



MORGAN COUNTY COMMISSION MEETING AGENDA

March 18th, 2026 (Wednesday)

5:00 REGULAR MEETING

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

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from March 3rd, 2026.
2. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
3. Notice of out of State Travel: Erin Bott, April 14-16 Phoenix AZ, Institute of Museum and Library Services
4. Approval of the Health Officer Employment Agreement between the Weber-Morgan Board of Health and Brian Cowan.
5. Notice of intent to amend the impact fee facilities plan (IFFP) and impact fee analysis (IFA) related to (1) parks, recreation facilities, open space, and trails; (2) roadway facilities; and (3) public safety (fire and emergency medical service) facilities. The service area of this analysis includes all unincorporated Morgan County.
6. Approval of Grazing Lease Agreement
7. Approval of the County Fleet Use Policy
8. Approval of the Animal Impound and Care agreement with Mountain Green Animal Hospital
9. Approval of the Morgan County Employee Uniform Policy

(C) Commissioner Declarations of Conflict of Interest

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

(E) Presentations

Morgan County Recreation Coach '**Debra Crowther**' to be recognized for 'Time Coach of the Year' which blessed Morgan County Recreation with a \$500 contribution.

(F) Action Items

1. **Donation Request** – Discussion/Decision – Lion's Club Youth Easter Egg Hunt
Discussion and decision on a request for a \$500 donation towards the Lion's Club Youth Easter Egg Hunt baskets. [Budgeted: 10-4150-610-000]
2. **Hon. Morgan County Commission** – Discussion/Decision – Noxious Weed Board
Discussion and decision on Resolution **CR 26-15** nominating and appointing **Adam Toone** to the Morgan County Noxious Weed Board filling the vacated seat of Lewis Dillree.
3. **Hon. Morgan County Commission** – Discussion/Decision – WPR Road & Fire District Board
Discussion and decision on Resolution **CR 26-16** reappointing **Ed Schultz** and **Jenny Robinson** to the Wasatch Peaks Ranch Road & Fire District Board of Trustees.
4. **Hon. Morgan County Commission** – Discussion/Decision – WPR Utilities Board
Discussion and decision on Resolution **CR 26-17** reappointing **Ed Schultz** and **Jenny Robinson** to the Wasatch Peaks Ranch Utilities Board of Trustees.

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5. Budget Adjustment Requests – Discussion/Decision – FY 2026 Budget

Discussion and decision on adjustment requests to the Morgan County 2026 Budget:

- a. Hon. Shaun Rose, Morgan County Recorder
 1. \$2,577.42 from 10-2951-000-000 [General Fund Balance] to 10-4190-250-000 [GIS: Equipment Supplies & Maintenance]
 2. \$6,000 from 10-4150-520-000 [Non Dept: Wage Adjustment] to 10-1411-120-000 [Recorder: Temp Employees] for temp staff to scan documents
 - b. Hon. Garrett Smith, Morgan County Attorney
 1. \$2,448.52 from 10-2951-000-000 [General Fund Balance] to 10-4145-240-000 [Attorney: Office Supplies] Laptop & Equipment for New Attorney
 - c. Kate Becker, Morgan County Administrative Manager
 1. \$45,000 from 10-2951-000-000 [General Fund Balance] to 10-4150-510-000 [Non Departmental: Insurance]
 2. Benefit Adjustments needed now that open enrollment is complete.
 3. \$42,500 from 10-2951-000-000 [General Fund Balance] to 10-4221-260-000 [Fire: Building & Grounds] Awarded 2025 bid to replace concrete in front of Fire Station but the contractor has not started the project. Money rolled back into General Fund at end of 2025
 4. \$31,500 from 10-2951-000-000 [General Fund Balance] to 10-4221-740-300 [Fire: Turn Out Gear] This was part of the WPR-RFD monies deposited in 2025. The gear did not all get ordered as we were still onboarding new firefighters so the monies rolled back into General Fund.
 5. \$60,000 from 35-2951-000-000 [Tourism Fund Balance] to 35-4510-404-000 [Tourism: NICA] Budgeted for the revenue from the grant but not the expense.
 6. \$24,108 from 10-2951-000-000 [General Fund Balance] to 44-4410-310-100 [Capital Improvements: Project Expenses] Library Foyer Ceiling Repair
- 6. Morgan County Board of Equalization – Discussion/Decision – BOE Hearing**
Discussion and decision approving the PT-21 Annual Statement of Continued Property Tax Exemption from the Church of Jesus Christ of Latter-Day Saints.
- 7. Hon. Garrett Smith – Discussion/Decision – Morgan County Attorney**
Discussion and decision on amending the County’s Agreement with Lexis Nexis expanding to 3 or 4 licenses. One additional for the Attorney’s office and one for the use of primary exemption research.
- 8. Kate Becker – Discussion/Decision – Morgan County Administrative Manager**
Request to confirm and approve the Emergency Remediation and Repair of the County Recorder & Assessor’s Office.
- 9. Josh Cook – Discussion/**Public Hearing**/Decision – County Planning & Zoning**
Bohman Rezone: Request to rezone property from a split-designation of RR-1 and A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely. The property is identified by parcel number 00-0001-3266 and serial number 01-004-094 and is located at 3690 North Morgan Valley Drive in unincorporated Morgan County.

