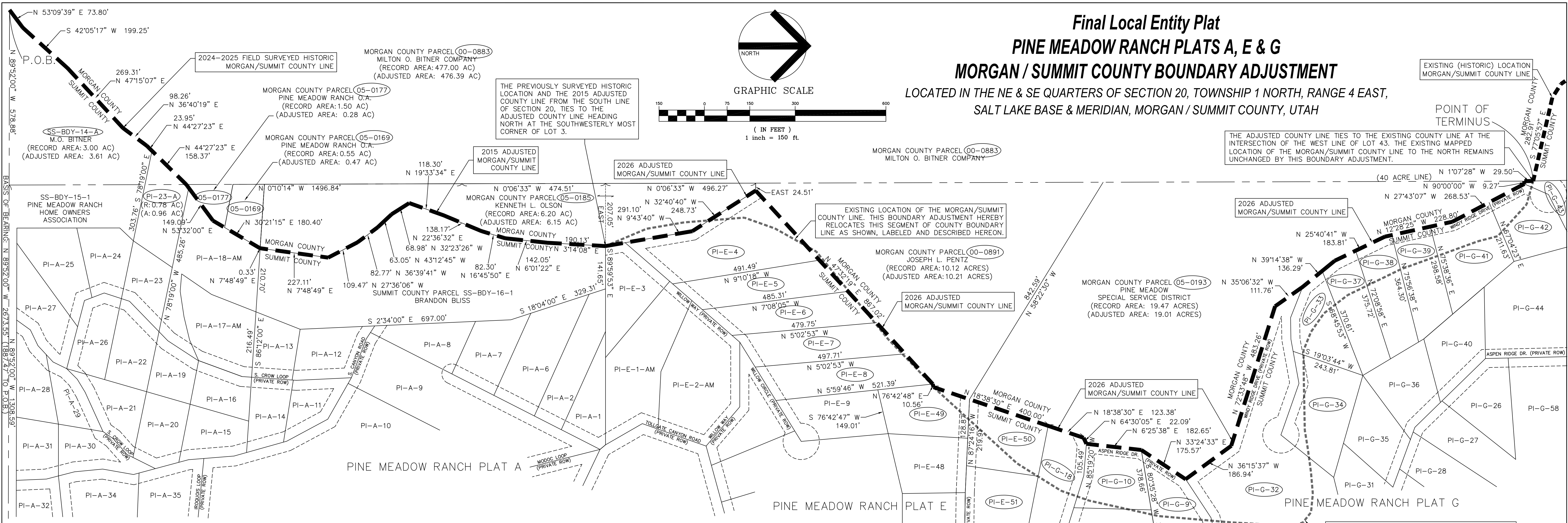
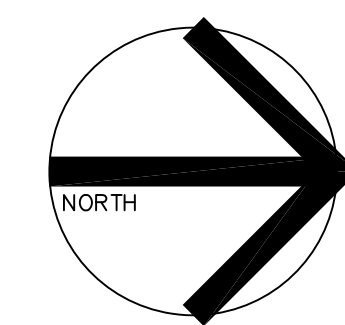
ENTRY NO. _____
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____
TIME: _____
FEE: _____

BY: _____
SUMMIT COUNTY RECORDER

Final Local Entity Plat PINE MEADOW RANCH PLATS A, E & G MORGAN / SUMMIT COUNTY BOUNDARY ADJUSTMENT

LOCATED IN THE NE & SE QUARTERS OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 4 EAST,
SALT LAKE BASE & MERIDIAN, MORGAN / SUMMIT COUNTY, UTAH

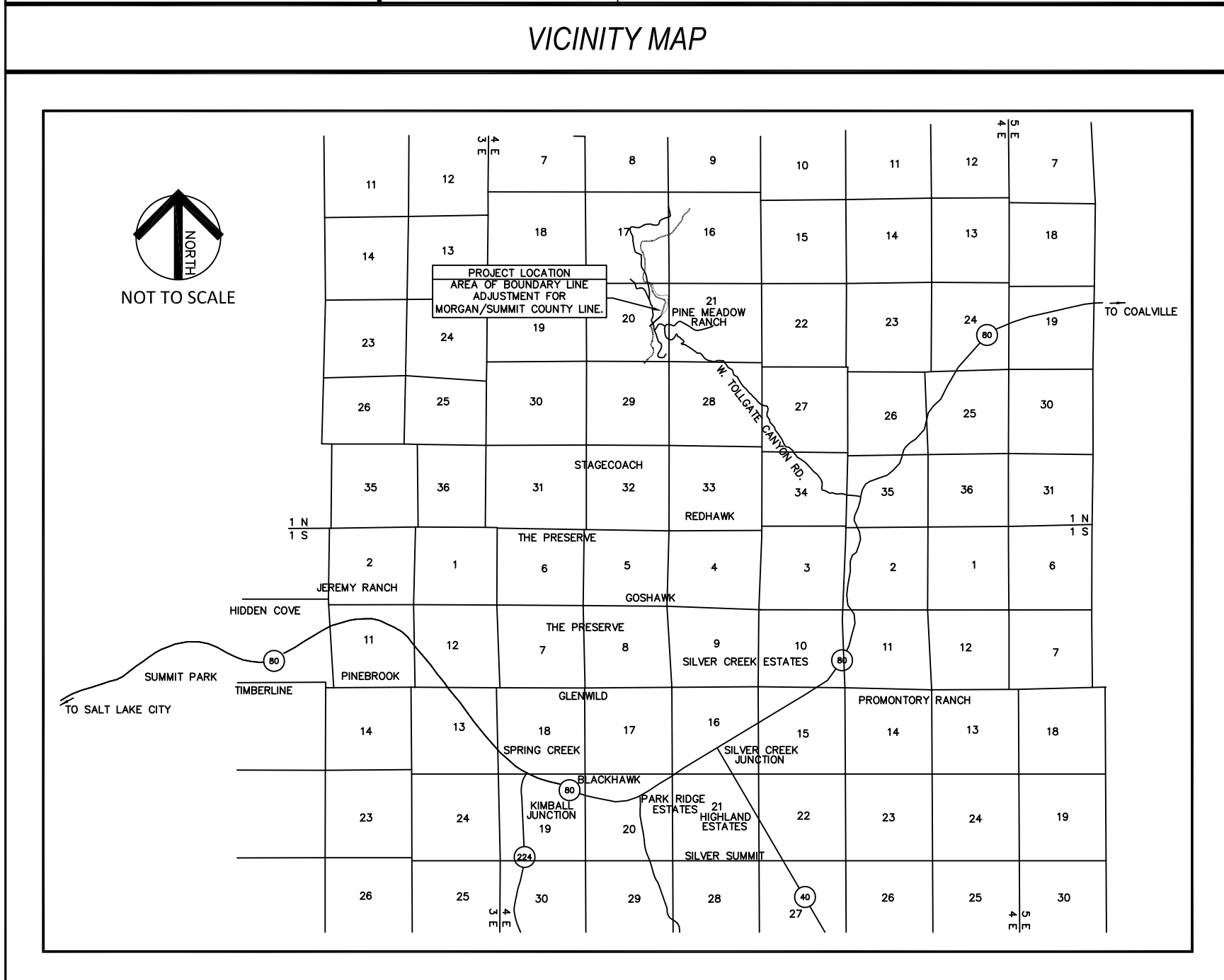


AFFECTED PARCELS & LOTS	
Morgan County Parcels - Affected Area Parcel No.: - In Acres:	Summit County Lots & Parcels - Subdivision & Lot # (No Acreage Changes to Lots) Pine Meadow Ranch Plat E: PI-E-4, PI-E-5, PI-E-6, PI-E-7, PI-E-8, PI-E-9, PI-E-50 & PI-E-51 Pine Meadow Ranch Plat G: PI-G-9, PI-G-10, PI-G-11, PI-G-18, PI-G-32, PI-G-33, PI-G-34, PI-G-37, PI-G-38, PI-G-39, PI-G-41, PI-G-42 & PI-G-43
00-0883 - 476.39 Ac. 00-0891 - 10.21 Ac. 05-0169 - 0.47 Ac. 05-0177 - 0.28 Ac. 05-0185 - 6.15 Ac. 05-0193 - 19.01 Ac.	Affected Parcel No.: - Revised Area in Acres: PI-23-A - 0.96 Ac. SS-BDY-14-A - 3.61 Ac.

BOUNDARY ADJUSTMENT DESCRIPTION

Historic and Adjusted portion of the Morgan/Summit County line lying within Section 20, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit County, Utah, being more particularly described as follows:

Beginning at a point being located North 89°52'00" West along the South line of the Southeast Quarter of said Section 20, a distance of 1887.47 feet from the Southeast corner of Section 20, Township 1 North, Range 4 East, Salt Lake Base and Meridian, said point being the intersection of the existing, historically described Morgan/Summit County line, and the South line of the Southeast Quarter of said Section 20; Thence leaving said South line and continuing along the existing, historically described Morgan/Summit County line the following ten (10) calls; (1) North 53°09'39" East, a distance of 73.80 feet; (2) North 42°05'17" East, a distance of 199.25 feet; (3) North 47°15'07" East, a distance of 269.31 feet; (4) North 36°40'19" East, a distance of 98.26 feet; (5) North 44°27'23" East, a distance of 23.95 feet to the Southwest corner of Summit County Parcel number PI-23-A; (6) Continuing North 44°27'23" East, a distance of 158.37 feet; (7) North 53°32'00" East, a distance of 14.37 feet, more or less to the Southwesterly most corner of Lot 18, Pine Meadow Ranch Plat 'A' Subdivision Lots 17 & 18 Amended, according to the official plat thereof on file and of record in the office of the Summit County Recorder, recorded June 27, 2025 at Entry Number 1237555; (8) North 53°32'00" East, a distance of 134.72 feet; (9) North 30°21'15" East, a distance of 180.40 feet; (10) North 7°48'49" East, a distance of 0.33 feet to the Northwesterly most corner of said Lot 18, Pine Meadow Ranch Plat 'A' Subdivision Lots 17 & 18 Amended, said point being the Southwesterly most corner of Summit County Parcel Number SS-BDY-16-1, and the point of terminus as labeled and depicted on the "Tollgate Canyon Summit/Morgan County Boundary Adjustment", according to the official final local entity plat thereof on file and of record in the office of the Morgan County Recorder and in the office of the Summit County Recorder, recorded October 27, 2015 at Entry Number 1031428 (Survey File Number S0008499); Thence along the Summit/Morgan County boundary, as depicted on said final local entity plat, the following ten (10) calls; (1) North 7°48'49" East, a distance of 227.11 feet; (2) North 27°36'06" West, a distance of 109.47 feet; (3) North 36°39'41" East, a distance of 82.77 feet; (4) North 43°12'45" West, a distance of 63.05 feet; (5) North 32°23'26" West, a distance of 68.98 feet; (6) North 19°33'34" East, a distance of 118.30 feet; (7) North 22°36'32" East, a distance of 138.17 feet; (8) North 16°45'50" East, a distance of 82.30 feet; (9) North 6°01'22" East, a distance of 142.05 feet; (10) North 3°14'08" East, a distance of 190.13 feet to the point of beginning as labeled and depicted on said final local entity plat, said point also being the Southwesterly corner of Lot 3, Pine Meadow Ranch Plat E, recorded November 4, 1987 as Entry No. 279172, according to the official plat thereof on file and of record in the office of the Summit County Recorder; Thence leaving said existing County line and continuing Northwesterly along the Westerly boundary line of said Pine Meadow Ranch Plat E, the following five (5) calls; (1) North 09°43'40" West, a distance of 291.10 feet; (2) North 32°40'40" West, a distance of 248.73 feet; (3) North 47°32'19" East, a distance of 867.02 feet; (4) North 76°42'48" East, a distance of 10.56 feet; (5) North 18°38'30" East, a distance of 400.00 feet to the Northwesterly most corner of Lot 50 of said Pine Meadow Ranch Plat E, said point also being the Southwesterly corner of Lot 18, Pine Meadow Ranch Plat G, recorded November 12, 1987 as Entry 279419, according to the official plat thereof on file and of record in the office of the Summit County Recorder and being located in the East half of Section 20, Township 1 North, Range 4 East, Salt Lake Base and Meridian; Thence continuing Northwesterly along the Westerly boundary line of said Pine Meadow Ranch Plat G, the following thirteen (13) calls; (1) North 18°38'30" East, a distance of 123.38 feet; (2) North 64°30'05" East, a distance of 22.09 feet; (3) North 06°25'38" East, a distance of 182.65 feet; (4) North 33°24'33" East, a distance of 175.57 feet; (5) North 36°15'37" West, a distance of 186.94 feet; (6) North 33°24'33" East, a distance of 175.57 feet; (7) North 36°15'37" West, a distance of 186.94 feet; (8) North 39°14'38" West, a distance of 183.81 feet; (9) North 25°40'41" West, a distance of 183.81 feet; (10) North 12°28'25" West, a distance of 228.80 feet; (11) North 27°43'07" West, a distance of 268.53 feet; (12) North 90°00'00" West (West), a distance of 9.27 feet to the Southwest corner of Lot 43 of said Pine Meadow Ranch Plat G; (13) North 01°07'28" West along said Westerly boundary line of Pine Meadow Ranch Plat G, a distance of 29.50 feet to a point on the existing Morgan/Summit County line and being the point of terminus of the herein described adjusted portion of the Morgan/Summit County line. Said point of terminus being the intersection of the Southerly boundary line of Summit County Parcel SS-BDY-14-A and the Westerly boundary line of said Pine Meadow Ranch Plat G.



SURVEYOR'S CERTIFICATE

I, Gregory R. Wolbach, do hereby certify that I am a Professional Land Surveyor in the State of Utah and that I hold License Number 187788 in accordance with Title 58, Chapter 22, Professional Engineers and Professional Land Surveyors Licensing Act. I further certify that I have prepared this Local Entity Plat for the purpose of adjusting the existing Morgan/Summit County line for the purposes of real property tax assessment and county record keeping in accordance with Utah Code 17-61-306. I do further certify that this Local Entity Plat is a correct and accurate representation of the land shown and described hereon.

GREGORY R. WOLBACH, PLS 187788
SUMMIT COUNTY SURVEYOR

(SEAL)

SURVEYOR'S NARRATIVE

1. The purpose of this local entity plat is to Adjust a portion of the Morgan/Summit County boundary line, memorialize previously adjusted portions and a portion of the field surveyed, historic boundary line, all lying within Section 20, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit County, Utah.

a. Utah Code 17-61-306(1)(a) Counties sharing a common boundary may, in accordance with the provisions of Subsection (2) and Utah Constitution, Article II, Section 3 and for purposes of real property tax assessment and county record keeping, adjust all or part of the common boundary to move it, subject to Subsection (1)(b), a sufficient distance to reach to, and correspond with, the closest existing property boundary of record.

b. Basis of bearing: North 89°52'00" West along the South line of the S.E. 1/4 between the S.E. Corner and the S.E. 1/4 Corner of Sec. 20, T. 1 N., R. 4 E., S. 18 B.M. a distance of 2,673.55 feet. See official plat of Pine Meadow Ranch Plat A.

c. The location of the adjusted Morgan/Summit County boundary line, as shown and described hereon, shall commence on the Westerly boundary line of Pine Meadow Ranch Plat E, follow/run along Westerly boundary line of both Pine Meadow Ranch Plat E and Pine Meadow Ranch Plat G, and terminate on the Westerly boundary line of Pine Meadow Ranch Plat G.

d. The original, historic Morgan County line was described, in part, as being "to the summit of the cross range through which the upper canyon of East Canyon creek runs; thence easterly along the summit of said last mentioned range to, and thence northerly along, the summit of the range between East Canyon Creek and the Weber River;"

e. The original, historic Summit County line was described, in part, as being "thence Southwesterly down said last mentioned summit to and directly across the Weber River; thence southerly along the summit of the range separating East Canyon from the Weber Valley to the summit of the cross range through which the upper canyon of East Creek runs; thence westerly to the summit of the Wasatch Range;"

f. Pine Meadow Ranch Plat E was recorded November 4, 1987 as Entry No. 279172 and Pine Meadow Ranch Plat G was recorded November 12, 1987 as Entry 279419. The Morgan/Summit County line was shown and labeled along the Westerly boundary of Pine Meadow Ranch Plat E from the Westerly most corner of Lot 4 to the Northwesterly most corner of Lot 50. The historic Morgan/Summit County line between Lots 4 and 49 does not exactly follow said Westerly boundary. The Morgan/Summit County line was not shown or labeled on Pine Meadow Ranch Plat G. Utilizing GIS maps from UGR, Morgan County and Summit County, USGS Quadrangle maps, and related topographic and boundary surveys, we have determined that many of the lots that are adjacent to and along the western boundary of these two subdivisions are partially located in both Morgan and Summit Counties.

g. Morgan County has not assigned any tax parcel identification numbers to the affected lots, as the two subdivisions were recorded in Summit County.

h. Both Pine Meadow Ranch Plat E and Pine Meadow Ranch Plat G were approved, accepted and recorded under the assumption that they were located entirely within the boundaries of Summit County.

MORGAN COUNTY SURVEYOR

This Final Local Entity Plat, adjusting the common boundary of Morgan / Summit County to correspond with the closest existing property boundary of record, has been found to be in compliance with Section 17-61-306 and with Section 17-73-504 of Utah Code.

Approved this _____ day of _____, 2026

By: _____
MORGAN COUNTY SURVEYOR (ACTING)

(SEAL)

ACCEPTANCE AND JOINT RESOLUTION

Morgan and Summit Counties, for reasons and purposes stated in a Joint Resolution being concurrently recorder herewith, desire to adjust a portion of the county line between their two counties. The two counties hereby resolve that the legislative bodies of both counties adopt and confirm this Final Local Entity Plat and the legal description contained hereon as properly depicting the adjusted portion of the boundary line between said counties. This boundary adjustment has been accepted as provided by Utah Code Section 17-61-306.

The County of Morgan approves this Local Entity Plat of "PINE MEADOW RANCH PLATS A, E & G MORGAN/SUMMIT COUNTY BOUNDARY ADJUSTMENT", as shown hereon, and as set forth in the Joint Resolution between Morgan and Summit Counties.

The County of Summit approves this Local Entity Plat of "PINE MEADOW RANCH PLATS A, E & G MORGAN/SUMMIT COUNTY BOUNDARY ADJUSTMENT", as shown hereon, and as set forth in the Joint Resolution between Morgan and Summit Counties.

Approved this _____ day of _____, 2026

MATT WILSON, CHAIR
MORGAN COUNTY COMMISSION

CANICE HARTE, CHAIR
SUMMIT COUNTY COUNCIL

ATTESTED TO BY:

LESLIE HYDE
MORGAN COUNTY CLERK/AUDITOR (SEAL)

MALENA STEVENS
SUMMIT COUNTY CLERK (SEAL)

SUMMIT COUNTY SURVEYOR

This Final Local Entity Plat, adjusting the common boundary of Morgan / Summit County to correspond with the closest existing property boundary of record, has been found to be in compliance with Section 17-61-306 and with Section 17-73-504 of Utah Code.

Approved this _____ day of _____, 2026

By: GREGORY R. WOLBACH, PLS 187788
SUMMIT COUNTY SURVEYOR

(SEAL)

MORGAN COUNTY RECORDER

ENTRY NO. _____

STATE OF UTAH, COUNTY OF MORGAN, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____

TIME: _____

BY: _____
MORGAN COUNTY RECORDER

SUMMIT COUNTY RECORDER

ENTRY NO. _____

STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF:

DATE: _____

TIME: _____

BY: _____
SUMMIT COUNTY RECORDER

NOTICE OF IMPENDING BOUNDARY ACTION 67-1A-6.5(3)

To: Lieutenant Governor

Morgan County and Summit County desire to make a minor adjustment to a portion of the boundary between them.

We hereby verify and certify that all requirements applicable to the boundary action in Section 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit Counties have been met.

Dated: _____

MORGAN COUNTY COMMISSION

By: _____
Matt Wilson, Chair
Morgan County Commission

Attest:

By: _____
Leslie Hyde
Morgan County Clerk/Auditor

NOTICE OF IMPENDING BOUNDARY ACTION 67-1A-6.5(3)

To: Lieutenant Governor

Morgan County and Summit County desire to make a minor adjustment to a portion of the boundary between them.

We hereby verify and certify that all requirements applicable to the boundary action in Section 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit Counties have been met.

Dated: _____

SUMMIT COUNTY COUNCIL

By: _____
Canice Harte, Chair
Summit County Council

Attest:

By: _____
Malena Stevens
Summit County Clerk

NOTICE OF IMPENDING BOUNDARY ACTION 67-1A-6.5(3)

To: Lieutenant Governor

Morgan County and Summit County desire to make a minor adjustment to a portion of the boundary between them.

We hereby verify and certify that all requirements applicable to the boundary action in Sections 29, 30 & 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit Counties have been met.

Dated: _____

MORGAN COUNTY COMMISSION

By: _____
Matt Wilson, Chair
Morgan County Commission

Attest:

By: _____
Leslie Hyde
Morgan County Clerk/Auditor

NOTICE OF IMPENDING BOUNDARY ACTION 67-1A-6.5(3)

To: Lieutenant Governor

Morgan County and Summit County desire to make a minor adjustment to a portion of the boundary between them.

We hereby verify and certify that all requirements applicable to the boundary action in Sections 29, 30 & 31, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit Counties have been met.

Dated: _____

SUMMIT COUNTY COUNCIL

By: _____
Canice Harte, Chair
Summit County Council

Attest:

By: _____
Malena Stevens
Summit County Clerk

NOTICE OF IMPENDING BOUNDARY ACTION 67-1A-6.5(3)

To: Lieutenant Governor

Morgan County and Summit County desire to make a minor adjustment to a portion of the boundary between them.

We hereby verify and certify that all requirements applicable to the boundary action in Section 20, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit Counties have been met.

Dated: _____

MORGAN COUNTY COMMISSION

By: _____
Matt Wilson, Chair
Morgan County Commission

Attest:

By: _____
Leslie Hyde
Morgan County Clerk/Auditor

NOTICE OF IMPENDING BOUNDARY ACTION 67-1A-6.5(3)

To: Lieutenant Governor

Morgan County and Summit County desire to make a minor adjustment to a portion of the boundary between them.

We hereby verify and certify that all requirements applicable to the boundary action in Section 20, Township 1 North, Range 4 East, Salt Lake Base and Meridian, Morgan / Summit Counties have been met.

Dated: _____

SUMMIT COUNTY COUNCIL

By: _____
Canice Harte, Chair
Summit County Council

Attest:

By: _____
Malena Stevens
Summit County Clerk

Effective 11/6/2025

17-61-306 Minor adjustments to county boundaries authorized -- Public hearing -- Joint resolution of county legislative bodies -- Notice and plat to lieutenant governor -- Recording requirements -- Effective date.

- (1)
 - (a) Counties sharing a common boundary may, in accordance with the provisions of Subsection (2) and Utah Constitution, Article XI, Section 3 and for purposes of real property tax assessment and county record keeping, adjust all or part of the common boundary to move it, subject to Subsection (1)(b), a sufficient distance to reach to, and correspond with, the closest existing property boundary of record.
 - (b) A boundary adjustment under Subsection (1)(a) may not create a boundary line that divides or splits:
 - (i) an existing parcel;
 - (ii) an interest in the property; or
 - (iii) a claim of record in the office of recorder of either county sharing the common boundary.
- (2) The legislative bodies of both counties desiring to adjust a common boundary in accordance with Subsection (1) shall:
 - (a) hold a joint public hearing on the proposed boundary adjustment;
 - (b) at least seven days before the public hearing described in Subsection (2)(a), provide written notice of the proposed adjustment to:
 - (i) each owner of real property whose property, or a portion of whose property, may change counties as the result of the proposed adjustment; and
 - (ii) any of the following whose territory, or a portion of whose territory, may change counties as the result of the proposed boundary adjustment, or whose boundary is aligned with any portion of the existing county boundary that is being proposed for adjustment:
 - (A) a city;
 - (B) a town;
 - (C) a school district;
 - (D) a special district governed by Title 17B, Limited Purpose Local Government Entities - Special Districts;
 - (E) a special service district governed by Title 17D, Chapter 1, Special Service District Act;
 - (F) an interlocal entity governed by Title 11, Chapter 13, Interlocal Cooperation Act;
 - (G) a community reinvestment agency governed by Title 17C, Limited Purpose Local Government Entities - Community Reinvestment Agency Act;
 - (H) a local building authority governed by Title 17D, Chapter 2, Local Building Authority Act; and
 - (I) a conservation district governed by Title 17D, Chapter 3, Conservation District Act; and
 - (c) adopt a joint resolution approved by both county legislative bodies approving the proposed boundary adjustment.
- (3) The legislative bodies of both counties adopting a joint resolution under Subsection (2)(c) shall:
 - (a) within 15 days after adopting the joint resolution, jointly send to the lieutenant governor:
 - (i) a copy of a notice of an impending boundary action, as defined in Section 67-1a-6.5, that meets the requirements of Subsection 67-1a-6.5(3); and
 - (ii) a copy of an approved final local entity plat, as defined in Section 67-1a-6.5; and
 - (b) upon the lieutenant governor's issuance of a certificate of boundary adjustment under Section 67-1a-6.5, jointly submit to the recorder of the county in which the property is located after the boundary adjustment:
 - (i) the original notice of an impending boundary action;

- (ii) the original certificate of boundary adjustment;
 - (iii) the original approved final local entity plat; and
 - (iv) a certified copy of the joint resolution approving the boundary adjustment.
- (4)
- (a) As used in this Subsection (4):
 - (i) "Affected area" means an area that, as a result of a boundary adjustment under this section, is moved from within the boundary of one county to within the boundary of another county.
 - (ii) "Receiving county" means a county whose boundary includes an affected area as a result of a boundary adjustment under this section.
 - (b) A boundary adjustment under this section takes effect on the date the lieutenant governor issues a certificate of boundary adjustment under Section 67-1a-6.5.
 - (c)
 - (i) The effective date of a boundary adjustment for purposes of assessing property within an affected area is governed by Section 59-2-305.5.
 - (ii) Until the documents listed in Subsection (3)(b) are recorded in the office of the recorder of the county in which the property is located, a receiving county may not:
 - (A) levy or collect a property tax on property within an affected area;
 - (B) levy or collect an assessment on property within an affected area; or
 - (C) charge or collect a fee for service provided to property within an affected area.
- (5) Upon the effective date of a boundary adjustment under this section:
- (a) all territory designated to be adjusted into another county becomes the territory of the other county; and
 - (b) the provisions of Section 17-61-305 apply in the same manner as with an annexation under this part.

Renumbered and Amended by Chapter 13, 2025 Special Session 1

Effective 11/6/2025

67-1a-6.5 Certification of local entity boundary actions -- Definitions -- Notice requirements -- Electronic copies -- Filing.

(1) As used in this section:

(a) "Applicable certificate" means:

- (i) for the impending incorporation of a city, town, special district, conservation district, incorporation of a special district from a reorganized special service district, or public infrastructure district, a certificate of incorporation;
- (ii) for the impending creation of a county, school district, special service district, community reinvestment agency, or interlocal entity, a certificate of creation;
- (iii) for the impending annexation of territory to an existing local entity, a certificate of annexation;
- (iv) for the impending withdrawal or disconnection of territory from an existing local entity, a certificate of withdrawal or disconnection, respectively;
- (v) for the impending consolidation of multiple local entities, a certificate of consolidation;
- (vi) for the impending division of a local entity into multiple local entities, a certificate of division;
- (vii) for the impending adjustment of a common boundary between local entities, a certificate of boundary adjustment; and
- (viii) for the impending dissolution of a local entity, a certificate of dissolution.

(b) "Approved final local entity plat" means a final local entity plat, as defined in Section 17-73-101, that has been approved under Section 17-73-507 as a final local entity plat by the county surveyor.

(c) "Approving authority" means the same as that term is defined in Section 17-73-101.

(d) "Boundary action" means the same as that term is defined in Section 17-73-101.

(e) "Center" means the Utah Geospatial Resource Center created under Section 63A-16-505.

(f) "Community reinvestment agency" means the same as that term is defined in Section 17C-1-102.

(g) "Conservation district" means the same as that term is defined in Section 17D-3-102.

(h) "Interlocal entity" means the same as that term is defined in Section 11-13-103.

(i) "Local entity" means a county, city, town, school district, special district, community reinvestment agency, special service district, conservation district, or interlocal entity.

(j) "Notice of an impending boundary action" means a written notice, as described in Subsection (3), that provides notice of an impending boundary action.

(k) "Special district" means the same as that term is defined in Section 17B-1-102.

(l) "Special service district" means the same as that term is defined in Section 17D-1-102.

(2) Within 10 days after receiving a notice of an impending boundary action, the lieutenant governor shall:

(a)

(i) issue the applicable certificate, if:

- (A) the lieutenant governor determines that the notice of an impending boundary action meets the requirements of Subsection (3); and
- (B) except in the case of an impending local entity dissolution, the notice of an impending boundary action is accompanied by an approved final local entity plat;

(ii) send the applicable certificate to the local entity's approving authority;

(iii) return the original of the approved final local entity plat to the local entity's approving authority;

(iv) send a copy of the applicable certificate and approved final local entity plat to:

- (A) the State Tax Commission;

- (B) the center; and
- (C) the county assessor, county surveyor, county auditor, and county attorney of each county in which the property depicted on the approved final local entity plat is located; and
- (v) send a copy of the applicable certificate to the state auditor, if the boundary action that is the subject of the applicable certificate is:
 - (A) the incorporation or creation of a new local entity;
 - (B) the consolidation of multiple local entities;
 - (C) the division of a local entity into multiple local entities; or
 - (D) the dissolution of a local entity; or
- (b)
 - (i) send written notification to the approving authority that the lieutenant governor is unable to issue the applicable certificate, if:
 - (A) the lieutenant governor determines that the notice of an impending boundary action does not meet the requirements of Subsection (3); or
 - (B) the notice of an impending boundary action is:
 - (I) not accompanied by an approved final local entity plat; or
 - (II) accompanied by a plat or final local entity plat that has not been approved as a final local entity plat by the county surveyor under Section 17-73-507; and
 - (ii) explain in the notification under Subsection (2)(b)(i) why the lieutenant governor is unable to issue the applicable certificate.
- (3) Each notice of an impending boundary action shall:
 - (a) be directed to the lieutenant governor;
 - (b) contain the name of the local entity or, in the case of an incorporation or creation, future local entity, whose boundary is affected or established by the boundary action;
 - (c) describe the type of boundary action for which an applicable certificate is sought;
 - (d) be accompanied by a letter from the Utah State Retirement Office, created under Section 49-11-201, to the approving authority that identifies the potential provisions under Title 49, Utah State Retirement and Insurance Benefit Act, that the local entity shall comply with, related to the boundary action, if the boundary action is an impending incorporation or creation of a local entity that may result in the employment of personnel; and
- (e)
 - (i) contain a statement, signed and verified by the approving authority, certifying that all requirements applicable to the boundary action have been met; or
 - (ii) in the case of the dissolution of a municipality, be accompanied by a certified copy of the court order approving the dissolution of the municipality.
- (4) The lieutenant governor may require the approving authority to submit a paper or electronic copy of a notice of an impending boundary action and approved final local entity plat in conjunction with the filing of the original of those documents.
- (5)
 - (a) The lieutenant governor shall:
 - (i) keep, index, maintain, and make available to the public each notice of an impending boundary action, approved final local entity plat, applicable certificate, and other document that the lieutenant governor receives or generates under this section;
 - (ii) make a copy of each document listed in Subsection (5)(a)(i) available on the Internet for 12 months after the lieutenant governor receives or generates the document;
 - (iii) furnish a paper copy of any of the documents listed in Subsection (5)(a)(i) to any person who requests a paper copy; and

- (iv) furnish a certified copy of any of the documents listed in Subsection (5)(a)(i) to any person who requests a certified copy.
- (b) The lieutenant governor may charge a reasonable fee for a paper copy or certified copy of a document that the lieutenant governor provides under this Subsection (5).
- (6) The lieutenant governor's issuance of a certificate of creation for an infrastructure financing district constitutes the state's approval of the creation of the infrastructure financing district.

Amended by Chapter 17, 2025 Special Session 1



June 2nd, 2026

5:00 REGULAR MEETING

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

COUNTY COMMISSION

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

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Liliana Allen
Douglas Perkins
Josh Hughes
Aaron Vazquez
John Patterson

OTHER EMPLOYEES

IT Director Jeremy Archibald
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith (CA)
Deputy Clerk/Auditor Chloe Adams
Emergency Manager Erica White
Fire Chief Brad Wilkes
Fair Director Haley Johnson
Planning and Zoning Director Josh Cook
Planner Kent Page
Director of Public Works Bret Heiner

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from May 19th, 2026.
2. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
3. Notice of out of state travel for EMS Expo in Orlando for Susan Sutton, Advanced EMT

Commissioner Nickerson moved to approve consent agenda items 1-3

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye
Commissioner Newton: Aye
Commissioner Blocker: Aye
Commission Vice Chair Nickerson: Aye
Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

(C) Commissioner Declarations of Conflict of Interest

No conflicts of interest

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

John Patterson (Stoddard) is one of the trustees of the Fred and Jean Thurston Trust. He expressed concern that **Commissioner Fackrell** had approached potential buyers of Thurston property and implied there were

already three, and possibly all five, votes against any future zoning changes. Mr. Patterson stated that such comments suggest decisions are being made outside the public process and create the appearance of predetermined outcomes. He said that if the county involves itself in private real estate transactions without following proper procedures, it resembles “acts of socialism.” with government intervening where it should not. He emphasized that any action affecting property rights must follow the legal public process.

(E) Action Items

**1. Haley Johnson – Discussion/Decision – Citizen’s Request: Scotsman Center
Discussion and decision on a request for a temporary use permit for the Morgan Farmer’s Market to be held at Kent Smith Park on August 8th, 2026.**

Hailey Johnson presented updates to her August 8 farmers market proposal, including reduced vendor numbers, removal of overflow parking, clarified fire-lane access, and insurance coverage of \$1 million per occurrence / \$3 million aggregate. She requested timely approval due to limited preparation time.

Commissioner Blocker confirmed the correct date and stated she had walked the 5000 West area with Hailey and had also spoken with Golden West Credit Union, which was supportive of that alternative location. However, she supported holding the first market at Kent Smith Park since it does not conflict with recreation events. **Garret Smith (CA)** noted that some elements in Hailey’s draft agreement resemble provisions used in the Fair Run agreement, such as outlining responsibilities for emergency services and coordination with law enforcement. He explained that if those items are included as conditions of the temporary use permit, a separate contract may not be necessary. He stated the key requirement is an owner’s authorization, which the Commission can provide.

Commissioner Newton moved to approve the applicant’s proposal for the Morgan Farmers Market at Kent Smith Park on August 8, subject to the conditions of the existing temporary use permit.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

**2. Erica White – Discussion/Decision – Morgan County Emergency Management
Discussion and decision on a request that Emergency Management have its own logo.**

Erica White (**Emergency Manager**) requested permission to develop an official logo for the Emergency Management Department. She explained that a distinct logo would help clearly identify her role during major incidents, trainings, and deployments, especially when assisting other counties. She noted that surrounding counties use similar logos for this purpose.

Commissioner Newton moved to approve the request allowing Emergency Management to adopt its own logo as presented.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

3. Erica White – Discussion/Decision – Morgan County Emergency Management

Discussion and decision on a request that Emergency Management have its own Facebook page and permissions to comment as “Morgan County Emergency Management”.

Erica White (Emergency Manager) requested approval to create official Facebook and Instagram pages for Emergency Management. She explained the pages would allow her to share preparedness topics, road closures, outages, and detailed updates during major incidents. All posts would be information-only, and she would personally approve everything posted. All content would also be mirrored on the website for residents who do not use social media. **Kate Becker (CAM)** noted that a county social-media policy is currently under legal review.

Commissioner Nickerson moved to approve the request, authorizing the Morgan County Emergency Management Office to create and operate an official Facebook page managed by Erica White, with all posts approved by her.

Seconded by Commissioner Blocker

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

4. Bret Heiner – Discussion/Decision – Morgan County Public Works

Discussion and decision on a request to chain open the gate to Lost Creek State Park during the months of seasonal use.

Bret Heiner briefed the Commission on the history of the Lost Creek gate, originally installed in the early 1980s for safety and access control. He explained that the State has recently improved campgrounds near the dam and plans to reopen them to the public. Bret recommended converting the gate to seasonal use, opening it May 1–October 31st, similar to the Jeremy Ranch model, while still allowing the Sheriff, Fire, or Emergency Management to close it if needed. **Commissioner Fackrell** noted that state law changes may give State Parks authority over certain park-area roads; however, **Bret Heiner** stated the road has remained a county road and that State Parks supports seasonal access. Additional discussion included campground management, future trail possibilities, and winter plowing responsibilities.

Commissioner Newton moved to approve the request to open the gate during seasonal use months.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

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

Rosehill LDS Chapel Site Plan: A request for site plan approval.

Kent Page (Planner) presented the site plan for the Rosehill LDS Chapel, previously reviewed by the Planning Commission on May 14th, where it received a recommendation of approval. Staff noted that the County Engineer is requiring a traffic study, and recommended approval subject to any resulting traffic-study requirements. **Commissioner Fackrell** asked about a discrepancy in the parking stall count. Staff explained that a recent change to landscape requirements within the parking area reduced the total number of stalls, and the correct number is 285.

Commissioner Blocker moved to approve Site Plan Application 25.053 for the Rosehill LDS Chapel at 4210 W Cottonwood Canyon Road, with the condition that a traffic study be completed and all County Engineer and staff comments be met.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

**6. Josh Cook – Discussion/Decision – County Planning & Zoning
Deywos Mountain Estate Site Plan: A request for site plan approval.**

Kent Page presented the site plan for the Deywos Mountain Estates reception center. The Planning Commission reviewed the application on May 14 and recommended approval. Staff reported that the project meets all landscaping, lighting, parking, and building-material requirements, and that the proposed elevations align well with commercial design standards. Commissioners asked whether the applicant had secured the necessary access approval from UDOT. Staff confirmed that conditional UDOT access approval has already been issued. Final approval will occur following the County's action on the site plan, and any additional ingress/egress requirements will be imposed by UDOT as part of their standard review.

Commissioner Newton moved to approve the Deywos Mountain Estates Site Plan.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

**7. Kate Becker – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on amending the Fairgrounds Rental Agreement and fee schedule.**

Kate Becker explained that updates to the Fairgrounds Rental Agreement had previously been drafted but never formally adopted. Because fee changes were not publicly noticed, she recommended postponing action. County Attorney **Garret Smith** agreed postponement was appropriate.

Commissioner Nickerson moved to Postpone item 7.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

**8. Kate Becker – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on awarding the RFQ for County Engineering and Surveying services.**

Kate Becker (CAM) presented the RFQ responses for County Engineering and Surveying Services, noting that the responses and bid analysis had been provided to the Commission. **Chair Wilson** emphasized the need for

more transparent and itemized billing from the selected engineering firm. **Josh Cook** agreed and explained that some repeated inspections occur due to applicant actions but confirmed that improved billing details and a potential set-fee model would benefit both the County and applicants. Discussion also covered how invoices are accessed, whether GRAMA requests are needed, and that the current engineering firm has assisted the County in obtaining grants. The Commission discussed whether more than one engineering firm should be approved under the RFQ. **Josh Cook** advised that managing multiple firms would complicate project assignments, increase applicant costs, and reduce consistency, while **Garret Smith (CA)** noted a secondary firm could be used only if an applicant chose to pay a higher rate. **Chair Wilson** volunteered to interview the applicants.

Commissioner Fackrell moved to postpone the engineering services until July 7th meeting. Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Updates from Kate: Kate Becker (CAM) commented that the agenda felt unusual due to recent process changes but noted the Commission is now consistently following the process she has recommended for several years. She explained that while the new system improves workflow, it may result in uneven agendas. She also noted she received eleven late requests for agenda items, including Rifle Range appointments, which is why printed packets were provided. During Commission Comments **Kate** reported that the AT&T tower at Snowbasin had blown over in recent high winds, explaining the current service issues. A temporary tower is in place; a permanent replacement is expected by the end of June.

(F) Commissioner Comments:

Commissioner Blocker reported that the Governor's Office is launching Family Connection Week (June 8–14), highlighting statistics showing significant youth mental-health benefits from sharing one family meal per week. She attended a Transcom meeting where she learned the I-84 interchange has been funded at over \$160 million for 2031. Blocker also met with Snowbasin regarding Strawberry Road and potential Olympic-related planning, and she referenced the WFRC State Street Grant Program as a possible funding opportunity. She delivered the County's \$5,000 donation to YCC, who expressed sincere appreciation.

Commissioner Newton commented on the Front Street Festival, noting it was impacted by rain early in the day but ended successfully with good attendance. He also summarized a letter from Weber Basin Water, suggesting they may present their budget to the Commission. Newton encouraged the public to attend all Truth-in-Taxation hearings—not just those held by the County—emphasizing that Weber Basin is proposing raising its tax rate to the statutory limit. He reminded the public that each taxing entity holds its own hearing and that participation is typically very low.

Commissioner Fackrell shared that a company has been awarded the project to install fiber-optic broadband throughout the county, including Lost Creek, with work expected to begin in July. He also met with the USU Director of Water Conservation to discuss updating county landscaping standards, especially regarding high-water-use conifers, and suggested arranging a workshop with Planning & Zoning. At a Wasatch Front Regional Growth Committee meeting, water conservation was a major focus; he noted pressure for high-density housing due to reduced water use but reiterated that such housing does not align with Morgan County's goals. He also reported strong attendance at the Library's Summer Reading Kickoff, estimating 500–600 attendees.

Commissioner Nickerson provided an update on county weed-control efforts, noting Public Works has completed two rounds of spraying and UDOT has also treated several hotspots. He reminded the public that

approximately \$6,000 remains available for weed-control reimbursement through the Conservation District, with forms due June 15 and reimbursement increased to \$500. Nickerson also updated the public on delays at the fairground's fields. He emphasized that grass installation cannot proceed without ensured irrigation and that the County is actively working to resolve the issue.

Chair Wilson reported nothing significant from his LHC meeting. He spoke with the School Board regarding the upcoming tax changes, noting a misunderstanding between lowering tax *rates* versus lowering *tax bills*. Kate Becker added that the School District met with the County Assessor to prepare a public handout explaining tax impacts. Wilson also mentioned joining a call with Congressman Moore, where the Congressman discussed the Child Retirement Fund, which Wilson believes could greatly benefit future generations.

Commissioner Fackrell moved to enter a Closed Session for the process of property acquisition or disposition.

Commissioner Newton seconded.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed

Commissioner Fackrell moved to go out of Closed Session at 6:46 PM

Commissioner Newton Seconded

Closed session ended at.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed

Commission Follow-Up Discussion

Tire Dumpster Event Update

Commissioner Nickerson reported that the community tire-disposal event will begin Monday, the 15th. A dumpster will be available for residents to drop off tires, but tires must not have rims attached. He confirmed that disposal is free through the county's partnership with Holcim. Commissioner Nickerson also noted that removing rims is the responsibility of residents.

Assessor's Office Update

Kate Becker (CAM) informed the Commission that county assessed values have been submitted to the state. She explained that while there is positive new growth, Board of Equalization rollbacks—primarily from two developments—resulted in a negative “previous year preferred” rate adjustment. She reported that the state had attempted to have the numbers modified, but the Assessor's Office declined, maintaining accuracy. **Kate Becker (CAM)** encouraged commissioners with questions to speak with Janelle.

Discussion Regarding Public Comment

Commissioner Fackrell stated that after hearing a rumor that one individual was considering purchasing the Thurston's property, he briefly spoke with that person and advised him that rezoning would likely be difficult and that he should fully understand the zoning implications before proceeding. He noted that the conversation was very short.

Commissioner Fackrell explained that a day or two later he received a call from Norm Thurston, who asked him to relay the same information to the second potential bidder so that both parties had equal understanding.

Commissioner Fackrell agreed and shared the same zoning cautions. He noted that the Thurston family was concerned about the risk of a buyer moving forward under incorrect assumptions and later withdrawing, similar to a previous situation in Porterville that had caused hardship to a seller.

He reported that he informed both prospective buyers that he believed that more than one commissioner would likely oppose a rezoning proposal and that he did not know how others might vote.

Garret Smith (CA) advised that while commissioners may speak as individuals, they should avoid making statements that could be interpreted as representing the full Commission. Garret Smith (CA) cautioned that informal conversations can lead to misunderstandings or claims such as detrimental reliance, which could involve the county in litigation. He noted that the situation as described could likely be defended but recommended avoiding proactive outreach that could create confusion or risk.

Commissioner Nickerson confirmed that members of the Thurston family told him they had specifically requested that Fackrell contact the second bidder and provide the same information. He stated that what Fackrell described aligned with his own understanding.

Arbitration and Legal Matters

Garret Smith (CA) reported that arbitration regarding the Ponderosa development agreement concluded successfully. Arbitrator Craig Call determined the issue to be a contractual dispute and agreed that the county acted correctly in asserting that the proposal did not qualify as a minor amendment. Because the county had agreed to binding arbitration, the decision is final.

Garret Smith (CA) also updated the Commission on the Jeff Clark matter involving a 10-foot strip shown as a right-of-way in Monte Verde. The county does not plan to vacate the strip but will allow it to be paved over if the property owner chooses, pending final clarification of its legal status.

America 250 Presentation Request

Commissioner Blocker asked whether **Kate Becker (CAM)** would be willing to provide a musical presentation during an upcoming meeting in recognition of America 250. **Kate Becker (CAM)** expressed willingness to participate and noted that she is also performing at the Morgan Valley Chamber Orchestra's America 250 kickoff event. The Commission agreed to schedule the presentation at a future meeting.

Justice Court and Upcoming Agenda Items

Garret Smith (CA) informed the Commission that he may need to cover Justice Court responsibilities for Dean in the coming weeks. If so, Janet will cover legal matters for the Commission, including issues related to the Cottonwoods development. He reported ongoing communication with Nettleton's attorney and noted he may seek Commissioner Blocker's input on community expectations for the Mountain Green area.

Development Agreement and MOA Discussion

The Commission discussed density considerations, amenity requirements, and the Mountain Green Master Owners Association (MOA). Commissioners emphasized the need to ensure new proposals reflect commitments made to residents, including open-space preservation, trail access, and park amenities. A sliding-scale approach was discussed, with density aligning to the level of amenities offered. Commissioners reviewed past issues where open space was not properly transferred or amenities were not installed in appropriate phases, and they stressed the importance of adhering to proper procedures going forward.

Fairgrounds and Open Space

The Commission reiterated that open space in developments is intended to be transferred to the MOA for maintenance. They discussed past inconsistencies and emphasized the importance of ensuring proper compliance in current and future phases.

USU Extension – Fair Equipment Purchase

Kate Becker (CAM) reported that USU Extension will appear on the next agenda to request supplemental funding for rabbit cages needed for the county fair. She authorized the purchase in advance due to timing constraints and informed the Commission of the decision.

Community Events

June 2, 2026 – County Commission Meeting

The Commission noted the upcoming June 19 Chamber of Commerce golf tournament. Several commissioners declined participation due to the holiday or other commitments. Janet is already participating on behalf of the county.

Commissioner Newton moved to adjourn at 7:10 PM

APPROVED: _____ DATE: _____
Morgan County Commission Chair

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

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call Kate Becker at 435-800-8724 at least 24 hours prior to this meeting. This meeting is streamed live.

If you want to participate virtually in any public comment listed on this agenda, you need to contact Jeremy@morgancountyutah.gov at least 48 hours before the scheduled meeting.



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

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

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

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

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

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

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

May 28, 2026

Morgan County Planning Department
Morgan County Commission

Dear Members of the Morgan County Planning Department and County Commission,

Please accept this letter as my formal resignation from the Morgan County Planning Commission, effective 5/28/2026.

Serving on the Planning Commission has been a privilege, and I sincerely appreciate the opportunity to contribute to Morgan County and work alongside dedicated community leaders and staff. I am grateful for the experience and relationships built during my time serving in this role.

At this point in life, increasing family responsibilities and other obligations are requiring more of my time and attention. Because of this, I do not feel I can continue to give this position the level of commitment and time it deserves.

Thank you again for the opportunity to serve the community. I wish the Planning Department and County Commission continued success moving forward.

Sincerely,

Chans McMillan



48 W Young St - 886
Morgan, UT 84050

Morgan County
Planning & Development
Services

NOTICE

Morgan County Commissioner Blaine Fackrell is seeking applicants to fill the vacated Porterville/Richville seat on the Morgan County Planning Commission.

If no suitable applications are received the positions may be filled by the County Commission at their discretion.

Interested individuals may obtain an application at www.morgancountyutah.gov or may reach out directly to Commissioner Fackrell at bfackrell@morgancountyutah.gov (801) 668-0101

Seat to be recommended for appointment on July 7th, 2026. All interested persons should contact Commissioner Fackrell no later than Monday June 29th by 5pm MST.



CONSULTING SERVICES AGREEMENT

THIS Agreement is made and entered into this 27th day of May, 2026, by and between Morgan County with offices at 48 West Young Street, Morgan, Utah 84050 (hereinafter called the "OWNER"), and METHODS Consulting, Inc. (METHODS), a Utah corporation, with offices at 2223 S Highland Drive #E6 327 Salt Lake City, UT 84106.

WITNESSETH THAT:

WHEREAS, the OWNER desires professional services as set forth in Exhibit A Scope of Work (hereinafter called the "SERVICES");

AND

WHEREAS, the OWNER has solicited the services of METHODS to conduct the Morgan County Transportation Master Plan (TMP) and Impact Fee Facilities Plan (IFFP) (hereinafter called the "PROJECT");

NOW, THEREFORE, for the consideration hereinafter set forth, the parties hereto do mutually agree as follows:

FIRST: ENGAGEMENT OF METHODS

The OWNER retains and engages METHODS to act for and represent it in engineering matters involved in the performance of the SERVICES, subject to the terms, conditions, and stipulations as hereinafter stated.

SECOND: SCOPE OF SERVICES

METHODS shall render in a satisfactory and proper manner the SERVICES identified for each task order requested by the OWNER and as outlined in Exhibit A.

THIRD: COMPENSATION

The OWNER shall compensate METHODS for the performance of SERVICES under this Agreement on a time and materials basis using the bill rates outlined in Exhibit A.

FOURTH: PAYMENT

Invoices for interim payments shall be prepared by METHODS and submitted monthly to the OWNER. Each invoice shall be prepared to request payment of the SERVICES rendered during the invoice period. Such invoices shall be paid to METHODS by the OWNER within thirty (30) days of receipt by the OWNER.

FIFTH: DATA TO BE FURNISHED BY OWNER

Data to be furnished by the OWNER to METHODS at no cost to METHODS consists of all available project information needed for conducting the project.

SIXTH: INDEPENDENT CONTRACTOR

METHODS represents that it has, or will secure, at its own expense, the personnel required in performing the SERVICES under this Agreement. Such personnel shall not be employees of, nor have contractual relationship with the OWNER. METHODS, consistent with its status as an independent contractor, further agrees that its personnel will not hold themselves out as, nor claim to be, officers or employees of the OWNER by reason of this Agreement.

SEVENTH: INSURANCE

METHODS shall effect and maintain insurance at its own cost and expense to protect itself and OWNER from claims under Workers' Compensation Acts; from claims for damages because of bodily injury including sickness, disease, or death of any of its employees; from claims for damages because of injury to or destruction of tangible property; and from claims arising out of the performance of professional services caused by errors, omissions, or negligent acts for which it is legally liable, each in the amount of \$1,000,000.

METHODS shall furnish the OWNER upon request with a certificate(s) of insurance showing METHODS has complied with this Article.

EIGHTH: INDEMNITY AND LIMITATION

METHODS shall indemnify and hold the OWNER harmless from and against claims, suits, actions, judgments, demands, losses, costs, expenses, damages, and liability caused solely by, resulting solely from, or arising solely out of the negligence, recklessness or willful misconduct of METHODS, its officers, employees, agents, or representatives in the performance of SERVICES under this Agreement. METHODS's liability to OWNER shall not exceed the total compensation received by METHODS hereunder, and METHODS shall in no event be liable in contract, tort, or otherwise, for any indirect or consequential damages, including but not limited to loss of estimated profits, loss of use, loss of revenue, cost of capital, loss of good will, or similar damages arising out of its performance of the SERVICES hereunder.

In the event of any reuse or other use not intended under this Agreement by the OWNER of the drawings, specifications, and other documents furnished by METHODS hereunder, the OWNER shall indemnify, defend, and hold harmless METHODS from and against any and all claims, suits, actions, judgments, demands, losses, costs, expenses, damages, and liability caused by, resulting from, or arising out of such use.

NINTH: TERMINATION

This Agreement may be terminated by either party hereto upon thirty (30) days written notice in the event of substantial failure by the other party to perform in accordance with the terms of this Agreement through no fault of the terminating party. In the event of termination, METHODS shall be compensated for all services performed and costs incurred up to the effective date of termination for which METHODS has not been previously compensated, plus termination expenses incurred.

Upon receipt of notice of termination from the OWNER, METHODS shall discontinue the SERVICES unless otherwise directed and upon final payment from the OWNER deliver to the OWNER the required number of copies of all data, drawings, reports, estimates, summaries, and



such other information and materials as may have been accumulated by METHODS in the performance of this Agreement, whether completed or in process.

TENTH: OWNERSHIP OF DOCUMENTS

The parties hereto agree that METHODS shall retain possession of all drawings, specifications, and other documents when its services have been completed. The OWNER will be provided electronic copies of documents requested.

ELEVENTH: NOTIFICATION

All notices required or permitted under this Agreement shall be in writing and shall be deemed sufficiently served if served by Registered Mail addressed as follows:

TO OWNER: Morgan County
48 West Young Street
Morgan, Utah 84050
ATTENTION: Kate Becker

TO METHODS: METHODS Consulting, Inc
2223 S Highland Drive #E6 327
Salt Lake City, UT 84106.
ATTENTION: Jeremy Searle

TWELTH: DISPUTES

Any and all claims, disputes, and other matters in question arising out of or relating to this Agreement or the breach thereof which are not disposed of by mutual agreement of the parties hereto shall be submitted to arbitration conducted and governed by the Construction Industry Arbitration Rules of the American Arbitration Association in effect at the time of the execution of this Agreement. This Agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law.

The party requesting such arbitration shall file notice of the demand for arbitration in writing with the other party hereto and with the American Arbitration Association in Summit County, Utah. In no event shall the demand for arbitration be made after the date when institution of an action at law or in equity based on such claim, dispute, or other matter in question would be barred by the applicable statute of limitations. The award rendered at such arbitration shall be final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

Any such arbitration shall not include, by consolidation, joinder, or in any other manner, any additional persons not a party to this Agreement except by written consent signed by the parties hereto and such persons sought to be joined. Such consent shall be limited to the dispute described therein and the parties named therein.

THIRTEENTH: APPLICABLE LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Utah.



FOURTEENTH: EXTENT OF AGREEMENT

This Agreement represents the entire and integrated agreement between the OWNER and METHODS and supersedes and replaces all terms and conditions of any prior agreements, arrangements, negotiations, or representations, written or oral, with respect to this PROJECT.

IN WITNESS WHEREOF, this Agreement has been executed by the OWNER and METHODS, effective from the day and year first written above.

Morgan County

By _____
(Name, Title)

METHODS Consulting, Inc.

By _____
(Jeremy Searle, Vice President)

EXHIBIT A: SCOPE OF WORK & FEE



TRANSPORTATION MASTER PLAN

Revised: April 21, 2026



METHODS
CONSULTING

Photo Credit: www.exploremorganutah.com

April 21, 2026

Kate Becker

Morgan County Administrative Manager
48 West Young Street
P.O. Box 886
Morgan, Utah 84050

RE: Morgan County Transportation Master Plan**Dear Kate and Selection Committee,**

METHODS Consulting is excited to offer our expertise to assist Morgan County (County) with updating their transportation master plan (TMP). We are dedicated to meeting all of the County's needs throughout the project and are uniquely qualified to complete this work. We have worked extensively in northern Utah and the surrounding areas, and we understand the community, the public, growth projections, and the overall transportation system. **Nearby TMPs that we have recently completed include East Summit County, South Weber, Layton, Clearfield, Syracuse, West Point, Harrisville and Farmington.** We have also completed numerous County TMPs, which have some nuanced differences from City TMPs. We have completed or are currently working on East Summit County (and the Summit County Active Transportation Plan), Tooele County, Salt Lake County, and Utah County's TMP. No other firm has the range and depth of local and County experience that METHODS can provide.

Similarly, we are uniquely qualified for the travel demand modeling element of the transportation master plan. We have refined, updated, and calibrated the USTM and WFRC travel demand model extensively for communities in this area of the state. This has taken place over multiple projects and efforts, and the result is a much more accurate and representative model for the area. Our additional work on these efforts will help inform the Morgan County TMP, **creating the most accurate and up to date model available** for the area.

Our team has immediate availability for this project. We are committed to providing Morgan County with the very best product and services. The County will gain the following benefits by selecting the METHODS team:

- ▶ An experienced team that **knows the area** and is dedicated to meeting all of the county's needs
- ▶ A **team that has already completed TMPs for many of the nearby communities and counties**, providing detailed local knowledge, connections, relationships, and a head start on the work
- ▶ A team that has developed **the most up-to-date and accurate travel demand model** for northern Utah
- ▶ A team with **immediate availability** to focus on this project

We appreciate your time and consideration of our proposal and look forward to helping you update the transportation master plan to guide the County's infrastructure investments into the transportation system. We are able and willing to meet the requirements of the RFP. Please contact Jeremy Searle at 801-669-7345 or jeremy.searle@methodsconsulting.com for any questions or to discuss further.

Sincerely,

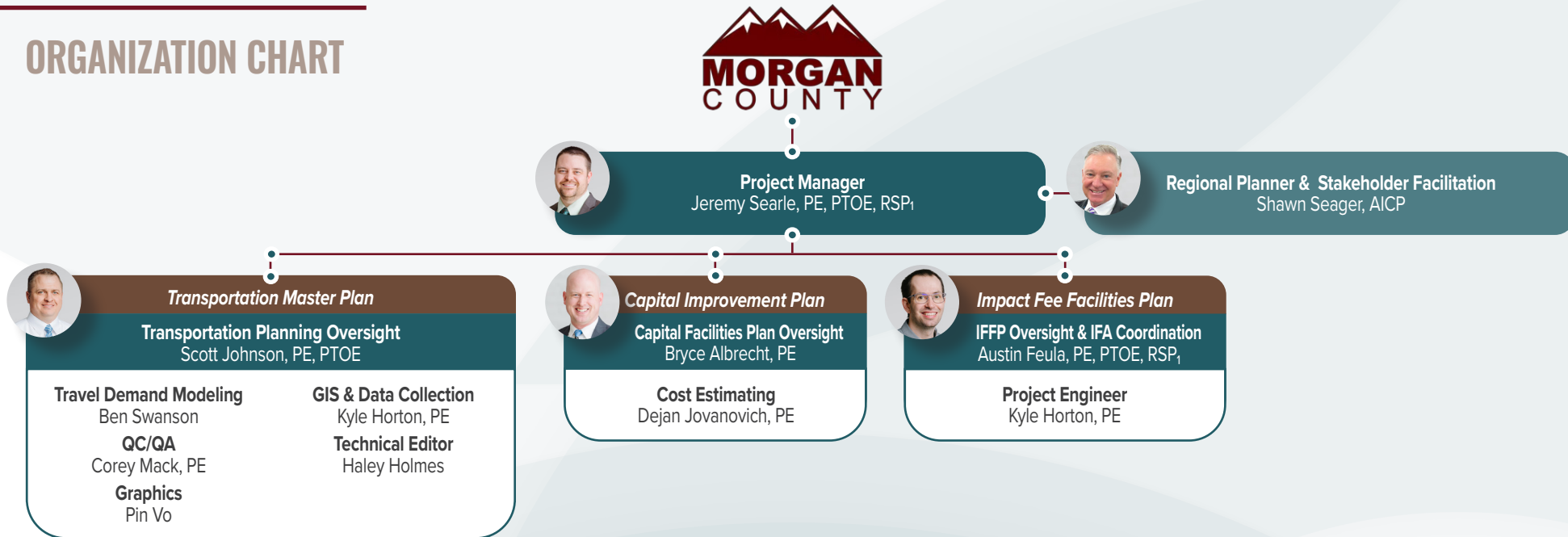


Jeremy Searle, PE, PTOE, RSP,
Vice President

Photo Credit: www.alltrails.com_ClaySteelman

2. FIRM EXPERIENCE

ORGANIZATION CHART



KEY PERSONNEL



PROJECT MANAGER | Jeremy Searle, PE, PTOE, RSP,
16 Years' Experience

- ▶ Utah County TMP | Project Manager
- ▶ Salt Lake County TMP | Project Manager
- ▶ Tooele County TMP | Project Manager
- ▶ Layton TMP and IFFP | Project Manager

Jeremy is the Transportation and Planning Division manager at METHODS and is currently the project manager (PM) for the Springville and Utah County TMPs.

Jeremy has completed dozens of transportation master plans across the state, including Tremonton, Garland, Herriman, Clearfield, Salem, Mapleton, West Jordan, Provo, South Jordan, Layton, Syracuse, West Point, Weber County, Tooele County, South Weber, Spanish Fork, Harrisville, Tremonton, and Salt Lake County. Jeremy also has extensive experience with transportation impact fees and transportation utility fees such as guiding the creation of Orem, Salem, Spanish Fork, South Jordan, Herriman, West Point, Syracuse, Bluffdale, Salem, Harrisville, South Weber, Layton, Payson, and Syracuse. Jeremy understands the Morgan County community's unique strengths and desires. He is committed to meeting the needs of the County and providing a quality master plan that will guide the County's transportation infrastructure decisions into the future.



REGIONAL PLANNER & STAKEHOLDER FACILITATION | Shawn Seager, AICP
37 Years' Experience

- ▶ West Jordan TMP | Senior Planner
- ▶ Farmington Station Alternative Transportation Plan | Project Manager
- ▶ South Jordan Station Area Plans | Project Manager
- ▶ Payson Downtown Gateway Plan | Senior Planner
- ▶ Nibley General Plan Update | Senior Planner

Shawn has extensive experience in stakeholder coordination, regional transportation planning, and funding. Throughout his career, he partnered closely with local government to position and program hard to **fund projects like the Mountain Green Interchange. By working with the Morgan County Commission we were able to legislatively direct funding to it in 2022, decades before it was planned.**

Shawn retired after 34 years in local government and regional planning, serving as the Planning Director for the Mountainland Association of Governments (MAG) in Orem, Utah where he developed both rural and urban transportation plans, developed the Sharp Tintic and Provo Sub Railroad Consolidation funding, Provo River Parkway Trail, Connecting Heber Valley to Transit Service, and managed a team of lobbyists. Shawn continues this role at METHODS Consulting as he leads multi-jurisdictional stakeholder coordination in support of the Greater Salt Lake Municipal Service District (MSD) and community-driven transportation asset management and planning. Shawn's deep planning expertise, leadership experience, and long-standing regional relationships uniquely position him to add value through effective stakeholder engagement and coordination for Morgan County.

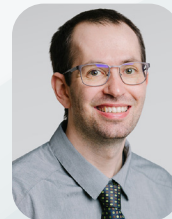


TRAFFIC ENGINEERING | Scott Johnson, PE, PTOE

11 Years' Experience

- ▶ Syracuse TMP | Traffic Engineer
- ▶ Santaquin Regional Grid Study | Traffic Engineer
- ▶ Nebo Beltway Regional Transportation Study | Traffic Engineer
- ▶ SR-164 (8000 South) Corridor Study | Traffic Engineer

Scott is a traffic engineer at METHODS with over 11 years of experience supporting a wide range of projects—from traffic impact studies and design efforts to long-range planning initiatives. He has contributed to transportation planning efforts in cities across Utah, including West Jordan, Santaquin, Payson, and Syracuse. **Scott brings a strong foundation in traffic microsimulation and a clear understanding of macro-level transportation systems, allowing him to develop context-sensitive solutions that address both local and regional needs.** His work often involves balancing the interests of stakeholders such as adjacent landowners, local businesses, neighboring municipalities, and regional and state agencies. Scott is passionate about contributing to the successful planning and growth of transportation systems in ways that honor the local history and heritage.



PLANNING OVERSIGHT & QC/QA | AUSTIN FEULA, PE, PTOE, RSP, 1

14 Years' Experience

- ▶ South Weber TMP | Travel Modeler
- ▶ Tremonton TMP | Deputy PM
- ▶ Virgin TMP | Oversight
- ▶ Springville Impact Fees Update | Oversight

Austin has significant experience with TMPs throughout the state, having worked on 15+ over the last few years. In these TMPs, he frequently serves in an oversight role to ensure the plan is on the right track and moving forward, and the travel demand modeler. Austin has significant experience projecting future traffic volumes and then utilizing those projections to determine roadway cross sections and design. **He is intimately familiar with the Utah Statewide Travel Demand Model (USTM), which is the model which will be utilized for Morgan County as it is located outside of an urbanized area. He has recent experience with USTM in his work on the Tooele County, Grantsville, and Tremonton TMPs.**



CAPITAL FACILITIES PLAN OVERSIGHT | Bryce Albrecht, PE

13 Years' Experience

- ▶ Spanish Fork - 920 South / 2300 East Roundabout Design | Lead Designer
- ▶ Springville 800 South / 800 East Roundabout Design | Lead Designer
- ▶ SR-164 Corridor & Interchange Study | Lead Designer
- ▶ Spanish Fork 630 West / Center Street Roundabout Concept | Lead Designer

Bryce will oversee the capital facilities plan preparation. Bryce is experienced in preparing cost-effective plans and designs that improve public safety and minimize ROW impacts. Bryce recently worked with Salt Lake County in the design and advertisement of Segoe Lily Drive from 700 East to 1300 East. Bryce has worked extensively in Spanish Fork having completed several roundabout designs and corridor studies in the City. Recently, Bryce was the lead designer on the 620 South / Canyon Road intersection improvements project and the 800 South / 800 East roundabout design in Springville.



TRAVEL DEMAND MODELING | Ben Swanson

17 Years' Experience

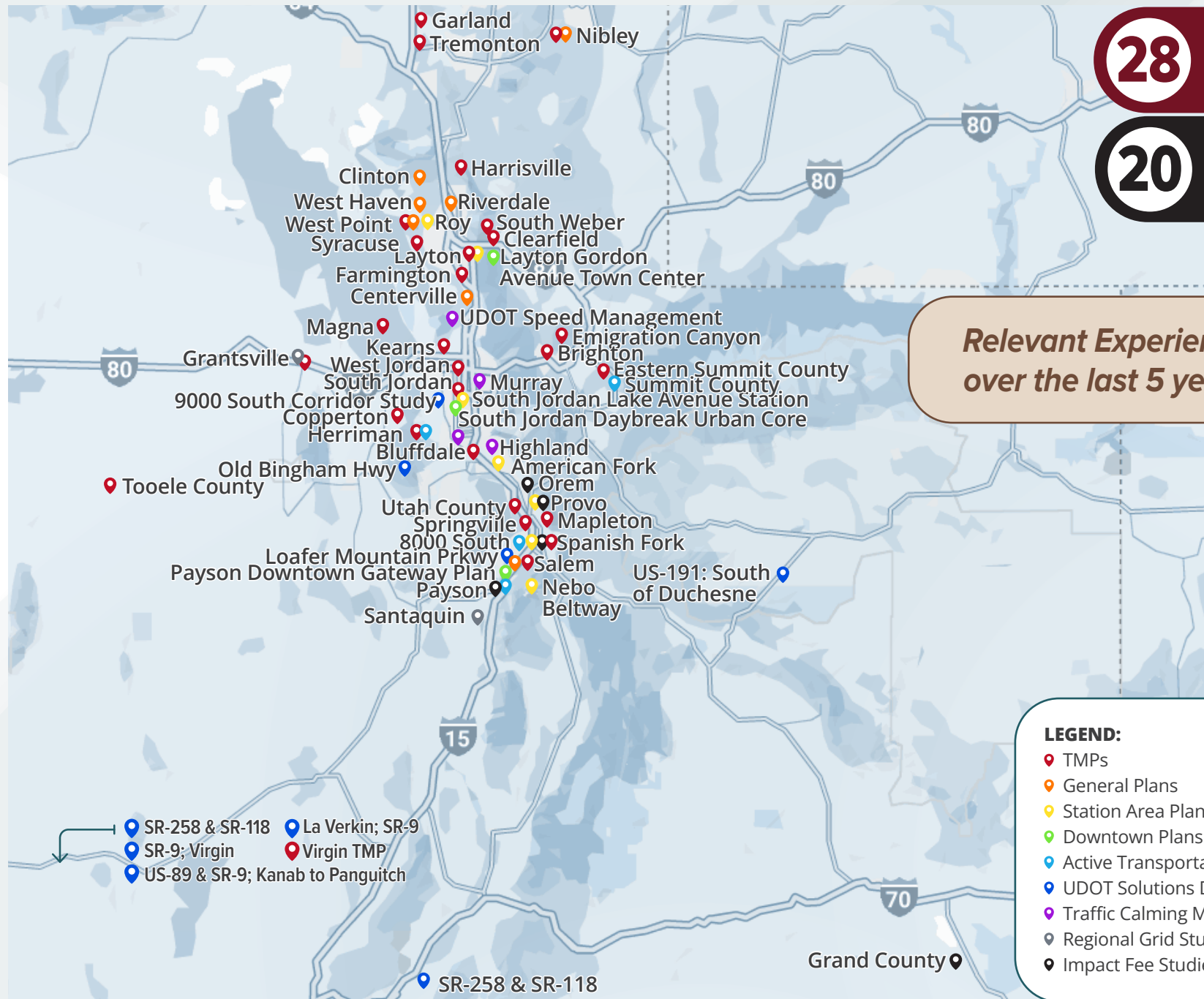
- ▶ Layton TMP | Travel Demand Modeler
- ▶ South Jordan TMP | Travel Demand Modeler
- ▶ West Jordan TMP | Travel Demand Modeler
- ▶ MAG Congestion Management Plan | Analyst

Ben is a skilled transportation planner and data analyst who combines technical expertise, problem solving skills, and awareness of project needs to answer questions insightfully and efficiently. **He has extensive experience in transportation planning, four-step travel modeling/analysis, travel forecasting, and geospatial data and passive data analysis.** He is proficient with Python, Excel, GIS, and multiple travel modeling and simulation platforms. His work demonstrates his commitment to achieving project success and advancing innovative solutions.

Photo Credit: alltrails.com_ChloeBurraston

2. PAST PROJECT EXPERIENCE

TRANSPORTATION PLANNING MAP



28 TRANSPORTATION MASTER PLANS

20 TRANSPORTATION IMPACT FEE FACILITY PLANS

Relevant Experience over the last 5 years

LEGEND:

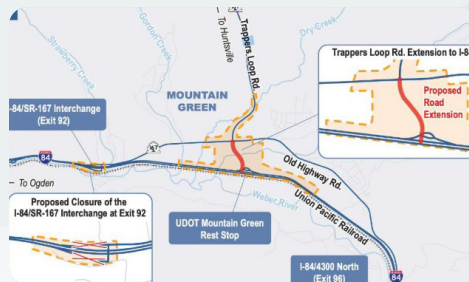
- 📍 TMPs
- 🟠 General Plans
- 🟡 Station Area Plans
- 🟢 Downtown Plans
- 🟣 Active Transportation Plan
- 🟦 UDOT Solutions Development Studies
- 🟪 Traffic Calming Manuals / Programs
- 🟩 Regional Grid Study
- 🟫 Impact Fee Studies

SIMILAR PROJECT EXPERIENCE

MOUNTAIN GREEN INTERCHANGE RELOCATION FUNDING ACQUISITION | 2022

Matt Wilson, Chair, Morgan County Commission, 801-725-4457, mwilson@morgancountyutah.gov

- ▶ Shawn Seager worked with the Morgan County Commission to secure funding for the Mountain Green Interchange
- ▶ The project aims to better connect I-84 and Trappers Loop
- ▶ The proposed relocated interchange is estimated at \$125M. It will improve access to: Mountain Green, Snowbasin, Pineview Reservoir (to the north) Wasatch Peaks Ranch (to the south)
- ▶ Shawn specializes in positioning hard-to-fund heavy construction projects within local and state plans
- ▶ This approach enables legislative-directed funding to flow through legislative representation



TOOELE COUNTY TMP | 2023

Rachelle Custer, Tooele County Community Development Director, 435-843-3160, rachelle.custer@tooeleco.gov

- ▶ The METHODS team assisted Tooele County in updating their Transportation Master Plan.
- ▶ We updated the Utah Statewide Travel Model (USTM) to represent recent rapid growth and continued growth above previous projections across all of Tooele County. The base year model was calibrated using recent count data.
- ▶ Future year models were created to understand the phasing and cross sections of key county owned roadways.
- ▶ As Tooele County is still expected to have significant underdeveloped land by 2050, a “build out” model was created where the entire area between Tooele City and Grantsville was developed to understand key the county needs to preserve, and significant future pitch-points.



UTAH COUNTY TMP | 2025-2026

Richard Nielson, PE, Utah County Public Works Director, 801-851-8600, richardjn@utahcounty.gov

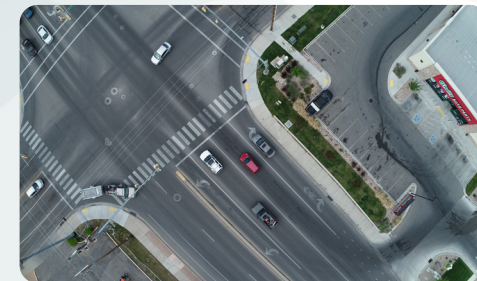
- ▶ The METHODS team is currently working on the Strategic Plan, General Plan, and Transportation Master Plan for Utah County.
- ▶ We are engaging with residents, community stakeholders, interagency partners, and the County Commission.
- ▶ We are evaluating County capacity and performance.
- ▶ We are producing a county-wide active transportation plan.
- ▶ We are coordinating with the planning efforts of neighboring counties and municipalities within Utah County.
- ▶ We are providing future travel demand modeling, including a county-wide buildout model.
- ▶ We are creating a project website using ArcGIS StoryMaps.



GREATER SALT LAKE MUNICIPAL SERVICE DISTRICT (MSD) TMP | 2025-2026

Lizel Allen, Director of Engineering, 801-381-2663, lallen@msd.utah.gov

- ▶ METHODS Consulting is developing the transportation master plan for unincorporated Salt Lake County, along with a unique TMP for each of the communities that the MSD supports, including White City, Emigration Canyon, Brighton, Kearns, Magna, and Copperton.
- ▶ We are tailoring each Transportation Master Plan to each community so that it addresses their unique needs, desires, and priorities.
- ▶ We held entity coordination lunches to ensure that our efforts are consistent with adjacent community plans.
- ▶ We are creating road standards for different communities, including Magna and Kearns, as well as more mountainous communities such as Brighton and Emigration Canyon.



As part of the MSD TMP, METHODS is creating roadway standards and transportation plans for mountain communities such as Brighton and Emigration Canyon.

LAYTON TMP, CFP, IFFP, AND IFA | 2024-2025

Steve Jackson, PE, Layton City Engineer, 801-336-3700, sjackson@laytoncity.org

- ▶ The METHODS team conducted extensive coordination and analysis to complete the Layton City Transportation Master Plan.
- ▶ We updated the WFRC Travel Demand model to increase zone resolution and to include the recently opened West Davis Corridor. The base-year model was calibrated using count data recently collected by the city and additional counts collected by WCG for this project.
- ▶ We refined default WFRC future land-use growth projections to reflect increased land-use density.
- ▶ We identified roadway and intersection improvements needed to accommodate forecast growth and are working to incorporate these into the updated capital facilities and impact fee facilities plans.



TREMONTON TMP | 2024-2025

Jeff Seedall, City Planner, 435 257-9504

- ▶ We finalized the transportation master plan for Tremonton City.
- ▶ We completed a comprehensive city-wide safety analysis, identifying high-risk areas and recommended targeted safety improvements.
- ▶ We updated the statewide travel demand model to project future traffic volumes and demand on key roadways.
- ▶ We improved safety, connectivity, and access while fostering public health and quality of life for the community—ensuring informed decisions for future investments.



CLEARFIELD TMP, CFP, & IFFP | 2023-2024

Braden Felix, PE, Clearfield City Engineer, 801-525-4401, braden.felix@clearfieldcity.org

- ▶ We are currently working with Clearfield City to update their transportation master plan, including roadway, bridge, transit, and active transportation elements.
- ▶ We completed a detailed safety analysis for the city and recommended intersection and active transportation mitigation measures to improve safety.
- ▶ We are compiling a capital facilities plan that outlines future projects, costs, and phasing.
- ▶ We identified all city-maintained bridges in the city, along with current conditions and expected life-cycle of each, along with recommended multi-modal improvements when replacement age is reached.
- ▶ We identified performance metrics correlated with city goals, along with methodology for measuring improvement.



VIRGIN TMP | 2023

Mayor Jean Krause, Town of Virgin Mayor, 435-680-6823

- ▶ We completed the transportation master plan for the Town of Virgin in southern Utah.
- ▶ We helped Virgin manage their unique transportation challenge (close proximity to Zion National Park causes millions of yearly visitors passing through) by including roundabouts in the capital facilities plan at key intersections on either side of the town.
- ▶ We outlined a plan for improving safety at key intersections, calms and slows traffic passing through, and provides a gateway feature for the town.
- ▶ We recommended key connections for the discontinuous community.
- ▶ We evaluated the active transportation network (connections to mountain biking trails and a backbone paved trail system).



SOUTH WEBER TMP, CFP, IFFP, & IFA | 2022

Brandon Jones, PE, South Weber City Engineer, 801-476-9767

- ▶ We completed a capital facilities plan and impact fee facilities plan.
- ▶ We refined the travel demand model to represent the planned growth in South Weber.
- ▶ We identified the needed roadway and intersection projects, created a phased implementation plan, and completed the impact fee calculations following state regulations.
- ▶ We developed a sub-area plan for the South Weber Drive (SR-60) & 2700 East area
- ▶ We performed a detailed land use and traffic operations analysis to create a successful economic hub while providing safe and efficient traffic operations.



SYRACUSE TMP, CFP, IFFP, & IFA | 2023

Brian Bloeman, PE, Syracuse City Engineer, 801-614-9630

- ▶ We completed a detailed update of the WFRC travel demand model.
- ▶ We completed a detailed master plan that will meet these growing travel demands.
- ▶ We evaluated active transportation, transit, roadways, cross sections, intersection improvements, and completed stakeholder coordination throughout the project
- ▶ We completed a detailed capital facilities plan, impact fee facilities plan, and impact fee analysis to implement transportation impact fees for new development.



HARRISVILLE TMP, CFP, IFFP, IFA | 2023

Matt Robertson, PE, Harrisville City Engineer, 801-476-9767

- ▶ We provided detailed existing conditions analysis and data collection.
- ▶ We refined the WFRC travel demand model to better represent key collectors and arterials and future growth.
- ▶ We coordinated with UTA on future transit demands.
- ▶ We prioritized outlining roadway and intersection projects in the capital facilities plan, along with cost estimates, phasing, and information for transportation impact fees.
- ▶ We created a functional class map, future roadway map, city cross-sections, and a detailed capital facilities plan for Harrisville.



WEST POINT TMP, CFP, IFFP & IFA | 2021-2022

Boyd Davis, PE, City Engineer, 801-776-0970

- ▶ We completed the transportation master plan, capital facilities plan, and impact fee facilities plan for West Point, Utah.
- ▶ We provided a detailed sub-area plan for a downtown corridor in West Point.
- ▶ We reviewed city ordinances and standards to determine which should be updated to accommodate the future growth expected in the area.
- ▶ We worked closely with the city to plan for the annexation areas adjacent to the city with an expanded roadway network while providing excellent connectivity throughout the community.
- ▶ We identified future transportation projects and developed a capital facilities plan with associated transportation impact fees.



SALEM TMP, CFP, IFFP, & IFA | 2022-2023

Bradey Wilde, PE, Salem City Engineer, 801-423-2770, bradeyw@salemcity.org

- ▶ The METHODS team created Salem City's TMP, which included extensive coordination with MAG, UDOT, UTA, Utah County, Spanish Fork, Payson, Woodland Hills, and Elk Ridge.
- ▶ We refined the travel demand model for more granularity in the Salem area.
- ▶ We addressed the demand and improved the grid network throughout south Utah County.
- ▶ We provided a TMP that included a comprehensive transportation evaluation of the City including school zones, truck traffic, traffic calming, policy, intersection evaluation & concepts, access management, and safety.
- ▶ We completed a story map to assist in public outreach.