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10. Hon. Blaine Fackrell – Discussion/Decision – Morgan County Commission

Request to attend the [2026 Tourism Business Development Workshop](#) April 22-23 in Kanab UT hosted by the Utah office of Tourism focusing on agritourism, astrotourism, and the creative economy (film & cultural tourism).

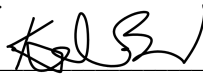
11. Hon. Morgan County Commission – Discussion – 2026 Nat’l Day of the American Cowboy

Discussion on possible nominations for 2026. **2025 Awardee: Jessie Franich**

(G) Commissioner Comments

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

The undersigned does hereby certify that the above notice and agenda were posted as required by law this the 14th day of March 2026; Amended and reposted March 17th, 2026.



Kate Becker – Morgan County Administrative Manager

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

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

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



MORGAN COUNTY COMMISSION MEETING AGENDA

March 3rd, 2026

5:00 REGULAR MEETING

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

COUNTY COMMISSION

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

OTHER EMPLOYEES

IT Director Jeremy Archibald
Administrative Manager Kate Becker (CAM)
Deputy Clerk/Auditor Cindee Mikesell
Deputy Clerk/Auditor Chloe Adams
County Deputy Attorney Janet Cristofferson
Planning Director Josh Cook
Planner 1 Jeremy Lance
Clerk/Auditor Leslie Hyde
Fire Chief Brad Wilkes
Emergency Manager Erica White
Chris Tremea Code Compliance Officer
Morgan County Assessor Janell Walker
Morgan County Recorder Shaun Rose
Public Works Director Bret Heiner
Fire Marshall David Olson

OTHERS IN ATTENDANCE

Debbie Sessions
Matt Wilkinson
Heidi Nettleton
Douglas Perkins
James Ermatiagerd
Doug Durbano
Heidi Nettleton
Ray Nettleton
Ryan Hath
Darrin Palmer
Rand T Mattson
Lynthia Mattson
Nancy Moss
Ben Rabe
Paul Kramer
Kevin Kmrtz
Angie Hansen
Ty Reese
Joel Durbano
Sarah Durbano
Christian Bauer
Danna Bauer
Sarah Williamson
Jennifer Larson
Jack Whittier
Kathy Wilkinson
Sean Dorius
Heidi Dorius
Steve and April Quiller
Michelle Stocking
Brian Nestoreff
Marissa Tuttle
Elarna Duke
Chad Crowther
Jeremy Blackburn
Gavin Mc Cleary
McCall Greenwood
Tina Kelley
Paul and Danielle

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5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

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

Commissioner Nickerson motion to approve Consent Agenda Items 1-5

Second by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

(C) Commissioner Declarations of Conflict of Interest

Raelene Blocker Lives in the Cottonwood

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

Dana Bauer Rollins Ranch: Dana Bauer spoke in opposition to proposed road relocation within the development. She stated that homeowners purchased their properties based on the original development agreement, which showed the road connecting to Hidden Valley and positioned in a way that would not significantly impact nearby homes. She argued that the developer is attempting to move the road primarily to preserve a private entrance to their own residence, which would negatively affect neighboring properties by placing roads closer to existing homes and increasing traffic concerns. She also raised issues about ongoing drainage and flooding problems caused by construction, questioning whether stormwater systems are adequate for additional development. She further expressed concerns about safety, noting that the subdivision currently has only one legal egress for emergency evacuation and that water pressure in the area is already limited, potentially impacting fire protection. She urged the commission to consider the concerns of many Rollins Ranch residents and evaluate infrastructure and safety issues before approving further development or road changes.

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Sarah Durbano Hidden Valley Drive: Sara Durbano, a Hidden Valley Road resident, spoke in support of the proposed road placement. She stated that the developer has worked to address community concerns by meeting with residents and communicating about the plan. Durbano believes the proposed location is the fairest solution and noted that many neighbors support the development and are eager for the project to move forward. She asked the commission to consider the voices of residents who are in favor of the plan as well.

George Patterson Rollins Ranch: George Patterson, a Rollins Ranch resident, supported the concerns raised by the previous speaker and opposed the proposed road relocation. He argued that placing two intersections within 50–100 feet along Ranch Boulevard would create traffic and safety hazards. Patterson stated that the developer originally planned to access his property from Hidden Valley Drive but is now trying to reroute traffic to avoid having vehicles pass near his property. He also referenced a past dispute where the developer restricted access to secondary irrigation water that crossed his property, forcing residents to install an alternate water line. Patterson said he supports continued development but believes it should follow the original agreement. He suggested an alternative solution of installing a roundabout at the main intersection, which could maintain the developer's privacy while improving traffic flow and providing an additional route for residents.