WEST JORDAN TMP, CFP, IFFP, AND IFA | 2024

Nate Nelson, PE, City Engineer, 801-569-5072, nate.nelson@westjordan.utah.gov

- ▶ The METHODS team completed extensive evaluation of the future land use plan, planned development, and growth patterns for the west side of the city.
- ▶ We identified capacity deficiencies, bottlenecks, and congestion issues.
- ▶ We created a facilities plan that addresses these issues with improved roadways, intersections, connections, new roadways, and multi-modal solutions.
- ▶ We recommended additional transit routes, active transportation connections and crossings, and improved east/west connectivity.
- ▶ We focused on extensive public outreach.
- ▶ We produced a comprehensive TMP and transportation impact fees for the city.



MAPLETON TMP | 2025-2026

Rob Hunter, PE, City Engineer, 801-806-9154, rhunter@mapleton-ut.gov

- ▶ The METHODS team recently completed the Mapleton TMP, including a comprehensive update of the land use and socio-economic data, planned growth, and transportation network.
- ▶ We completed a detailed safety analysis examining hot spots and making recommendations for specific mitigation measures.
- ▶ We are creating a capital facilities plan that identifies new roadway, intersection projects, and sidewalk gap projects, including a phased implementation plan.
- ▶ We are creating a plan that includes extensive public outreach including booths at city events.
- ▶ We completed additional analysis evaluating the proposed Maple Street Extension, including a concept design, cost estimates, and traffic analysis to compare with and without the connection that extends from Spanish Fork, through Springville, and into Mapleton.



HERRIMAN TMP, CFP, IFFP, AND IFA | 2025-2026

Bryce Terry, PE, Herriman City, City Engineer, 801-446-5323, bterry@herriman.gov

- ▶ The METHODS team was asked to do this TMP based on our success quickly getting the last TMP update adopted after it was stalled at City Council for many years before our involvement.
- ▶ We integrated this TMP into all the surrounding travel demand modeling we did for South Jordan, Daybreak, and Mountain View Corridor design review.
- ▶ We identified future projects and cost estimates, and transportation impact fee calculations were also completed as part of this effort.
- ▶ We provided extensive coordination with the city, county, adjacent municipalities, Wasatch Front Regional Council (WFRC), UDOT, and UTA.
- ▶ We provided public outreach that included multiple public meetings, a public open house, and other opportunities to solicit feedback from citizens.



SOUTH JORDAN TMP, CFP, IFFP, AND IFA | 2024

Brad Klavano, PE, City Engineer,
801-254-3742, bklavano@sjc.utah.gov

- ▶ The METHODS team completed data collection, calibrated travel demand models, and analyzed detailed land use and build-out conditions.
- ▶ We identified recommended improvements, created a phased project list, compiled a capital facilities plan, and updated the transportation impact fees for South Jordan.
- ▶ We have expertise in transportation impact fees that play a crucial role to the success of this project.
- ▶ We serve as the on-call traffic engineer for South Jordan City.
- ▶ We focused on extensive public outreach.



EAST SUMMIT COUNTY TMP | 2020

Derrick Radke, PE, Summit County
Public Works Director, 435-640-0821

- ▶ We completed the East Summit County TMP that evaluated the current and future roadway network based on the Eastern Summit County zoning changes adopted by Ordinance 877.
- ▶ We gathered existing traffic volumes at six intersections and 18 regionally-significant roadways and completed a capacity analysis on existing intersections and roadways.
- ▶ We assigned a level of service based on Highway Capacity Manual (HCM) methodologies.
- ▶ We calculated traffic volumes and distributed those to analyze the intersections and roadways and determine a future level of service.
- ▶ We evaluated any intersection that had a level of service E or F to identify improvements to maintain an acceptable level of service.



SPRINGVILLE TMP, CFP, IFFP, AND IFA | 2026

Chris Wilson, PE, Springville City
Engineer, 801-592-3437, Cwilson@springvilleutah.gov

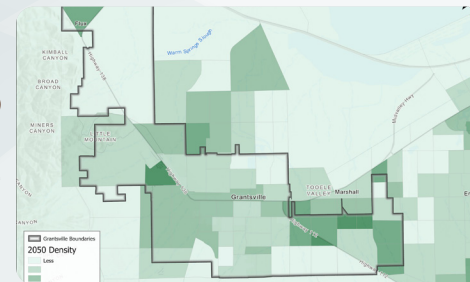
- ▶ The METHODS team is currently working on updating the TMP for Springville City, including an update of the land use and socio-economic data, planned growth, and transportation network.
- ▶ We are putting special emphasis on active transportation, including an implementation plan for bike lanes and other side treatments.
- ▶ We completed a detailed safety analysis examining hot spots and making recommendations for specific mitigation measures.
- ▶ We are creating a capital facilities plan that identifies new roadway, and intersection projects, including a phased implementation plan.
- ▶ We are using the capital facilities plan to create an Impact Fee Facilities Plan (IFFP) for roadways.
- ▶ We are coordinating with the planning efforts of neighboring municipalities.
- ▶ We are creating a project website using ArcGIS StoryMaps.



GRANTSVILLE TMP | 2025 - 2026

Shelby Moore, Planning & Zoning
Administrator, 435-884-4604, Smooore@grantsvilleut.gov

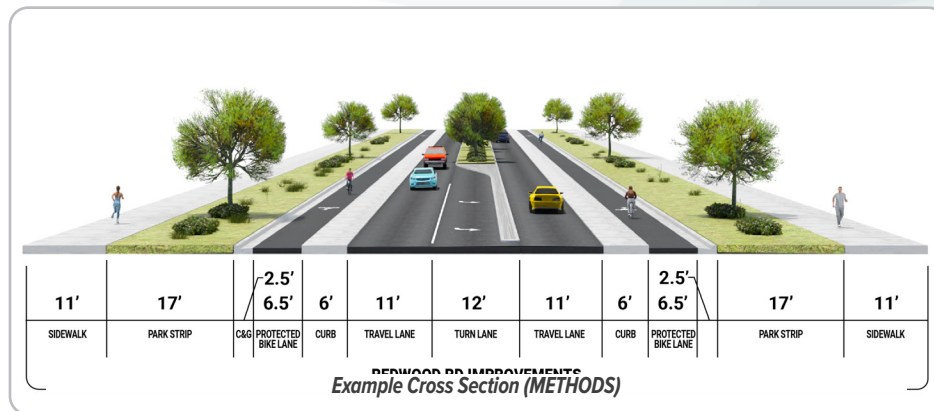
- ▶ The METHODS team assisted Grantsville City in updating their Transportation Master Plan.
- ▶ We updated the Utah Statewide Travel Model (USTM) to represent recent rapid growth and continued growth above previous projections Grantsville and the rest of Tooele County. The base year model was calibrated using 2025 count data.
- ▶ Future year models were created to understand the future roadway grid network needed in Grantsville to accommodate future growth. Details in the future roadway network included necessary cross section, number of lanes, phasing, and whether a project should be led by the City, county, UDOT, or future developments.
- ▶ Given uncertainty in this location, density, and specific land-use of future growth, this TMP created a “build out” scenario to understand the long-term roadway grid-network needed and work back from there to determine roadway phasing which works within this long-term framework.



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.

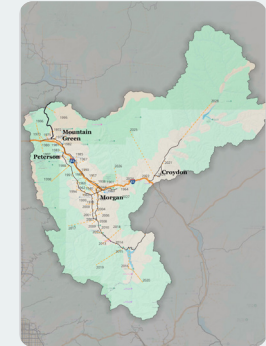
METHODS will collect 24-hour traffic counts at two locations within the County (based upon coordination with County staff). Our team will also evaluate available data from UDOT, the County, the cities, and other sources. METHODS will utilize existing data sources to document relevant transportation information (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.

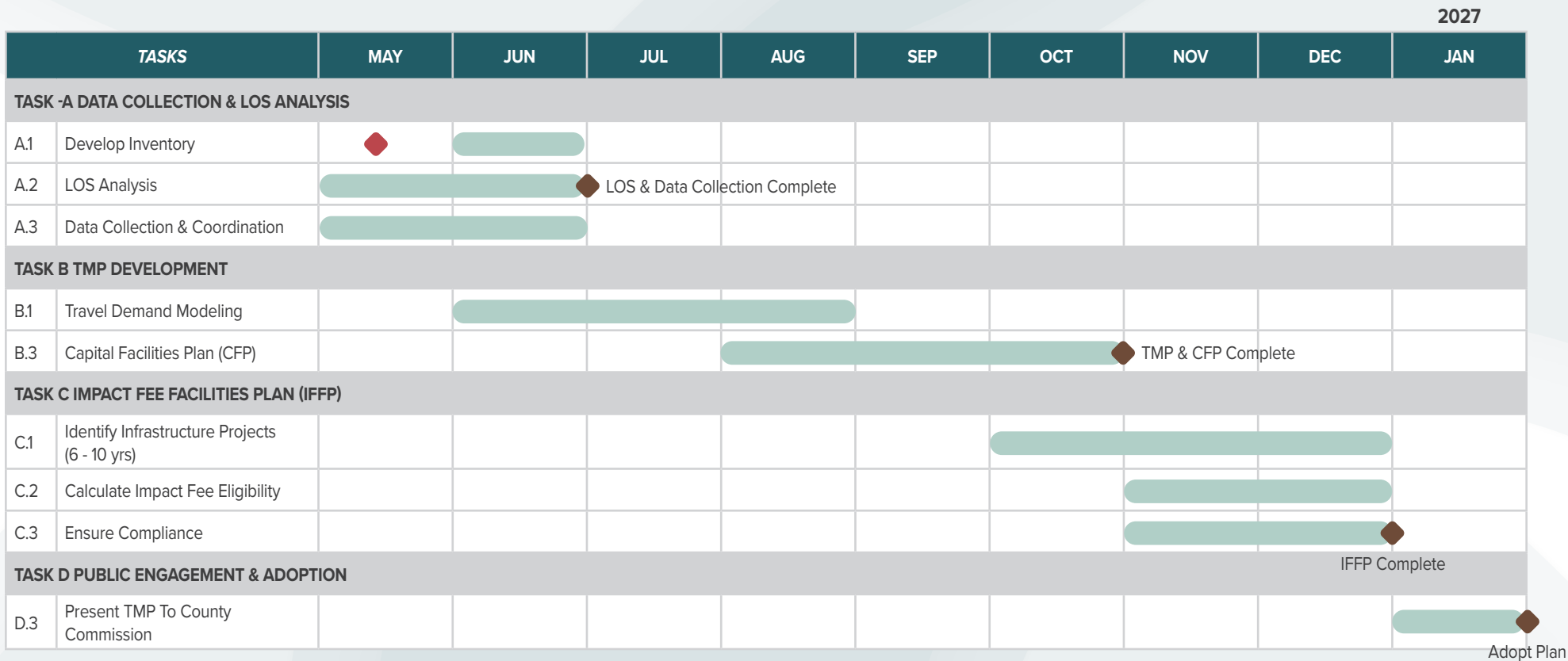
◆ POTENTIAL FUNDING SOURCES

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

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.
- d. 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:
 - i. 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;
 - ii. 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;

iii. 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;

iv. 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;

v. 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;

vi. 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;

vii. 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.

6. 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.

7. 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.

8. 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.

9. 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.

10. 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: _____

MORGAN COUNTY ACCEPTABLE USE POLICY

1. OVERVIEW

This Acceptable Use Policy governs the use and security of all information and computer equipment from Morgan County. It also covers the use of email, the internet, voice, and mobile computing equipment.

This policy applies to all information, in any form, relating to the activities of Morgan County, and to all information processed by the County about other organizations with which it deals.

This policy also covers all IT and information communication facilities operated by or on behalf of Morgan County.

Internet/Intranet/Extranet-related systems, including but not limited to computer equipment, software, operating systems, storage media, network accounts providing electronic mail, WWW browsing, and FTP, are the property of the County. These systems are to be used for business purposes in serving the interests of the County during normal operations.

Morgan County is committed to protecting its employees, partners, and the County from illegal or damaging actions by individuals, either knowingly or unknowingly.

It is the responsibility of every County technology user to know these guidelines, and to conduct their activities accordingly.

2. PURPOSE

The purpose of this policy is to outline the acceptable use of computer equipment at Morgan County. These rules are in place to protect the employee and the County. Inappropriate use exposes the County to risks including virus attacks, compromise of network systems and services, and legal issues.

3. SCOPE

This policy applies to employees, contractors, consultants, temporary workers, and other workers of Morgan County, including all personnel affiliated with third parties. This policy applies to all equipment owned or leased by the County.

It also applies to the use of information, electronic and computer equipment, and network resources to conduct business activities or interact with internal networks and business systems, whether owned or leased by Morgan County, the employee or a third party.

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

4. INDIVIDUAL'S RESPONSIBILITY

Access to the Morgan County IT systems is controlled using User IDs, passwords and/or tokens. All User IDs and passwords are to be uniquely assigned to named individuals and consequently, individuals are accountable for all actions on the County IT systems using their IDs.

Individuals must not:

- Allow anyone else to use their user ID and password on any Morgan County IT system.
- Leave their user accounts logged in at an unattended on an unlocked computer.
- Use someone else's user ID and password to access Morgan County's IT systems.
- Leave their password unprotected (for example writing it down and leaving it under your keyboard).
- Perform any unauthorized changes to Morgan County's IT systems or information.
- Attempt to access data that they are not authorized to use or access.
- Exceed the limits of their authorization or specific business need to interrogate the system or data.
- Connect any non-Morgan County authorized device to the Morgan County network or IT systems. The "MorganPublic" wireless network is provided for personal equipment and visitors. The same code of conduct is required while using this service but can be used for any legal purpose.
- Store Morgan County data on any non-authorized Morgan County equipment.
- Give or transfer Morgan County data or software to any person or organization outside Morgan County without the authorization of the appropriate elected official or department head. Except for the proper use of GRAMA (Government Records Access and Management Act).

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

5. INTERNET AND EMAIL

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

Individuals must not:

- Use the internet or email for harassment or abuse.
- Use obscene, threatening, discriminatory, harassing, or abusive communications.
- Access, upload, send or receive data (including images) that Morgan County considers offensive in any way, including sexually explicit, discriminatory, defamatory, or libelous material.
- Use email systems in a way that could affect their reliability or efficiency, for example by distributing chain letters or spam.
- Send sensitive or confidential information that is not encrypted to the outside world.
- Use of unsolicited email originating from within Morgan County's networks of other Internet/Intranet/Extranet service providers on behalf of, or to advertise, any service hosted by Morgan County or connected via Morgan County's network.
- Make official commitments by internet or email on behalf of Morgan County, unless authorized to do so.
- Download copyrighted material such as music media files (MP3), films and videos (non-exhaustive list) without appropriate approval.
- In any way, violate copyright, database rights, trademarks, or other intellectual property rights.
- Download any software from the internet without the prior consent of the IT department.

6. GENERAL USE OWNERSHIP

- Morgan County's proprietary information stored on electronic and computing devices whether owned or leased by Morgan County, remains the sole property of Morgan County.

You must ensure through legal or technical means that proprietary information is protected in accordance with the data protection standards.

- You have a responsibility to promptly report the theft, loss, or unauthorized disclosure of Morgan County proprietary information.
- You may access, use, or share Morgan County's proprietary information only to the extent it is authorized and necessary to perform the tasks assigned to you.
- Employees are responsible for exercising their good judgment as to the reasonableness of personal use. It is the responsibility of each department to develop guidelines for the personal use of internet/intranet/extranet systems. In the absence of such policies, employees should be guided by their department's policies on personal use and, in the event of uncertainty, should consult their supervisor or manager.
- Morgan County reserves the right to monitor, audit, inspect, and review County systems, networks, devices, accounts, and communications to ensure compliance with County policies and applicable law. Users should have no expectation of privacy in any communication, data, file, internet usage, email, text message, or information created, stored, transmitted, or received using County systems.

7. BLOGGING AND SOCIAL MEDIA

- Employees' use of blogs, social media platforms, social networking sites, online forums, discussion boards, podcasts, video-sharing platforms, and similar online communications is subject to the terms and restrictions of this policy.
 - Limited and occasional personal use of Morgan County systems to access or participate in such online communications is permitted, provided the use is lawful, professional, responsible, does not violate County policy, does not interfere with the employee's job duties or productivity, does not consume excessive County resources, and is not contrary to the interests of Morgan County.
 - Employees shall not use social media or other online communications in a manner that could reasonably be expected to harm the reputation, operations, or interests of Morgan County, disclose confidential or protected information, or create the appearance that personal opinions are being expressed on behalf of Morgan County unless authorized to do so.
 - All use of Morgan County systems, including access to blogs, social media platforms, and other online communications, may be monitored and reviewed in accordance with County policy and applicable law.

- Employees shall not engage in social media activity, online communications, or other electronic communications that may reasonably be expected to harm the reputation, operations, or interests of Morgan County. Employees are also prohibited from making discriminatory, defamatory, harassing, threatening, or otherwise unlawful statements through social media platforms, blogs, online forums, discussion boards, podcasts, video-sharing platforms, or similar online communications.
- Employees may also not attribute personal statements, opinions or beliefs to Morgan County when engaged in said communications..

8. SECURITY AND PROPRIETARY INFORMATION

- All access to Morgan County's computer network must be protected by passwords.
- It is prohibited to allow access to another person, either deliberately or by failing to adequately protect the right of access that has been granted.
- Messages posted by employees from a Morgan County email address on forums should contain a warning that the opinions expressed are strictly theirs and not necessarily those of Morgan County, unless the message is posted in the course of professional duties.
- Employees must exercise extreme caution when opening attachments to emails received from unknown senders, which may contain malware.
- Employees must not remove or disable anti-virus software.
- Attempt to remove virus-infected files or clean up an infection, other than using approved Morgan County anti-virus software and procedures.

Mobile Storage Devices

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

Software

Employees are required to utilize only software authorized by Morgan County on the County's computers. This includes, but is not limited to, the primary systems and applications supported by the County, such as Microsoft Windows and Microsoft 365 (Word, Excel, and related tools). Authorized software must be utilized in accordance with the software supplier's licensing agreements. All installations must be approved and executed by the Morgan County IT Department. This includes the use of Microsoft Copilot, which may only be accessed while logged in with an official County-issued email account protected by enterprise data protection. Additionally, Microsoft Copilot may only be used on County computers for approved AI chat interface purposes. Microsoft Copilot is the sole chat AI permitted to be utilized on County equipment.

9. UNACCEPTABLE USE

The following activities are prohibited. Under no circumstances is an employee of Morgan County authorized to engage in any activity that is illegal under local, state, federal or international law while utilizing County-owned resources.

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

The following activities are strictly prohibited, with no exceptions:

- Infringements of the rights of any person or company protected by copyright, trade secret, patent, or other intellectual property, or by similar laws or regulations, including, but not limited to, the installation or distribution of "pirated" products or other software the use of which is not authorized by Morgan County.
- Unauthorized copying of copyrighted material including, but not limited to, digitization and distribution of photographs from magazines, books or other copyrighted sources, copyrighted music, and the installation of any copyrighted software for which Morgan County or the end user holds no active license is strictly prohibited.
- Exporting software, technical information, encryption software or technology, in violation of international or regional export control laws, is illegal.
- Introduction of malicious programs into the network or server (e.g., viruses, worms, Trojan horses, email bombs, etc.).
- Making fraudulent offers of products, items, or services originating from any Morgan County account.
- Making security breaches or disruptions of network communication.
- Executing any form of network monitoring which will intercept data not intended for the employee's host unless this activity is a part of the employee's normal job/duty.

- Circumventing user authentication or security of any host, network, or account.
- Interfering with or denying service to any user other than the employee's host (for example, denial of service attack).

10. EMPLOYEE AGREEMENT ON ACCEPTABLE USE POLICY

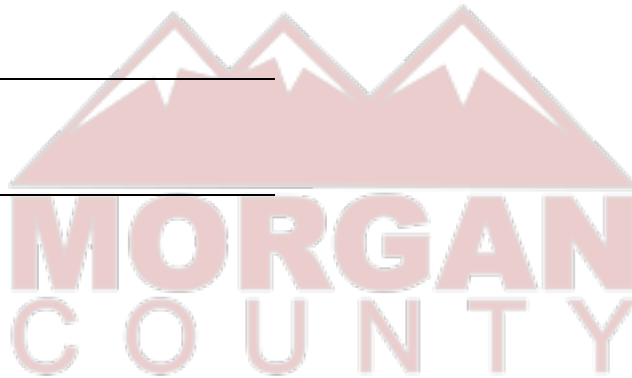
I acknowledge that I have received a copy of the Morgan County Acceptable Use Policy. I have read and understand the policy. I understand that, if I violate the policy, I may be subject to disciplinary action, including termination. I further understand that I will contact my supervisor if I have any questions about any aspect of the policy.

Dated: _____

EMPLOYEE

Authorized Signature

Print Name and Title



SOCIAL MEDIA AND OFFICIAL COMMUNICATIONS POLICY

I. PURPOSE, DEFINITIONS, AND GENERAL STANDARDS

A. Purpose

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

B. Definitions

County Information. "County Information" includes nonpublic County information, draft proposals, internal deliberations, attorney-client communications, attorney work product, legal advice, pending litigation information, personnel information, procurement information, protected records, security information, cybersecurity information, and information exempt from disclosure under GRAMA, and other confidential or proprietary County information.

Official County Communication. "Official County Communication" means any communication made on behalf of Morgan County through an official County communication platform, including County social media accounts, County websites, County email communications, newsletters, printed publications, press releases, public notices, videos, or other County-authorized communication channels.

Official County Social Media Account. "Official County Social Media Account" means any social media account created, maintained, operated, or used to communicate on behalf of Morgan County, a County department, office, division, board, committee, program, or elected office.

Social Media. "Social Media" means blogs, forums, and social networking sites, including but not limited to Facebook, LinkedIn, YouTube, Instagram, Snapchat, and similar platforms.

C. General Standards

Confidentiality. Employees may discuss their jobs but shall not disclose County Information or other confidential or proprietary information. Employees shall not identify or reference residents, applicants, contractors, vendors, permittees, taxpayers, employees, or other individuals interacting with the County without authorization or as otherwise permitted by law. Employees should refer to applicable County confidentiality policies for additional guidance. When in doubt, employees should seek guidance before publishing information.

Discipline. Violations of this policy may result in disciplinary action, up to and including termination of employment.

Legal Compliance. Employees shall comply with all applicable federal, state, and local laws, including copyright, trademark, records retention, privacy, public records, and anti-harassment laws.

Professionalism. Employees should maintain professionalism when using social media in connection with their employment or when representing Morgan County. Employees shall not use social media in a manner that violates County policies, including policies regarding confidentiality, harassment, discrimination, retaliation, workplace conduct, records management, or information security. Official County Communications shall be professional, appropriate, and consistent with Morgan County's mission and policies.

Respect. Employees must demonstrate respect for the dignity of the County and its residents, applicants, contractors, vendors, permittees, taxpayers, employees, and other individuals interacting with the County. Employees shall not engage in harassing, discriminatory, defamatory, retaliatory, or other conduct on social media that violates County policy.

Trademarks and Copyrights. Employees shall not use the County's or another person's trademarks, logos, copyrighted material, or other protected content without appropriate authorization.

II. EMPLOYEE PERSONAL USE OF SOCIAL MEDIA

A. Personal Use

Employees may maintain personal social media accounts on their own time using their own devices and equipment. Employees must ensure that personal social media activity does not interfere with job duties, productivity, or County operations.

Employees may not use social media for personal purposes during work time except for limited incidental personal use otherwise permitted under County policy.

B. Personal Opinions and County Representation

Employees who identify themselves as Morgan County employees or who comment on County-related matters on social media shall not represent that they are speaking on behalf of Morgan County unless specifically authorized to do so.

Employees should make reasonable efforts to ensure that their communications are not interpreted as official County statements and, when appropriate, clarify that any opinions expressed are their own and not those of Morgan County.

The use of a disclaimer such as, "The views expressed are my own and do not necessarily reflect the views of Morgan County," will generally satisfy this requirement. However, the use of a disclaimer does not excuse conduct or communications that otherwise violate County policy or applicable law.

C. Compliance With County Policies

Morgan County does not regulate employees' personal viewpoints or lawful personal social media activity. However, employees remain responsible for complying with County policies regarding confidentiality, harassment, discrimination, workplace conduct, records management, information security, and the unauthorized disclosure of County Information.

D. Use of County Systems

The County monitors employee use of County computers, devices, networks, internet access, and County-owned communication systems in accordance with applicable law and County policy.

However, the County shall not require employees to provide usernames, passwords, or other login credentials for personal social media accounts except as otherwise permitted by law.

E. Protected Rights

Nothing in this policy is intended to limit employees' rights under applicable federal, state, or local law, including rights protected by the National Labor Relations Act to engage in protected concerted activity concerning wages, hours, benefits, or other terms and conditions of employment.

III. CREATION AND ADMINISTRATION OF OFFICIAL COUNTY SOCIAL MEDIA ACCOUNTS

A. Creation of Official County Social Media Accounts

No County department, office, division, board, committee, program, employee, elected official, volunteer, or contractor may create or establish an Official County Social Media Account without prior approval from the County Administrative Manager or designee.

Any social media account used to communicate on behalf of Morgan County, a County department, office, division, board, committee, program, or elected office shall be deemed an Official County Social Media Account and shall be subject to this policy.

Official County Social Media Accounts shall not be created using personal email addresses unless approved by the County Administrative Manager.

This policy does not apply to personal social media accounts of employees or elected officials that are not used to conduct County business or communicate on behalf of Morgan County.

B. Account Ownership

All Official County Social Media Accounts, including account names, usernames, passwords, content, followers, archives, records, and associated data, are the property of Morgan County and shall remain under County control at all times.

No employee, volunteer, elected official, contractor, or third party shall claim ownership of, retain exclusive control over, or restrict County access to an Official County Social Media Account.

Upon separation from County service or upon request, any individual with access to an Official County Social Media Account shall promptly provide all account credentials, recovery information, and administrative access necessary to ensure continued County control of the account.

C. Account Administration

Each Official County Social Media Account shall have:

1. A designated Account Administrator responsible for day-to-day management of the account;
2. A designated Department Head, Elected Official, or Office Director responsible for oversight of the account; and
3. At least one additional individual with administrative access sufficient to ensure continuity of operations.

The names and contact information of all individuals with administrative access shall be provided to the County Administrative Manager and updated whenever changes occur.

D. County Oversight

The County Administrative Manager shall maintain a current inventory of all Official County Social Media Accounts, including designated administrators and account recovery information.

The County Administrative Manager may establish reasonable administrative procedures governing account creation, branding, security, records retention, content management, account recovery, and compliance with County policy.

The County Administrative Manager may suspend, restrict, or revoke authorization for any Official County Social Media Account that is not operated in compliance with this policy or other applicable County policies.

IV. OFFICIAL COUNTY COMMUNICATIONS

A. General

Any communication made on behalf of Morgan County is an Official County Communication and must comply with this policy.

Official County Communications include, but are not limited to, content published through Official County Social Media Accounts, County websites, County email communications,

newsletters, printed publications, press releases, public notices, marketing materials, videos, and other County-authorized communication platforms.

Official County Communications shall further the mission and purpose of Morgan County, reflect the County's values, and maintain public confidence in County government.

B. Authorized Users

Only individuals authorized by Morgan County may publish, edit, monitor, manage, or otherwise control Official County Communications.

Authorized users may publish content only in accordance with this policy and any applicable departmental procedures or administrative standards approved by the County Administrative Manager.

Authorized users shall:

1. Maintain professionalism in all Official County Communications;
2. Publish only approved content;
3. Use only County-approved account names, profile images, logos, and branding;
4. Comply with applicable laws, County policies, GRAMA requirements, and records retention requirements;
5. Protect account credentials and maintain appropriate account security;
6. Preserve Official County Communications in accordance with applicable records retention requirements; and
7. Promptly report any unauthorized access, security breach, or misuse of an Official County Communication platform.

Authorization to publish or manage Official County Communications may be suspended or revoked at any time for failure to comply with this policy.

C. Authorized Content

Only content that is appropriate, supports Morgan County's mission, and complies with applicable laws, County policies, and County-approved communication standards may be published through Official County Communication channels.

Official County Communications shall be factual, accurate, and consistent with information approved for public release by the County.

Examples of appropriate content include:

- County updates regarding information that has been publicly released or approved for release by the County;
- Public notices, announcements, and service information;
- Information regarding County programs, services, projects, meetings, and upcoming events;

- Requests for public participation, including public comments, surveys, hearings, and other lawful public engagement activities; and
- Emergency notifications, public safety information, and other communications serving a legitimate governmental purpose.

Examples of prohibited content include:

- Content containing abusive, threatening, discriminatory, harassing, or profane language;
- Content supporting or opposing any candidate, political party, ballot initiative, referendum, political committee, or other political campaign activity, except as expressly authorized by law;
- Content that discloses County Information or other confidential, protected, privileged, or nonpublic information;
- Content that violates copyright, trademark, privacy, public records, records retention, or other applicable legal requirements.
- Content that misrepresents County policy, action, position, or authority;
- Memes, jokes, or images primarily intended for entertainment or comedic purposes that do not serve a legitimate governmental, educational, informational, or public outreach purpose; and
- Content that otherwise violates County policy or applicable law.

D. Public Interaction

Official County Social Media Accounts are intended for the dissemination of information to the public and are not intended to serve as public discussion forums. Morgan County does not create or maintain Official County Social Media Accounts for the purpose of receiving public comments, messages, or other user-generated content.

Public comments, replies, direct messaging, and other interactive features shall be disabled on Official County Social Media Accounts whenever such features are available to be disabled.

The County Administrative Manager may authorize the use of comments, direct messaging, or other interactive features for a specific account or purpose when determined to be in the County's interest and when appropriate procedures exist for monitoring, records retention, and legal compliance.

E. Public Records

Official County Communications, including social media communications, may constitute government records and shall be maintained in accordance with the Government Records Access and Management Act (GRAMA), applicable records retention schedules, and County records retention policies.

Contact Information

Morgan County Weed Department

USU Extension Office, Morgan County

801-829-3472

Weeds of Morgan County

A Guide to Identifying Noxious Weeds



Canada Thistle



Dyers Woad



Phragmites



Teasel (*Cirsium arvense*)

Background: Commonly found in disturbed areas like roadside ditches, railway lines, abandoned fields, pastures, and along waterways. Teasel invades hayfields and pastures, significantly decreasing foraging value for livestock.

Description: A biennial with spiny leaves on the undersides; stem leaves are opposite, fused at the base, and form a cup that holds water. Distinctive, egg-shaped, spiky cones. The flowers are pale purple, white, or dark pink and bloom in a "belt" around the cone.

Control: Digging out the taproot is highly effective for small populations. Spot spraying rosettes in the early spring or fall with selective herbicides is highly effective.

Using This Handbook

This handbook contains a listing of weeds that are designated by the State of Utah and/or Morgan County as noxious weeds. Effective April 2016 the Utah Noxious Weed Act was amended to allow for an updated categorization of weeds based on preventative or management measures. The categories are as follows:

Class IA: Early Detection Rapid Response (EDRR)/Watch List:

Plants not known to be in Morgan County, but thought to be present in neighboring states. If found in the state or county, swift eradication of any plants in this category is a very high priority.

Class IB: Early Detection (ED):

Plants that occur in Morgan County at very low levels. It is high priority to eradicate all known populations and prevent new ones.

Class II: Control: Plants that have a reasonable distribution in Morgan County, but do not occur everywhere. These should be given a high priority for control.

Class III: Contain: Plants widely distributed in Morgan County. The current populations of these plants should be contained to halt their spread. These plants should not enter commercial channels.

Class IV: Prohibited: Plants that are present in Morgan County, appear to be arriving in nursery stock/seed, and are being sold as ornamentals. This is now illegal.

Noxious Weeds

The Morgan County weed department hopes this weed book will be helpful for weed identification and control in your yards, along trails, open space, fields, or pastures.

What is a noxious weed? A noxious weed is a plant that is not native to the United States or to Utah. These plants have been brought in by ignorance, mismanagement, or accident.

A noxious weed is an invasive species of plant that has been designated by county or state as one that is injurious to agriculture and or horticulture crops, natural habitats, ecosystems, or humans and livestock.

Noxious Weeds typically are plants that grow aggressively, multiply quickly without some type of control and adversely affect native habitats, and/or croplands.

Noxious weeds are a problem in parts of Morgan County affecting acres of agriculture land, forest lands, parks, and open spaces.

Devastation caused by noxious weeds is enormous. Economic losses in the United States due to presence of noxious weeds are estimated to be around \$20 billion annually.

Preventing new infestations as well as preserving and protecting lands not presently infested, is the first line of defense against aggressive noxious weeds. Prevention requires awareness. Morgan county is currently working on improving their weed control resources. We ask that the public help us be more effective by being able to recognize, report, and control new infestations before they become a problem.



Curly Dock

(*Rumex crispus*)

Background: Curly dock is common along roadsides and waste places. It is also an aggressive weed in permanent pastures, irrigation ditches, and in many cultivated crops. Leaves are poisonous to cattle and sheep.

Description: A perennial species, curly dock grows 1 ½ to 4 feet high, and reproduces by seed. It generally flowers from June to October. Seeds are borne in a large, loose, branching cluster, 1 ½ - 2 feet long at the top of the stems.

Control: Complete removal of the tap root by digging. Some herbicides are found to be effective as well.



Class III

Scotch Thistle (*Onopordum acanthium*)

Background: Commonly grows well in waste areas, pastures, rangeland, and along canal and stream banks.

Description: This biennial plant commonly grows 3 to 8 feet tall, but it may grow as high as 12 feet. Rosettes may be 4 feet wide. Large, spiny leaves are covered with dense hair, giving a grayish, blue-green coloration. Stems are winged. The flowers are violet to reddish with spine tipped bracts, blooming in mid-summer.

Control: Herbicides can offer good-to-excellent control when applied between rosette and pre-bud stages.

2025 County Reclassification of State List

*not all weeds on this list are discussed in this booklet

Class IA: Early Detection Rapid Response (EDRR) Watch

Common Crupina	<i>Crupina vulgaris</i>
African Rue	<i>Pegamun harmala</i>
Small Bugloss	<i>Anchusa arvensis</i>
Mediterranean Sage	<i>Salvia aethiopsis</i>
Spring Millet	<i>Milium vernale</i>
Syrian Beancaper	<i>Zygophyllum fabago</i>
Ventenata	<i>Ventenata dubia</i>
Plumeless Thistle	<i>Carduus acanthoides</i>
Malta Thistle	<i>Centaurea melitensis</i>
Camelthorn	<i>Alhagi maurorum</i>
Purple Starthistle	<i>Centaurea calcitrapa</i>
Goatsrue	<i>Galgea officinalis</i>
African Mustard	<i>Brassica tournefortii</i>
Giant Reed	<i>Arundo donax</i>
Japanese Knotweed	<i>Polygonum cuspidatum</i>
Elongated Mustard	<i>Brassica elongate</i>
Medusahead	<i>Taeniatherum caput-medusae</i>
Rush Skeletonweed	<i>Chondrilla Juncea</i>
Jointed Goatgrass	<i>Aegilops Cylindrical</i>
Perennial Sorghum spp.	

Class IB: Early Detection Rapid Response (EDRR)

Common St. Johnswort	<i>Hypericum perforatum</i>
Cutleaf Vipergrass	<i>Scorzonera laciniata</i>
Garlic Mustard	<i>Alliaria petiolate</i>
Common Vipers Bugloss (Blueweed)	<i>Echium vulgare</i>
Leafy Spurge	<i>Euphorbia esula</i>
Purple Loosestrife	<i>Lythrum salicaria</i>
Puncturevine	<i>Tribulus Terrestris</i>
Squarrose Knapweed	<i>Centaurea virgate</i>
Yellow Starthistle	<i>Centaurea solstitialis</i>
Yellow Toadflax	<i>Linaria vulgaris</i>
Diffuse Knapweed	<i>Centaurea diffusa</i>
Tamarisk (Saltcedar)	<i>Tamariz ramosissima</i>

Class II: Control

Oxeye Daisy	<i>Leucanthemum vulgare</i>
Spotted Knotweed	<i>Centaurea stoebe</i>
Dyers Woad	<i>Isatis tinctoria</i>
Black Henbane	<i>Hyoscyamus niger</i>
Dalmatian Toadflax	<i>Linaris dalmatica</i>
Russian Knapweed	<i>Acroptilon repens</i>
Houndstongue	<i>Cynoglossum officianlae</i>



Class III

Myrtle Spurge (*Euphorbia myrsinites*)

Background: A weed of gardens, dry natural hillsides, waste areas, and public lands. It is drought tolerant and thrives in nutrient poor, sandy, and rocky soils. The plant contains a milky sap toxic to cattle and humans.

Description: A short-lived, clumping herbaceous perennial with 8-inch tall, fleshy stems that bear thick, waxy, grayish-blue leaves. Stem tips bear yellow-green bracts that cup tiny flowers in umbrella-like clusters. Seeds are ejected up to 15 feet when the seed capsules open.

Control: Do not buy or grow this plant. Seedlings are easily dug or hand-pulled (use gloves, eye and skin protection!), but when digging more mature plants, the entire root must be removed. Herbicides can be effective.



Class II

Phragmites (*Phragmites australis* ssp.)

Background: Commonly found in wetlands, marshes, and waterways, where it can form impenetrable stands. It is sold by nurseries, is commonly used in erosion control, and sometimes for livestock grazing. It is tolerant of fire and salinity.

Description: A perennial rhizomatous grass, with hollow, sometimes creeping stems. Phragmites grow up to 10 feet tall, with rhizomes as deep as 3 feet, and rough-margined leaves up to 1 ½ feet long. Flowers form in dense, brown, feathery plumes at stem tips.

Control: Do not plant phragmites.

Class II: Control (Continued)

Perennial Pepperweed (Tall Whitetop)	<i>Lepidium latifolium</i>
Phragmites (Common Reed)	<i>Phragmites australis</i> ssp.
Hoary Cress (White Top)	<i>Cardaria draba</i>
Canada Thistle	<i>Cirsium arvense</i>
Poison Hemlock	<i>Conium maculatum</i>
Musk Thistle	<i>Carduus nutans</i>
Scotch Thistle	<i>Onopordum acanthium</i>
Common Burdock	<i>Arctium minus</i>
Corn Chamomile	<i>Anthemis arvensis</i>
Mayweed Chamomile	<i>Anthemis cotula</i>
Scentless Chamomile	<i>Tripleurospermum perforatum</i>

Class III: Containment

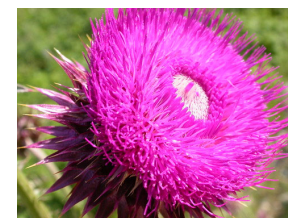
Quackgrass	<i>Elymus repens</i>
Bermudagrass	<i>Cynodon dactylon</i>
Field Bindweed	<i>Convolvulus arvensis</i>
Myrtle Spurge	<i>Euphorbia myrsinites</i>

Class IV: Prohibited

Cogongrass	<i>Imperata cylindrical</i>
Dame's Rocket	<i>Hesperis matronalis</i>
Scotch broom	<i>Cytisus scoparius</i>
Russian Olive	<i>Elaeagnus angustifolia</i>

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Class II

Musk Thistle (*Carduus nutans*)

Background: Native to southern Europe and western Asia, musk thistle thrives in pastures and rangelands, in waste areas, stream banks, and road sides.

Description: A biennial or winter annual. Plants 4 to 6 feet tall are common. Deeply lobed spiny leaves are distinguished by a dark green blade with a prominent light green midrib. Stems are spiny and appear winged. Flowers may be violet, purple, or rose colored. A tuft of white hairs is attached to each seed. Bloom is in June and July.

Control: Several biocontrol agents are available and offer good control. Herbicides can offer good to excellent control when applied between rosette and pre-bud stages. Mechanical means can be used for control by chopping the plant off at the ground.



Class II

Dyers Woad (*Isatis tinctoria*)

Background: Dyers woad was introduced from Europe for production of textile dyes. It thrives in waste areas, gravel pits, road sides, pastures, field edges, and disturbed soils.

Description: Dyers woad may be a winter annual, biennial, or a short-lived perennial. Heights of 1 to 4 feet are common. A thick tap root may penetrate to 5 feet deep. Leaves are blue-green with a whitish midrib. The bright yellow, four-petaled flowers bloom and are highly visible in late spring.

Control: Biocontrol rust fungus is naturally wide spread and other agents are currently undergoing research. Herbicides can offer good to excellent control when applied to rosettes in spring and fall and during pre-bloom. Digging offers good control.