Paul Clayton Rollins Ranch: Paul Clayton, a resident who has spoken at previous meetings, reiterated concerns about the Ponderosa subdivision. While he noted that the proposed road relocation addresses some of the concerns he raised earlier, he remains worried about unresolved issues such as water pressure, drainage, and other unknown impacts of the development. Clayton urged the commission to consider conducting a more comprehensive review or planning process before approving the project and beginning construction

Angela Hansen Horseshoe Hollow Lane: Angela Hansen, who lives on Horseshoe Hollow Lane and whose property backs up to the proposed development area, spoke in opposition to the current road placement. She expressed concerns about increased traffic and the safety of children in the neighborhood, noting nearby school bus stops and existing issues with drivers rolling through stop signs. Hansen stated that placing the road at the end of Hidden Valley Drive would better address these safety concerns.

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RJ Bunnell Rollins Ranch: RJ Bunnell, a resident on Ranch Boulevard, expressed appreciation to the commission for being responsive and willing to listen to public input regarding the proposed amendment to the Rollins Ranch development plan. He thanked the commissioners for their availability and the opportunity to share his thoughts on the matter.

Nancy Moss Rollins Ranch: Nancy Moss, a resident on Ranch Boulevard, stated she is not opposed to development but is concerned about the proposed road relocation. She questioned the reason that the change is needed for fire safety, noting that similar road conditions exist elsewhere in Morgan Valley. Moss also raised concerns about water pressure, drainage, and infrastructure impacts, and asked the commission to carefully consider these issues when making their decision.

Jeremy Blackburn Rollins Ranch: Jeremy Blackburn, a Hidden Valley Drive resident, spoke in support of the proposed development and road placement. He said he has followed the project for several years and believes the developer has made efforts to address community concerns, though it is impossible to satisfy everyone. Blackburn noted he is interested in purchasing lots for family members to build homes and believes the revised plan with larger lots and a straighter road provides better access and fire safety. He stated that development in the area is inevitable under the existing master plan and urged the commission to approve the proposal so construction can move forward.

Christian Bauer Rollins Ranch: Christian Bauer, a Rollins Ranch resident, expressed opposition to the proposed road relocation. He said he supports development but believes it should follow the originally approved plans that homeowners relied on when purchasing their properties. Bauer stated that many residents did their due diligence based on those plans, and changing the road location now would unfairly impact existing homeowners who have already invested in the neighborhood.

Elena Duke Rollins Ranch: Elena Duke, a resident of Lariat Lane Drive, said she supports development but expressed concerns about the proposed road and retention pond placement. She warned that the retention pond could create flooding risks for nearby homes if stormwater is not managed properly. Duke also raised concerns about increased traffic, limited water resources, wildfire risk, and the lack of adequate evacuation routes if more homes are built. She urged the commission to address water management, road access, and overall community safety before approving further development.

(E) Presentations

1. Morgan High School FFA Parliamentary Procedures: FFA practice of Parliamentary procedures for their state convention.

UDOT Roads to Recreation: Ogden Valley Becky Parker, Director of Traveler Information for the Utah Department of Transportation (UDOT), and consultant Isaac Cortez presented the “Roads to Recreation” program. The initiative aims to reduce congestion and improve

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travel safety by providing timely transportation information to people traveling to recreational areas.

The program focuses on communication rather than building new roads, helping travelers make informed decisions about when and how to travel. It works through partnerships with tourism organizations, transit providers, ski resorts, and local communities.

For the Ogden Valley area, which includes travel routes impacting Morgan County, UDOT launched a digital hub that provides:

- Live traffic cameras and travel times
- Road and weather conditions
- Construction and safety alerts
- Social media updates and travel tips

The system also promotes transit, carpooling, and pre-trip planning to help manage peak recreation traffic. Information is shared through websites and social media, with coordination among partners such as ski resorts and recreation areas.

Local officials and residents can also share updates (such as accidents or road closures) to improve real-time information. The program will expand to summer recreation areas like Pineview and Causey reservoirs and is seeking public feedback to improve the tools.

Commissioner Newton moved to Move Action Items 8,9,10 to earlier in meeting

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

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

Discussion and decision on replacing AC condensers in the Administration Building that have recently been identified as not working.

The County Commission discussed replacing aging HVAC condenser units that serve the Recorder's Office, HR, and the Recorder Vault, which are essential for maintaining the temperature and humidity required to protect county records. The existing condenser unit was installed in 1997 and is nearly 30 years old, and staff reported that it has begun failing.

Commissioners asked why the issue was only now being brought forward and whether the expense could be covered within existing departmental budgets. Staff explained that certain funding sources cannot legally be used for the repair. Road funds derived from gas tax revenue are restricted to transportation purposes, and payroll funds generally cannot be repurposed for building maintenance.

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The conversation also expanded to the broader condition of the courthouse building, which is approximately 70 years old. Commissioners discussed the need for ongoing, incremental improvements to maintain the facility rather than pursuing construction of a new building, which would likely require a bond and be significantly more expensive. One idea discussed was establishing a systematic capital improvement approach that renovates portions of the buildings such as individual offices—on a rotating basis each year.

Staff also indicated that a similar condenser replacement will likely soon be required for the Assessor's Office.

The Commission approved contracting with Mountain Valley Mechanical to replace the condenser units serving the Recorder's Office, HR, and the Recorder Vault, and to include the Assessor's Office unit as well, with the total cost not to exceed \$25,000. Staff will return with a budget adjustment, likely through the capital improvements fund, to cover the expense.

Commissioner Fackrell moved to approve public works department to purchase and install condenser units and Assessors Office Human Resource and Recorders Office and not to exceed over \$25,000

Second by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

3. Casey Basaker – Discussion – Morgan County Human Resources

Discussion on moving to Utah Local Government Trust for Workers Comp.

The County Commission received a presentation from representatives of the Utah Local Governments Trust regarding workers' compensation insurance. The Trust explained that it is a statewide insurance pool that serves more than 650 local government entities and specializes in insuring public agencies. They noted that Morgan County currently carries workers' compensation through the Workers Compensation Fund of Utah (WCF), which ensures a wide range of private businesses, whereas the Trust focuses exclusively on government entities.

Representatives outlined how workers' compensation premiums are calculated, including payroll by job classification, nationally established rates set by the National Council on Compensation Insurance (NCCI), and the county's experience modification factor based on past claims. They explained that the primary difference between insurers is the "loss cost multiplier," and because the Trust has lower overall losses among its government members, it can offer significantly lower premiums.

The Trust presented a comparison showing that if Morgan County had switched over the previous year, the county would have saved approximately \$46,000 (about 40%). The

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potential savings this year would be even greater due to changes in the county's rating and the Trust's lower multiplier.

County staff and HR expressed frustration with the current workers' compensation provider, citing poor communication, difficulty getting responses, denied claims that should have been covered, and situations where employees received billing notices for services that should have been paid through workers' compensation. Staff emphasized that the recommendation to consider switching providers was based not only on cost savings but also on improving service and support for county employees.

Commissioners discussed the county's current relationship with USIP and the Utah Association of Counties and noted that while the county is not required to stay with them, leaving would require proper advance notice. The discussion also raised the possibility of reviewing other insurance coverages with the Trust in the future if the workers' compensation change proves successful.

Overall, staff recommend moving to the Utah Local Governments Trust for workers' compensation coverage to reduce costs and provide better service for county employees.

Commissioner Fackrell approves changing over to Utah Local Government Trust for Workers Compensation and to investigate possibility of more business with Trust.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner **Newton left the meeting to catch flight**

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

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

Casey Basaker presented the updated employee handbook, explaining that he incorporated the commissioners' previous comments and highlighted the sections he added or modified for easier review. Tabs were included so commissioners could quickly check the wording and confirm they were comfortable with the changes.

Commissioners reviewed their copies and generally agreed the revisions addressed their questions. One minor wording preference was mentioned, but there were no major objections.

It was noted that the handbook should be treated as a "living document," meaning it can be updated if issues arise. Casey recommended reviewing it at least once per year, and the commissioners agreed with the idea of an annual revisit.

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A question was raised about whether employees would be allowed time to read the handbook before signing it, since it is a lengthy document. The discussion emphasized ensuring employees can review it if they are required to acknowledge or sign it.

**Commissioner Blocker moved to accept CR 26-10 Morgan County Employee Handbook
Seconded by Commissioner Nickerson**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton no vote

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

5. Chief Brad Wilkes – Discussion/Decision – Morgan County Fire & EMS

Discussion Entering an MOU (Memorandum of Understanding) for the use of the Davis Technical College fire training center. The training center is basically a mock set of buildings that are used for live evolution training. We plan on using this facility 1-2 times per year.

Fire Marshal/ Deputy Fire Chief David Olson presented a Memorandum of Understanding (MOU) with Davis Technical College that would allow Morgan County firefighters to use a training facility located in the Freeport Center. The facility includes a full-size ladder truck, a simulated house, a commercial building, a convenience-store setup, and roof props for both flat and pitched roof training. These props allow firefighters to run realistic training evolutions, including smoke-filled building scenarios.

The goal is to give Morgan County firefighters more hands-on training opportunities by renting the facility one to two times per year, at approximately \$100 per hour, which is already covered in the fire department training budget.

Commissioners asked about training capacity, with the response that the facility can handle 30–40 firefighters rotating through different training stations. Commissioners also asked whether the County Attorney had reviewed the MOU. Staff indicated that Attorney Garrett Smith had made some edits, and commissioners suggested approving the MOU contingent on final legal review to ensure proper wording and liability protection.

Overall, the item focused on improving firefighter training opportunities while ensuring legal review of the agreement before final approval.

**Commissioner Nickerson moved to approve MOU with Morgan County and Davis Tech with the approval
of Morgan County Attorney
Second by Commissioner Blocker**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton no vote

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

6. Chief Brad Wilkes – Discussion/Decision – Morgan County Fire & EMS
Discussion and approval of a budget adjustment to repair Engine 141.