Class IA

Medusahead (*Taeniatherum caput-medusae*)

Background: It is extremely competitive, completely displacing other desirable grass species. It spreads by seed, commonly carried by wind, animals, clothing, and vehicles.

Description: Medusahead is an annual growing from 6 inches to 2 feet high. Leaf blades are about 1/8 inch wide. Awns of the seedhead are long and become twisted as the seed matures. It is sometimes confused with foxtail barley or squirreltail, but is different in that the seedhead doesn't break apart completely as the seeds mature. Flowering and seed production take place in late spring and early summer.

Control: A combination of burning, herbicide, and reseeding offers the best control. For the best results, this should be done in fall through early winter.



Class IB

Cut Leaf Viper Grass (*Scorzonera laciniata*)

Background: Commonly found in disturbed sites, in open or fallow fields, and on roadsides. It is reportedly edible, and sometimes grown as a crop. The plant is known to serve as a food source for clover cutworms which also feed on and damage a wide variety of food crops.

Description: A herbaceous, tap rooted biennial or short-lived perennial, with hollow, branching stems, that grows about 1 1/2 feet tall. Each stem has one bright yellow composite ray flower head at the top. The plant flowers throughout the summer

Control: Do not grow this plant. !



Class II

Canada Thistle (*Cirsium arvense*)

Background: A native to southeastern Eurasia, Canada thistle reproduces by seeds and rootstock. It is adaptable to a diverse range of habitats.

Description: Canada thistle is a creeping herbaceous perennial plant usually from 1 to 4 feet tall, in sparse to extremely dense colonies. Leaves have spiny tipped lobes. Flowerheads are light pink to purple and are typically 3/4 inch in diameter. Bloom occurs in July and August.

Control: Several biocontrol agents are available offering fair control. Herbicides can offer good control when applied to actively growing plants from spring to fall. Digging or tillage is generally not effective.



Class IB

Yellow Starthistle (*Centaurea solstitialis*)

Background: Yellow starthistle was introduced from Europe. It grows well on dry sites in rangeland, roadsides, and waste areas. It can cause “Chewing disease” in horses that consume it.

Description: Yellow starthistle is a 2 to 3 foot tall winter annual with blue/green coloration. Rosette leaves are deeply lobed and could be confused with dandelion. Stems are winged and sparsely leaved. Flowers are yellow. Cream-colored thorns, 1/4 to 3/4 inch long, protrude from the flowering heads. Bloom is in early summer.

Control: Several biocontrol agents have been tested, but availability is limited. Select herbicides offer fair to good control when applied between rosette and bloom stages. Tillage is effective.



Class IB

Puncturevine (*Tribulus Terrestris*)

Background: Commonly found along roadsides, in cropland, pastures, and waste areas. It tolerates very dry conditions and poor soil. Its spiny fruit can cause external and internal injury to grazing animals. Puncturevine foliage can also be toxic to livestock.

Description: A mat-forming summer annual with a deep taproot. Leaves consist of four to eight pairs of oval-shaped leaflets. Stems and leaves are covered with tiny hairs. The plant blooms throughout the summer, producing single, bright yellow, five-petaled flowers. The fruit is spiny and resembles a five-rayed cross, which turns brown and woody as it matures.

Control: Puncturevine plants can be controlled before fruit develops by digging, hoeing, tilling, and hand-pulling every few weeks throughout the season. Biocontrol may be available. Herbicides are also effective.

UTAH COUNTIES INDEMNITY POOL

June 8, 2026

Leslie Hyde
Morgan County Clerk/Auditor
PO Box 886
Morgan, UT 84050

RE: Member Equity

Dear Leslie,

With the completion of the audit of financial statements for the period ending December 31, 2025, the actuarial consultant has calculated each Member's equity based on net position.

Morgan County's equity ownership position in the Utah Counties Indemnity Pool (UCIP) is **\$164,286** as of December 31, 2025.

UCIP's Independent Auditors have opined that individual members are not required to declare UCIP equity as an asset. However, we recommend that you review the equity ownership with the County's Independent Auditors to determine if it should be declared as an asset on the County's Financial Statements.

The Net Asset Management Plan actively controls UCIP's net position between 50-250% of annual revenue. The current net position remains within the controlled range of the Plan.

If you have any questions, please contact me.

Sincerely,



Danielle Davis
Accounting Specialist

UTAH COUNTIES INDEMNITY POOL



FINANCIAL STATEMENTS AND INDEPENDENT AUDITOR'S REPORT

For the Year Ended December 31, 2025

UTAH COUNTIES INDEMNITY POOL

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Independent Auditor's Report

The Board of Directors
Utah Counties Indemnity Pool
Murray, Utah

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the business-type activities of Utah Counties Indemnity Pool (UCIP), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise UCIP's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the business-type activities of UCIP, as of December 31, 2025, and the respective changes in financial position and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards* (GAS), issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Utah Counties Indemnity Pool and to meet our other ethical responsibilities, in accordance with the relevant ethical requirement relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Utah Counties Indemnity Pool's ability to continue as a going concern for twelve months beyond the financial statement issuance date, including currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and GAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgement made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and GAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of UCIP's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about UCIP's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, and other required supplementary information, as listed in the table of contents, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated May 8, 2026, on our consideration of UCIP's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, and contracts. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering UCIP's internal control over financial reporting and compliance.



Larson & Company, PC
Spanish Fork, Utah

May 8, 2026

**UTAH COUNTIES INDEMNITY POOL
MANAGEMENT’S DISCUSSION AND ANALYSIS
(UNAUDITED)
Year ended December 31, 2025**

In conformity with Governmental Accounting Standards Board (GASB) Statement No. 34 and Statement No. 103, the management of the Utah Counties Indemnity Pool (the Pool or UCIP) presents this Management’s Discussion and Analysis for the readers of UCIP’s financial statements. Our intent is to provide a narrative overview and analysis of the financial activities of UCIP for the fiscal year ended December 31, 2025. Readers are encouraged to consider this information in conjunction with the financial statements, notes to the financial statements and required supplementary information included in the independent auditor’s report.

FINANCIAL STATEMENTS PROVIDED

Included in the independent auditor’s report are the basic financial statements required under the GASB standards including:

- Statements of Net Position—accounts for all assets, deferred outflows or resources, liabilities and deferred inflows of resources of UCIP as of December 31, 2025, showing the balance of net position (assets and deferred outflows of resources minus liabilities and deferred inflows of resources) as of that date.
- Statements of Revenues, Expenses, and Changes in Net Position—accounts for all revenue and expenses accrued for the fiscal period, with calculation of the change in net position (revenue minus expenses) for the period. Expenses are classified as Operating Expenses (primarily consisting of expected losses to be paid and the cost of excess insurance covering catastrophic losses) and Administrative Expenses (primarily consisting of staff salaries and benefits and office operations). Expenses are further categorized to provide a level of detail appropriate for general management overview and control.
- Statements of Cash Flows—accounts for all revenues and expenses received or paid during the fiscal period with a calculation of net increase in cash and cash equivalents (revenue minus expenses) and total cash and cash equivalents at the end of the period. This statement provides a contrasting view of the revenues and expenses from the Statement of Revenues, Expenses, and Changes in Net Position as it accounts for revenues and expenses that were actually received or paid during the period, regardless of when the revenue was earned or due, or when the expense was accrued or invoiced.

BASIS OF ACCOUNTING METHODS

Financial statements provided in this report are reported using the Governmental Accounting Standards Board (GASB) basis of accounting. Traditional insurance companies often utilize statutory accounting methods in development of their financial statements that differ significantly from GASB accounting methods. Attempts to perform simple comparisons or benchmark analysis of a commercial carrier’s financial reports and the financial reports contained here will likely yield distorted results.

CONDENSED FINANCIAL INFORMATION

The following Condensed Financial Statements are meant to provide a summary view of the audited financial statements as support for comments and analysis of the financial condition of UCIP offered by management in this letter.

**UTAH COUNTIES INDEMNITY POOL
MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
Year ended December 31, 2025**

Assets and Liabilities

Current and other assets increased \$2,774,271 at year end 2025 compared to the prior year end. Current and other assets include short term investments of \$5,657,866. Long term investments increased \$572,062 for the same period. Capital contributions increased \$1,804,108 from the prior year end. Capital assets remain \$0. Deferred outflows of resources in the amount of \$196,135 in the year 2025 and \$253,274 in prior year 2024 are reflected as a result of the implementation of GASB 68. Deferred outflows related to pensions decreased \$57,139. Total assets increased \$5,093,302 as of December 31, 2025 over the prior year.

Total liabilities at year end 2025 increased \$2,046,939 from the prior year end. This increase was primarily the result of an increase in reserve for losses and loss adjustment expense. Noncurrent liabilities in the year 2025 and 2024 are reflected as a result of the implementation of GASB 68, Accounting and Financial Reporting for Pensions. The statement requires employers providing defined benefit pensions through pension plans administered as trusts, to recognize their long-term obligation for those benefits as a liability. The Pool provides a defined pension plan to certain employees through the Utah Retirement Systems (URS) and therefore, the Pool has recorded a noncurrent liability of \$125,485 in 2025 and \$128,418 in 2024. Inflows related to pensions amounted to \$858 in 2025.

In 2025 and 2024, net position increased \$3,044,342 and increased by \$4,104,544, respectively during the fiscal years then ended.

The condensed statements of net assets for the years ended 2025, 2024, and 2023 with comparative information for 2025 and 2024 are shown as follows:

	<u>2025</u>	<u>2024</u>	<u>Net Change</u>	<u>2023</u>
Assets:				
Current and other assets	\$ 27,017,120	\$ 24,242,849	\$ 2,774,271	\$ 17,878,181
Long Term Investments	1,817,872	1,245,810	572,062	2,143,550
Capital Contributions	5,963,041	4,158,933	1,804,108	2,970,278
Capital assets	-	-	-	827
Outflows related to pensions	196,135	253,274	(57,139)	210,223
Total assets	<u>\$ 34,994,168</u>	<u>\$ 29,900,866</u>	<u>\$ 5,093,302</u>	<u>\$ 23,203,059</u>
Liabilities:				
Current and other liabilities	\$ 2,787,106	\$ 2,785,159	\$ 1,947	\$ 1,220,645
Reserve for losses and loss adjustment	12,900,546	10,851,490	2,049,056	9,874,164
Noncurrent liabilities	125,485	128,418	(2,933)	78,229
Inflows related to pensions	858	1,989	(1,131)	756
Total liabilities	<u>15,813,995</u>	<u>13,767,056</u>	<u>2,046,939</u>	<u>11,173,794</u>
Net position:				
Invested in capital assets	-	-	-	827
Unrestricted	19,178,152	16,133,810	3,044,342	12,028,438
Total net position	<u>19,178,152</u>	<u>16,133,810</u>	<u>3,044,342</u>	<u>12,029,265</u>
Total liabilities and net position	<u>\$ 34,992,147</u>	<u>\$ 29,900,866</u>	<u>\$ 5,091,281</u>	<u>\$ 23,203,059</u>

**UTAH COUNTIES INDEMNITY POOL
MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
Year ended December 31, 2025**

Operating Revenue and Expense

Revenue from contributions increased \$555,187 for a total of \$11,107,539 in 2025. This increase is attributed to an increase in member exposures and increased rates applicable to reinsured layers. Other income decreased \$3,869 primarily due to refunds and rebates received in 2025. Operating expenses increased \$2,478,312 primarily due to the increase in reserves for loss and loss adjustment expenses, and increased reinsurance coverage costs.

The condensed statements of operating revenue and expense for the years ended 2025, 2024 and 2023 with comparative information for 2025 and 2024 are shown as follows:

	<u>2025</u>	<u>2024</u>	<u>Net Change</u>	<u>2023</u>
Operating revenue:				
Contributions	\$ 11,107,539	\$ 10,552,351	\$ 555,187	\$ 9,061,299
Investment income	1,239,379	1,205,703	33,676	1,015,500
Other income	12,122	15,992	(3,869)	8,767
Total operating revenues	<u>\$ 12,359,040</u>	<u>\$ 11,774,045</u>	<u>\$ 584,995</u>	<u>\$ 10,085,566</u>
Operating expenses:				
Loss and loss adjustment expenses	\$ 5,810,671	\$ 3,712,889	\$ 2,097,782	\$ 5,390,564
Reinsurance coverage	4,205,968	3,875,625	330,344	3,098,312
Administration	1,257,948	1,207,762	50,186	1,260,411
Total operating expenses	<u>11,274,588</u>	<u>8,796,276</u>	<u>2,478,312</u>	<u>9,749,286</u>
Net operating income	<u>1,084,454</u>	<u>2,977,771</u>	<u>-1,893,317</u>	<u>336,281</u>
Fair value equity/investment	<u>1,959,888</u>	<u>1,126,775</u>	<u>833,114</u>	<u>494,075</u>
Change in net position	<u>\$ 3,044,342</u>	<u>\$ 4,104,545</u>	<u>(1,060,203)</u>	<u>\$ 830,356</u>

Investments

As a governmental subdivision regulated by the Money Management Council (MMC), UCIP invests the majority of funds in the Public Treasurers' Investment Fund (PTIF). Utilizing this "safe harbor" for compliance with the Money Management Act also provides UCIP significant liquidity and protection of capital in its invested assets. In 2017, UCIP created a new restricted account in the PTIF to comply with the MMC's Rule 4 for Interlocal Agencies providing crime insurance. \$125,000 equals 50% of the per occurrence limit of crime coverage.

In 2011, UCIP moved \$2,000,000 of invested funds and an additional \$1,000,000 in 2022 to Zions Capital Advisors in anticipation of increasing investment rates. In 2024, UCIP moved all invested funds managed by Zions Capital Advisors to be managed by Raymond James and Associates. In 2025, UCIP moved \$3,000,000 of invested funds to Raymond James and Associates in anticipation of increased investment rates. In 2025 and 2024, rates continue to outperform the PTIF rates. For the purpose of the condensed statements of cash and cash equivalents and investments, investments—U.S. government securities include the Pool's total short-term investments and long term investments combined.

**UTAH COUNTIES INDEMNITY POOL
MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
Year ended December 31, 2025**

UCIP is a member of County Reinsurance Limited (CRL), a property and liability reinsurance pool of county-based pools across the United States structured as a captive reinsurance company domiciled in Vermont. UCIP has equity ownership in CRL.

The condensed statements of cash and cash equivalents and investments for the years ended 2025, 2024 and 2023 with comparative information for 2025 and 2024 are shown as follows:

	2025	2024	Net Change	2023
Cash and cash equivalents:				
Cash on deposit	\$ 57,016	\$ 48,882	\$ 8,134	\$ 67,919
Public Treasurers' Investment Fund	19,858,246	18,421,294	1,436,952	15,057,956
Zions Capital Advisors	-	-	-	464,196
Total cash and cash equivalents	<u>19,915,264</u>	<u>18,470,177</u>	<u>1,445,086</u>	<u>15,590,072</u>
Investments and capital contributions:				
Investments - U.S. government securities	7,475,738	4,218,675	3,257,063	3,550,741
Equity in County Reinsurance Limited	5,963,041	4,158,933	1,804,108	2,970,278
Total investments	<u>13,438,779</u>	<u>8,377,608</u>	<u>5,061,171</u>	<u>6,521,019</u>
Total cash and cash equivalents and investments	<u>\$ 33,354,043</u>	<u>\$ 26,847,785</u>	<u>\$ 6,506,257</u>	<u>\$ 22,111,091</u>

Financial Position

The Net Asset Management Policy was adopted by the Board to actively manage UCIP's net position between 50-250% of annual revenue. The Policy provides that when net position exceeds 250% of annual revenue, the Board shall issue dividends unless the Board has specific needs for such surplus as described in the Net Asset Management Policy. Dividends may be issued as Experience Dividends, Equity Dividends and/or Member in Good Standing Dividends based on the UCIP Dividend Policy. Based on the 2025 member contributions of \$11,107,539, the surplus (net position) to contributions (revenue) ratio at year end 2025 was within the Net Asset Management Policy and industry standards.

The condensed statements of changes in net position for the years ended 2025, 2024, and 2023 with comparative information for 2025 and 2024 are shown as follows:

	2025	2024	Net Change	2023
Revenues and expenses:				
Revenues	\$ 14,318,929	\$ 12,900,820	\$ 1,418,108	\$ 10,579,641
Expenses	11,274,587	8,796,275	2,478,312	9,749,285
Net income (loss)	<u>3,044,342</u>	<u>4,104,545</u>	<u>-1,060,203</u>	<u>830,356</u>
Net position, beginning of year	<u>\$ 16,133,811</u>	<u>\$ 12,029,266</u>	<u>4,104,545</u>	<u>11,198,910</u>
Net position, end of year	<u>\$ 19,178,153</u>	<u>\$ 16,133,811</u>	<u>\$ 3,044,342</u>	<u>\$ 12,029,266</u>

MARKET TRENDS IN 2025

Management anticipates moderation of the rates in both the Property and Liability markets, with the exception of Law Enforcement Liability which will continue to see increasing rates, difficulty acquiring high limits and attempts to add exclusions. UCIP has seen an increase in new membership interest as a

**UTAH COUNTIES INDEMNITY POOL
MANAGEMENT'S DISCUSSION AND ANALYSIS
(UNAUDITED)
Year ended December 31, 2025**

result of increased pricing and reduced coverage in the market. UCIP has worked to strengthen its new member underwriting procedures to assure new membership growth does not negatively impact underwriting results.

Property

As the property reinsurance market has recently experienced significant increased losses, property reinsurance markets have been reducing capacity and raising rates significantly. UCIP's participation in County Reinsurance Limited (CRL), a captive insurer owned by county pools across the US has provided UCIP with significant buffering from the changes in the marketplace. UCIP became a founding member of CRL's Property Plus program in 2019, which allows CRL and its property program members to take risk on a layer of reinsurance at a level that should provide underwriting revenue while moderating reinsurance premiums.

Liability

Carriers continue to increase liability premiums related to Law Enforcement Liability and Cyber Liability. Other liability lines including General Liability, Auto Liability and Public Officials Liability show indications of moderating in comparison to the prior five year period. UCIP has seen an increase in new member applications as special service districts receive renewal quotes from traditional insurers with reduced coverage, increased deductibles and increased premiums.

Questions concerning any of the information in this report, or any other matters related to UCIP's budget and finances should be addressed to the Chief Executive Officer, Utah Counties Indemnity Pool, 5965 South 900 East, Suite 150, Murray, UT 84121-1868.

UTAH COUNTIES INDEMNITY POOL
STATEMENT of NET POSITION
For the Year Ended December 31, 2025

	2025
ASSETS	
CURRENT ASSETS	
Cash and cash equivalents	\$ 19,915,264
Short-term investments	5,657,866
Accounts receivable	79,812
Prepaid expenses	1,364,178
TOTAL CURRENT ASSETS	27,017,120
LONG TERM INVESTMENTS	1,817,872
CAPITAL CONTRIBUTIONS	5,963,041
PROPERTY AND EQUIPMENT	-
DEFERRED OUTFLOWS OF RESOURCES	
Deferred outflows related to pensions	196,135
TOTAL ASSETS AND DEFERRED OUTFLOWS OF RESOURCES	\$ 34,994,168
LIABILITIES AND NET POSITION	
CURRENT LIABILITIES	
Reserves for losses and loss adjustment expenses	\$ 12,900,546
Accrued expenses	321,066
Contributions paid in advance	2,466,040
Unearned	2,021
TOTAL CURRENT LIABILITIES	15,689,673
NONCURRENT LIABILITIES	
Net pension liability	125,485
DEFERRED INFLOWS OF RESOURCES	
Deferred inflows related to pensions	858
TOTAL LIABILITIES AND DEFERRED INFLOWS OF RESOURCES	15,816,016
NET POSITION	
Net investment in capital assets	-
Unrestricted	19,178,152
TOTAL NET POSITION	19,178,152
TOTAL LIABILITIES, DEFERRED INFLOWS OF RESOURCES AND NET POSITION	\$ 34,994,168

The accompanying notes are an integral part of the financial statements.

UTAH COUNTIES INDEMNITY POOL
STATEMENTS of REVENUES, EXPENSES, and CHANGES in NET POSITION
For the Year Ended December 31, 2025

	2025
OPERATING INCOME	
Contributions	\$ 11,107,539
Investment Income	1,239,379
Other Income	12,122
TOTAL OPERATING INCOME	12,359,040
UNDERWRITING EXPENSES	
Losses and Loss Adjustment Expenses	5,810,671
Reinsurance Coverage	4,205,968
TOTAL UNDERWRITING EXPENSES	10,016,640
ADMINISTRATION EXPENSES	
Directors	18,416
Depreciation	-
Risk Management	55,184
Public Relations	28,949
Office	102,117
Financial/Professional	127,158
Personnel	926,123
TOTAL ADMINISTRATION EXPENSES	1,257,947
TOTAL OPERATING EXPENSES	11,274,587
NET OPERATING INCOME	1,084,454
OTHER INCOME/(EXPENSES)	
Change in Fair Value Investments	29,240
Change in Fair Value Equity	1,930,648
TOTAL OTHER EXPENSES	1,959,888
CHANGE IN NET POSITION	3,044,342
NET POSITION AT BEGINNING OF YEAR	16,133,810
NET POSITION AT END OF YEAR	\$ 19,178,152

The accompanying notes are an integral part of the financial statements.

UTAH COUNTIES INDEMNITY POOL
STATEMENT of CASH FLOWS
For the Year Ended December 31, 2025

	2025
CASH FLOWS FROM OPERATING ACTIVITIES	
Contributions collected	\$ 9,194,909
Other fees collected	12,122
Reinsurance paid	(4,770,340)
Losses and loss expenses paid	(3,761,615)
Cash paid to employees	(878,659)
Other administrative expenses paid	(331,824)
CASH FLOWS PROVIDED BY OPERATING ACTIVITIES	(535,407)
CASH FLOWS FROM INVESTING ACTIVITIES	
Sale of investments	741,115
Investment income	1,239,379
NET CASH FLOWS PROVIDED BY INVESTING ACTIVITIES	1,980,494
NET INCREASE IN CASH AND CASH EQUIVALENTS	1,445,087
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	18,470,177
CASH AND CASH EQUIVALENTS AT END OF YEAR	\$ 19,915,264
RECONCILIATION OF CHANGE IN NET POSITION TO NET CASH PROVIDED BY OPERATING ACTIVITIES	
Change in net position	\$ 1,084,454
Adjustments to reconcile change in net position to net cash flows used by operating activities	
Depreciation	-
Interest on investments	(1,239,379)
Net outflows of resources relating to pension	53,075
Accounts receivable	(1,920,188)
Prepaid expenses	(564,372)
Reserves for loss and loss adjustment expenses	2,049,056
Accrued expenses	(5,611)
Contributions paid in advance	7,558
Total adjustments	(1,619,861)
NET CASH PROVIDED BY OPERATING ACTIVITIES	\$ (535,407)

UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations

The Utah Counties Indemnity Pool (the Pool or UCIP) was incorporated in December 1991 as the Utah Association of Counties Insurance Mutual (the Mutual). In July 2003, the Mutual was renamed the Utah Counties Insurance Pool. In January 2012, the Pool was renamed the Utah Counties Indemnity Pool. The Pool is a non-profit Interlocal entity formed under Section 11-13-101 et. seq. *Utah Code Annotated, 1953* as amended, operated as a joint liability reserve fund under Section 63G-7-703 and 801 for counties who enter into the Interlocal Agreement that creates UCIP. The Pool is referred to as a “public agency insurance mutual” under the insurance statutes of the State of Utah, Section 31A-1-103(7). All of the Pool’s business activities are conducted in the State of Utah.

Accounting Principles

These financial statements are presented in accordance with accounting principles generally accepted in the United States of America (GAAP). The Pool has adopted Governmental Accounting Standards Board (GASB) Statement No 34, Basic Financial Statements and Management’s Discussion and Analysis for State and Local Governments, GASB Statement No. 37, Basic Financial Statement and Management’s Discussion and Analysis for State and Local Governments: Omnibus, and GASB Statement No. 38, Certain Financial Statement Note Disclosures. The Pool has also adopted GASB Statement No. 40, Deposit and Investment Risk Disclosures, GASB Statement No. 63, Financial Reporting of Deferred Outflows of Resources, Deferred Inflows of Resources and Net Position, and GASB Statement No. 68, Accounting and Financial Reporting for Pensions, and GASB Statement No 72, Fair Value Measurement and Application, and GASB Statement No 103, Financial Reporting Model Improvements. With the implementation of these statements, the Pool has prepared required supplementary information titled “Management’s Discussion and Analysis” which precedes the basic financial statements, has prepared a balance sheet classified between current and noncurrent assets and liabilities, has categorized net position as net invested in capital assets and unrestricted, has prepared the statements of cash flows on the direct method, and provided additional schedules to better communicate the financial status of the governmental entity.

The accounting policies of the Pool conform to accounting principles generally accepted in the United States of America in all material respects. The following is a summary of the more significant policies.

Basis of Accounting

The Pool reports as a single enterprise fund and uses the accrual method of accounting and the economic resources measurement focus. Under this method, revenues are recognized when they are earned, and expenses are recognized when they are incurred.

UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Use of Estimates

The preparation of financial statements in accordance with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenue and expenses during the reporting period. Specifically, the Pool's reserves for losses and loss adjustment expenses are subject to change and actual results could differ from those estimates.

Income Taxes

The Pool is exempt from the payment of income taxes under Section 115 of the Internal Revenue Code.

Compensated Absences

Accumulated unpaid vacation and sick pay amounts are accrued when benefits vest to employees and the unpaid liability is reflected as accrued expenses.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Pool considers all highly liquid debt instruments with maturities of three months or less when purchased to be cash equivalents. Therefore, the investments in the Utah Public Treasurers' Fund (PTIF) and cash on deposit are considered to be cash equivalents.

Investments

Investments are comprised of various U.S. Government securities and certificates of deposit. Investments in U.S. Government securities as of December 31, 2025 consist of held-to-maturity securities. Held-to-maturity securities are reported at cost, adjusted for amortization of premiums and accretion of discounts that are recognized in interest income using the effective interest method over the period to maturity.

Investment Valuation

The Pool categorizes the fair value measurements of its investments based on the hierarchy established by generally accepted accounting principles. The fair value hierarchy, which has three levels, is based on the valuation inputs used to measure an asset's fair value:

- Level 1 inputs are quoted prices in active markets for identical assets;
- Level 2 inputs are significant other observable inputs;
- Level 3 inputs are significant unobservable inputs.

UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Contributions Paid in Advance

Contributions paid by members prior to January 1 of the next calendar year are considered to be deferred until January 1 and are reported as liabilities in the statement of net assets.

Ancillary Coverages

The Pool assists members in placing coverage for exposures not included in the coverage addendum, i.e., aircraft hull, airport liability, bonds, builder's risk, excess privacy or security event (cyber) liability, and workers compensation. The Pool does not receive any fees on monies collected for member coverage placement.

Contributions

Contributions are assessed in December and due and collectable annually on January 1.

Capital Assets

Capital assets are defined by the Pool as assets with an initial individual cost of more than \$5,000. Capital assets are stated at cost less accumulated depreciation. Depreciation on furniture, equipment and electronic data processing equipment is provided over the estimated useful lives of the assets on the straight-line method. Useful lives vary from three to five years. Depreciation expense for the year ended December 31, 2025 amounted to \$0.

Net Asset Management

To assure that the Pool's assets are adequate without holding excessive net assets, the Pool manages net asset levels between 100% and 200% of annual revenue. Net assets should be controlled within a minimum of 50% and a maximum of 250% of annual revenue. The Pool utilizes a Rate Stabilization Fund and a Dividend Plan to manage net assets.

The Rate Stabilization Fund is utilized to designate surplus to fund unexpected increases in expenses, which necessitate increases in rates short term to allow rate increases to be made incrementally, or to negate temporary rate increases. The Rate Stabilization Fund is a Board-designated portion of unrestricted net assets to be deducted from the Total Net Assets (referred to as Unrestricted Net Position on the financial statements) when determining net assets available for payment of dividends to members and, as required by GASB, is reported as a designation only in the notes to the financial statements. The balance in the Rate Stabilization Fund as of December 31, 2025 was \$830,000. The Dividend Plan is utilized by the Board to return excess net assets to members.

UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Asset Management (Continued)

The Net Asset Management Plan indicates net assets should not exceed 250% of contributions unless the Pool has specific needs for such surplus, which may include the following: expectation of new membership; development of a new line of coverage; development of new or expanded coverage; change or restructure of reinsurance program specifically the Pool's self-insured retention; or development of new or expanded services.

Pensions

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Utah Retirement Systems Pension Plan (URS) including additions to and deductions from URS's fiduciary net position, have been determined on the same basis as they are reported by URS. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Deferred Outflows/Inflows of Resources

In addition to assets, the Pool reports a separate section for deferred outflows of resources. This separate financial statement element, *deferred outflows of resources*, represents a consumption of net position that applies to a future period(s) and will not be recognized as an outflow of resources (expense/expenditure) until then. In addition to liabilities, the Pool reports a separate section for deferred inflows of resources. This separate financial statement element, *deferred inflows of resources*, represents an acquisition of net position that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time.

Reserves for Losses and Loss Adjustment Expenses

The reserves for losses and loss adjustment expenses include an amount actuarially determined from individual case estimates and loss reports and an amount based on past experience for losses incurred but not reported. The liabilities are based on the estimated ultimate cost of settling the claims, including the effects of inflation and other societal and economic factors. Such liabilities are necessarily based on assumptions and estimates and while management believes that amounts are adequate, the ultimate liability may be in excess of or less than the amount provided.

The Pool's actuary provides a range of estimates of the reserves for losses and loss adjustment expenses at three levels of confidence: low (50% confidence), expected (66% confidence) and high (80% confidence). Accounting standards require the Pool to book the "expected" level of reserves on their financial statements, and does not allow for the Board to designate or delineate any other amount in the range on the financial statements.

UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Reserves for Losses and Loss Adjustment Expenses (Continued)

In consideration of the Board's duty to protect public funds and the inability of the Pool to assess members if reserves are not adequate, the Board prefers to reserve for claims with greater confidence than the 66% "expected" level.

To accomplish this, while complying with audit standards, the Board has adopted as part of their Net Asset Management Plan a Claims Deterioration Fund, an amount voluntarily designated by the Board as Net Assets to be deducted from Total Net Assets (referred to as Unrestricted Net Position on the financial statements) when determining Net Assets available for payment of dividends to members.

In 2013, the Board approved designating \$430,000 into the Claim Deterioration Fund to assure these additional funds are available if the "expected" claim reserves are ultimately found to be inadequate to pay all liabilities of the Pool. The Board believes managing Net Assets in this manner protects members from large rate increases in the event claims experience does deteriorate. In 2020, the Board approved designating an additional \$230,000 into the Claim Deterioration Fund. The balance in the Claims Deterioration Fund as of December 31, 2025 was \$660,000.

Subsequent Events

Management of the Pool has evaluated subsequent events through the date of the audit report, which is also the date the financial statements were available to be issued.

NOTE 2 CASH AND CASH EQUIVALENTS AND INVESTMENTS

Listed below is a summary of the cash and investment portfolios as of December 31, 2025. Investing is governed by the prudent man rule in accordance with statutes of the State of Utah. All investments of the Pool are considered to have been made in accordance with these governing statutes including the State Money Management Act.

Cash and Cash Equivalents

Cash and cash equivalents of the Pool are carried at cost. The carrying amount of the cash on deposit, net of outstanding checks, is \$57,017 as of December 31, 2025. The corresponding bank balance of the deposits was \$99,272 as of December 31, 2025.

All of the Pool's cash on deposit bank accounts are noninterest-bearing. All noninterest-bearing and other depositors' accounts will be aggregated and insured up to the standard maximum deposit insurance amount of \$250,000 for each deposit insurance ownership category.

The Public Treasurers' Investment Fund (PTIF) is a pooled investment fund enabling public agencies to benefit from the higher yields offered on large denomination securities.

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 2 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

Cash and Cash Equivalents (continued)

The PTIF is similar in nature to a money market fund but the PTIF is subject to oversight by the State Money Management Council and all investments in PTIF are considered to be in compliance with the State Money Management Act.

The PTIF invests in corporate debt, U.S. Agency notes, certificates of deposit and commercial paper. The maximum final maturity of any security invested in by the PTIF is limited to five years.

The maximum weighted average life of the portfolio is limited to 90 days. There is no maturity date on an entity's investment in the PTIF. PTIF deposits are not insured or otherwise guaranteed by the State of Utah.

Raymond James and Associates (RJA) is an investment advisory firm certified by the State Money Management Council and all investments with RJA are in compliance with the State Money Management Act. The maximum final maturity of any security invested in by RJA is limited to ten years. RJA investments are not insured or otherwise guaranteed.

As of December 31, 2025, the Pool's cash and cash equivalents and investments included the following:

	<u>2025</u>	<u>2024</u>
Cash on deposit	\$ 57,017	\$ 48,882
Public Treasurers' Investment Fund	<u>19,858,246</u>	<u>18,421,294</u>
Total cash and cash equivalents	<u>19,915,264</u>	<u>18,470,177</u>
Investments - debt securities	7,475,738	4,218,675
Equity in County Reinsurance Limited	<u>5,963,041</u>	<u>4,158,933</u>
Total investments	<u>13,438,779</u>	<u>8,377,608</u>
Total cash and cash equivalents and investments	<u>\$ 33,354,043</u>	<u>\$ 26,847,785</u>

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 2 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

Custodial Credit Risk

The custodial credit risk for deposits is the risk that, in the event of the failure of a depository financial institution, a government will not be able to recover deposits or will not be able to recover collateral securities that are in the possession of an outside party. The Pool's bank balances did not exceed FDIC coverage as of December 31, 2025.

Investments and Capital Contributions

The Pool records its investments in U.S. Government Securities at market value. The Pool records capital contributions to County Reinsurance Limited (CRL) using the equity method of accounting. Under the equity method, the Pool recognizes its proportionate share of the net earnings or losses of CRL, which represents its share of the undistributed earnings or losses of CRL. Equity in CRL is confirmed annually. All other investments are through the Public Treasurers' Investment Fund (PTIF).

As of December 31, 2025, the differences between book value and fair value, of the Pool's investments, are as follows:

	<u>Cost</u>	<u>Fair Value Gains</u>	<u>Fair Value Losses</u>	<u>Fair Value</u>	<u>Statement Value</u>
Securities	\$ 6,784,741	\$ 59,858	\$ (30,618)	\$ 6,813,981	\$ 6,813,981
Equity	4,158,933	406,433	1,397,675	5,963,041	5,963,041
Total investments	<u>\$ 10,943,674</u>	<u>\$ 466,291</u>	<u>\$ 1,367,057</u>	<u>\$ 12,777,022</u>	<u>\$ 12,777,022</u>

Interest Rate Risk

Interest rate risk is the risk that changes in interest rates will adversely affect the fair value of an investment. The Pool's policy for managing interest rate risk is to comply with the State Money Management Act. The Act requires that the remaining term to maturity of investments may not exceed the period of availability of the funds to be invested. The Act further limits the remaining term to maturity of commercial paper to 270 days or less and fixed rate negotiable deposits and corporate obligations to 365 days or less. The Pool manages its exposure to declines in fair value by investing in the Public Treasurers' Investment Fund (PTIF) and other securities and by adhering to the Act.

As of December 31, 2025, the Pool's term to maturity of investment are as follows:

<u>Investment Type</u>	<u>Carrying Amount and Fair Value</u>	<u>Investment Maturities (in years)</u>	
		<u>Less than 1</u>	<u>1-10</u>
Debt securities:			
Corporate bonds	\$6,813,980.89	\$5,253,441.52	\$1,560,539.37
Mortgage backed securities	-	-	-
Total debt securities	<u>6,813,981</u>	<u>5,253,442</u>	<u>1,560,539</u>

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 2 CASH AND CASH EQUIVALENTS AND INVESTMENTS (CONTINUED)

Interest Rate Risk (Continued)

Investments are measured at fair value on a recurring basis. Recurring fair value measurements are those that Governmental Accounting Standards Board (GASB) Statements require or permit in the statement of net position at the end of each reporting period. Fair value measurements are categorized based on the valuation inputs used to measure an asset's fair value. Level 1 inputs are quoted prices in active markets for identical assets; Level 2 inputs are significant other observable inputs; Level 3 inputs are significant unobservable inputs.

As of December 31, 2025, the Pool's investments' fair value measurements are as:

Asset class:	Total	Level 1	Level 2	Level 3
Debt securities:				
Corporate bonds	\$ 6,813,981	\$ 6,813,981	\$ -	\$ -
Mortgage backed securities	-	-	-	-
Money market funds	661,757	-	661,757	-
Public Treasurers Investment Fund	19,858,246	-	19,858,246	-
Total	\$ 27,333,984	\$ 6,813,981	\$ 20,520,003	\$ -

Credit Risk

Credit risk is the risk that the counterparty to an investment will not fulfill its obligations. The Pool's policy for limiting the credit risk of investments is to comply with the State Money Management Act.

Investments are categorized into these three categories of credit risk:

- Category One Insured or registered, or securities held by the Pool or its agent in the Pool's name.
- Category Two Uninsured and unregistered, with securities held by the counterparty's trust department or agent in the Pool's name.
- Category Three Uninsured and unregistered, with securities held by the counterparty, or by its trust department or agent, not in the Pool's name.

As of December 31, 2025, investments in debt securities in the amount of \$7,475,738 are considered to be Category Three securities. As of December 31, 2025, Public Treasurers' Investment Fund (PTIF) investments, including cash held for reinvestment and equity in County Reinsurance Limited (CRL), in the total amount of \$25,821,287, are uncategorized investments or equity. The amount of uncategorized PTIF investments, restricted by the Money Management Council's Rule Four of the Money Management Act, is \$125,000.

UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025

NOTE 3 INVESTMENT INCOME AND EQUITY

As of December 31, 2025, investment income and equity of the Pool is comprised of the following:

	2025	2024
Investment income and equity:		
Bonds	\$ 198,913	\$ 189,135
Equity	1,804,108	1,188,655
Cash	1,004,262	1,005,795
Total investment income	\$ 3,007,282	\$ 2,383,585
Cash received:		
Cash	\$ 1,004,262	\$ 1,005,795
Total cash received	1,004,262	1,005,795
Noncash adjustments:		
Equity	1,804,108	1,188,655
Bonds	29,240	9,734
Change in accrued interest	133,468	146,411
Amortization	36,204	32,990
Total noncash adjustments	2,003,021	1,377,790
Total investment income	\$ 3,007,282	\$ 2,383,585

NOTE 4 INTEREST RATE

The interest rate for assets held with the Utah Public Treasurers' Investment Fund (PTIF) was 4.0116 percent as of December 31, 2025.

NOTE 5 CAPITAL ASSETS

The capital assets and related accumulated depreciation of the Pool are as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets exempt from depreciation:				
Land	\$ -	\$ -	\$ -	\$ -
Total capital assets exempt from depreciation, net	-	-	-	-
Capital assets being depreciated:				
Office furniture and equipment	61,840	-	-	61,840
Total capital assets, being depreciated	61,840	-	-	61,840
Less accumulated depreciation for:				
Office furniture and equipment	(61,840)	-	-	(61,840)
Total accumulated depreciation	(61,840)	-	-	(61,840)
Total capital assets being depreciated, net	(0)	-	-	(0)
Total capital assets, net	\$ -	\$ -	-	\$ -

UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025

NOTE 6 REINSURANCE

Effective 2003, the Pool has purchased only specific excess coverage. The agreement provides for liability insurance in excess of a \$250,000 self-insured retention as of the month ending December 2024. The liability agreement was amended to be excess of a \$350,000 self-insured retention beginning July 1, 2024. The liability agreement was amended to be excess of a \$500,000 self-insured retention beginning January 1, 2025. The agreement also provides for property insurance in excess of a \$250,000 self-insured retention as of the month ending June 2023. The property agreement was amended to be excess of a \$500,000 self-insured retention beginning July 1, 2023. Crime insurance is excess of a \$250,000 self-insured retention.

Estimated claims loss liabilities of the Pool are stated net of estimated losses applicable to reinsurance coverage ceded to other insurance companies of \$2,115,084 as of December 31, 2025. However, the Pool is contingently liable for those amounts in the event such companies are unable to pay their portion of the claims.