Fire Marshal/ Deputy Fire Chief David Olson explained that a fire engine recently returned to the county from the Wasatch Peaks Ranch Rural Road and Fire District (after being sold back to the county for \$1 under an interlocal agreement) has serious mechanical problems that were previously unknown. When mechanics inspected it, they found multiple safety issues, including a fuel leak, worn steering components, and an original air dryer that should have been replaced years ago. The mechanic recommended pulling the truck off the road until repairs are made. Because these problems were discovered only recently, the repair costs were not included in the current budget, and staff are proposing funding the repairs from the general fund. Commissioners acknowledged that while the repairs are unexpected, fixing the engine is far cheaper than replacing it, since a new fire truck could cost \$1.2–\$1.4 million.

Commissioner Fackrell moved to approve fixing Engine 141 coming out of General Fund
Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton no vote

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

Commissioner Nickerson into BOE Board
Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton no vote

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

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

- a. Discussion and decision on BOE Hearing **CR 26-2508-BOE** based on the approved late appeal **CR 26-2501-BOE** from 1/06/2026 for John & Sarai Williamson/3250 MVD LLC; Appellant is requesting a value reduction for the tax year 2025. Also, requesting a recommendation to the Morgan County Commission for the abatement of Greenbelt Rollback taxes.

The Williams received approval for a late appeal, allowing the Board of Equalization to review their case. The assessor agreed to reduce the property value to \$1,025,000, matching the purchase price. However, the property likely never qualified for Greenbelt, which triggered an \$8,024 rollback tax. The commission must decide whether to require the rollback tax or grant some relief but cannot grant Greenbelt status through this appeal.

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**Commissioner Nickerson approves CR 26-2508-BOE adjusting value at \$1,025,000
Second by Commissioner Blocker**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton no vote

Commissioner Fackrell NAYE

The Vote was unanimous. The motion passed.

Commissioner Vaughn Nickerson asked whether the property owners were receiving a primary residence exemption, and it was clarified that they are not. The discussion shifted to the rollback tax calculation related to agricultural use.

The property owner explained how their estimated rollback amount was calculated by spreading the \$8,025 rollback tax over 60 months (five years), resulting in about \$133.75 per month.

Kate Becker clarified that the county's method differed: it prorates the 2024 rollback tax (based on 2023) by dividing it by 12 months and multiplying by two months, which equals about \$338.00. The exchange highlighted the difference between the owner's calculation **and** the county's proration method, which caused the confusion.

**Commissioner Blocker moved CR 26-2509-BOE abate down to the amount of \$338.00
Motion dies due to lack of second**

**Commissioner Nickerson to approve CR 26-2509-BOE to abate down to 2024 tax year to \$ 2,028.03
Second Commission Fackrell**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker Naye

Commissioner Newton no vote

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

**Commissioner Blocker moved to approve CR 26-2509-BOE Abate down to \$507.00
including the month home was purchased October, November, December
Motion dies due to lack of second**

**Commissioner Fackrell moved to postpone
Motion dies due to lack of second**

**Commissioner Fackrell moved to Deny CR-26-2509-BOE
Motion dies due to lack of Second**

**Commissioner Blocker moved CR-26-2509-BOE with abatement down to \$507.00
Second by Nickerson**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker Aye

Commissioner Newton no vote

Commissioner Fackrell Naye

The Vote was unanimous. The motion passed

**Commissioner Blocker moved to go out of BOE Board
Second by Commissioner Fackrell**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton no vote

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

- b.** Discussion and decision on BOE Hearing **CR 26-2509-BOE** remanded back from the State Tax Commission for Mitchell & Sarah Volpe on parcel 00-0090-7136; Appellant requesting primary exemption and a value reduction for the tax year 2024.

Mitchel and Sarah Volpe appealed their 2024 property tax assessment seeking two things: (1) to reclassify their home as a primary residence and (2) to reduce the assessed value. They argued they lived in the home since purchase (March 2024) and that the county's valuation (~\$850K) was too high compared to their purchase price (\$684,990) and appraisal (~\$735K).

The **Assessor's Office** explained the valuation is based on the January 1 lien date, noted the primary exemption paperwork was not submitted until November 22, 2024, and presented comparable sales supporting a revised value of about \$776,501.

Board members generally agreed that the homeowners are likely to qualify for the primary residence exemption, but there was concern about lowering the value because adjustments affect the overall tax burden across the county.

**Commissioner Blocker moved to Approve CR 26-2509-BOE Primary Exemption and value reduction for the tax year 2024 from \$776,501.00 to the original price of \$684,990
Second by Commissioner Nickerson**

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

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Commissioner Newton no vote
Commissioner Fackrell NAYE
The Vote was unanimous. The motion passed.

Commissioners Blocker vote to Come out of BOE Board Second by Commissioner Fackrell

VOTE:
Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Blocker AYE
Commissioner Newton no vote
Commissioner Fackrell AYE
The Vote was unanimous. The motion passed.

Commissioners Fackrell moved to extend the hours of Commission Meeting Past 9:30 pm Second by Commissioner Nickerson

VOTE:
Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Blocker AYE
Commissioner Newton no vote
Commissioner Fackrell AYE
The Vote was unanimous. The motion passed.

8. Hon. Morgan County Commission – Discussion/Decision

Discussion and decision on Resolution **CR 26-14** abating the assessed Greenbelt Rollback taxes on parcel 00-0060-1763.

Commissioner Nickerson move to approve CR-26-14 abating the assessed Greenbelt Rollback taxes on parcel 00-0060-1763. \$507.00

Second by Commissioner Blocker

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

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

WPR Preliminary Plat Phase 3A.1: Application 25.045 a request for preliminary plat approval of a subdivision of 13 lots.

Planning staff presented a request for preliminary approval of a 13-lot subdivision within a 25.27-acre area located in a Resort Special District with an existing development agreement. The review was completed by planning staff, the county engineer, and the county fire department, and the proposal was evaluated alongside the previously approved Phase 3A subdivision.

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The Planning Commission reviewed the request on February 12, 2026, with no public comments received. Commissioners discussed the “3A.1” designation, which staff and the applicant agreed would help maintain a clear sequential naming structure for phases. The proposal also reincorporates a previously removed lot (Lot 57A) into the subdivision.

The county will continue providing fire review until the WPRS Fire Station becomes operational. After review, the Planning Commission voted 6-0 to recommend approval, with Chair Maloney absent from the vote.

Commissioner Newton moved to approve WPR Preliminary Plat Phase 3A.1: Application 25.045 a request for preliminary plat approval of a subdivision of 13 lots.

Seconded by Commission Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

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

Rollins Ranch Development Agreement Amendment – Poderosa Conceptual Street Relocation: Application 25.063 A request for a minor amendment to a street layout depicted within the conceptual development plan for the Rollins Ranch Development Agreement, which is identified by parcel number 00-0063-3521 and serial number 03-005-029 and is approximately located at 6113 N Hidden Valley Rd in unincorporated Morgan County. This matter is administrative subject to County Commission discretion to approve or deny contract amendments.

Staff presented a request to amend the Rollins Ranch development agreement to revise the road alignment for safety and infrastructure reasons. The proposal would move the road, create a detention basin, eliminate the prior triple-frontage lot issue, and address snow storage and drainage concerns. Staff noted the Planning Commission recommended approval 6-0.

Commission discussion focused on whether the request was administrative or legislative in nature. Legal clarification indicated it remains administrative, but because it amends a contract, the County Commission still has discretion to approve or deny it. Several commissioners expressed concern that the Planning Commission may not have fully understood that discretion when it voted.

The applicant explained the revised alignment was intended to meet engineering, fire access, drainage, and snow storage requirements, while also avoiding the prior triple-frontage lot problem. The detention pond was described as a county-required improvement designed to handle a 100-year storm event.

Commissioners remained concerned about the new T-intersection, its effect on neighboring homes, whether the road should remain closer to its originally planned location, and the

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broader neighborhood impacts. Some commissioners indicated they preferred denying the amendment rather than approving a road configuration they believed departed too far from what residents originally expected.

Commissioner Nickerson denied 25.063

Second by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

Adding findings to the Motion- Commissioner, Blocker explained her reasoning for denying the proposed amendment to the Rollins Ranch development agreement. She stated the amendment would relocate and introduce a new road alignment that directly impacts existing homeowners who built their homes before the proposed change. Evidence suggested the new road placement could negatively affect nearby residential properties, including written correspondence from a licensed real estate professional indicating the road's proximity could reduce the affected property's market value. Citing Morgan County Land Management Code (LUDMA) Chapter 9A, which directs the county to protect property values and promote community welfare and safety, Commissioner Blocker concluded that the amendment does not adequately protect existing property owners and could cause measurable harm to property values, forming the basis for their decision to deny the amendment.

11. Josh Cook – Discussion/[Public Hearing](#)/Decision – County Planning & Zoning

Cottonwoods Land Removal: Application 23.072 This application is a request for approval of an amendment to the Cottonwoods Development Agreement (“DA”) to remove specific properties from the bounds of the land specified in the DA. Additionally, to remove the specified land from §155.465 Cottonwoods PUD Overlay District and revert it to its prior zoning designation.

Jeremy Lance: Application 23.072, submitted by Matt Wilkinson on behalf of the Wilkinson Family Trust, requesting an amendment to the Cottonwoods Development Agreement. The proposal would remove approximately 189.6 acres located southeast of the current development agreement and PUD overlay area and return the land to its prior A-20 agricultural zoning. The property currently has split zoning between RR-5 and A-20.

The application has had a lengthy procedural history. It originally began as a combined request involving both the Wilkinson and Nettleton families, was split, recombined, and ultimately directed by the County Commission to be separated again into individual applications. The matter was first heard by the Planning Commission in September 2025 and was continued multiple times due to public concerns and the extensive noticing requirements, which included approximately 750 mailed notices. A revised version proposing a one-to-one land swap was

MORGAN COUNTY COMMISSION MEETING AGENDA

heard again in January 2026, followed by public hearings before the County Commission in January and February.

Staff ultimately recommends approval of the Wilkinson request, supporting removal of the specified acreage from both the Development Agreement and the PUD overlay, with the land reverting to the entitlements of the underlying A-20 zone. Janet Christoffersen clarified that the request involves removal from both the Development Agreement and the PUD ordinance, which must be processed together.