Effective 2021, the Pool contributed \$500,000 to take risk on a layer of property reinsurance at a level that should provide underwriting revenue while reducing reinsurance premiums. In 2022, the Pool contributed an additional \$500,000. In 2025, the Pool received cash distribution of equity of \$289,118 and saw an equity increase of \$695,551. Equity from underwriting revenue, for the layer of property reinsurance, increased a net \$406,433 as of December 31, 2025.

Unsecured Reinsurance Recoverables

There are no letters of credit, trust agreements or funds withheld on reinsurance recoverables. The amount of \$1,539,739, as of December 31, 2025, exceeds three percent of the Pool's surplus and is considered unsecured recoverables on known claims.

Reinsurance Recoverable in Dispute

As of December 31, 2025, the Pool does not have any disputed balances or uncollectible funds.

NOTE 7 RETIREMENT PLANS

Pension Plans

Plan Description. Eligible plan participants are provided with pensions through the Utah Retirement Systems. Utah Retirement Systems are comprised of the following Pension Trust Funds:

- Public Employees Noncontributory Retirement System (Noncontributory System) is a multiple-employer, cost sharing, retirement system.
- Tier 2 Public Employees Contributory Retirement System (Tier 2 Public Employees System) is a multiple-employer, cost sharing, public employee retirement system.

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 7 RETIREMENT PLANS (CONTINUED)

Pension Plans (continued)

The Tier 2 Public Employees System became effective July 1, 2011. All eligible employees beginning on or after July 1, 2011, who have no previous service credit with any of the Utah Retirement Systems, are members of the Tier 2 Retirement System.

The Utah Retirement Systems (Systems) are established and governed by the respective sections of Title 49 of the Utah Code Annotated 1953, as amended. The Systems' defined benefit plans are amended statutorily by the State Legislature. The Utah State Retirement Office Act in Title 49 provides for the administration of the Systems under the direction of the Utah State Retirement Board, whose members are appointed by the Governor. The Systems are fiduciary funds defined as pension (and other employee benefit) trust funds. URS is a component unit of the State of Utah. Title 49 of the Utah Code grants the authority to establish and amend the benefit terms.

Utah Retirement Systems issues a publicly available financial report that can be obtained by writing Utah Retirement Systems, 560 E 200 S, Salt Lake City, UT 84102 or visiting the website: www.urs.org/general/publications.

Benefits Provided. Utah Retirement Systems provides retirement, disability, and death benefits.

Retirement benefits are as follows:

System	Final Average Salary	Years of Service Required and/or Age Eligible for Benefit	Benefit Percentage per Year of Service	COLA**
Noncontributory System	Highest 3 years	30 years, any age	2.0% per year all years	Up to 4.0%
		25 years, any age*		
		20 years, age 60*		
		10 years, age 62*		
Tier 2 Public Employees System	Highest 5 years	4 years, age 65	1.5% per year all years	Up to 2.5%
		35 years, any age		
		20 years, age 60*		
		10 years, age 62*		
		4 years, age 65		

* Actuarial reductions are applied.

** All post-retirement cost-of-living adjustments are non-compounding and are based on the original benefit except for Judges, which is a compounding benefit. The cost-of-living adjustments are also limited to the actual Consumer Price Index (CPI) increase for the year, although unused CPI increases not met may be carried forward to subsequent years.

Contribution Rate Summary. As a condition of participation in the Systems, employers and/or employees are required to contribute certain percentages of salary and wages as authorized by statute and specified by the Utah State Retirement Board. Contributions are actuarially determined as an amount that, when combined with employee contributions (where applicable) is expected to finance the costs of benefits earned by employees during the year, with an additional amount to finance any unfunded actuarial accrued liability. Contribution rates as of December 31, 2025 are as follows:

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 7 RETIREMENT PLANS (CONTINUED)

Pension Plans (continued)

	Tier 1 - DB System			Tier 2 - DB Hybrid System				Tier 2 - 401(k) Option			
	Employee	Employer	ER 401(k)	Fund	Employee	Employer	ER 401(k)	Fund	Employee	Employer	ER 401(k)
Noncontributory System											
15 Local Government	-	15.97	-	111	0.81	14.19	-	211	-	4.19	10.00

***Tier 2 rates include a statutory required contribution to finance the unfunded actuarial accrued liability of the Tier 1 plans.

For fiscal year ended December 31, 2025, the employer and employee contributions to the System were as follows:

<u>System</u>	<u>Employer Contributions</u>	<u>Employee Contributions</u>
Noncontributory System	\$ 55,055	\$ -
Tier 2 DC Public Employees Plan	11,770	-
Total Contributions	<u>\$ 66,825</u>	<u>\$ -</u>

Contributions reported are the Utah Retirement Systems Board approved required contributions by System. Contributions in the Tier 2 Systems are used to finance the unfunded liabilities in the Tier 1 Systems.

Combined Pension Assets, Liabilities, Expense, and Deferred Outflows and Inflows of Resources Related to Pensions.

As of December 31, 2025, the Utah Counties Indemnity Pool reported a net pension liability of \$125,485 and a net pension asset of \$0.

Measurement Date: December 31, 2024

<u>System</u>	<u>Net Pension Liability</u>	<u>Net Pension Asset</u>	<u>Proportionate Share</u>	<u>Proportionate Share December 31, 2022</u>	<u>Change (Decrease)/Increase</u>
Noncontributory System	\$ 117,824	\$ -	0.0371553%	0.0529430%	(0.0157877%)
Tier 2 Public Employees System	\$ 7,662	\$ -	0.0025689%	0.0028839%	(0.0003149%)
	<u>\$ 125,485</u>	<u>\$ -</u>			

The net pension asset and liability was measured as of December 31, 2024, and the total pension liability used to calculate the net pension asset and liability was determined by an actuarial valuation as of January 1, 2024, and rolled-forward using generally accepted actuarial procedures. The proportion of the net pension asset and liability is equal to the ratio of the employer's actual contributions to the Systems during the plan year over the total of all employer contributions to the System during the plan year.

For the year ended December 31, 2025, the Pool recognized a pension expense of \$119,775.

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 7 RETIREMENT PLANS (CONTINUED)

Pension Plans (continued)

At December 31, 2025, the Pool reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 73,518	\$ 53
Changes in assumptions	12,305	1
Net difference between projected and actual earnings on pension plan investments	35,980	-
Changes in proportion and differences between contributions and proportionate share of contributions	7,507	804
Contributions subsequent to the measurement date	66,825	-
	<u>\$ 196,135</u>	<u>\$ 858</u>

\$66,825 reported as deferred outflows of resources related to pensions results from contributions made by the Pool prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 72,281
2026	\$ 68,208
2027	\$ (13,835)
2028	\$ (1,939)
2029	\$ 1,688
Thereafter	\$ 2,050

Noncontributory System Pension Expense and Deferred Outflows and Inflows of Resources.

For the year ended December 31, 2025, the Pool recognized pension expense of \$111,424.

At December 31, 2025, the Pool reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following:

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 7 RETIREMENT PLANS (CONTINUED)

Pension Plans (continued)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 70,206	\$ -
Changes in assumptions	9,746	-
Net difference between projected and actual earnings on pension plan investments	35,490	-
Changes in proportion and differences between contributions and proportionate share of contributions	6,427	624
Contributions subsequent to the measurement date	55,055	-
	<u>\$ 176,925</u>	<u>\$ 624</u>

\$55,055 reported as deferred outflows of resources related to pensions results from contributions made by the Pool prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 71,414
2026	\$ 66,862
2027	\$ (14,401)
2028	\$ (2,630)
2029	\$ -
Thereafter	\$ -

Tier 2 Public Employees System Pension Expense and Deferred Outflows and Inflows of Resources.

For the year ended December 31, 2025, the Pool recognized pension expense of \$8,351.

As of December 31, 2025, the Pool reported deferred outflows of resources and deferred inflows of resources relating to pensions from the following sources:

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 7 RETIREMENT PLANS (CONTINUED)

Pension Plans (continued)

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 3,312	\$ 53
Changes in assumptions	2,559	1
Net difference between projected and actual earnings on pension plan investments	490	-
Changes in proportion and differences between contributions and proportionate share of contributions	1,081	181
Contributions subsequent to the measurement date	11,770	-
	\$ 19,211	\$ 234

\$11,770 reported as deferred outflows of resources related to pensions results from contributions made by the Pool prior to fiscal year end, but subsequent to the measurement date of December 31, 2024.

These contributions will be recognized as a reduction of the net pension liability in the upcoming fiscal year. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions, will be recognized in pension expense as follows:

Year Ended December 31,	Net Deferred Outflows (Inflows) of Resources
2025	\$ 867
2026	\$ 1,346
2027	\$ 566
2028	\$ 690
2029	\$ 1,688
Thereafter	\$ 2,050

Actuarial Assumptions. The total pension liability in the December 31, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary Increases	3.5 - 9.5 percent, average, including inflation
Investment Rate of Return	6.85 percent, net of pension plan investment expense, including inflation

Mortality rates were adopted from an actuarial experience study dated January 1, 2023. The retired mortality tables are developed using URS retiree experience and are based upon gender, occupation, and age as appropriate with projected improvement using the ultimate rates from the MP-2020 improvement scale using a base year of 2020. The mortality assumption for active members is the PUB-2010 Employees Mortality Table for public employees, teachers, and public safety members, respectively.

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 7 RETIREMENT PLANS (CONTINUED)

The actuarial assumptions used in the January 1, 2024, valuation were based on the results of an actuarial experience study for the period ending December 31, 2022.

Pension Plans (continued)

The long-term expected rate of return on pension plan investments was determined using a building-block method, in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class and is applied consistently to each defined benefit pension plan. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Expected Return Arithmetic Basis		
	Target Asset Allocation	Real Return Arithmetic Basis	Long Term Expected Portfolio Real Rate of Return
Equity securities	35.00%	7.01%	2.45%
Debt securities	20.00%	2.54%	0.51%
Real assets	18.00%	5.45%	0.98%
Private equity	12.00%	10.05%	1.21%
Absolute return	15.00%	4.36%	0.65%
Cash and equivalents	0.00%	0.49%	0.00%
Totals	100.00%		5.80%
	Inflation		2.50%
	Expected arithmetic nominal return		8.30%

The 6.85% assumed investment rate of return is comprised of an inflation rate of 2.50% and a real return of 4.35% that is net of investment expense.

Discount Rate. The discount rate used to measure the total pension liability was 6.85 percent. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate, and that contributions from all participating employers will be made at contractually required rates that are actuarially determined and certified by the URS Board. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current, active, and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments, to determine the total pension liability. The discount rate does not use the Municipal Bond Index Rate.

Sensitivity of the Proportionate Share of the Net Pension Asset and Liability to Changes in the Discount Rate. The following presents the proportionate share of the net pension

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 7 RETIREMENT PLANS (CONTINUED)

Pension Plans (continued)

liability calculated using the discount rate of 6.85 percent, as well as what the proportionate share of the net pension liability (asset) would be if it were calculated using a discount rate that is 1.00 percentage point lower (5.85 percent) or 1.00 percentage point higher (7.85 percent) than the current rate:

<u>System</u>	<u>1% Decrease or 5.85%</u>	<u>Discount Rate of 6.85%</u>	<u>1% Increase or 7.85%</u>
Noncontributory System	\$ 498,297	117,824	(201,271)
Tier 2 Public Employees System	\$ 22,883	7,662	(4,179)
Total	<u>\$ 521,180</u>	<u>125,485</u>	<u>(205,450)</u>

Defined Contribution Savings Plans. The Defined Contribution Savings Plans are administered by the Utah Retirement Systems Board and are generally supplemental plans to the basic retirement benefits of the Retirement Systems, but may also be used as a primary retirement plan. These plans are voluntary tax-advantaged retirement savings programs authorized under sections 401(k), 457(b) and 408 of the Internal Revenue Code. Detailed information regarding plan provisions is available in the separately issued Utah Retirement Systems financial report.

UTAH COUNTIES INDEMNITY POOL participates in the following Defined Contribution Savings Plans with Utah Retirement

- 401(k) Plan
- 457(b) Plan
- Roth IRA Plan

Employee and employer contributions to the Utah Retirement Defined Contribution Savings Plans for the fiscal year ended December 31, were as follows:

	<u>2025</u>	<u>2024</u>	<u>2023</u>
<i>401(k) Plan</i>			
Employer Contributions	\$ 47,037	\$ 36,338	22,501
Employee Contributions	\$ 21,923	\$ 24,182	60,042
<i>457 Plan</i>			
Employer Contributions	\$ -	\$ -	-
Employee Contributions	\$ -	\$ 200	300
<i>Roth IRA Plan</i>			
Employer Contributions	N/A	N/A	N/A
Employee Contributions	\$ -	\$ 200	300

**UTAH COUNTIES INDEMNITY POOL
NOTES TO FINANCIAL STATEMENTS
Year Ended December 31, 2025**

NOTE 7 RETIREMENT PLANS (CONTINUED)

Employer Participating Retirement Plans

The Pool contributes an amount equal to the amount contributed by the employee into participating retirement plans, not to exceed five percent of the employee's eligible salary and wages. Administered by the Utah Retirement Systems, the total retirement expense for the 401(k) plan for the Pool as of December 31, 2025, 2024, and 2023 was \$47,088, \$36,338, and \$22,501. Administered by the Nationwide Retirement Solutions, the total retirement expense for the 457(b) plan for the Pool as of December 31, 2025, 2024, and 2023 was \$6,602, \$8,226, and \$17,825.

NOTE 8 UNPAID CLAIMS, LOSSES AND LOSS ADJUSTMENT EXPENSES

Reserves for incurred losses and loss adjustment expenses attributable to covered events of prior years has increased by \$2,049,056 in 2025 as a result of re-estimation of unpaid losses and loss adjustment expenses.

This change is the result of ongoing analysis of recent loss development trends. Original estimates change as additional information becomes known regarding individual claims.

As of December 31, 2025, unpaid claims, losses and loss adjustment expenses of the Pool are as follows:

	<u>2025</u>
Beginning balance	\$ 10,851,490
Incurred loss:	
Current year	5,088,032
Prior years	<u>879,824</u>
Change in total incurred	<u>5,967,856</u>
Paid:	
Current year	\$1,307,248
Prior years	<u>2,611,552</u>
Total paid	<u>3,918,800</u>
Balance at December 31	<u><u>\$ 12,900,546</u></u>

NOTE 9 CONTINGENCIES

The Pool is subject to litigation from the settlement of claims contested in the normal course of business. The losses from the actual settlement of such unknown claims are taken into consideration in the computation of the estimated unpaid loss and loss adjustment expense liabilities.

REQUIRED SUPPLEMENTARY INFORMATION
(Unaudited)

UTAH COUNTIES INDEMNITY POOL

Schedule of Ten-Year Claims Development Information

For the Year Ended December 31, 2025

The following table illustrates how the Pool's earned revenue (net of reinsurance) and investment income compare to related costs of loss (net of loss assumed by reinsurers) and other expenses assumed by the Pool as of the end of each of the past ten years. The rows of the table are defined as follows: (1) This line shows each fiscal year's net earned premiums, other operating revenues and interest income. (2) This line shows each year's other operating expenses including overhead and loss adjustment expenses not allocable to specific claims. (3) This line shows incurred losses and allocated loss adjustment expenses (both paid and accrued) as originally reported at the end of the first year in which the event that triggered coverage under the contract occurred. (4) This section of ten rows shows the cumulative amounts paid as of the end of successive years for each policy year. (5) This section of ten rows shows how each policy year's net incurred claims increased or decreased as of the end of the successive years: this annual estimation results from new information received on known claims, reevaluation of existing information on known claims, and emergence of new claims not previously known. (6) This line compares the latest reestimated incurred claims amount to the amount originally established (line 3) and show whether this latest estimate of net claims cost is greater or less than originally thought. As data for individual policy years mature, the correlation between original estimates and reestimated amounts commonly is used to evaluate the accuracy of net incurred claims currently recognized in less mature policy years. The columns of the table show data for successive policy years.

	Fiscal and Policy Year Ended (in Thousands of Dollars)									
	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
(1) Earned premiums, other operating revenues and investment revenues, net of reinsurance	4,584	4,804	4,807	5,406	5,181	5,253	5,782	6,987	7,898	8,151
(2) Unallocated expense	-	-	-	-	-	-	-	-	-	-
(3) Estimated incurred claims and expenses, end of policy year:	3,273	3,554	3,337	3,608	4,517	3,116	3,335	4,494	4,173	5,088
(4) Net paid (cumulative) as of:										
End of policy year	833	793	910	824	1,149	685	831	1,139	990	1,307
One year later	1,045	1,291	1,215	1,697	2,190	903	1,369	1,888	1,980	-
Two years later	1,336	1,678	1,321	1,965	2,620	1,187	1,733	2,725	-	-
Three years later	1,756	2,427	1,686	2,327	3,061	1,219	2,043	-	-	-
Four years later	1,972	2,618	1,878	2,506	3,476	1,293	-	-	-	-
Five years later	2,039	2,704	2,002	2,752	3,684	-	-	-	-	-
Six years later	2,076	2,792	2,050	2,867	-	-	-	-	-	-
Seven years later	2,090	2,926	2,090	-	-	-	-	-	-	-
Eight years later	2,093	2,965	-	-	-	-	-	-	-	-
Nine years later	2,093	-	-	-	-	-	-	-	-	-
Ten years later	-	-	-	-	-	-	-	-	-	-
Eleven years later	-	-	-	-	-	-	-	-	-	-
Twelve years later	-	-	-	-	-	-	-	-	-	-
Thirteen years later	-	-	-	-	-	-	-	-	-	-
(5) Reestimated net incurred claims and expenses:										
End of policy year	3,273	3,554	3,337	3,608	4,517	3,116	3,335	4,494	4,173	5,088
One year later	4,002	4,050	2,983	3,824	5,073	2,539	3,194	4,727	4,595	-
Two years later	3,619	3,669	2,456	3,945	4,282	2,249	3,281	5,021	-	-
Three years later	2,788	3,588	2,424	3,393	4,555	1,976	3,317	-	-	-
Four years later	2,307	3,290	2,459	3,425	4,607	1,619	-	-	-	-
Five years later	2,276	3,212	2,435	3,409	4,938	-	-	-	-	-
Six years later	2,076	3,153	2,432	3,514	-	-	-	-	-	-
Seven years later	2,223	3,063	2,401	-	-	-	-	-	-	-
Eight years later	2,108	3,161	-	-	-	-	-	-	-	-
Nine years later	2,092	-	-	-	-	-	-	-	-	-
Ten years later	-	-	-	-	-	-	-	-	-	-
Eleven years later	-	-	-	-	-	-	-	-	-	-
Twelve years later	-	-	-	-	-	-	-	-	-	-
Thirteen years later	-	-	-	-	-	-	-	-	-	-
(6) Increase (decrease) in estimated net incurred claims and expenses from end of policy year	(1,165)	(491)	(905)	(199)	90	(1,140)	(54)	233	-	-

UTAH COUNTIES INDEMNITY POOL

Schedule of the Proportionate Share of the Net Pension Liability (Utah Retirement Systems)

Measurement Date of December 31, 2024

For the Year Ended December 31, 2025

Last 10 Fiscal Years*

Schedule of the Proportionate Share of the Net Pension Liability

	2025		2024		2023		2022		2021		2016	
	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System
Proportion of the net pension liability/(asset)	0.0371155%	0.0025689%	0.0529430%	0.0028839%	0.0453451%	0.0005178%	0.0462251%	0.0023995%	0.0452033%	0.0029427%	0.0424077%	0.0037343%
Proportionate share of the net pension liability/(asset)	\$117,624	\$7,662	\$122,805	\$5,613	\$77,665	\$564	\$(264,736)	\$(1,016)	\$23,187	\$423	\$239,964	\$(8)
Covered payroll	\$562,319	\$76,678	\$560,529	\$74,558	\$465,903	\$11,571	\$435,731	\$44,610	\$413,670	\$47,055	\$369,111	\$24,123
Proportionate share of the net pension liability/(asset) as a percentage of its covered-employee payroll	32.52%	9.99%	21.91%	7.53%	16.67%	4.87%	(60.76)%	(2.28)%	5.61%	90.00%	65.01%	-0.03%
Plan fiduciary net position as a percentage of the total pension liability/(asset)	96.02%	87.44%	96.90%	89.58%	97.50%	92.30%	108.70%	103.80%	99.20%	98.30%	99.20%	100.20%
	2020											
	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System	Noncontributory Retirement System	Tier 2 Public Employees Retirement System
Proportion of the net pension liability/(asset)	0.0432814%	0.0031062%	0.0413459%	0.0032592%	0.0387967%	0.0032876%	0.0393979%	0.0044177%	0.0424077%	0.0037343%	0.0424077%	0.0037343%
Proportionate share of the net pension liability/(asset)	\$163,122	\$699	\$304,460	\$1,396	\$169,980	\$290	\$252,983	\$493	\$239,964	\$423	\$239,964	\$(8)
Covered payroll	\$388,378	\$43,178	\$3,660,584	\$37,995	\$442,270	\$32,392	\$351,178	\$36,228	\$369,111	\$24,123	\$369,111	\$24,123
Proportionate share of the net pension liability/(asset) as a percentage of its covered-employee payroll	42.00%	1.62%	84.44%	3.67%	49.59%	0.90%	72.04%	1.36%	65.01%	-0.03%	65.01%	-0.03%
Plan fiduciary net position as a percentage of the total pension liability/(asset)	93.70%	96.50%	87.00%	90.80%	91.90%	97.40%	87.30%	95.10%	87.80%	100.20%	87.80%	100.20%

*In accordance with paragraph 81a of GASB Statement No. 68, employers will need to disclose a 10-year history of their proportionate share of the Net Pension Liability (Asset).

UTAH COUNTIES INDEMNITY POOL
Schedule of Contributions
(Utah Retirement Systems)
For the Year Ended December 31, 2025
Last 10 Fiscal Years**

Schedule of Contributions

	As of Fiscal year ended December 31,	Actuarial Determined Contributions	Contributions in relation to the contractually required contribution	Contribution deficiency (excess)	Contributions as Covered a percentage of payroll covered payroll
Noncontributory System	2016	\$ 64,862	\$ 64,862	\$ -	\$ 351,178 18.47%
	2017	63,310	63,310	-	342,770 18.47%
	2018	66,600	66,600	-	360,584 18.47%
	2019	71,733	71,733	-	388,378 18.47%
	2020	76,405	76,405	-	413,670 18.47%
	2021	80,479	80,479	-	435,731 18.47%
	2022	84,808	84,808	-	465,903 18.20%
	2023	100,727	100,727	-	560,529 17.97%
	2024	63,388	633,888	-	362,319 17.50%
	2025	55,055	55,055	-	334,738 16.45%
Tier 2 Public Employees System*	2016	\$ 5,402	\$ 5,402	\$ -	\$ 36,228 14.91%
	2017	4,846	4,846	-	32,392 14.96%
	2018	5,832	5,832	-	37,995 15.35%
	2019	6,736	6,736	-	43,178 15.60%
	2020	7,402	7,402	-	47,055 15.73%
	2021	7,105	7,105	-	44,610 15.93%
	2022	1,859	1,859	-	11,571 16.07%
	2023	11,937	11,937	-	74,558 16.01%
	2024	12,211	12,111	-	76,678 15.92%
	2025	-	-	-	- -
Only System*	2016	\$ 3,297	\$ 3,297	\$ -	\$ 49,281 6.69%
	2017	1,071	1,071	-	16,010 6.69%
	2018	3,297	3,297	-	49,281 6.69%
	2019	3,434	3,434	-	51,325 6.69%
	2020	3,528	3,528	-	52,738 6.69%
	2021	3,587	3,587	-	53,620 6.69%
	2022	3,864	3,864	-	60,094 6.43%
	2023	4,300	4,300	-	69,471 6.19%
	2024	8,586	8,586	-	156,316 5.49%
	2025	11,770	11,770	-	251,136 4.69%

*Contributions in Tier2 include an amortization rate to help fund the unfunded liabilities in the Tier 1 systems. Tier 2 systems were created July 1, 2011.

** Paragraph 81.b of GASB 68 requires employers to disclose a 10-year history of contributions in RSI. Contributions as a percentage of covered payroll may be different that the board-certified rate due to rounding and other administrative practices.

UTAH COUNTIES INDEMNITY POOL
Required Supplementary Information
Budgetary Comparison Schedule
For the Year Ended December 31, 2025

	<u>Budgeted Amounts</u>		<u>Variance with Original Budget-- over (under) Final Budget</u>	<u>Actual Amounts Budgetary (and GAAP) Basis</u>	<u>Variance with Final Budget -- over (under) Actual Amounts</u>
	<u>Original</u>	<u>Final</u>			
Budgetary Revenues					
Contributions	\$ 11,016,742	\$ 11,016,742	\$ -	\$ 11,107,539	\$ 90,797
Total budgetary revenues	<u>\$ 11,016,742</u>	<u>\$ 11,016,742</u>	<u>\$ -</u>	<u>\$ 11,107,539</u>	<u>\$ 90,797</u>
Budgetary Expenditures					
Underwriting					
Losses and Adjustment Expense	\$ 5,300,000	\$ 4,965,000	\$ (335,000)	\$ 5,810,671 *	\$ 845,671
Reinsurance Coverage	<u>3,925,000</u>	<u>4,260,000</u>	<u>335,000</u>	<u>4,205,968</u>	<u>(54,032)</u>
	9,225,000	9,225,000	-	10,016,640	791,640
Administrative					
Directors	\$ 55,000	\$ 25,000	\$ (30,000)	\$ 18,416	\$ (6,584)
Office	110,000	115,000	5,000	102,117	(12,883)
Financial/Professional Services	135,000	135,000	-	127,158	(7,842)
Personnel	865,000	892,000	27,000	926,123 **	34,123
Depreciation	1,000	1,000	-	-	(1,000)
Public Relations	45,000	45,000	-	28,949	(16,051)
Risk Management	<u>80,000</u>	<u>78,000</u>	<u>(2,000)</u>	<u>55,184</u>	<u>(22,816)</u>
	1,291,000	1,291,000	-	1,257,947	(33,053)
Total budgetary expenditures	<u>\$ 10,516,000</u>	<u>\$ 10,516,000</u>	<u>\$ -</u>	<u>\$ 11,274,587</u>	<u>\$ 758,587</u>
Net change in budgetary fund balances	\$ 500,742	\$ 500,742	\$ -	\$ (167,048)	\$ (667,790)

*This includes \$2,049,056 of noncash actuarial calculated expense.

**This includes \$53,075 of noncash actuarial calculated expense.

UTAH COUNTIES INDEMNITY POOL
Notes to the Required Supplementary Information
For the Year Ended December 31, 2025

Utah Retirement Systems

Changes in Assumptions:

There were no changes in the actuarial assumptions or methods since the prior actuarial valuation.

Budgetary Comparison Schedule

Original Budget to Final Budget Variance

Expense

Underwriting

The original budget was revised and approved by the board to move \$335,000 from Losses and Adjustment Expense to Reinsurance Coverage Expense based on updated reinsurance estimated costs without increasing the overall budgeted underwriting expense.

Administrative

The original budget was revised and approved by the board to move \$30,000 from Directors expense and \$2,000 from Risk Management expense totaling \$32,000 to Office expense (\$5,000) and Personnel expense (\$27,000). This revision was based on estimated office moving costs, merit pay increases, and estimated sick time payout costs. These revisions were made without increasing the overall budgeted administrative expense.

Final Budget to Actual Result Variance

Revenue

Actual 2025 Contributions revenue was \$90,797 higher than budgeted due to contributions due from member updated property exposures and new Pool membership.

Expense

Underwriting

Actual 2025 Loss and Adjustment expense was \$845,671 higher than budgeted due to \$2,049,056 of noncash actuarial calculated expense. Actual Reinsurance Coverage expense was \$54,032 less than the budget due to an overestimation of liability and property reinsurance premiums.

Administrative

Management closely monitored budgeted administrative expenses of \$1,291,000 and was able to operate with actual expenses of \$1,257,947. Actual Personnel expense was \$34,123 higher than budgeted due to \$53,075 of noncash actuarial calculated pension benefit expense. Other actual administrative expense budget lines offset the Personnel expense line with the result of actual administrative expense being \$33,053 less than budgeted.

OTHER REPORTS



Independent Auditor’s Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards

The Board of Directors
Utah Counties Indemnity Pool
Murray, Utah

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the business-type activities of Utah Counties Indemnity Pool (UCIP), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the UCIP’s basic financial statements, and have issued our report thereon dated May 8, 2026.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered UCIP’s internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of UCIP’s internal control. Accordingly, we do not express an opinion on the effectiveness of UCIP’s internal control.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of UCIP’s financial statements will not be prevented or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses may exist that have not been identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether UCIP’s financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of UCIP's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.



Larson & Company, PC
Spanish Fork, Utah

May 8, 2026



**Independent Auditor’s Report on Compliance and Report on
Internal Control Over Compliance as Required by the
*State Compliance Audit Guide***

The Board of Directors
Utah Counties Indemnity Pool
Murray, Utah

Report on Compliance

We have audited Utah Counties Indemnity Pool’s (UCIP) compliance with the applicable state compliance requirements described in the *State Compliance Audit Guide*, issued by the Office of the Utah State Auditor, for the year ended December 31, 2025.

State compliance requirements were tested for the year ended December 31, 2025 in the following areas:

Budgetary Compliance Fund Balance Fraud Risk Assessment

Opinion on Compliance

In our opinion, Utah Counties Indemnity Pool complied, in all material respects, with the state compliance requirements referred to above for the year ended December 31, 2025.

Basis for Opinion

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of American (GAAS); the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (Government Audit Standards); and the *State Compliance Audit Guide* (Guide). Our responsibilities under those standards and the *State Compliance Audit Guide* are further described in Auditor’s Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of UCIP and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. Our audit does not provide a legal determination of UCIP’s compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to UCIP’s government programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on UCIP's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS, Government Auditing Standards, and the Guide will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about UCIP's compliance with the requirements of the government program as a whole.

In performing an audit in accordance with GAAS, Government Auditing Standards, and the Guide, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding Utah Counties Indemnity Pool's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of the Utah Counties Indemnity Pool's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the *State Compliance Audit Guide* but not for the purpose of expressing an opinion on the effectiveness of Utah Counties Indemnity Pool's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report On Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance. Given these limitations, during our audit we did not identify any deficiencies in internal control over compliance that we consider to be material weaknesses or significant deficiencies, as defined above. However, material weaknesses or significant deficiencies in internal control over compliance may exist that were not identified.

A deficiency in internal control over compliance exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a general state compliance requirement on a timely basis. *A material weakness in internal control over compliance* is a deficiency, or combination of deficiencies in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a state compliance requirement will not be prevented, or detected and corrected, on a timely basis. *A significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a state compliance requirement that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Purpose of This Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control and compliance and the results of that testing based on the requirements of the Guide. Accordingly, this report is not suitable for any other purpose. However, pursuant to the Utah Code title 63g, Chapter 2, this report is a matter of public record, and such, its distribution is not limited.

Larson & Company, PC

Larson & Company, PC
Spanish Fork, Utah

May 8, 2026

Utah Counties Indemnity Pool
Schedule of Findings and Recommendations
For the year ended December 31, 2025

Current Year Findings

Financial Statement and State Compliance Findings:

None noted.

Prior Year Findings

Financial Statement and State Compliance Findings:

None noted.



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!



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& Associates

GIS CONSULTING
DATA SERVICES
APPLICATIONS

PROWEST
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GIS SUPPORT FOR
LOCAL GOVERNMENT

Public Works
Property Records
GIS & IT
plus much more

FROM CHAOS TO CONFIDENCE: REINVENTING PARCEL MANAGEMENT AT MORGAN COUNTY

Shaun Rose

Morgan County Recorder

Charles Phillips

GIS Specialist, Morgan County

Ruth Workman, GISP

GIS Specialist, Pro-West & Associates



PROWEST
& Associates

MORGAN COUNTY

- 611 Sq miles
- 8,700 Tax parcels
- 14,000 people
- Largest percentage of privately owned land in Utah



PROWEST
& Associates

PROJECT PURPOSE

- Modernization
- Organized data in one place
- Needed consistency with parcel baseline across all departments
- Trusted Maps



THE PROJECT

- Pilot
- Progress dashboard
- Discrepancy tracker

The screenshot displays the 'Parcel Fabric Status Dashboard' for Morgan County, Oklahoma. The main map shows a grid of parcels with color-coded overlays: green for 'Complete', red for 'URGENT', orange for 'Needs County Review', blue for 'Reviewed By County', and yellow for 'FYI'. A detailed popup window for a 'Discrepancy Point' is open, showing the following information:

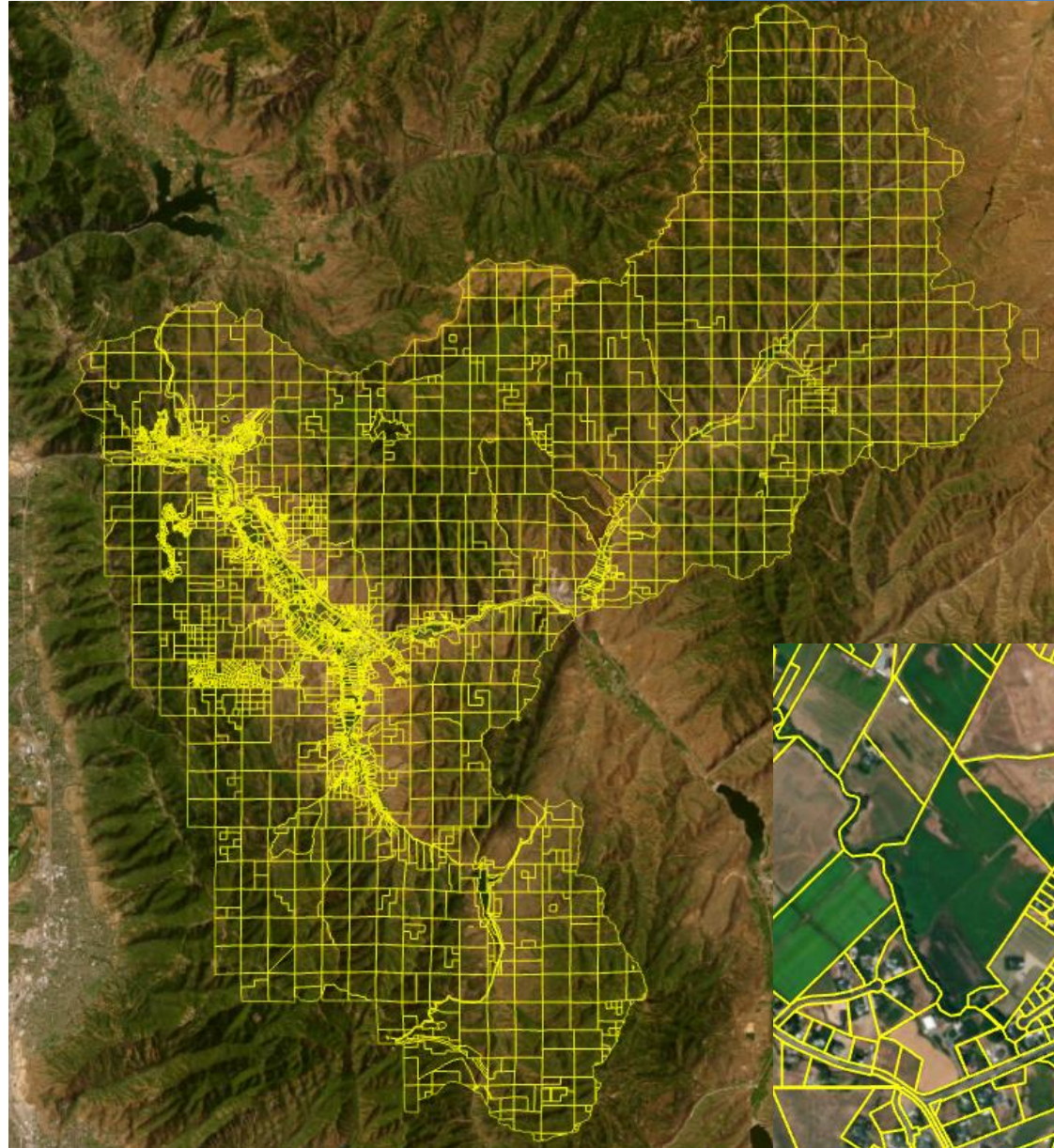
Field	Value
Account	090028583
Type	Description
Source	Deed
Status	Complete
PWA	Need plat or better description for this parcel.
County Comment	Attached line work, this may just need to be created by establishing the highway and filling in the land to the curves on the two adjoining parcels, deed numbers are in comments on line work

Below the main text in the popup, there are sections for 'Attachments' (listing [ProWestExport.gdb.zip](#)) and a 'Zoom to' button.

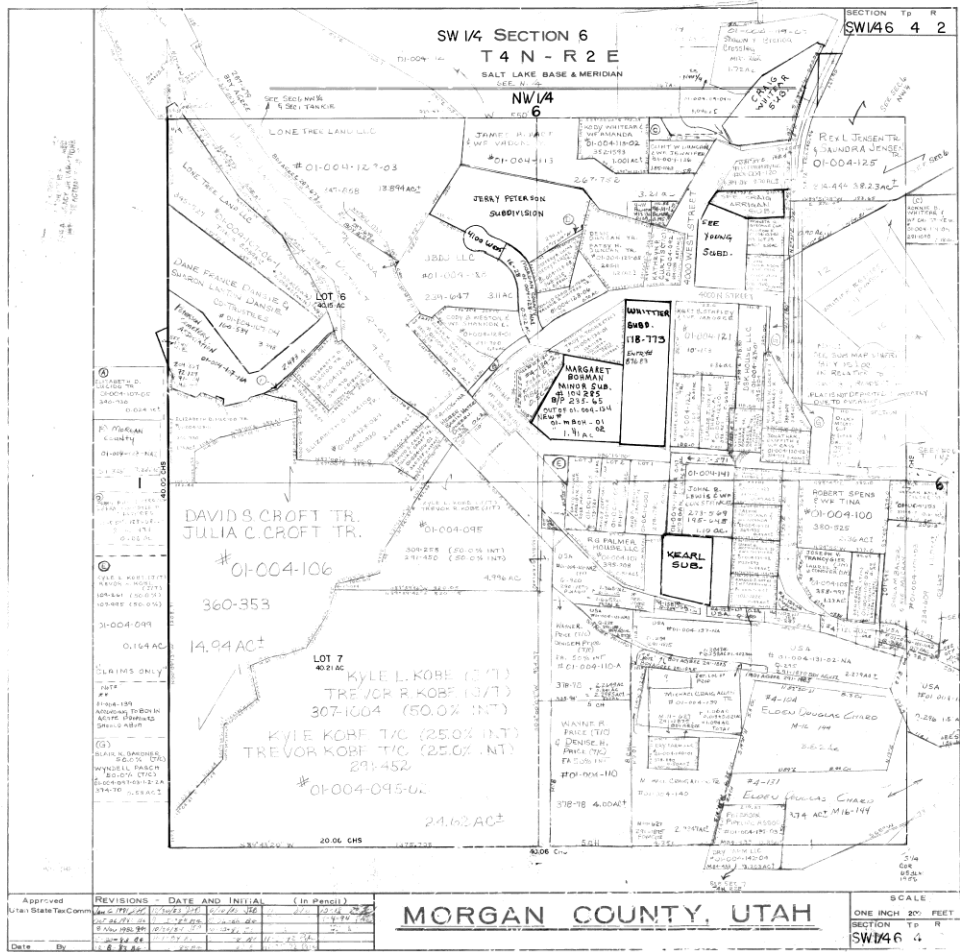
The dashboard also includes a 'Discrepancy Locations' list on the left, a 'Layers' panel on the right, and a top navigation bar with search and home icons.