Commissioner Newton Moved to go into public hearing or Cottonwood land removal Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

Public hearing

Bret Snelgrove: Bret Snelgrove, a Cottonwoods resident, expressed concern about removing land from the Cottonwoods Development Agreement (DA). He stated that while landowners should be able to use their property as they choose, any land that was originally counted toward required open space in the development agreement should remain or be replaced with equivalent “like-for-like” acreage. He emphasized that when he moved into the development, residents expected the agreed-upon open space and amenities to remain intact. He also questioned whether the entire 189 acres proposed for removal was included in the original PUD and DA calculations, or if only part of it was used to meet development requirements.

Chad Crowther: Chad Crowther, a homeowner in the Cottonwoods development, spoke on behalf of neighborhood residents regarding proposed changes to the development agreement. He explained that many homeowners learned about the proposed changes late and are concerned about losing amenities and protections they believed were guaranteed when they purchased their homes.

Crowther mentioned a community petition with over 500 signatures opposing any amendment that would increase density, add additional units, or remove large-scale recreational amenities promised in the original plan. He specifically raised concerns about rezoning Phase 9 and removing it from the Development Agreement (DA) and Master Owners Association (MOA), arguing that doing so would convert shared open space into private acreage and create uncertainty about future development.

He emphasized that residents are not opposed to development itself, but they want to preserve the originally planned density, open space, and amenities that influenced their investment in the community. Crowther asked the county to ensure that any amendments affecting the development include input from the neighborhood committee or MOA board,

stating that homeowners should have a seat at the table because the changes directly impact their property values and quality of life.

He concluded by acknowledging the commission's time and noting the frustration felt by many residents.

Michelle Stocking Hidden Meadows: Michelle Stocking, a homeowner in the Cottonwoods development and Vice President of the Master Owners Association, addressed the commission regarding the proposed amendment to the development agreement. She explained that she had previously spoken in January about concerns related to language density changes and uncertainties surrounding new land being added.

Stocking stated that she is not inherently opposed to a land swap or the Wilson family removing their land, but she is strongly concerned about removing Phase 9 from the development agreement without replacing it. She emphasized that a development agreement is a binding contract between the county and landowners and should not be treated casually.

She explained that the Cottonwoods development was designed with 40% open space calculated across the entire community, not on a phase-by-phase basis, and that density was front-loaded in earlier phases. Removing Phase 9 from the agreement could therefore undermine the overall open-space commitments and disrupt the balance of the master plan.

Stocking noted that homeowners relied on the development agreement's representations—including density limits, open space allocations, and public amenities—when purchasing their homes. She also referenced a signed and notarized document from the Wilkinson family related to the parcel and argued that its legal significance should be carefully considered.

She asked the commission to deny the amendment, or at minimum ensure that if Phase 9 is removed, the existing open space and public obligations remain attached to the land to protect homeowner expectations and the integrity of the agreement.

Jennifer Lance Cottonwood HOA: Jennifer Lance, President of the Cottonwoods Master Owners Association (MOA), spoke on behalf of residents expressing concern about proposed changes affecting the Cottonwoods development. She emphasized that the community's character, open space, and property values are based on the original master plan and development agreement that 527 families relied on when purchasing their homes.

Lance stated that residents were only recently made aware of the full proposal, despite the county and applicants reportedly working on it for about 18 months. She said this limited time has left homeowners confused about how the proposal may affect open space requirements and the master plan.

She referenced provisions in the development agreement that require open space to be owned and maintained by the MOA and stated that the agreement runs with the land and

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binds successors. Lance also noted that their legal counsel has raised concerns about the legality and enforceability of the original development agreement and the 2015 assignment.

She requested that the commission grant continuance to allow the MOA's legal counsel time to review the successor obligations and potential impacts on the homeowners before the Commissioners take action.

Heidi Nettleton: The speaker stated they were part of the originally combined application and support the current proposal. They explained that the issue became complicated because the original developer did not purchase options on certain land that was used to justify open space when front-loading the subdivision's density.

They also addressed a community petition circulating among residents, saying it contains misinformation about density, emphasizing that the overall density is not increasing because it is already capped under the development agreement.

The speaker acknowledged residents' frustration but clarified that there may be differences between amenities required in the Development Agreement (DA) and amenities that may have been promised by the original developer to buyers.

Finally, they noted that there is precedent for removing land from a Development Agreement or PUD, citing a similar action in the north portion of the development (North Lake / North Side Creeks) approved around December. They concluded by stating that their related application is expected to come before the commission in May.

Ray Nettleton: Ray Nettleton stated he has been neighbors with the Wilkinson family for about 20 years and spoke in support of their amendment request. He explained that the Wilsons' land was never purchased but was restricted under the development agreement, which he believes unfairly limited the value of their property without compensation.

He described the amendment as a first step to remove the Wilkinson property cleanly from the agreement, allowing them a fresh start. Nettleton also mentioned that a proposal exists to bring in different land that may be more appropriate for the Cottonwoods development, potentially replacing the removed property.

He added that he believed the matter was ready for a vote earlier, but a letter from the previous developer's attorney raised concerns that delayed the process. He concluded by reiterating his support for the Wilson family and the proposal.