THE PROJECT

- Parcel development
- Training
- Map Series
- Enterprise

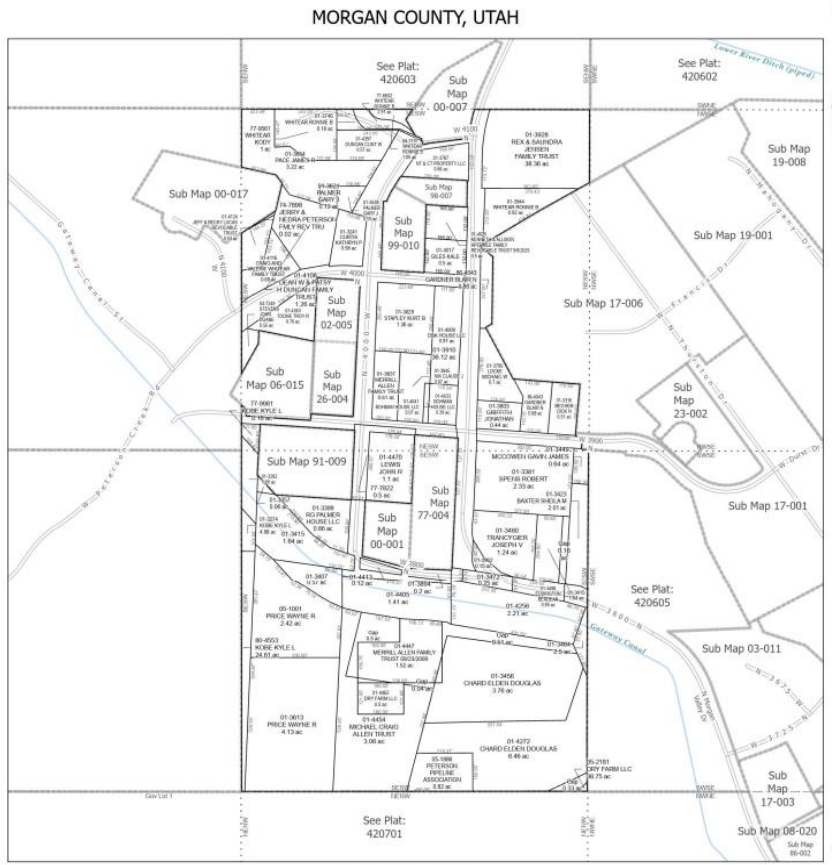


FROM CHAOS TO CONFIDENCE



Plat: 420604

T 4 N - R 2 E | Section 06



Scale: 1" = 220'

THIS PLAT IS FOR TAX PURPOSES ONLY. ONLY FIRST NAME ON MOST RECENT DEED WILL BE SHOWN.



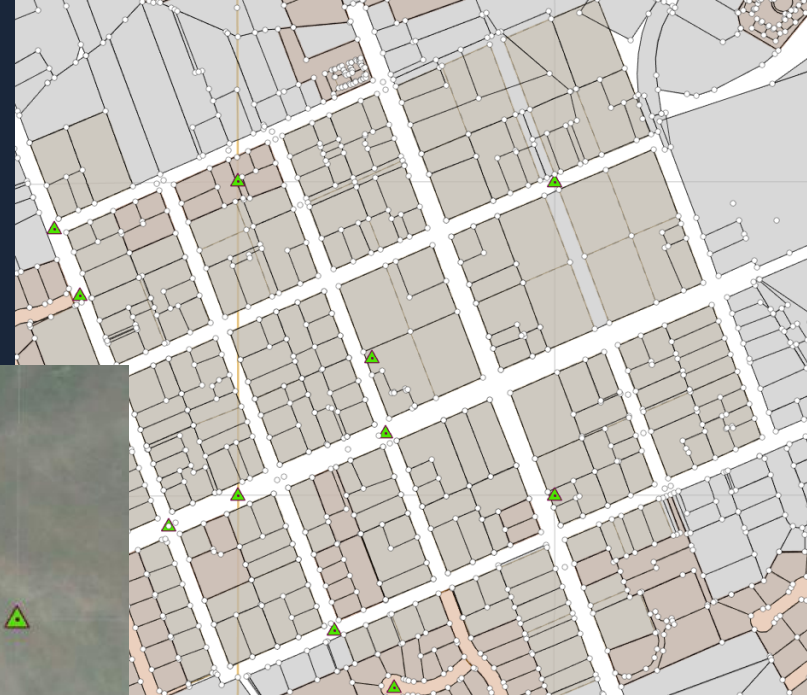
HOW DID IT REALLY HAPPEN?

- Budget approvals
- Project framework
- Research time
- Bi-weekly meetings
- Job transitions



HOW DID IT REALLY HAPPEN?

- Original townsite plats
- River descriptions
- NA parcels



WHAT'S NEXT?

- Versioning with multiple editors
- More publicly accessible data
- Departmental consistency



CONTACT US

Shaun Rose

Recorder

Morgan County, Utah

srose@morgancountyutah.gov

Charles Phillips

GIS Specialist

Morgan County, Utah

cphillips@morgancountyutah.gov

Ruth Workman, GISP

GIS Specialist

Pro-West & Associates

rworkman@prowestgis.com



PROWEST
& Associates

THANK YOU



PROWEST
& Associates

★ WELCOME TO THE ★

RECORDERS

— SUMMER CONFERENCE —

HOSTED BY



★ WORKING TOGETHER. SERVING UTAH. ★



Airport Pavement Maintenance Project Morgan County Airport Bid Tabulation

Bid Opening Date: May 28, 2026 Time: 2:00 p.m.

				Engineer's Estimate		Morgan Pavement		Redacted		Redacted	
	Description	Quantity	Units	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount	Unit Price	Amount
1	Mobilization	1	L.S.	\$ 2,400.00	\$ 2,400.00	\$0	\$ 0.00	\$4,000	\$ 4,000.00	\$ 4,500.00	\$ 4,500.00
2	Mastic Seal Surface Treatment (Seal Coat)	44,500	S.Y.	\$ 2.40	\$ 106,800.00	\$ 1.35	\$ 60,075.00	\$ 2.34	\$ 104,130.00	\$ 1.73	\$ 76,985.00
3	Restore Pavement Lines and Markings	1	L.S.	\$ 24,000.00	\$ 24,000.00	\$ 30,950.00	\$ 30,950.00	\$ 10,200.00	\$ 10,200.00	\$ 64,800.00	\$ 64,800.00
TOTAL OF BID ITEMS					\$ 133,200.00		\$ 91,025.00		\$ 118,330.00		\$ 146,285.00

Project Engineer



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: 6/16/26 Time Requested: _____
Name: Leslie A. Hyde Clerk/Auditor Phone: _____
Address: 48 W Young Street Morgan UT 84050
Email: lhyde@morgancountyutah.gov Fax: _____
Associated County Department: _____

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Approval of 2026 Tax Rates

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

✓



Tax Rate Summary (693) CNY

Preliminary Data

Data Entry (Auditor)	Auditor's Certified Rate Approved	Data Entry (Entity)	Proposed Rates Entity Approved	Proposed Rates County Approved	Proposed Rates USTC Approved *OK to Print*	Final Tax Rates USTC Approved	Rates Finalized
----------------------	-----------------------------------	---------------------	--------------------------------	--------------------------------	--	-------------------------------	-----------------



[Save](#) [Approve](#) [Demote](#)

Proposed Tax Rate Value: \$ 3,540,751,764
Budgeted Revenue / Proposed Tax Rate Value = Proposed Tax Rate

(1) Budget Code	(2) Budget Name	(3) Election Date	(4) Voted Rate Limit	(5) Utah Annotated Code	(6) Maximum By Law	(7) Calculated Certified Tax Rate	(8) Auditor's Certified Tax Rate	(9) Auditor's Certified Rate Revenue	(10) Proposed Tax Rate	(11) Budgeted Revenue	(12) Final Tax Rate	(13) Final Budgeted Revenue
10	General Operations			§59-2-908	.003200	0.001417	0.001417	5,017,245	0.001417	5,017,245	0.001417	5,017,245
30	Library			§§9-7-501&10-6-133.5	0.001	0.000110	0.000110	389,483	0.000110	389,483	0.000110	389,483
40	Flood Control			§17-8-6	Sufficient	0.000009	0.000009	31,867	0.000009	31,867	0.000009	31,867
190	Discharge of Judgement			§59-2-1328 & 1330	Sufficient			0				
250	Capital Improvements					0.000052	0.000052	184,119	0.000052	184,119	0.000052	184,119
540	Health			§26A-1-117(2)(b)	0.0004	0.000081	0.000081	286,801	0.000081	286,801	0.000081	286,801
	Sub Total					0.001669	0.001669	5,909,515	0.001669	5,909,515	0.001669	5,909,515
	Grand Total Tax Rate					0.001669	0.001669	5,909,515	0.001669	5,909,515	0.001669	5,909,515

NOTES:

Follow us online



MORGAN COUNTY RESOLUTION CR 26-23

Utah State Tax Commission - Property Tax Division Resolution Adopting Final Tax Rates and Budgets	Form PT-800 Rev. 02/15
--	---------------------------

County: **MORGAN**

Tax Year: **2026**

It is hereby resolved that the governing body of:

MORGAN

approves the following property tax rate(s) and revenue(s) for the year: **2026**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
10 General Operations	5,017,245	0.001417
30 Library	389,483	0.000110
40 Flood Control	31,867	0.000009
190 Discharge of Judgement		
250 Capital Improvements	184,119	0.000052
540 Health	286,801	0.000081
	\$5,909,515	0.001669

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date: _____

Title: _____



Certified Property Tax Rates

View ▾ Data Entry ▾ Reports ▾ Forms ▾ Maintenance ▾ Administration ▾

Tax Year **2026** County **15_MORGAN** Entity **1020_COUNTY ASSESSING & COLLECTING L2** Accounting Cycle: Calendar Year

Tax Rate Summary (693) CNY

Preliminary Data

Data Entry (Auditor)	Auditor's Certified Rate Approved	Data Entry (Entity)	Proposed Rates Entity Approved	Proposed Rates County Approved	Proposed Rates USTC Approved *OK to Print*	Final Tax Rates USTC Approved	Rates Finalized
----------------------	-----------------------------------	---------------------	--------------------------------	--------------------------------	--	-------------------------------	-----------------

Save **Approve** **Demote**

Proposed Tax Rate Value: \$ 3,617,217,313
 Budgeted Revenue / Proposed Tax Rate Value = Proposed Tax Rate

(1) Budget Code	(2) Budget Name	(3) Election Date	(4) Voted Rate Limit	(5) Utah Annotated Code	(6) Maximum By Law	(7) Calculated Certified Tax Rate	(8) Auditor's Certified Tax Rate	(9) Auditor's Certified Rate Revenue	(10) Proposed Tax Rate	(11) Budgeted Revenue	(12) Final Tax Rate	(13) Final Budgeted Revenue
955	County Assessing & Collecting			59-2-1602(4)		0.000242	0.000242	875,367	0.000242	875,367	0.000242	875,367
	Sub Total					0.000242	0.000242	875,367	0.000242	875,367	0.000242	875,367
	Grand Total Tax Rate					0.000242	0.000242	875,367	0.000242	875,367	0.000242	875,367

NOTES:

MORGAN COUNTY RESOLUTION CR 26-24

Utah State Tax Commission - Property Tax Division Resolution Adopting Final Tax Rates and Budgets	Form PT-800 Rev. 02/15
--	---------------------------

County: MORGAN

Tax Year: 2026

It is hereby resolved that the governing body of:

COUNTY ASSESSING & COLLECTING LEVY

approves the following property tax rate(s) and revenue(s) for the year: **2026**

1. Fund/Budget Type	2. Revenue	3. Tax Rate
955 County Assessing & Collecting	875,367	0.000242
	\$875,367	0.000242

This resolution is adopted after proper notice and hearing in accordance with UCA 59-2-919 and shall be forwarded to the County Auditor and the Tax Commission in accordance with UCA 59-2-913 and 29-2-920.

Signature of Governing Chair

Signature: _____ Date: _____

Title: _____



MORGAN COUNTY RECORDER
Shaun Rose
(801) 829-3277
srose@morgancountytah.gov
48 W Young Street, Room 21
P.O. Box 886
Morgan, Utah 84050

-TAXES TO BE REFUNDED-

PARCEL #: (00-0074-6232)

SERIAL #: (01-004-242-05)

ACREAGE: (0.38)

AMOUNT TO BE REFUNDED: (\$323.90)

Description:

P/N 00-0074-6232 was kept on the tax roll when it should have been included with the parent parcel when the land was sold back in 2007. For whatever reason this parcel was kept as a remainder parcel, and the owner(s) should not have received tax notices for the last (17 years) starting in 2008. In 2001 there was a warranty deed recorded giving the land to the previous owners, in 2007 there was a warranty deed recorded giving the land to the current owners. The remainder parcel was kept as its own parcel and was not included with the original description. It should have been included in the description as the 2007 warranty deed describes and should not have existed. Asking for approval for the amount above to be refunded due to a county error.

Shaun Rose

Morgan County Recorder

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0074-6232	Serial #: 01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2025	District: 001 MORGAN COUNTY
		0.008175

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2025 Values & Taxes				2024 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS01 LAND SECONDARY	0.38	5,700	5,700	46.60	3,800	3,800	34.05
Totals:	0.38	5,700	5,700	46.60	3,800	3,800	34.05

****** ATTENTION !! ******

Tax Rates for 2025 have been set and approved. All levied taxes and values shown on this printout for the year 2025 should be correct.

2025 Taxes: 46.60	2024 Taxes: 34.05
Special Fees: 0.00	Review Date
Penalty: 0.00	01/01/2025
Abatements: (0.00)	
Payments: (46.60)	
Amount Due: 0.00	NO BACK TAXES!

11/19/2025 10:11AM 00102859 2025 CALL KAREN NELSON	Current - Check	46.60 cRobbins
	Total Payments:	46.60

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

June 2, 2026

MORGAN COUNTY Tax Roll Master Record

10:08:57AM

Parcel: 00-0074-6232	Serial #: 01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		Property Address MORGAN 84050-0000 Acres: 0.38
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2024	District: 001 MORGAN COUNTY 0.008961

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2024 Values & Taxes				2023 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS01 LAND SECONDARY	0.38	3,800	3,800	34.05	3,800	3,800	36.12
Totals:	0.38	3,800	3,800	34.05	3,800	3,800	36.12

<p>**** ATTENTION !! ****</p> <p>Tax Rates for 2024 have been set and approved. All levied taxes and values shown on this printout for the year 2024 should be correct.</p>	2024 Taxes: 34.05 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (34.05) Amount Due: 0.00	2023 Taxes: 36.12 Review Date 05/13/2022 NO BACK TAXES!
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11/08/2024 01:25PM 00096858 2024 CALL KAREN NELSON	Current - Check	34.05 kwillie
Total Payments:		34.05

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

Tax Roll Master Record

June 2, 2026

10:09:17AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2023	District: 001 MORGAN COUNTY
		0.009506

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2023 Values & Taxes				2022 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS01 LAND SECONDARY	0.38	3,800	3,800	36.12	760	760	8.15
Totals:	0.38	3,800	3,800	36.12	760	760	8.15

****** ATTENTION !! ******

Tax Rates for 2023 have been set and approved. All levied taxes and values shown on this printout for the year 2023 should be correct.

2023 Taxes: 36.12	2022 Taxes: 8.15
Special Fees: 0.00	Review Date
Penalty: 0.00	05/13/2022
Abatements: (0.00)	
Payments: (36.12)	
Amount Due: 0.00	NO BACK TAXES!

12/01/2023 11:41AM 00093589 2023 CALL KAREN NELSON	Current - Check	36.12 JMacarthur
Total Payments:		36.12

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

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Tax Roll Master Record

June 2, 2026

10:09:36AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2022	District: 001 MORGAN COUNTY
		0.010722

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

2022 Values & Taxes

2021 Values & Taxes

Property Information	2022 Values & Taxes				2021 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS01 LAND SECONDARY	0.38	760	760	8.15	0	0	0.00
LS02 LAND NP UNIMP (NON-USE)	0.00	0	0	0.00	760	760	9.29
Totals:	0.38	760	760	8.15	760	760	9.29

**** **ATTENTION !!** ****
 Tax Rates for 2022 have been set and approved. All levied taxes and values shown on this printout for the year 2022 should be correct.

2022 Taxes:	8.15	2021 Taxes:	9.29
Special Fees:	0.00	Review Date	
Penalty:	0.00	05/13/2022	
Abatements: (	0.00)		
Payments: (	8.15)		
Amount Due:	0.00	NO BACK TAXES!	

10/27/2022 11:09AM 00086353 2022 CALL KAREN NELSON	Current - Check	8.15	kwillie
07/11/2022 08:34AM 00085258 2021 CALL KAREN NELSON	Interest - Check	0.87	ncarrigan
07/11/2022 08:34AM 00085258 2021 CALL KAREN NELSON	Penalty - Check	10.00	ncarrigan
07/11/2022 08:34AM 00085258 2021 CALL KAREN NELSON	Redemption - Check	9.29	ncarrigan

Total Payments: **28.31**

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

MORGAN COUNTY

Tax Roll Master Record

June 2, 2026

10:09:54AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2021	District: 001 MORGAN COUNTY
		0.012219

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2021 Values & Taxes				2020 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	10.00	0	0	0.00
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	9.29	760	760	9.47
Totals:	0.38	760	760	19.29	760	760	9.47

**** **ATTENTION !!** ****

Tax Rates for 2021 have been set and approved. All levied taxes and values shown on this printout for the year 2021 should be correct.

2021 Taxes:	9.29	2020 Taxes:	9.47
Special Fees:	0.00	Review Date	
Penalty:	10.00	10/26/2020	
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	19.29	NO BACK TAXES!	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

June 2, 2026

MORGAN COUNTY Tax Roll Master Record

10:10:04AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2020	District: 001 MORGAN COUNTY
		0.012461

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2020 Values & Taxes				2019 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	9.47	760	760	9.23
Totals:	0.38	760	760	9.47	760	760	9.23

**** **ATTENTION !!** ****
 Tax Rates for 2020 have been set and approved. All levied taxes and values shown on this printout for the year 2020 should be correct.

2020 Taxes:	9.47	2019 Taxes:	9.23
Special Fees:	0.00	Review Date	
Penalty:	0.00	01/01/2016	
Abatements: (	0.00)		
Payments: (	9.47)		
Amount Due:	0.00	NO BACK TAXES!	

11/09/2020 01:32PM 00077188 2020 CALL KAREN NELSON	Current - Check	9.47	bonnie
Total Payments:		9.47	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0074-6232	Serial #: 01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		Property Address MORGAN 84050-0000 Acres: 0.38
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2019	District: 001 MORGAN COUNTY 0.012140

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2019 Values & Taxes				2018 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	9.23	760	760	8.58
Totals:	0.38	760	760	9.23	760	760	8.58

****** ATTENTION !! ******
 Tax Rates for 2019 have been set and approved. All levied taxes and values shown on this printout for the year 2019 should be correct.

2019 Taxes:	9.23	2018 Taxes:	8.58
Special Fees:	0.00	Review Date	
Penalty:	0.00	01/01/2016	
Abatements: (	0.00)		
Payments: (	9.23)		
Amount Due:	0.00	NO BACK TAXES!	

11/05/2019 09:00AM 00072340 2019 CALL KAREN NELSON	Current - Check	9.23 bonnie
Total Payments:		9.23

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0074-6232	Serial #: 01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		Property Address MORGAN 84050-0000 Acres: 0.38
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2018	District: 001 MORGAN COUNTY 0.011293

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2018 Values & Taxes				2017 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	8.58	760	760	7.83
Totals:	0.38	760	760	8.58	760	760	7.83

**** **ATTENTION !!** ****

Tax Rates for 2018 have been set and approved. All levied taxes and values shown on this printout for the year 2018 should be correct.

2018 Taxes: 8.58	2017 Taxes: 7.83
Special Fees: 0.00	Review Date
Penalty: 0.00	01/01/2016
Abatements: (0.00)	
Payments: (8.58)	
Amount Due: 0.00	NO BACK TAXES!

10/29/2018 01:51PM 00068035 2018 CALL KAREN NELSON	Current - Check	8.58 bonnie
Total Payments:		8.58

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

Tax Roll Master Record

June 2, 2026

10:10:51AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2017	District: 001 MORGAN COUNTY
		0.010305

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2017 Values & Taxes				2016 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	7.83	760	760	7.98
Totals:	0.38	760	760	7.83	760	760	7.98

****** ATTENTION !! ******

Tax Rates for 2017 have been set and approved. All levied taxes and values shown on this printout for the year 2017 should be correct.

2017 Taxes: 7.83	2016 Taxes: 7.98
Special Fees: 0.00	Review Date
Penalty: 0.00	01/01/2016
Abatements: (0.00)	
Payments: (7.83)	
Amount Due: 0.00	NO BACK TAXES!

11/02/2017 10:03AM 00063784 2017 CALL KAREN NELSON Current - Check 7.83 zwhite

Total Payments: **7.83**

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0074-6232	Serial #: 01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		Property Address MORGAN 84050-0000 Acres: 0.38
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2016	District: 001 MORGAN COUNTY 0.010497

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2016 Values & Taxes				2015 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	7.98	760	760	8.10
Totals:	0.38	760	760	7.98	760	760	8.10

****** ATTENTION !! ******
 Tax Rates for 2016 have been set and approved. All levied taxes and values shown on this printout for the year 2016 should be correct.

2016 Taxes: 7.98 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (7.98) Amount Due: 0.00	2015 Taxes: 8.10 Review Date 01/01/2016 NO BACK TAXES!
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11/07/2016 03:52PM 00060081 2016 CALL KAREN NELSON Current - Check 7.98 mballantyn
Total Payments: 7.98

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

Tax Roll Master Record

June 2, 2026

10:11:14AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2015	District: 001 MORGAN COUNTY
		0.010662

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

2015 Values & Taxes

2014 Values & Taxes

Property Information	2015 Values & Taxes				2014 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	8.10	760	760	8.17
Totals:	0.38	760	760	8.10	760	760	8.17

****** ATTENTION !! ******

Tax Rates for 2015 have been set and approved. All levied taxes and values shown on this printout for the year 2015 should be correct.

2015 Taxes:	8.10	2014 Taxes:	8.17
Special Fees:	0.00	Review Date	
Penalty:	0.00	01/01/2010	
Abatements: (	0.00)		
Payments: (	8.10)		
Amount Due:	0.00	NO BACK TAXES!	

11/19/2015 10:55AM 00056395 2015 CALL KAREN NELSON	Current - Check	8.10 swilkerson
	Total Payments:	8.10

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0074-6232	Serial #: 01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		Property Address MORGAN 84050-0000 Acres: 0.38
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2014	District: 001 MORGAN COUNTY 0.010746

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2014 Values & Taxes				2013 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	8.17	760	760	8.45
Totals:	0.38	760	760	8.17	760	760	8.45

**** **ATTENTION !!** ****

Tax Rates for 2014 have been set and approved. All levied taxes and values shown on this printout for the year 2014 should be correct.

2014 Taxes:	8.17	2013 Taxes:	8.45
Special Fees:	0.00	Review Date	
Penalty:	0.00	01/01/2010	
Abatements: (	0.00)		
Payments: (	8.17)		
Amount Due:	0.00	NO BACK TAXES!	

11/18/2014 11:29AM 00052054 2014 CALL KAREN NELSON	Current - Check	8.17 bonnie
	Total Payments:	8.17

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

June 2, 2026

MORGAN COUNTY Tax Roll Master Record

10:11:37AM

Parcel: 00-0074-6232	Serial #: 01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		Property Address MORGAN 84050-0000 Acres: 0.38
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2013	District: 001 MORGAN COUNTY 0.011121

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2013 Values & Taxes				2012 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	8.45	760	760	8.44
Totals:	0.38	760	760	8.45	760	760	8.44

**** **ATTENTION !!** ****

Tax Rates for 2013 have been set and approved. All levied taxes and values shown on this printout for the year 2013 should be correct.

2013 Taxes: 8.45 Special Fees: 0.00 Penalty: 0.00 Abatements: (0.00) Payments: (8.45) Amount Due: 0.00	2012 Taxes: 8.44 Review Date 01/01/2010 NO BACK TAXES!
---	---

11/13/2013 11:49AM 00047846 2013 CALL KAREN NELSON	Current - Check	8.45 swilkerson
Total Payments:		8.45

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

Tax Roll Master Record

June 2, 2026

10:11:48AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2012	District: 001 MORGAN COUNTY
		0.011110

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

2012 Values & Taxes

2011 Values & Taxes

Property Information	2012 Values & Taxes			2011 Values & Taxes			
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	8.44	760	760	7.70
Totals:	0.38	760	760	8.44	760	760	7.70

****** ATTENTION !! ******

Tax Rates for 2012 have been set and approved. All levied taxes and values shown on this printout for the year 2012 should be correct.

2012 Taxes:	8.44	2011 Taxes:	7.70
Special Fees:	0.00	Review Date	
Penalty:	0.00	01/01/2010	
Abatements: (	0.00)		
Payments: (	8.44)		
Amount Due:	0.00	NO BACK TAXES!	

11/30/2012	10:38AM	00045160	2012	CALL KAREN NELSON	Current - Check	8.44	swilkerson
Total Payments:						8.44	

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

MORGAN COUNTY Tax Roll Master Record

Parcel: 00-0074-6232	Serial #: 01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	Property Address
Mortgage Co:		MORGAN 84050-0000
	Acres: 0.38	
Status: Active	Year: 2011	District: 001 MORGAN COUNTY
		0.010129

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2011 Values & Taxes				2010 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	10.00
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	7.70	760	760	7.01
Totals:	0.38	760	760	7.70	760	760	17.01

****** ATTENTION !! ******

Tax Rates for 2011 have been set and approved. All levied taxes and values shown on this printout for the year 2011 should be correct.

2011 Taxes:	7.70	2010 Taxes:	7.01
Special Fees:	0.00	Review Date	
Penalty:	0.00	01/01/2010	
Abatements: (	0.00)		
Payments: (	7.70)		
Amount Due:	0.00	NO BACK TAXES!	

11/26/2011	01:52PM	00041286	2011	CALL KAREN NELSON	Current - Check	7.70	bonnie
08/22/2011		00038720	2010	CALL KAREN NELSON	Interest - Check	0.79	bonnie
08/22/2011		00038720	2010	CALL KAREN NELSON	Penalty - Check	10.00	bonnie
08/22/2011		00038720	2010	CALL KAREN NELSON	Redemption - Check	7.01	bonnie
08/22/2011		00038720	2008	CALL KAREN NELSON	Interest - Check	2.64	bonnie
08/22/2011		00038720	2008	CALL KAREN NELSON	Penalty - Check	10.00	bonnie
08/22/2011		00038720	2008	CALL KAREN NELSON	Redemption - Check	5.83	bonnie
Total Payments:						43.97	

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

Tax Roll Master Record

June 2, 2026

10:12:16AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2010	District: 001 MORGAN COUNTY
		0.009219

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2010 Values & Taxes				2009 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	10.00	0	0	0.00
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	7.01	760	760	6.47
Totals:	0.38	760	760	17.01	760	760	6.47

****** ATTENTION !! ******

Tax Rates for 2010 have been set and approved. All levied taxes and values shown on this printout for the year 2010 should be correct.

2010 Taxes:	7.01	2009 Taxes:	6.47
Special Fees:	0.00	Review Date	
Penalty:	10.00	01/01/2010	
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	17.01	NO BACK TAXES!	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

Taxing Description

A PT OF SEC 17, T4N, R2E, SLB&M. BEG AT THE W 1/4 COR OF SD SEC; TH N 89°48'38" E 1335.49 FT; TH S 11°46'27" E 45.45 FT; TH N 67°10'22" E 293.05 FT TO THE T.POB; TH S 85°01'05" E 1123.07 FT ALG AN EXIST ANCIENT FNC; TH N 51°12'58" E 57.00 FT; TH N 14°53'45" E 108.81 FT; TH S 12°14'42" W 118.83 FT; TH S 51°30'00" W 60.00 FT; TH N 85°10'00" W 1125.00 FT; TH N 07°09'22" E 15.48 FT TO THE POB. CONT .382 AC/ .38 AC, M. OR L.

History

NOTE: THIS IS A NEW DESC -PER REMAINDER PARCEL AFTER RECORDING OF W.D. #108429 (250/494) -(2008 TAX YR);

June 2, 2026

MORGAN COUNTY Tax Roll Master Record

10:12:27AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		
Address 2:		
City State Zip: ROY	UT 84067-1207	Property Address
Mortgage Co:		MORGAN 84050-0000
Status: Active	Year: 2009	Acres: 0.38
	District: 001 MORGAN COUNTY	0.008511

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2009 Values & Taxes				2008 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	10.00
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	6.47	760	760	5.83
Totals:	0.38	760	760	6.47	760	760	15.83

**** **ATTENTION !!** ****

Tax Rates for 2009 have been set and approved. All levied taxes and values shown on this printout for the year 2009 should be correct.

2009 Taxes:	6.47	2008 Taxes:	5.83
Special Fees:	0.00	Review Date	
Penalty:	0.00	01/01/2004	
Abatements: (	0.00)		
Payments: (	6.47)		
Amount Due:	0.00	NO BACK TAXES!	

11/30/2009 10:23AM 00033160 2009 CALL KAREN NELSON Current - Check 6.47 bonnie

Total Payments: **6.47**

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

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Taxing Description

A PT OF SEC 17, T4N, R2E, SLB&M. BEG AT THE W 1/4 COR OF SD SEC; TH N 89°48'38" E 1335.49 FT; TH S 11°46'27" E 45.45 FT; TH N 67°10'22" E 293.05 FT TO THE T.POB; TH S 85°01'05" E 1123.07 FT ALG AN EXIST ANCIENT FNC; TH N 51°12'58" E 57.00 FT; TH N 14°53'45" E 108.81 FT; TH S 12°14'42" W 118.83 FT; TH S 51°30'00" W 60.00 FT; TH N 85°10'00" W 1125.00 FT; TH N 07°09'22" E 15.48 FT TO THE POB. CONT .382 AC/ .38 AC, M. OR L.

Tax Roll Master Record

June 2, 2026

10:12:39AM

Parcel: 00-0074-6232	Serial #:01-004-242-05	Entry: 087093
Name: CALL KAREN NELSON		
c/o Name:		
Address 1: 5551 S 3000 W		Property Address MORGAN 84050-0000 Acres: 0.38
Address 2:		
City State Zip: ROY	UT 84067-1207	
Mortgage Co:		
Status: Active	Year: 2008	District: 001 MORGAN COUNTY 0.007619

Owners	Interest	Entry	Date of Filing	Comment
CALL KAREN NELSON		087093	01/09/2002	(0176/1165) (J/T)
CALL NORRIS GRANT		087093	01/09/2002	(0176/1165) (J/T)
NELSON GARY BURTON		087093	01/09/2002	(0176/1165) (J/T)
NELSON SHELLY ANN		087093	01/09/2002	(0176/1165) (J/T)

Property Information	2008 Values & Taxes				2007 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	10.00	0	0	0.00
LS02 LAND NP UNIMP (NON-USE)	0.38	760	760	5.83	0	0	0.00
Totals:	0.38	760	760	15.83	0	0	0.00

**** **ATTENTION !!** ****

Tax Rates for 2008 have been set and approved. All levied taxes and values shown on this printout for the year 2008 should be correct.

2008 Taxes:	5.83	2007 Taxes:	0.00
Special Fees:	0.00		
Penalty:	10.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	15.83	NO BACK TAXES!	

Back Tax Summary

Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2021	0.00	0.00	0.00	0.00	7.75%	20.16	0.00
2010	0.00	0.00	0.00	0.00	7.00%	17.80	0.00
2008	0.00	0.00	0.00	0.00	6.25%	18.47	0.00
Totals:	0.00	0.00	0.00	0.00		56.43	0.00

NO BACK TAXES

MORGAN COUNTY TREASURER / DEPUTY

signature

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Taxing Description

A PT OF SEC 17, T4N, R2E, SLB&M. BEG AT THE W 1/4 COR OF SD SEC; TH N 89°48'38" E 1335.49 FT; TH S 11°46'27" E 45.45 FT; TH N 67°10'22" E 293.05 FT TO THE T.POB; TH S 85°01'05" E 1123.07 FT ALG AN EXIST ANCIENT FNC; TH N 51°12'58" E 57.00 FT; TH N 14°53'45" E 108.81 FT; TH S 12°14'42" W 118.83 FT; TH S 51°30'00" W 60.00 FT; TH N 85°10'00" W 1125.00 FT; TH N 07°09'22" E 15.48 FT TO THE POB. CONT .382 AC/ .38 AC, M. OR L.

History

NOTE: THIS IS A NEW DESC -PER REMAINDER PARCEL AFTER RECORDING OF W.D. #108429 (250/494) -(2008 TAX YR);



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: 06/16/2026 Time Requested: 10 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*: Request to amend the plat for Silverstone Subdivision Phase 6.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

PUBLIC HEARING
PUBLIC MEETING



COUNTY COMMISSION
STAFF REPORT
Plat Amendment

Silver Stone Subdivision Ph. 6 Plat Amendment (file name) Silver Stone Subdivision Amended Plat No. 2
(official name)
June 16, 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 Lot 8A of the Silver Stone Subdivision amended plat number 1, and additional land for the creation of a new lot and adjust the boundaries of an existing lot.

PLANNING COMMISSION RECOMMENDATION:

On May 28, 2026, the Planning Commission made the following recommendation to the County Commission:

Motion made by Member Watt. "I move we recommend approval to the County Commission of Silver Stone Subdivision Ph. 6 Plat Amendment, application #25.059, to allow the creation of a new lot and adjust the boundaries of an existing lot, based on the findings and with the conditions listed in the staff report dated May 28, 2026." Second by Member Wilson. Motion carried three (3) to one (1).

ATTORNEY GUIDANCE

Administrative Review: Administrative land use decisions are governed by applicable County ordinances. If an application complies with those ordinances, it must be approved.

The role of the Planning Commission and County Commission is not to determine whether they like or dislike a proposal, but whether the application complies with the County ordinances governing the application. Administrative applications are not discretionary policy decisions. Policy decisions are legislative matters addressed through the adoption, amendment, or repeal of ordinances. Administrative review is the application of existing County ordinances to a specific application.

Applicable Law: Under Utah Code § 17-79-508, an applicant is entitled to approval of a land use application if the application conforms to the applicable land use regulations, land use decisions, and development standards in effect when a complete application is submitted and all required fees are paid.

In exceptional circumstances, Utah courts have recognized that an otherwise compliant application may be denied where substantial evidence demonstrates that approval would seriously threaten public health, safety, or welfare. See *Western Land Equities, Inc. v. City of Logan*, 617 P.2d 388 (Utah 1980).

Review Framework

When reviewing an administrative land use application:

1. Determine Ordinance Compliance
 - Confirm the application complies with all applicable County ordinances.
2. Evaluate Evidence
 - Decisions should be based on applicable County ordinances and substantial evidence in the record.
 - The role of the Planning Commission and County Commission is to apply adopted ordinances, not create new standards during the review process.
3. Evaluate Conditions
 - Any conditions imposed should be required by, authorized by, or reasonably related to applicable County ordinances.

Decision Standards

Approval

- An administrative land use application must be approved if it complies with applicable County ordinances.

Denial

- An administrative land use application may be denied only if it does not comply with applicable County ordinances.
- In exceptional circumstances, an otherwise compliant application may be denied where substantial evidence demonstrates that approval would seriously threaten public health, safety, or welfare.

Findings

The record should clearly identify:

- The applicable ordinance provisions.
- The evidence relied upon, not merely the conclusions reached.
- Any conditions imposed and the legal basis for those conditions.
- The basis for approval or denial.

Important Considerations

- Administrative land use applications are not discretionary policy decisions.
- Public support, opposition, or public clamor is not a legal basis for approval or denial and does not, by itself, constitute substantial evidence.
- Do not rely on speculation, assumptions, or unsupported concerns.
- Apply ordinance provisions consistently to all applicants.
- The role of the Planning Commission is to apply adopted ordinances, not create new standards during the review process.
- Personal preferences, policy concerns, or a desire for different requirements must be addressed legislatively through the adoption, amendment, or repeal of ordinances, not through review of an individual administrative application.

STAFF RECOMMENDATION:

Based on the information in this staff report, staff recommends approval of Silver Stone 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 8A 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 31) resulting in two separate lots—one existing lot (Lot 31) and one newly created lot (Lot 32) - each capable of development in conformance with County standards.

DISCUSSION:

The Planning Commission considered this item in their April 9th meeting. Here is the approved motion:

Member Watt motioned to continue Silver Stone 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 unanimous.

Member King motioned to direct staff to do a text amendment to allow for flag pole lots to extend off of a cul-de-sac. Second by Member Taylor. Motion carried unanimous.

The Zoning Administrator decided to forward this item to the County Commission on May 5th to avoid unnecessary delay with the applicant being out-of-town on May 28th. On May 5th the County Commission decided not to do a text amendment to allow for flagpole lots to extend off of a cul-de-sac and to send this amended plat back to the Planning Commission to correct any errors and make any clarifications.

Since the May 5th County Commission meeting, staff has worked with the application's surveyor and with the Morgan County Recorder's Office to correct the labeling of the cross-access easement, lot numbering, and the naming of the plat. The labeling of the cross-access easement now reads: "both lots are subject to, and benefit therefrom, a cross access easement to be used jointly for ingress, egress, parking, snow removal, maintenance and public utilities." The new lot numbering is Lot 31 for the Lot 8A and Lot 32 for the new lot. The proposed naming of the plat is: "Final Plat, Silver Stone Subdivision Amended Plat No. 2 – an amendment to Lot 8A, Silver Stone Subdivision, amended plat No. 1, and additional land."

Approval of an amendment to the Silver Stone Subdivision will reconfigure Lot 31 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. 	Complies	

	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)		
E	<p>Utility plan (may be combined with plat sheet, if approved by the county engineer):</p> <ol style="list-style-type: none"> 1. Plan drawn to a scale not smaller than one hundred feet (100') to the inch, showing the road and lot layout. 2. North arrow. 3. Subdivision name. 4. Show all existing and proposed utilities including: sewer, culinary water, well locations with secondary water, fire hydrants, storm drains, subsurface drains, gas lines, power lines, and streetlights, television and telecommunications. 5. Show location and dimensions of all utility easements. 	Complies	
F	<p>The subdivider shall provide the following documents with the application:</p> <ol style="list-style-type: none"> 1. Three (3) copies of a geotechnical soils report. 2. A traffic report when required by the planning commission or county engineer. 3. Preliminary title report, which specifically references the boundary survey and exactly matches the legal description of the outside boundary of the subdivision. 4. 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 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: <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. 	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	Complies	Owner's Dedication is present, but not signed

	<p>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. 		
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 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	
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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

Recommended Motions

Motion for a *Positive Recommendation* – “I move we recommend approval to the County Commission of Silverstone Subdivision Ph. 6 Plat Amendment, application #25.059, to allow the creation of a new lot and adjust the boundaries of an existing lot, based on the findings and with the conditions listed in the staff report dated May 28, 2026.”

Motion for a *Positive Recommendation with Conditions* – “I move we recommend approval to the County Commission of Silverstone Subdivision Ph. 6 Plat Amendment, application #25.059, to allow the creation of a new lot and adjust the boundaries of an existing lot, based on the findings and with the conditions listed in the staff report dated April 9, 2026, and the following additional conditions:”

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

Motion for a *Negative Recommendation* – “I move we recommend denial to the County Commission of Silverstone Subdivision Ph. 6 Plat Amendment, application #25.059, to not allow the creation of a new lot and adjust the boundaries of an existing lot, *due to the following findings:*”

Attachments:

Attachment A: Vicinity Map

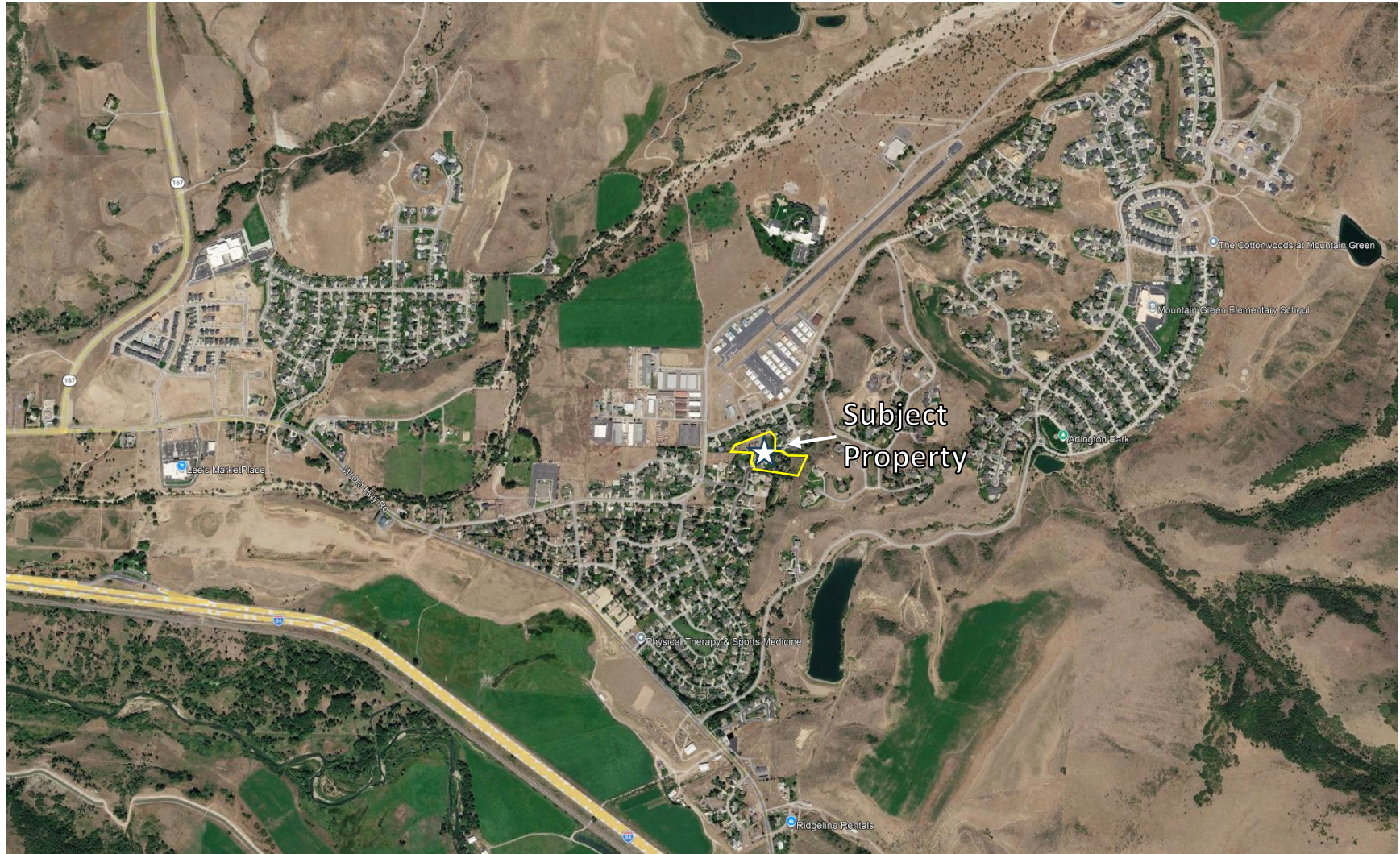
Attachment B: Zoning Map

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 E: Proposed Plat Amendment (Final Plat)

FINAL PLAT
SILVERSTONE SUBDIVISION
AMENDED PLAT NO. 2
 AN AMENDMENT TO LOT 8A, SILVERSTONE SUBDIVISION, AMENDED PLAT NO. 1, AND ADDITIONAL LAND
 A PART OF THE NORTHWEST QUARTER OF SECTION 30, 15N, R2E, S16&M, U.S. SURVEY, MORGAN COUNTY, UTAH

GENERAL INFORMATION:
 DATE: 05/20/2024
 BY: [Signature]
 FOR: [Signature]

ORIGINAL PLAT AMENDMENTS:
 DATE: 05/20/2024
 BY: [Signature]
 FOR: [Signature]

FENCING:
 FENCES ON SLOPE GREATER THAN 10% SHALL BE LIMITED TO 30" HIGH WITH 4" DIA. RAILS AND 2" X 4" POSTS. FENCES ON SLOPE LESS THAN 10% SHALL BE LIMITED TO 42" HIGH WITH 4" DIA. RAILS AND 2" X 4" POSTS. FENCES ON SLOPE GREATER THAN 10% SHALL BE LIMITED TO 30" HIGH WITH 4" DIA. RAILS AND 2" X 4" POSTS. FENCES ON SLOPE LESS THAN 10% SHALL BE LIMITED TO 42" HIGH WITH 4" DIA. RAILS AND 2" X 4" POSTS.

IMPORTANT NOTES:
 LOTS IN THIS SUBDIVISION ARE SUBJECT TO RECORDING HIGH GROUND WATER, FLOODING DURING AND NEARBY HIGH WINDS, AND ARE NOT INTENDED TO BE USED FOR RESIDENTIAL DEVELOPMENT. ANY DEVELOPMENT OF THIS SUBDIVISION AT THE FUTURE, WITH THESE NOTES, SHALL BE SUBJECT TO THE GENERAL REQUIREMENTS OF THE UTAH ZONING ACT AND ORDINANCES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

ADJACENT PLAT AMENDMENTS:
 THIS SUBDIVISION IS ADJACENT TO THE MORGAN COUNTY AMMENDED PLAT NO. 1, AMENDED PLAT NO. 1, AND ADDITIONAL LAND, A PART OF THE NORTHWEST QUARTER OF SECTION 30, 15N, R2E, S16&M, U.S. SURVEY, MORGAN COUNTY, UTAH. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

STORM RUNOFF AND EROSION CONTROL:
 EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO MAINTAIN THE STABILITY OF THE SOILS. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SOIL EROSION AND TO MAINTAIN THE STABILITY OF THE SOILS.

SOIL HAZARD ASSESSMENT:
 A SOIL HAZARD ASSESSMENT SHALL BE CONDUCTED TO DETERMINE THE PRESENCE OF HAZARDOUS SUBSTANCES IN THE SOILS. THE RESULTS OF THE SOIL HAZARD ASSESSMENT SHALL BE PROVIDED TO THE APPLICABLE AGENCIES.

GEOLOGIC HAZARDS:
 A GEOLOGIC HAZARD ASSESSMENT SHALL BE CONDUCTED TO DETERMINE THE PRESENCE OF GEOLOGIC HAZARDS IN THE AREA. THE RESULTS OF THE GEOLOGIC HAZARD ASSESSMENT SHALL BE PROVIDED TO THE APPLICABLE AGENCIES.

UTILITIES:
 UTILITIES SHALL BE PROVIDED TO EACH LOT. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.

RESIDENTIAL BUILDING ENVELOPE:
 All residences must be contained within the designated residential building envelope. The residential building envelope shall be defined by the following dimensions: [Dimensions]

RESTRICTED BUILDING AREA:
 Areas of lots including the area within the residential building envelope shall be restricted to residential use only. The restricted building area shall be defined by the following dimensions: [Dimensions]

NON-BUILDABLE AREA:
 Areas of lots which are less than 10% slope or greater are considered non-buildable, and shall not be included within the building envelope. See Note 10-12-43.1.

TABLES:
 TABLE 1: LOT DATA
 TABLE 2: LOT DATA
 TABLE 3: LOT DATA

ACKNOWLEDGEMENT (BARBOCK):
 I, DANIEL R. COOK AND TORI M. COOK, joint tenants, do hereby acknowledge that we have executed this plat and that we are not aware of any fraud, duress, or coercion in the execution of this plat. We acknowledge that we have read and understand the contents of this plat and that we agree to the terms and conditions of this plat. We acknowledge that we have read and understand the contents of this plat and that we agree to the terms and conditions of this plat.

ACKNOWLEDGEMENT (COOK):
 I, DANIEL R. COOK AND TORI M. COOK, joint tenants, do hereby acknowledge that we have executed this plat and that we are not aware of any fraud, duress, or coercion in the execution of this plat. We acknowledge that we have read and understand the contents of this plat and that we agree to the terms and conditions of this plat. We acknowledge that we have read and understand the contents of this plat and that we agree to the terms and conditions of this plat.

ACKNOWLEDGEMENT OF RESPONSIBILITY:
 I, [Signature], do hereby acknowledge that I am the owner of the land contained within this plat and that I am responsible for the accuracy of the information contained in this plat. I acknowledge that I have read and understand the contents of this plat and that I agree to the terms and conditions of this plat. I acknowledge that I have read and understand the contents of this plat and that I agree to the terms and conditions of this plat.

CERTIFICATE OF SURVEYOR:
 I, [Signature], do hereby certify that I am a duly licensed surveyor in the State of Utah and that I have surveyed the land contained within this plat. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief.

MORGAN COUNTY ATTORNEY:
 I, [Signature], do hereby certify that I am a duly licensed attorney in the State of Utah and that I have reviewed the contents of this plat. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief.

MORGAN COUNTY ENGINEER:
 I, [Signature], do hereby certify that I am a duly licensed engineer in the State of Utah and that I have reviewed the contents of this plat. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief.

MORGAN COUNTY SURVEYOR:
 I, [Signature], do hereby certify that I am a duly licensed surveyor in the State of Utah and that I have surveyed the land contained within this plat. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief.

MORGAN COUNTY RECORDER:
 I, [Signature], do hereby certify that I am a duly licensed recorder in the State of Utah and that I have recorded this plat. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief. I certify that the information contained in this plat is true and correct to the best of my knowledge and belief.

Silverstone Subdivision Ph. 6 Plat Amendment
 May 28, 2026
 Application #25.059



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: 06/16/2026 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 Hearing/Discussion/Decision – *P-C Zoning Code Text Amendment*: Request to lower the minimum acreage requirement in single-family residential development.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

PUBLIC HEARING
PUBLIC MEETING

MEMORANDUM

TO: Morgan County Commission
FROM: Morgan County Planning & Development Services Staff
SUBJECT: Public Hearing, P-C Zone Code Text Amendment, June 16, 2026

SUMMARY: A request to amend minimum acreage requirements for single-family residential developments in the P-C zone

On May 28th, in a Public Hearing, the Planning Commission considered an applicant's request to amend the minimum acreage requirements for single-family residential developments in the P-C zone.

When the P-C zone was originally drafted, staff advised that the minimum acreage be five (5) acres with no reduction. The County has received no applications under the current acreage requirements. Staff believes that a reduction will incentivize single-family developments to seek the P-C zone.

The applicant, Skyler Gardner, proposed the following changes:

§ 155.459:

(A) *Single-family residential development.* Each P-C zone overlay that incorporates residential development shall contain a minimum of ~~50~~ 10 acres unless otherwise approved by the County Commission. However, any such reduction shall not be less than ~~15~~ 7 acres.

The applicant gives the following argument for these changes:

The current code makes it challenging to develop planned communities when the project is under fifty acres in size. As the primary zoning tool for planned residential projects, the current fifty-acre minimum makes it difficult for smaller, higher-quality projects to happen. Our proposal is to lower the minimum size to 10 acres. This will allow landowners more flexibility to develop planned communities that preserve open space on smaller parcels of land.

This change makes sure that the P-C Zone stays a viable and readily-to-reach choice for a variety of housing projects. It also keeps the Commission's power to allow further drops to 7 acres when site-specific conditions call for it.

Skyler Gardner presented a handout, including a concept landscape plan, to the Planning Commission articulating the benefits of reducing the acreage requirement. Please see Exhibit A.

The only comment during the Public Hearing was from Tina Kelley. Ms. Kelley stated that she thought the current acreage could be reduced; however, her opinion is that ten (10) or five (5) acres is too small. She is concerned that future changes to developments in the P-C zone will follow what occurred in the P.R.U.Ds where benefits were reduced.

The Planning Commission passed unanimously the following two recommendations:

1. Member Watt moved to recommend approval to the County commission of the P-C zone overlay code text amendment based on the findings listed in the memorandum dated May 28, 2026. Second by Member Taylor.
2. Member Taylor made a second recommendation, he moved to recommend a modification of the proposed text in the previous motion to the County Commission for the P-C zone overlay code that reduces minimum acreage by stating that the Single-family residential development shall contain a minimum of 5 acres. Second by Member Wilson

Proposed modification:

§ 155.459:

(A) *Single-family residential development.* Each P-C zone overlay that incorporates residential development shall contain a minimum of ~~50~~ 5 acres ~~unless otherwise approved by the County Commission. However, any such reduction shall not be less than 15 acres.~~

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.

RECOMMENDED MOTIONS

Sample Motion for *Approval* – “I move we approve the P-C Zone Overlay Code Text Amendment based on the findings listed in the memorandum dated June 16, 2026.”

Sample Motion for *Approval with Conditions* – “I move we approve the P-C Zone Overlay Code Text Amendment based on the findings listed in the memorandum dated June 16, 2026, with the following additional conditions:”

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

Sample Motion for *Denial* – “I move we deny the P-C Zone Overlay Code Text Amendment with the following findings:”

1. *List any additional findings...*

Attachment “A”: Draft P-C Zone Code Text Amendment

ORDINANCE NO. CO-26-08

AN AMENDMENT TO THE LAND USE MANAGEMENT CODE FOR MORGAN COUNTY TO REVISE AND CLARIFY THE P-C ZONE OVERLAY REGULATIONS CONCERNING MINIMUM ACREAGE STANDARDS, OTHERWISE KNOWN AS THE P-C ZONE 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 subdivision approval process; 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 clean up and clarify the P-C Zone Overlay section of the Morgan County Code (MCC) 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 16th Day of June 2026.**

ATTEST:

Leslie Hyde
Morgan County Clerk

APPROVED AS TO FORM

Garrett Smith
Morgan County Attorney

MORGAN COUNTY GOVERNING BODY

Matthew Wilson, County Commission Chair

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

EXHIBIT "A"

Proposal: Amendment to Planned Community (P-C) Zone Overlay Minimum Acreage

Objective

To request a legislative modification to the Morgan County Code regarding the Planned Community (P-C) Zone Overlay, specifically reducing the minimum acreage requirement for single-family residential developments from 50 acres to 10 acres but not less than 7 acres. This adjustment aligns single-family requirements with existing standards for multi-family, commercial, and industrial P-C developments.

1. Rationale for Acreage Reduction

Under § 155.459(B), P-C zone overlays for multi-family, commercial, and industrial developments may be utilized for 10-acre (but not less than 5-acre) projects. We propose matching this 10-acre minimum for single-family residential projects to ensure consistency and opportunity for county landowners.

- **The Problem:** Landowners who desire to develop single-family residences must have at least 50 acres (or not less than 15 acres with conditions). A large portion of landowners cannot meet the reduction conditions, nor access this planning tool because of inadequate acreage.
- If the code is not modified to permit a P-C overlay, landowners will resort to standard zoning districts (R1-8, R1-12, RM-7, RM-15, etc.) and rely on rigid setbacks and lot sizes that discourage creativity.

2. Modifying the Code

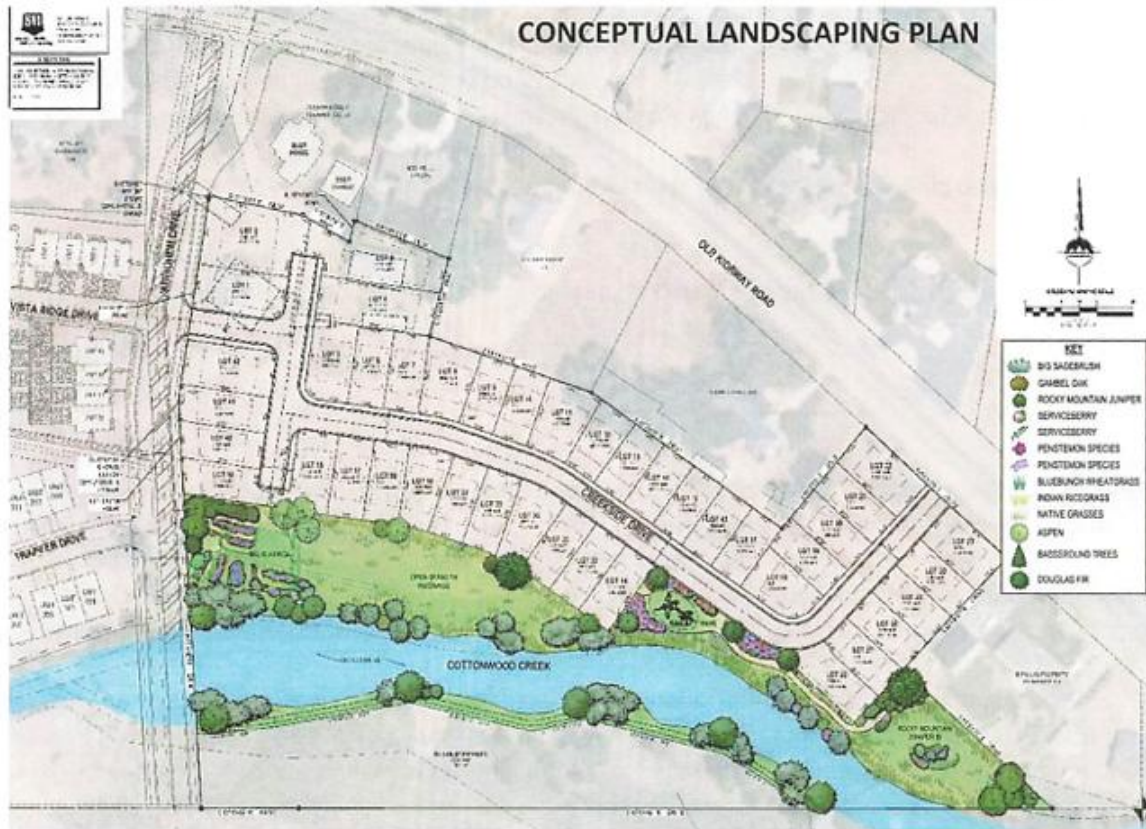
Modifying the Code allows additional landowners of smaller parcels to more readily utilize the P-C zone, which provides the following benefits:

- **The P-C Advantage 1:** Allows for "tailor-made" districts that provide aesthetic relief and unique character through a development agreement.
- **The P-C Advantage 2:** Is available to "cluster" density, which is essential for protecting Morgan County's sensitive lands and creating open space.
- **Conservation:** Clustering preserves environmental resources, such as steep slopes and wetlands, that standard subdivisions would otherwise consume.
- **Open Space:** While standard zones often have no open space requirements, the P-C zone mandates 20% open space.
- **Pedestrian Focus:** P-C zones promote a bicycle and pedestrian-friendly environment through master-planned trail systems via the open space.
- **Life Cycle Needs:** By allowing a mixture of housing types and "inventive measures," the P-C zone helps meet the full life cycle of housing needs for Morgan County residents, providing more affordable options than traditional large-lot rural subdivisions.

3. Case Study: 10.81-Acre Conceptual Plan

We intend to apply these principles to a specific **10.81-acre** site to demonstrate the superiority of the P-C zone over standard zoning.

- **The Site:** Located adjacent to Cottonwood Creek and featuring significant hillsides.
- **The Strategy:** By clustering homes on the north side of the creek, the project will:
 - Exceed the 20% open space requirement.
 - Preserve the sensitive creek environment.
 - Incorporate public access via a new trail adjacent to Cottonwood Creek.
 - **Comparison:** Standard zoning would likely result in a uniform grid that extends the lots into the creek frontage and offers no public open space or recreational benefit.



Conclusion

Reducing the P-C Zone minimum to 10 acres allows landowners to move away from "monotonous" development toward high-quality, master-planned communities that prioritize open space, environmental stewardship, and diverse housing options.



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: 06/16/2026 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 Hearing/Discussion/Decision – *Geohazards Code Text Amendment*: Request to amend multiple sections of the Morgan County Code defining Average Slope, and designating buildable area as the area of interest for the geohazard section.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

PUBLIC HEARING
PUBLIC MEETING

MEMORANDUM

TO: Morgan County Commission
FROM: Morgan County Planning & Development Services Staff
SUBJECT: Geohazards Code Text Amendment

SUMMARY: A request to amend multiple sections of the Morgan County Code Defining Average Slope, and designating buildable area as the area of interest for the geohazard section.

In response to recurring questions about slope percentage developability and hillside development, Morgan County staff has prepared a draft text amendment to address several sections of the Land Use Code related to the Geohazard section of the MCC. Sections to be modified include MCC §§ 155.008, 155.221, 155.222, 155.223, 155.293, 155.366, and 155.426. These changes will add a definition of slope to the code and will base future review off of average slope of the buildable area.

PLANNING COMMISSION SUMMARY

The Planning Commission met on May 28th, 2026 and discussed the proposed Geohazard text amendment with Staff, Mark Miller, and Bill Black. There were some concerns about what constituted a major or minor amendment, and the Planning Commission was upset that no work session was held. Staff explained that the amendments were minor and that we were focusing on language already in the code including average slope, and requiring the analysis for the building envelope. The Planning Commission made a few recommendations to modify the language for overall consistency, and to delete the 30% slope allowance with a conditional use permit. They recommended that we discuss the increased slope allowance at a later date, but to delete the increased slope allowance in the current code. The Planning Commission recommended approval unanimously 5-0, with Commissioners McMillan and King absent.

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

§ 155.008 DEFINITIONS.

BUILDABLE AREA. The portion of a lot **OR PARCEL** which, in its natural state, has an average **SLOPE OF** ~~percent of slope less than~~ **25% OR LESS**, with a contiguous building area of at least 5,000 square feet, and which is free of other building constraints which are identified by this chapter. **BUILDABLE AREA INCLUDES THE BUILDING PAD, AND ALSO THE INGRESS/EGRESS ACCESS, AND DRIVEWAY.**

§ 155.221 DEFINITIONS.

APPLICANT, DEVELOPER/SUBDIVIDER OF PROPOSED SUBDIVISION, OR OWNER OF PREVIOUSLY SUBDIVIDED PARCEL. THE APPLICANT OR OWNER ARE RESPONSIBLE FOR COMPLIANCE WITH THIS ORDINANCE AND FOR ALL RECOMMENDED AND APPROVED HAZARD MITIGATIONS.

...

SLOPE AVERAGE. THE AVERAGE SLOPE OF A PARCEL IS CALCULATED USING THE FOLLOWING FORMULA:

S = 100(I)(L)/A, WHERE:

- A. S = AVERAGE SLOPE (IN PERCENT).**
- B. I = CONTOUR INTERVAL (IN FEET).**
- C. L = TOTAL LENGTH OF ALL CONTOUR LINES ON THE PARCEL (IN FEET).**
- D. A = AREA OF SUBJECT PARCEL (IN SQUARE FEET).**

ANY BUILDABLE AREA WITHIN A LOT OR PARCEL WITH AVERAGE SLOPES OF 15% TO 25% SHALL BE SUBJECT TO COMPLIANCE OF THIS ORDINANCE. AVERAGE SLOPES GREATER THAN 25% ARE CONSIDERED UNBUILDABLE.

§ 155.222 APPLICABILITY.

The regulations contained in this subchapter shall apply to all lands in the unincorporated county. **THE BUILDABLE AREA OF EACH LOT SHALL BE THE REQUIRED FOCUS OF THE GEOHAZARD ORDINANCE AND THE AVERAGE SLOPE OF THE BUILDABLE AREA SHALL DETERMINE THE DEVELOPABILITY OF THE LOT.**

(A) Every **LEGAL PARCEL**, lot of record, and lot in a proposed land subdivision, within a geologic hazard study area as defined by this subchapter, must have a buildable area safe for the intended use. Each buildable area must also have access from the nearest existing public or private street which is free of unreasonable and unacceptable geologic hazards. Any geologic hazards which must be mitigated in order to provide a buildable area with acceptable and reasonable access must be mitigated prior to issuance of the final plat recordation, **OR ISSUANCE OF BUILDING PERMITS.**

The following are exempt from the provisions of this subchapter:

- (1) Detached accessory buildings that are not designed for human occupancy;
- (2) Remodeling of existing structures designed for human occupancy if no use change or expansion of the existing structure footprint is proposed; and

- (3) Expansion of an existing structure where the structure and proposed addition:
- (a) Are not in IBC Risk Category III or IV;
 - ~~(b) Are not in an area where a site specific surface fault rupture investigation is required per § 155.236(D);~~
 - (eB) Are not in an area where slope stability analyses are required per § 155.236(E);
- and
- (dC) The area of the addition does not exceed 1,000 square feet or the original structure footprint, whichever is less.
 - (eD) Demolition and replacement of a home or structure made for habitation shall be exempt from the requirements of this section. This shall include demolition due to acts of God as well.

§ 155.223 GEOLOGIC HAZARDS STUDY AREAS.

Geologic hazard study areas are defined as, but not necessarily be limited to:

- (A) Areas designated as Qc, Qm, Qmrf, Qms, Qms1, Qmsb, Qmsh, Qmsy, Qmso, Qmt, Qmc, Qmg, Qac, Qg, Qga, Qgy, Qgmy, Qgo, Qgao, Qgm, Qgmo, Qmdf, Qaf, Qafy, Qafo, Qaf1-5, Qafb, Qafp, Qafoe, Qgr, Qmtr, Qmy, Qct and Tn on the most recent geologic maps published by the state's Geological Survey (UGS, <https://geology.utah.gov/>). Most maps are available in the UGS interactive geologic map portal (<https://geology.utah.gov/apps/intgeomap/>), but contact the UGS for interim, progress update and other non-final maps that may be available, but not online; unit Qal, in and of itself, does not require a geologic hazard investigation unless other qualifiers exist, as identified in § 155.236 of this code;
- (B) Landslide areas identified in the UGS Utah Landslide Database, available online at: (<https://gis.utah.gov/data/geoscience/landslides/>);
- (C) Areas requiring slope stability analyses as defined in § 155.236 of this code below, **OR ANY BUILDABLE AREA WITH AN AVERAGE SLOPE OF 15% UP TO AND INCLUDING 25% (SEE AVERAGE SLOPE CALCULATION, 155.221);**

§ 155.293 SLOPE AND SOIL REGULATIONS.

- (A) **ALL RECREATION DWELLINGS PROPOSED TO BE CONSTRUCTED ON AVERAGE SLOPES OF 15% UP TO AND INCLUDING 25% SHALL BE REQUIRED TO SUBMIT A GEOHAZARD REPORT PREPARED BY A LICENSED GEOLOGIST THAT INCLUDES CONDITIONS AND REQUIREMENTS TO MITIGATE SLOPE AND SOIL HAZARDS** ~~The maximum slope for any recreational dwelling shall be 25%.~~

§ 155.366 CONDITIONAL USES.

(D) *Performance standards for all conditional uses.* There is a need to promote healthy and visually and auditory attractive environments and to reduce conflicts between different land uses. As part of the purpose to protect the health, safety, convenience and general welfare of the inhabitants of the county, the performance standards delineated in this division (D) are intended to conserve, enhance, restore and maintain significant natural and human-made features which are of public value, including among other things, river corridors, streams, lakes and islands, domestic water supply, watersheds, flood storage areas, natural shorelines and unique vegetation, wetlands, wildlife and fish habitats, significant geological features, tourist attractions, archaeological features and sites, historic features and sites and scenic views and vistas, and to establish criteria and standards for the development, change of use or alteration of such features. As responsible parties, applicants for conditional use permits shall meet all specific requirements made in this chapter. The Planning Commission may establish additional requirements as outlined herein to meet the concerns of safety for persons and property, health and sanitation, environment, general plan and neighborhood needs, performance and administration. More specifically, and without limitation, the Planning Commission may require:

(3) Environmental concerns:

~~(f) Limitations and/or restrictions on construction and/or development on slopes in excess of 30% to control erosion;~~

~~(g) If the proposed conditional use involves hillside construction and/or development, the application will be approved only after the applicant provides:~~

~~1. Topographic information showing that the proposed activity is on land with a slope less than 30% and that it is located more than 200 feet from a known landslide;~~

~~2. A geologic/geotechnical report which shall be in form and content approved by the County Engineer, consisting of, among other things, a slope stability study, earthquake analysis and sedimentation analysis, prepared by a certified engineering geologist or geotechnical engineer approved by the County Engineer, certifying that the site or route in its entirety is suitable for the proposed development;~~

~~3. Such other engineering or technical reports as may be required by the Planning Commission or governing body; and~~

~~4. Detailed construction plans, drawings and specifications which outline all construction methods proposed to be utilized.~~

(hF) In all cases, the applicant may be required to supply a geologic report, a geotechnical study, a hydrological study, a civil engineering study and other applicable engineering studies required by the Planning Commission or governing body acceptable in form and content to the County Engineer;

(iG) The applicant's conditional use may be limited or denied if blasting, drilling or any other construction activity involved will weaken, or cause, adjoining slopes, geologic formations and human-made improvements to become unstable or if the proposed construction or operation will result in the creation of a geologic hazard to surrounding properties, such as through slumping, sliding or drainage modifications;

(jH) Standards to maintain the integrity/existence of natural drainage patterns as determined by the Planning Commission;

(~~K~~I) Construction methods, specifications, drawings, plans and practices as requested by the County Engineer; and

(~~J~~) An environmental assessment and/or an environmental impact statement which includes an alternatives analysis performed by a company approved in advance by the Planning Commission may be required.

1. The environmental assessment/environmental impact statement shall identify all environmental concerns, including, but not limited to, visual and auditory aesthetics, erosion control, land, water and air pollution, and an alternatives analysis.

2. The alternatives analysis in the environmental assessment/environmental impact statement will address all reasonably possible alternatives to the proposed project. In the event the proposed use is a utility line or pipeline for the transportation, transmission, delivery or receipt of water, natural gas, electricity, telephone, cable television or any other similar use, public property or roadway rights-of-way shall be utilized to the extent possible and the least damaging practical alternative is presumed to be such public property or roadway rights-of-way; condemnation of private property for such uses is not favored and will only be allowed if there is no other reasonably practical alternative. This analysis must demonstrate that the applicant's chosen alternative is the least environmentally damaging of those alternatives available.

3. A finding of no other practicable alternative for the proposed use may be made after demonstration by the applicant that:

a. The basic purpose of the project cannot reasonably be accomplished using another alternative;

b. The basic purpose of the project cannot be accomplished by a reduction in the size, scope, configuration or density of the project as proposed, or by changing the design of the project in a way that would result in fewer adverse effects; and

c. If the applicant has rejected other alternatives, the applicant shall show that a reasonable attempt has been made to remove or accommodate the constraints associated with the rejected alternative.

(~~M~~K) Such other or additional standards as may be established by the Planning Commission or governing body as they may deem necessary for the protection of the health, safety, convenience and general welfare of the present and future inhabitants of the county and the environment.

§ 155.426 LOTS

(L) Areas of lots which are **GREATER THAN 25%** slope ~~or greater~~ are considered unbuildable and shall not be included within the building envelope. Lots which contain a building envelope with slopes greater than 15%, ~~but less than~~ **UP TO AND INCLUDING 25%** shall submit a geotechnical investigation and slope stability analysis, along with a site plan with the preliminary plat application, which has been prepared by a state-licensed professional engineer. The site plan shall include the driveway location, driveway grade, existing and proposed contour lines, location of and engineering design for all retaining walls in excess of four feet, a grading and drainage plan (including slope stability analysis) for all cut and fill areas and the finished floor elevation of the home. Slope stability analyses shall demonstrate that the proposed structure is stable on the slope to a minimum factor of safety of one and one-half under static conditions and one and one-tenth under pseudostatic conditions in conformance with the

provisions in §§ [155.220](#) through [155.237](#) of this code (geologic hazards). The County Engineer shall review the analysis and site plan and may require peer review of any submitted engineering report by the County Geologist or other state-licensed professional engineer. The Building Official may require the developer to provide special inspections and written verification from a state-licensed professional engineer regarding construction compliance with the engineered site plan and recommendations of the geotechnical report.

RECOMMENDED MOTIONS

Sample Motion for a *Recommendation for Approval* – “I move we recommend approval to the County Commission of the Geohazards Code Text Amendment based on the findings listed in the memorandum dated May 28, 2026.”

Sample Motion for a *Recommendation for Approval with Conditions* – “I move we recommend approval to the County Commission of the Geohazards Code Text Amendment based on the findings listed in the memorandum dated May 28, 2026, with the following additional conditions:”

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

Sample Motion for a *Recommendation for Denial* – “I move we recommend denial to the County Commission of the Geohazards Code Text Amendment with the following findings:”

1. *List any additional findings...*

ATTACHMENTS:

Attachment “A”: Geohazards Code Text Amendment

Attachment “A”: Draft Geohazards Code Text Amendment

ORDINANCE NO. CO-26-0X

AN AMENDMENT TO THE LAND USE MANAGEMENT CODE FOR MORGAN COUNTY TO REVISE AND CLARIFY THE GEOHAZARD REGULATIONS AND RELATED PROVISIONS CONCERNING SLOPE STANDARDS, OTHERWISE KNOWN AS THE GEOHAZARDS 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 Geohazard review and approval process; 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 clean up and clarify the Geohazards section of the Morgan County Code (MCC) and other sections mentioning slopes, 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 16th Day of June 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”: Geohazards Code Text Amendment

§ 155.008 DEFINITIONS.

BUILDABLE AREA. The portion of a lot **OR PARCEL** which, in its natural state, has an average **SLOPE OF ~~percent of slope less than~~ 25% OR LESS**, with a contiguous building area of at least 5,000 square feet, and which is free of other building constraints which are identified by this chapter. **BUILDABLE AREA INCLUDES THE BUILDING PAD, AND ALSO THE INGRESS/EGRESS ACCESS, AND DRIVEWAY.**

§ 155.221 DEFINITIONS.

APPLICANT. DEVELOPER/SUBDIVIDER OF PROPOSED SUBDIVISION, OR OWNER OF PREVIOUSLY SUBDIVIDED PARCEL. THE APPLICANT OR OWNER ARE RESPONSIBLE FOR COMPLIANCE WITH THIS ORDINANCE AND FOR ALL RECOMMENDED AND APPROVED HAZARD MITIGATIONS.

...

SLOPE AVERAGE. THE AVERAGE SLOPE OF A PARCEL IS CALCULATED USING THE FOLLOWING FORMULA:

S = 100(I)(L)/A, WHERE:

- A. S = AVERAGE SLOPE (IN PERCENT).**
- B. I = CONTOUR INTERVAL (IN FEET).**
- C. L = TOTAL LENGTH OF ALL CONTOUR LINES ON THE PARCEL (IN FEET).**
- D. A = AREA OF SUBJECT PARCEL (IN SQUARE FEET).**

ANY BUILDABLE AREA WITHIN A LOT OR PARCEL WITH AVERAGE SLOPES OF 15% TO 25% SHALL BE SUBJECT TO COMPLIANCE OF THIS ORDINANCE. AVERAGE SLOPES GREATER THAN 25% ARE CONSIDERED UNBUILDABLE.

§ 155.222 APPLICABILITY.

The regulations contained in this subchapter shall apply to all lands in the unincorporated county. **THE BUILDABLE AREA OF EACH LOT SHALL BE THE REQUIRED FOCUS OF THE GEOHAZARD ORDINANCE AND THE AVERAGE SLOPE OF THE BUILDABLE AREA SHALL DETERMINE THE DEVELOPABILITY OF THE LOT.**

(A) Every **LEGAL PARCEL**, lot of record, and lot in a proposed land subdivision, within a geologic hazard study area as defined by this subchapter, must have a buildable area safe for the intended use. Each buildable area must also have access from the nearest existing public or private street which is free of unreasonable and unacceptable geologic hazards. Any geologic hazards which must be mitigated in order to provide a buildable area with acceptable and reasonable access must be mitigated prior to issuance of the final plat recordation, **OR ISSUANCE OF BUILDING PERMITS.**

The following are exempt from the provisions of this subchapter:

- (1) Detached accessory buildings that are not designed for human occupancy;
- (2) Remodeling of existing structures designed for human occupancy if no use change or expansion of the existing structure footprint is proposed; and

- (3) Expansion of an existing structure where the structure and proposed addition:
- (a) Are not in IBC Risk Category III or IV;
 - ~~(b) Are not in an area where a site specific surface fault rupture investigation is required per § 155.236(D);~~
 - (eB) Are not in an area where slope stability analyses are required per § 155.236(E);
- and
- (eC) The area of the addition does not exceed 1,000 square feet or the original structure footprint, whichever is less.
 - (eD) Demolition and replacement of a home or structure made for habitation shall be exempt from the requirements of this section. This shall include demolition due to acts of God as well.

§ 155.223 GEOLOGIC HAZARDS STUDY AREAS.

Geologic hazard study areas are defined as, but not necessarily be limited to:

- (A) Areas designated as Qc, Qm, Qmrf, Qms, Qms1, Qmsb, Qmsh, Qmsy, Qmso, Qmt, Qmc, Qmg, Qac, Qg, Qga, Qgy, Qgmy, Qgo, Qgao, Qgm, Qgmo, Qmdf, Qaf, Qafy, Qafo, Qaf1-5, Qafb, Qafp, Qafoe, Qgr, Qmtr, Qmy, Qct and Tn on the most recent geologic maps published by the state's Geological Survey (UGS, <https://geology.utah.gov/>). Most maps are available in the UGS interactive geologic map portal (<https://geology.utah.gov/apps/intgeomap/>), but contact the UGS for interim, progress update and other non-final maps that may be available, but not online; unit Qal, in and of itself, does not require a geologic hazard investigation unless other qualifiers exist, as identified in § 155.236 of this code;
- (B) Landslide areas identified in the UGS Utah Landslide Database, available online at: (<https://gis.utah.gov/data/geoscience/landslides/>);
- (C) Areas requiring slope stability analyses as defined in § 155.236 of this code below, **OR ANY BUILDABLE AREA WITH AN AVERAGE SLOPE OF 15% UP TO AND INCLUDING 25% (SEE AVERAGE SLOPE CALCULATION, 155.221);**

§ 155.293 SLOPE AND SOIL REGULATIONS.

- (A) **ALL RECREATION DWELLINGS PROPOSED TO BE CONSTRUCTED ON AVERAGE SLOPES OF 15% UP TO AND INCLUDING 25% SHALL BE REQUIRED TO SUBMIT A GEOHAZARD REPORT PREPARED BY A LICENSED GEOLOGIST THAT INCLUDES CONDITIONS AND REQUIREMENTS TO MITIGATE SLOPE AND SOIL HAZARDS** ~~The maximum slope for any recreational dwelling shall be 25%.~~

§ 155.366 CONDITIONAL USES.

(D) *Performance standards for all conditional uses.* There is a need to promote healthy and visually and auditory attractive environments and to reduce conflicts between different land uses. As part of the purpose to protect the health, safety, convenience and general welfare of the inhabitants of the county, the performance standards delineated in this division (D) are intended to conserve, enhance, restore and maintain significant natural and human-made features which are of public value, including among other things, river corridors, streams, lakes and islands, domestic water supply, watersheds, flood storage areas, natural shorelines and unique vegetation, wetlands, wildlife and fish habitats, significant geological features, tourist attractions, archaeological features and sites, historic features and sites and scenic views and vistas, and to establish criteria and standards for the development, change of use or alteration of such features. As responsible parties, applicants for conditional use permits shall meet all specific requirements made in this chapter. The Planning Commission may establish additional requirements as outlined herein to meet the concerns of safety for persons and property, health and sanitation, environment, general plan and neighborhood needs, performance and administration. More specifically, and without limitation, the Planning Commission may require:

(3) Environmental concerns:

~~(f) Limitations and/or restrictions on construction and/or development on slopes in excess of 30% to control erosion;~~

~~(g) If the proposed conditional use involves hillside construction and/or development, the application will be approved only after the applicant provides:~~

~~1. Topographic information showing that the proposed activity is on land with a slope less than 30% and that it is located more than 200 feet from a known landslide;~~

~~2. A geologic/geotechnical report which shall be in form and content approved by the County Engineer, consisting of, among other things, a slope stability study, earthquake analysis and sedimentation analysis, prepared by a certified engineering geologist or geotechnical engineer approved by the County Engineer, certifying that the site or route in its entirety is suitable for the proposed development;~~

~~3. Such other engineering or technical reports as may be required by the Planning Commission or governing body; and~~

~~4. Detailed construction plans, drawings and specifications which outline all construction methods proposed to be utilized.~~

(hF) In all cases, the applicant may be required to supply a geologic report, a geotechnical study, a hydrological study, a civil engineering study and other applicable engineering studies required by the Planning Commission or governing body acceptable in form and content to the County Engineer;

(iG) The applicant's conditional use may be limited or denied if blasting, drilling or any other construction activity involved will weaken, or cause, adjoining slopes, geologic formations and human-made improvements to become unstable or if the proposed construction or operation will result in the creation of a geologic hazard to surrounding properties, such as through slumping, sliding or drainage modifications;

(jH) Standards to maintain the integrity/existence of natural drainage patterns as determined by the Planning Commission;

(~~k~~I) Construction methods, specifications, drawings, plans and practices as requested by the County Engineer; and

(~~J~~J) An environmental assessment and/or an environmental impact statement which includes an alternatives analysis performed by a company approved in advance by the Planning Commission may be required.

1. The environmental assessment/environmental impact statement shall identify all environmental concerns, including, but not limited to, visual and auditory aesthetics, erosion control, land, water and air pollution, and an alternatives analysis.

2. The alternatives analysis in the environmental assessment/environmental impact statement will address all reasonably possible alternatives to the proposed project. In the event the proposed use is a utility line or pipeline for the transportation, transmission, delivery or receipt of water, natural gas, electricity, telephone, cable television or any other similar use, public property or roadway rights-of-way shall be utilized to the extent possible and the least damaging practical alternative is presumed to be such public property or roadway rights-of-way; condemnation of private property for such uses is not favored and will only be allowed if there is no other reasonably practical alternative. This analysis must demonstrate that the applicant's chosen alternative is the least environmentally damaging of those alternatives available.

3. A finding of no other practicable alternative for the proposed use may be made after demonstration by the applicant that:

a. The basic purpose of the project cannot reasonably be accomplished using another alternative;

b. The basic purpose of the project cannot be accomplished by a reduction in the size, scope, configuration or density of the project as proposed, or by changing the design of the project in a way that would result in fewer adverse effects; and

c. If the applicant has rejected other alternatives, the applicant shall show that a reasonable attempt has been made to remove or accommodate the constraints associated with the rejected alternative.

(~~m~~K) Such other or additional standards as may be established by the Planning Commission or governing body as they may deem necessary for the protection of the health, safety, convenience and general welfare of the present and future inhabitants of the county and the environment.

§ 155.426 LOTS

(L) Areas of lots which are **GREATER THAN 25%** slope ~~or greater~~ are considered unbuildable and shall not be included within the building envelope. Lots which contain a building envelope with slopes greater than 15%, ~~but less than~~ **UP TO AND INCLUDING 25%** shall submit a geotechnical investigation and slope stability analysis, along with a site plan with the preliminary plat application, which has been prepared by a state-licensed professional engineer. The site plan shall include the driveway location, driveway grade, existing and proposed contour lines, location of and engineering design for all retaining walls in excess of four feet, a grading and drainage plan (including slope stability analysis) for all cut and fill areas and the finished floor elevation of the home. Slope stability analyses shall demonstrate that the proposed structure is stable on the slope to a minimum factor of safety of one and one-half under static conditions and one and one-tenth under pseudostatic conditions in conformance with the provisions in §§ [155.220](#) through [155.237](#) of this code

(geologic hazards). The County Engineer shall review the analysis and site plan and may require peer review of any submitted engineering report by the County Geologist or other state-licensed professional engineer. The Building Official may require the developer to provide special inspections and written verification from a state-licensed professional engineer regarding construction compliance with the engineered site plan and recommendations of the geotechnical report.

REQUEST FOR QUALIFICATIONS (RFQ)

Project Title: Civil Engineering and Surveying Services

Entity: Morgan County

Solicitation Number: RFP-2026-RFQ-ENG

Issue Date: May 11th, 2026

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



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

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

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

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

Scope of Service

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

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

The above mentioned services shall also include the following:

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

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

Evaluation Process

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

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

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

Submission

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

Incomplete or Late Submissions

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

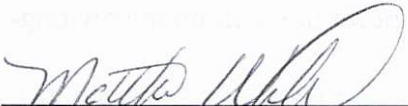
Disclaimer

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

- The Morgan County Sheriff's Office or local law enforcement.
 - The Morgan County Fire Warden or Fire Chief.
 - Local shooting sports organizations (e.g., 4-H Shooting Sports).
 - At-large residents of Morgan County.
4. Meetings. The Committee shall meet at such times as it deems necessary to fulfill its purpose. All meetings shall comply with the Utah Open and Public Meetings Act.
5. Effective Date. This Resolution shall take effect immediately upon its approval and adoption.

PASSED AND ADOPTED by the Morgan County Commission this 17th day of February 2026.

MORGAN COUNTY COMMISSION:




 Matthew Wilson, Commission Chair

APPROVED AS TO FORM:



 Garrett Smith, Morgan County Attorney

ATTEST:



 Leslie A. Hyde, Clerk/Auditor

COMMISSION MEMBERS VOTING:

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

MORGAN COUNTY RESOLUTION CR 26-13

A RESOLUTION OF THE MORGAN COUNTY COMMISSION ESTABLISHING THE MORGAN COUNTY RIFLE RANGE ADVISORY COMMITTEE TO RECOMMEND AND ADVISE ON THE FUTURE USE, SAFETY, AND DEVELOPMENT OF COUNTY SHOOTING SPORTS FACILITIES.

WHEREAS, Morgan County owns and operates a public rifle range that serves as a vital recreational amenity for residents, including local 4-H Shooting Sports clubs and law enforcement agencies; AND

WHEREAS, the Morgan County Commission recognizes that ongoing residential development may necessitate the future relocation or significant improvement of the current range to ensure long-term viability and community safety; AND

WHEREAS, previous assessments by the Morgan County Fire Warden have identified critical needs for fire mitigation, fuel break maintenance, and potential restrictions on long-range shooting during high-risk periods; AND

WHEREAS, the Commission finds it in the public interest to establish a formal body of citizens and experts to provide structured recommendations regarding range rules, fees, maintenance, and the identification of expansion opportunities.

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

1. Establishment. There is hereby created the Morgan County Rifle Range Advisory Committee (the "Committee").
2. Purpose. The Committee shall act in an advisory capacity to the Morgan County Commission. Its duties shall include:
 - 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.
3. Membership. The Committee shall consist of 5 to 7 members appointed by the County Commission. Membership should ideally include representation from:

**AGREEMENT BETWEEN THE BOARD OF EDUCATION OF THE
MORGAN SCHOOL DISTRICT AND
MORGAN COUNTY FOR LAW ENFORCEMENT SERVICES**

This Agreement is made and entered into this ____ day of _____ 2026, pursuant to the provisions of The Interlocal Cooperation Act, Title 11, Chapter 13, et seq., Utah Code Annotated 1953 as amended "Interlocal Act" by and between Morgan County, hereinafter referred to as "County", and The Board of Education of the Morgan School District, a school district of the State of Utah, hereinafter referred to as "District".

WITNESSETH

WHEREAS, District wants a safe and secure environment for its students, faculty and all others using the district's school campuses and to allow students to obtain a quality education free from distractions; and

WHEREAS, District desires to make the most cost-effective use of tax dollars to provide law enforcement services in designated schools; and

WHEREAS, District feels that the County will provide excellent, cost effective, law enforcement within the District's schools; and

WHEREAS, the County is able and willing to provide the law enforcement needed by the District; and

WHEREAS, Both parties would like to provide a platform for positive interactions between law enforcement personnel, students, and staff, in order to build and strengthen the partnership between the students, the staff, the community, and law enforcement; and

WHEREAS, The District has determined that it is mutually advantageous to enter into this Agreement for the County to provide law enforcement services to the District through the use of School Resource Officers ("SROs") working on and around the various school campuses to help provide for and maintain a safe, healthy, and productive learning environment in school, to act as a positive role model to students, and to work to create a cooperative, proactive, and problem-solving partnership between law enforcement and the District; and

WHEREAS, It is agreed that the services provided will be paid for by District, as hereinafter set forth, and the respective entities have determined and agree that the amount set forth herein is reasonable, fair and adequate compensation for providing the described law enforcement related services;

NOW THEREFORE, Pursuant to the Interlocal Act, the parties hereby agree as follows:

SECTION ONE AGREEMENT

- 1.01** The County, through the Morgan County Sheriff's Office agrees to provide SROs who will furnish various law enforcement services to the District, to the extent and in the manner hereinafter set forth. The Morgan County Sheriff (Sheriff) shall be the administrator of this Agreement for the County. The District designates the officers provided by the County under this Agreement as its "Law Enforcement Unit".
- 1.02** Both parties agree to jointly discuss SRO assignments.
- 1.03** County agrees to accept feedback from the District about an SRO's performance.
- 1.04** This Agreement terminates and supersedes any existing Agreement for the provision of SROs, whether oral or written, that may exist between the parties.

SECTION TWO SCOPE OF SERVICES

A. Roles and Responsibilities of School Resource Offices

- 2.01** Under this Agreement, the District and SROs are jointly responsible to help maintain safe schools, improve school climate, and support educational opportunities for students.
- 2.02** To serve as a SRO, an officer must first meet all of the following basic qualifications:
- a) Be a POST Certified officer and have at least one year of law enforcement experience;
 - b) Have appropriate knowledge and understanding of Federal and State laws, City and County ordinances, and Board of Education policies and regulations as applicable to law enforcement in schools;
 - c) Be capable of conducting in-depth criminal investigations;
 - d) Possess even temperament and set a good example for students;
 - e) Possess communication skills which would enable the officer to function effectively within the school environment.
 - f) Attend and complete SRO training, including training required under Utah law.
- 2.03** The SRO will perform the following **duties** during the school year and at designated school events:
- a) Work in a cooperative, proactive, problem-solving partnership with the District to achieve the mission of maintaining a safe, healthy, and productive learning environment for students.
 - b) Serve as a positive role model and trusted adult for students by initiating positive student interactions and building positive relationships.
 - c) Work in conjunction with school administrators to prioritize understanding the potential root causes of student behaviors and finding resources and supports to

- address the behavior as well as the underlying factors.
- d) Intervene in incidents that would--if ignored--place an individual at risk of harm; de-escalate situations whenever possible. Recognize that the disciplining of students is the responsibility of school administrators and/or the District and not that of the SRO.
 - e) Be on the school behavior or administrative team, including a school or district level threat assessment team and the district emergency response committee.
 - f) Walk the halls and campus during passing time, and the cafeterias during lunch times.
 - g) Stand near the main entrance, parent drop-off or bus lane and greet students as they come into the building in the morning, and be visibly present near the exits and in the parking lots when school is dismissed.
 - h) Walk the school campus perimeter regularly.
 - i) Identify students in need of positive non-law enforcement-related resources or supports for:
 - a. Improving problem-solving skills
 - b. Controlling violent behaviors
 - c. Improving social skills
 - d. Addressing substance use or abuse
 - e. Addressing other areas of concern
 - j) Attend all required SRO and SRO/Administrator trainings with District administrators.
 - k) Attend school or District faculty trainings about code of conduct, discipline, and de-escalation when invited.
 - l) Become familiar with and understand the District's student conduct and discipline policies and administrative procedures, which emphasize the use of restorative approaches to address behaviors and are designed to minimize the use of law enforcement intervention.
 - m) Take reasonable actions to protect the lives and property of the District and on District property.
 - n) Identify problems concerning public safety issues within the schools, develop problem-solving strategies about those identified issues with school administrators and staff, and collaboratively develop a comprehensive school safety plan with school administrators, staff, and appropriate district personnel.
 - o) Understand the difference between administrative and disciplinary issues and criminal actions.
 - p) Work with the District and school administrators to engage the school, families, businesses, and the community in problem-solving and developing solutions to identified public safety issues. This will enable the Sheriff and the District to form valuable partnerships and promote ongoing continued relationships that will benefit the community and improve community perceptions of law enforcement.
 - q) Understand that absent a real and immediate threat to an individual or to public safety, student conduct that occurs on school property or during a District sanctioned event that involves a Class C misdemeanor, an infraction or a status offense and is a first or second time offense for the student will be referred to

administration to be handled at the school level.

- a. This provision applies to students who have committed an offense on school property where the student is enrolled.
- r) Be present at an assigned school every day school is in session, during regular school hours (7:30 - 3:30, or otherwise determined by the school administrator), except when sick, on vacation, or attending training.

2.04 The SROs should **not** perform the following:

- a) Act as substitute teachers or as substitute administrators
- b) Handle school disciplinary duties for which the administrator and school administration are responsible
- c) Act as counselors on student issues not relating to law enforcement
- d) The SRO should never be designated as a building administrator or left in charge of the school when a school administrator is not present.

2.05 **Procedures** specific to duties and responsibilities of SROs.

- a) When an SRO becomes aware of criminal activity by a student that is occurring, has occurred, or the SRO has cause to believe is likely to occur on the school property, the SRO should confer with the appropriate school administrators as further provided herein:
 - i. If the criminal activity is a felony level offense, the SRO will investigate and, if appropriate, refer any resulting felony level offenses to the appropriate court of jurisdiction and make reasonable attempts to notify the principal and/or any designated school administrator within 24 hours of the referral.
 - ii. If a minor is alleged to have committed an offense on school property that is a class B misdemeanor or a class A misdemeanor, the SRO may refer the minor directly to a court or the administrator may refer the minor to evidence-based alternative interventions. Administrators and SROs are strongly encouraged to work together when making a determination regarding referring an offense under this paragraph. In the event the SRO and administrator do not agree regarding the appropriate referral, the referral will be made at the SRO's discretion.
 - iii. If a minor is alleged to have committed an offense that is a class C misdemeanor, an infraction, or a status offense (as the term is defined in Utah Code § 53G-8-211 or its successor provision), an administrator, administrator's designee or an SRO may only refer a student to a law enforcement officer, agency, or court if:
 - 1) the minor has engaged in the same offense on school property on two previous occasions and
 - 2) the minor has been referred to an evidence-based alternative intervention, or to prevention or early intervention youth services for both of the two previous offenses prior to the SRO referring the offense to juvenile court.

- b) The parties may develop additional protocols on specific offenses or common scenarios that they frequently encounter to address the handling of those matters more efficiently.
- c) In cases where an arrest or issuing of a citation is necessary, the SRO will consult with school administration to take any necessary action in a manner that is the least disruptive to the educational environment, and the following procedures will be followed:
 - i. The administrator should make arrangements to have the student brought to the office for the arrest to take place, except in circumstances where the student is a danger to himself or others, or may flee to avoid arrest, in which case the SRO may arrest the student in a manner that is minimally disruptive to the school environment.
 - ii. After the SRO has completed the arrest, the administrator will notify the parents of the arrest and provide the parents with the name of the arresting agency, officer or contact person, and the location the student is being taken. This information should be provided by the arresting agency.
- d) SROs may conduct investigatory stops or detentions of students on school property or at school-sponsored events only when the officer has reasonable suspicion to believe that the student has been, is, or is about to be engaged in the commission of a crime. Absent exigent circumstances, such stops and detentions should be limited.
- e) Stops and detentions of students on school property or at school-sponsored events will be governed by applicable state and federal law and sheriff department policy.
- f) If an SRO wants to interview/question a student at school during school hours regarding an offense that occurred on school property or at a school-related event, the SRO may, in collaboration with the principal, conduct the interviews with the students involved at school.
- g) Interviews by an SRO or an outside law enforcement officer for alleged offenses that occur off school-grounds or not related to a school event may not be conducted at school unless
 - i. exigent circumstances exist; or
 - ii. the SRO or law enforcement officer is conducting a child abuse investigation.
- h) Absent exigent circumstances, interviews of students by SROs and other law enforcement personnel about matters unrelated to school should generally be conducted away from school after school hours.
- i) Except when an emergency or exigent circumstance exists, the SRO and school administrator should work together to determine when such questioning should take place in order to ensure the least amount of disruption to the learning and the educational environment.
- j) If a student has engaged in an offense that requires a search by the SRO, whenever reasonably possible, the SRO should conduct the search with the administrator present.
- k) If there is a disagreement between the school administrator and the SRO regarding access to students or access to records, the following procedure shall be

followed:

- i. The principal shall contact the District Community Relations and Safety Specialist (CRSS) to mediate the disagreement between the school administrator and the SRO by separately hearing the position of the school administrator and the SRO.
 - ii. If the CRSS cannot resolve the disagreement through mediation, the CRSS will contact the SRO's direct supervisor in an effort to resolve the disagreement.
 - iii. If the disagreement is not resolved after contacting the SRO's direct supervisor, the District's legal counsel and the County Attorney's Office will meet to resolve the disagreement.
- l) The SRO will notify their immediate supervisor, and the school principal or the principal's designee when absent from work due to illness, training, vacation, or an emergency.
 - m) The SRO will notify their immediate supervisor and the CRSS of any event that could cause media representatives to inquire about a newsworthy incident.
 - n) The SRO will maintain communications with supervisors, school administration, and school safety personnel, and be responsive to messages and requests from School District personnel.
 - o) The SRO will maintain a daily activity log of arrests, detentions, interviews and custodial interrogations with students.
 - p) The SRO will also document in the log other law enforcement activity, as defined in Utah Code 53E-5-516, which includes:
 - i. A search and seizure;
 - ii. Issuance of a criminal citation;
 - iii. Issuance of a ticket or summons;
 - iv. Filing a delinquency petition; or
 - v. Referral to a probation officer

B. Roles and Responsibilities of County

- 2.07** County will furnish officers to work as SROs in the District's schools as determined from time to time by the parties to this Agreement. The County agrees to jointly discuss SRO applicants prior to an officer being assigned to a school (53G-8-703).
- 2.08** It is clearly understood, acknowledged, and agreed upon by the Parties that SROs supporting the District are County employees recruited and employed by the County.
- 2.08** The County will furnish all necessary labor, supervision, equipment, communications facilities, uniforms, badges, firearms and other items of equipment reasonably necessary to provide the services described herein. School supplies and equipment will be supplied by the District.
- 2.08** The County will designate an officer or appropriate supervisor as the liaison to the

District for the purpose of coordinating activities with the County, attending any District meetings as reasonably requested, and overseeing the delivery of services under this Agreement.

- 2.09** The County, in its sole discretion, has power and authority to hire, reassign, discharge, and discipline the SROs it employs. However, the placement of SROs will be determined by mutual agreement between the County and the District, and a school administrator who is dissatisfied with an SRO may request a different officer as the SRO for that school. The County shall make every reasonable effort to assign a new SRO after a discussion of the concerns and an effort to remediate the concerns, but the County has the final authority regarding SRO assignments.
- 2.10** The County will make its best efforts to provide SROs to the schools for eight hours per day during days when the students are at school. County will strive to have department-related training take place when school is not in session, understanding that some required training for SROs may need to occur during the school year. In the event an assigned SRO needs to be absent from their assigned school for five or more consecutive school days, and no substitute is provided by the County to fully or partially fulfill the SRO's duties, the District shall be credited the proportional daily amount of that year's annual fee for any days the SRO is absent and a substitute is not provided. The credit shall be applied as an offset to the County's invoice. The daily amount of the year's annual fee shall be calculated by dividing the school year's annual reimbursement rate by the number of days students are in school during the school year.
- 2.11** When an SRO is required to attend special events, emergencies, or other circumstances for the County that are beyond the control of the County, the County is not required to provide another officer for the duration of the event, emergency or other circumstance.
- 2.12** The SRO supervisor will maintain regular communication with the school and District administrators throughout the year to evaluate the performance of services provided by the SRO. At least annually, the County will seek out and accept feedback from the District related to the performance of the SRO assigned to the District (Utah Code Ann. §53G-8-703).
- 2.13** The Morgan County Sheriff's Office will identify an individual within their department to coordinate school security responsibilities between the State Security Chief, the sheriff's office and police chiefs with a public school in their jurisdiction (Utah Code Ann. §53- 22-103)

C. Roles and Responsibilities of School Administrator and the School District

- 2.14** The school administrator will perform the following duties:
- a) De-escalate school-based incidents whenever possible
 - b) Differentiate between disciplinary issues and potential criminal matters, and

respond appropriately. Handle routine administrative and school discipline (code of conduct) issues within the school without involving the SRO in an enforcement capacity (issuing citation) unless the administrator determines SRO involvement is necessary to address a serious and immediate threat to the physical safety of the school District Community.

- c) Notify SRO if a student the SRO is responding to or with whom the SRO frequently interacts has a physical or mental disability and/or has an Individualized Education Program (“IEP”) and/or may require special consideration, treatment or accommodation.
- d) Request SRO assistance in cases of criminal conduct on school campus of persons other than students enrolled at that school.
- e) Assist with SRO-initiated investigations and actions as needed.
- f) Document in the student information system any tickets, citations, or arrests that SROs have reported. When appropriate, discuss with the SRO whether the underlying actions have any school-based ramifications.
- g) Attend all required SRO/Administrator trainings.
- h) Arrange meetings with the SROs on a regular basis to discuss students at risk and interventions and supports for those students.
- i) Invite SROs to school-site trainings about school code of conduct, discipline, de-escalation, and restorative practices.
- j) Participate in any agreed upon data collection process to provide ongoing feedback to District and County designees, for the purpose of improving practice and evaluating the effectiveness of District/SRO partnership.
- k) Participate in and/or create authentic opportunities for the SRO and school administration to meet with parents, guardians, and community members throughout the school year.
- l) Provide a workspace and a place for each SRO to store materials and personal effects at their location of assignment.
- m) Provide students with classroom equipment and supplies for classes taught by SROs
- n) Inform the SRO of administrative outcomes when an offense is referred to the school.
- o) Collaborate with other school administrators who share the services of an SRO.

2.15 The District will:

- a) Provide the County a list of District points of contact to facilitate SRO partnership communication, indicate main point of contact and provide an updated list to all parties when changes to that list occur.
- b) Provide training for all administrators and SROs at the beginning of the school year, as well as regular required trainings and meetings throughout the year.
- c) Work in conjunction with the County to place each SRO in the school for which they are best suited. In consultation with the County, the District reserves the right to request the removal/reassignment of any SRO for any reasonable cause, after other attempts to correct the problem have been explored. The County shall consider the School District’s input when

- determining the removal or reassignment of any SRO.
- d) In the unlikely event that a situation arises wherein the School District believes that the presence of a particular SRO constitutes a direct and immediate threat to the safety and well-being of the School District Community, the School District may direct the SRO to leave the premises and not return until the District has resolved the issue with either the County or the particular SRO.
 - e) Develop a district policy governing SROs and seek public input on the policy prior to it being implemented (Utah Code Ann. §53G-8-703.2)

SECTION THREE ACCESS TO EDUCATION RECORDS

- 3.01** SRO access to student educational records, including video, is governed by the Family Educational Rights and Privacy Act (“FERPA”), 20 U.S.C. §1232g et seq., 34 CFR Part 99, and Student Privacy and Data Protection Act (“SPDPA”), Utah Code §53E-9-101 et seq.
- 3.02** SROs will be given access to the District’s security camera system to include live view of all school-based cameras. SROs will be permitted to access the camera system for reasons related to school safety and for conducting investigations into criminal matters. SROs can only make copies of video footage for official law enforcement purposes. These video records shall become part of the police report and will be subject to release under Utah’s Governmental Records and Access Management Act (GRAMA) according to the County’s records policy.
- 3.03** School administrators shall allow SROs to inspect and copy any public records, including directory information, maintained by the schools to the extent allowed by law.
- 3.04** The School District will designate SROs as school officials in accordance with FERPA and SPDPA in order to ensure that SROs have lawful access to:
 - a) video footage stored by the school administrator and/or a quick look-up screen on the Student Information System; and
 - b) SROs will only be provided with access to the records of those students at the schools to which the SRO is assigned.
- 3.05** Records, videos, or files which the SRO creates and maintains for law enforcement purposes rather than school disciplinary purposes are not student education records and are not protected by FERPA or SPDPA. These law enforcement unit records are within

the sole control of the County, but may, in accordance with state law, be shared in certain circumstances with the School District under GRAMA.

- 3.06** Notwithstanding any of the above, if an SRO or law enforcement officer presents a warrant, subpoena, or court order for specific educational records or video recordings, those items shall be provided to the SRO or law enforcement officer as soon as practicable.

SECTION FOUR STUDENT RIGHTS

- 4.01** County and the District agree that in handling all student offenses, both parties will comply with state and federal law regarding the rights of students, as follows:
- 4.02** As a general rule, if there are possible criminal implications to the students' conduct, the administrator may refer the investigation to the SRO, and the SRO will conduct interviews and searches in accordance with appropriate law.
- 4.03** Procedures for conducting searches, interviews, and arrests:
- a) Searches:
 - i. If an administrator is conducting a search, the administrator must have reasonable suspicion to conduct the search and the search must be reasonable in scope.
 - ii. If an SRO is conducting a search, the SRO must have probable cause to conduct the search and the search must be limited in scope to the purpose of the search, unless exigent circumstances exist where an officer is allowed to conduct a search subject to reasonable suspicion (e.g weapons)
 - iii. Administrators, not SROs, should conduct searches when a school rule or policy is at issue. SROs may conduct searches where a criminal law is at issue.

 - b) Questioning:
 - i. When conducting an investigation at school regarding violation of school rules, administrators will take the lead on questioning students.
 - ii. SROs may be present during administrator interviews of students but should not participate where the interview is focused on the school infraction.
 - iii. Administrators may question students regarding violations of school rules without notifying parents and without reading a student his/her *Miranda* warnings.
 - iv. When students under the age of 18 are suspected in potentially criminal activity, SROs will comply with Utah Rules of Juvenile Procedure.
 - v. To the extent allowed by law, administrators and the County will share information related to offenses occurring on campus obtained during

respective interviews by administrators and SROs in order for the non-interviewing party to perform its duties with respect to the student.

- c) Arrests. If it is necessary to arrest a student at school or a school-related event, the procedures outlined in Section 2.05c) will be followed.

4.04 Information privacy:

- a) Information about a student obtained by administrators during the course of an administrative investigation will be maintained confidentially in the student's file at the school and is considered part of the student's education record under FERPA.
- b) Information obtained by the SRO during the course of a criminal investigation will be maintained by County law enforcement in accordance with its policies and procedures as law enforcement unit records.
- c) Information may be shared with each party to this Agreement in accordance with state and federal law and Section Three of this Agreement.
- d) Nothing in this Agreement limits the District's requirement to notify parents and right to notify law enforcement of prohibited acts pursuant to Utah law, and of its requirement to notify law enforcement for weapons violations pursuant to Utah law. Nothing in this Agreement limits the County in its requirement to notify the District of certain offenses by minors pursuant to Utah Code 80-6-103. Any persons having information obtained under any of the aforementioned statutes will comply with all confidentiality requirements of the statutes.

SECTION FIVE SCHOOL RESOURCE OFFICER TIME ALLOCATION

5.01 SROs are expected to be present on campus from (a half an hour before school starts and a half an hour after school ends) every day that school is in session, and will allocate their time among the following activities, as needed:

- Law enforcement
- Foot patrol and surveillance around the school
- Investigations
- Safe school support - fights/parking lot
- Building relationships
- Opening communications between Schools and Agencies
- Personal interaction with administration/Students/Staff/Parents
- Creating an open-door atmosphere
- Intervention and problem solving
- Providing a friendly positive role model
- Interagency referrals
- Teaching law related education classes
- Participation with students (activities and events)
- Proactive instruction and presentations
- Answering questions pertaining to laws, ordinances or other law enforcement

issues.

SECTION SIX AUTHORITY AND EMPLOYMENT STATUS

- 6.01** The SROs assigned by the County under this agreement are designated as the District's Law Enforcement Unit and shall be treated and considered as a member of the faculty of the schools to which that officer is assigned. However, officers are not District officers, employees or administrators.
- 6.02** All SROs assigned to perform duties under the terms of this Agreement shall be County employees, and shall have no right to any pension, civil service, or any other District benefit for services provided hereunder.
- 6.03** Although SROs work in conjunction with the school staff, they report directly to the County assigned sergeant on any law enforcement matters and will follow the department command structure.
- 6.04** The District acknowledges that SROs are required by department policy and procedures to attend mandatory trainings and/or meetings. When within their power, SROs will make every effort possible to schedule these trainings outside of their regular school hours.
- 6.05** Although SROs remain employees of the County, SROs are required to be on the campus of the school(s) they are assigned to unless performing emergency duties directly related to the department. In the event an SRO is temporarily pulled away from the schools, the SRO's supervisor should communicate to the school's administrator and the District's CRSS, as soon as reasonably possible, the reasons for the reassignment.

SECTION SEVEN GOVERNMENTAL IMMUNITY

- 7.01** The District and the County are governmental entities and subject to the Governmental Immunity Act of Utah, Utah Code Ann. Sections 63G-7-101, et seq. ("Act"). Subject to the provisions of the Act, the District and County agree to indemnify and hold harmless the other Party, its elected officials, officers, employees, agents and volunteers from and against any and all actions, claims, lawsuits, proceedings, liability, damages, losses and expenses (including attorney's fees and costs) arising out of or resulting from the performance of this Agreement to the extent the same are caused by any negligent or wrongful act or omission of that Party, its elected officials, officers, employees, agents and volunteers. Nothing in this Agreement shall be deemed a waiver of any rights, statutory limitations on liability, or defenses applicable to the County or the District under the Act.

**SECTION EIGHT
RESPONSIBILITY FOR SALARY AND BENEFITS**

- 8.01** The District shall not assume any liability for the payment of any salaries, wages, employment benefits or other compensation to any County personnel performing services hereunder for the District and will not assume any other employment related liability except as provided for in this Agreement.
- 8.02** The District shall not be liable for compensation or indemnity to any County employee for injury or sickness arising out of his employment, unless otherwise provided herein, and the County hereby agrees to hold the District harmless against any such claim.

**SECTION NINE
PERIOD OF AGREEMENT**

- 9.01** Unless sooner terminated as provided for herein, this Agreement shall be effective 12:01 a.m., July 01, 2026, and shall run for a period of three fiscal years, until 12 midnight on June 30, 2029.
- 9.02** Notwithstanding the provisions of this Section and subject to 9.03, either party may terminate this Agreement by giving 90 days written notice prior to the end of the current school year. Notice will be delivered in writing to the other party.
- 9.03** Only under extraordinary circumstances will this Agreement be terminated by either party during the school year, with 90 days prior written notice. If this Agreement is terminated during the school year by the County, the District will pay for the upcoming quarter only for the remainder of the 90 days in that quarter, or, if the termination of the Agreement falls on the quarter, the District will not pay the next quarter's services.

**SECTION TEN
COST OR PAYMENT**

- 10.01** The District agrees to pay to the County as follows:
- a) Beginning in 2026-2027 school year, the County shall send an invoice to the District after each school trimester for payment of the services of the County's SRO/s as agreed to in writing between the District and the County, which base total cost to the District is **\$90,000.00** per full-time SRO multiplied by four Deputies for a total of **\$360,000.00**.
 - b) The invoice shall be paid within thirty (30) days of receipt by the District. If this Agreement is terminated during the school year, the County and the District agree to divide the costs associated with the payment of the services of the SROs as on a pro-rata basis depending upon the length of the school year remaining.

10.02 The compensation paid by the District to the County pursuant to this Agreement shall be used only for the services provided pursuant to this Agreement, and County shall not have the authority or right to use such funds for other purposes.

SECTION ELEVEN PAYMENT PROCEDURE

11.01 The District shall remit one third of the contract amount to the County within 30 days after receiving a bill, in a form approved by the District, at the close of each school trimester. If such payment is not remitted to the County when due, the County is entitled to recover interest at the rate of twelve percent (12%) per annum thereon as well as the contract amount.

SECTION TWELVE INTERLOCAL AGREEMENT

12.01 In satisfaction of the requirements of the Interlocal Act, the County and the District agree as follows:

(a) This Agreement shall be approved by each Party, pursuant to Section 11-13-202.5 of the Interlocal Act;

(b) This Agreement shall be reviewed as to proper form and compliance with applicable law by a duly authorized attorney on behalf of each Party, pursuant to Section 11-13-202.5(3) of the Interlocal Act;

(c) A duly executed original counterpart of the Agreement shall be filed with the keeper of records of each Party, pursuant to Section 11-13-209 of the Interlocal Act;

(d) No separate legal entity is created by the terms of this Agreement.

SECTION THIRTEEN PROBLEM RESOLUTION

13.01 The parties shall have the right upon request and through their authorized representative, to meet and confer with the other party's representative to discuss any problems arising regarding the performance, an individual officer's performance, and the costs for future periods, or any other issues related to this contract.

SECTION FOURTEEN AMENDMENT

14.01 This Agreement may only be amended by a writing signed by both parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their Authorized representatives as of the date first written above.

County

By _____
Matthew Wilson
Morgan County Commission Chair

ATTEST:

Approved as to Form and as Compatible with State Law:

Garrett Smith
County Attorney

The Board of Education of Morgan School District

By: _____

Name: _____

Its: Board President _____

ATTEST:

Approved as to Form and as Compatible with State Law:

Morgan School District Attorney



QUOTE 38554



ORDER DATE	PAYMENT TERMS	SHIPPING METHOD	MERCHANDISE TOTAL	0.00 PCT SALES TAX	SHIPPING	GRAND TOTAL	AMOUNT PAID	BALANCE DUE
5/29/2026	QUOTE	TRUCK	\$4,064.00	\$0.00	\$1,179.79	\$5,243.79		\$5,243.79

SOLD TO:
MORGAN COUNTY FAIRGROUNDS
ATTN: NICOLE
750 E COMO SPRINGS RD
MORGAN , UT 84050 USA

SHIP TO:
SAME

CUSTOMER NUMBER

SHIP TO SHOW:

QUANTITY	STOCK NO.	DESCRIPTION	UNIT	EXTENDED
20	5038	 96 X 24 X 18H 4X(24X24) MODULAR CAGE	180.78	3,615.60
20	405	OPT: SOLID PARTITIONS MODULAR 24" (3/CAGE)	18.67	373.40
20	333	 GALVANIZED 1/2" X 1" 16G FLOORING (STANDARD)		0.00
1	29	FARM, ESTATE, RURAL ACCESS DEL. SURCHARGE	75.00	75.00
		PLEASE ALLOW 4-6 WEEKS PRODUCTION TIME		0.00
				0.00
				0.00

PRICES VALID FOR 30 DAYS | CAGES SHIPPED K/D RTA | FREIGHT IS ESTIMATED, FOB SANTEE, CA, USA



1-800-447-2243
customerservice@kwcages.com
kwcages.com | wingz.net

REMIT TO **Kagewerks Inc**
9565 Pathway Street Bldg C
Santee, CA 92071. USA



Proposal to Morgan County Commissioners and Morgan County Manager Request for Assistance with Small Animal Barn Cage Purchase

May 29, 2026

Dear Morgan County Commissioners and Morgan County Manager,

On behalf of the Morgan County 4-H small animal program and the Hippy Hops 4-H Rabbit Club, we would like to respectfully request financial assistance to purchase new cages for the small animal barn at the Morgan County Fairgrounds.

We have received an official quote from **KW Cages Advanced Design / Kagewerks Inc.** for new modular cages to be used in the small animal barn during the Morgan County Fair. These cages will provide a safer, cleaner, and more functional setup for youth exhibitors and their animals.

The quoted cages are **96" x 24" x 18" high**, with each cage divided into four compartments measuring **24" x 24"**. The quote includes **20 modular cage units**, solid modular partitions, standard galvanized flooring, shipping, and related freight charges.

The quote breakdown is as follows:

KW Cages Advanced Design Quote #38554

Order Date: May 29, 2026

Sold To: Morgan County Fairgrounds, Attn: Nicole

- 20 modular cages, 96" x 24" x 18" high, 4 compartments each: **\$3,615.60**
- 20 solid modular partitions, 24", 3 per cage: **\$373.40**
- 20 galvanized 1/2" x 1" 16-gauge flooring, standard: **\$0.00**
- Farm, estate, rural access delivery surcharge: **\$75.00**
- Merchandise total: **\$4,064.00**
- Estimated shipping by truck freight: **\$1,179.79**
- Sales tax: **\$0.00**

Grand Total: \$5,243.79

We currently have **\$3,000 donated by Cal Ranch** to put toward this purchase. We are respectfully asking whether the Morgan County Commission would be willing to cover the remaining balance of:

\$2,243.79

These cages will be used for the Morgan County Fair and will benefit the fairgrounds, 4-H youth, exhibitors, volunteers, and the small animal program as a whole.

The plan for next year is to hang these cages from the rafters in the small animal barn. For this year, the cages can sit on the current frames already located in the barn. The cages are shipped knocked down and ready to assemble, and the **Hippy Hops 4-H Rabbit Club has offered to assemble the cages as a community service project.**



We would also like to clarify that while 4-H members and volunteers are willing to help assemble the cages, 4-H does not wish to be responsible for the long-term upkeep, maintenance, or storage of the cages. Since these cages will be used for the fair and housed at the fairgrounds, we are requesting that they be considered fair facility equipment.

The quote notes that prices are valid for 30 days and that production time is approximately 4–6 weeks. Because of this timeline, we would appreciate the Commission's consideration as soon as possible so the cages can be ordered and available for fair use.

Thank you for considering this request and for your continued support of the Morgan County Fair, 4-H youth, and the small animal program. We appreciate your time, support, and consideration.

Sincerely,

Nicole Reed
Morgan County 4-H Program Coordinator II



Community Event Funding Application
Morgan County Tourism Tax Advisory Board

The Morgan County Tourism Tax Advisory Board (TTAB) serves as the region's statutory destination marketing organization (DMO). The TTAB is charged with investing revenue collected through a lodging tax to promote and market the region as a destination for tourism, outdoor recreation, and leisure travel. Because lodging tax is collected by area hotels, motels, campgrounds, and other lodging facilities, a primary objective of the TTAB and this program is to increase paid, overnight lodging.

GUIDELINES & QUALIFICATIONS

To be considered for funding, please complete this application in its entirety. One supplemental page supporting the application may be added if desired. Funding will be determined solely on the merits of this application; no presentations will be required. Funding is available only to organizations located in and for events occurring in Morgan County.

CONSIDERATIONS

Funding will be awarded only for events/projects where applicants can demonstrate a high likelihood or demonstrated history of attracting overnight guests to lodging facilities in Morgan County. Additional consideration will be given to organizations that demonstrate a marketing/advertising plan with a high potential of reaching potential visitors from out of the region, encouraging overnight stays. (see question 6 below). Priority will be given in the following order: events hosted exclusively by non-profit organizations, events hosted by a business AND a non-profit organization, and finally, events hosted by a business.

Applicants should submit completed application materials as a single PDF document to the TTAB by email to morgancounty@vistaworks.com with the subject line "Community Funding Application".

It is possible that not all events/projects will be funded. Requests shall be evaluated and funding granted or declined no later than 30 days after submission. All funding determinations made by the TTAB are final.

Form with fields for Organization Name, Website, Contact Name, Email, Phone, Address, City, Zip, Event Management Status, and Registration Numbers.

Name of the Event/Project:	"Chalk the Block" chalk art festival
Describe the Event/Project Purpose:	This is a public event where people of all ages create temporary artwork on the pavement of the plaza using chalk. The purposes include providing free, family-friendly recreation, helping to establish the City's new plaza as a vibrant public space, and encouraging economic and social activity in Morgan County. This event also aligns with the library's goals of fostering lifelong learning, creativity, accessibility, and community engagement.
Event Date(s):	July 9-11, 2026
Amount of funding requested (not to exceed \$ 1,000):	\$1000.00

Conditions of Approval:

Reports are due no later than 30 days after your event. Reports should state how funding was used and summarize the outcome of the event/activity.

Failure to provide a written report for funds received in the prior year automatically disqualifies an organization from receiving a grant in the current year.

Please note that if your event/activity does not take place, you are obligated to return funds to the TTAB.

All monies shall be used for marketing only.

Questionnaire for Community Event Funding

1. How many overnight hotel stays is the event/project projected to generate in Morgan County? (Think in terms of "heads-in-beds" or room-nights. A room night is one room/campsite, etc. occupied for one night. If none, the event/project fails to meet application qualifications.)

We anticipate at least 10 in this inaugural year, with growth anticipated in future years as the event grows.

2. Did you receive funding last year? No.

- a. If yes, how much? N/A

- b. If yes, please answer the following:

- i. Describe how funds were used. N/A

- ii. What were the short and long-term benefits of this event/project for your organization and Morgan County? N/A

3. What is the event you are requesting funds for?

Chalk the Block 2026

4. What is the project budget?

\$1750.00

5. How will the funds provided by TTAB be invested?

These funds would be used to print marketing and advertising materials to promote the event.

6. What is the estimated return on investment, in dollars, this event/project will generate in sales and lodging taxes?

Unknown.

7. Describe the purpose and intended audience/attendees or target market of this event/project. Include estimated attendance. Explain how estimated attendance is determined?

This is an all-ages event primarily intended for Morgan County residents. It is anticipated that the event will also attract visitors and supporters from outside the County. Because it is the inaugural year, we have conservatively estimated attendance at 300, with future growth anticipated in coming years. We acknowledge that this number is little more than a guess, but we considered the number of people routinely attending library family programs and doubled that to allow for greater reach through community partners. We hope for an even greater number of attendees and are prepared to accommodate them.

8. How is the event/project going to be advertised? Please list all proposed advertising mediums, where the advertising will be placed, potential reach, and frequency of the proposed advertising? (You should be able to obtain these figures from your media sources.)

This will be advertised on social media platforms, including Facebook and Instagram, through Morgan County Library, Explore Morgan, Morgan City, and the Morgan Chamber of Commerce. There will also be signs posted on local notice boards and in windows of businesses on Commercial Street.

Check here if one supplemental page is attached.

For more information or questions please contact VistaWorks at 719-395-5700 or e-mail: morgancounty@vistaworks.com.

Thank you for your application and good luck with your event!