Marrisa Tuttle: Marrisa Tuttle resident of Silver Leaf Circle in the Cottonwoods, expressed concern about the proposal and emphasized that the location of open space in the development is very important to homeowners. She explained that her family recently built a home costing over \$1 million and specifically chose their lot because of the current design of the Cottonwoods community and its surrounding open space.

She shared that the proposed changes directly affect the view from the front of her home, making her family very nervous about potential impacts. Tuttle asked the commissioners to

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carefully consider how changes to open space could affect residents who made significant financial and life decisions based on the existing layout of the development.

Kate Becker (CAM) Kate Becker thanked community members and applicants for their patience and kindness toward county staff during the discussion. She noted that many of the issues being debated stem from past decisions made years ago, describing them as “sins of the father.”

Becker emphasized that staff are working to remain neutral and treat both the applicant and community fairly, while helping provide documents and information. She expressed appreciation for the respectful engagement from most participants and thanked everyone for their cooperation regardless of whether the commission acts on the item that evening.

Commissioner Newton Moved to close public hearing

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton AYE

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

Discussion Janet Christofferson During the discussion, the county attorney clarified the legal distinction between the terms “may” and “shall.” She explained that “shall” creates a mandatory, legally binding requirement, while “may” only provides an option and does not obligate the developer to act.

The attorney also referenced the Statute of Frauds and a related court case, explaining that certain agreements must meet legal standards to be enforceable, emphasizing the importance of precise language in development agreements and legal documents.

The discussion focused on the legal and practical problems created by the Cottonwoods development agreement, especially the fact that some land in Phase 9 was never actually purchased by the original developer but was still treated as part of the project. The county attorney explained that this creates serious legal uncertainty because the original landowners never signed or ratified the development agreement, making enforcement complicated. She said one of the cleanest ways to address the problem may be through amendments.

Commissioners discussed whether removing the Wilkinson property now would create problems for open space, density, and future development. Commissioner Newton suggested the county could allow the removal but prevent additional development in the remaining undeveloped portions of Phase 9 until replacement land is added, so the overall density and open space balance can be preserved. Commissioner Nickerson expressed

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similar concerns about making sure any replacement is truly comparable and usable, not just equal in acreage.

Matt Wilkinson: argued their land was never purchased, remains privately owned, and should be clearly removed from the development agreement. He said the current situation unfairly burdens their family, causes public confusion, and allows people to treat their land as though it belongs to the Cottonwoods when it does not. He also said the proposed land swap became too convoluted, and that removing their land first would allow a cleaner process for future replacement proposals.

Commissioner Blocker said she was not ready to support removal yet, citing concern for the 507 residents who are worried about the impact on peace, welfare, and expectations in the community. Commissioner Fackrell expressed sympathy for both sides, noting the Wilkinsons still own the land and questioning whether the homeowner's association would cooperate on acceptable replacement open space. Overall, the commission appeared divided, with some delays and more discussion, and others favor moving forward with guardrails to protect density and open space.

The discussion centered on significant legal uncertainty surrounding the Cottonwoods development agreement. The county attorney explained that case law raises concerns because the original property owners of the disputed land never signed or ratified the development agreement, meaning there may be no clear contractual relationship between them and the county. She noted that while the PUD ordinance is binding legislatively, the separate 2015 assignment between the original developer and property owners did not include the county, making enforceability complicated. Her view was that amendments may be one of the cleanest ways to resolve the situation.

Commissioners then discussed the practical effect of removing the Wilkinson property from Phase 9. Commissioner Newton suggested that if land is removed before replacement acreage is added, the county could prohibit further development in the remaining undeveloped portion of Phase 9 until additional land is brought in, preserving the intended open space and density balance. Commissioner Nickerson agreed that any replacement should be not only equal in acreage but also comparable in usefulness, since steep mountainside property is not the same as more usable open land. The commission also noted uncertainty about whether bonus density was tied to a golf course and whether any penalty ever existed for the original developer's failure to purchase the land; staff said there was no such penalty.

Commissioner Newton Moves approve the amendment to the cottonwoods development agreement and PUD overlay district to reconfigure certain parcels within in the development, as outlined in staff report, and based on the text listed in Exhibit A of the staff report dated March 3, 2026, with the following additions that further density will not be allowed until such time as additional property has been brought in to offset the existing densities will be removed and open space.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

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

Commissioner Blocker wants to explain why she voted No Nay, Because not that I don't want the Wilkinsons to have their land, but because Morgan County is a party to the development agreement and has an obligation to uphold the integrity of that agreement, and under LUDMA, we are supposed to protect the general welfare, improve morales, peace, good order, comfort, convenience, prosperity and esthetics and encourage orderly development.

- 12. Hon. Raelene Blocker** – Discussion/Decision – Morgan County Commission
Discussion and decision on whether to join Northern Utah Economic Alliance.

**Commissioner Fackrell moved to approve to join with Northern Utah Economic Alliance for one year.
Second by Commissioner Blocker**

VOTE:
Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Blocker AYE
Commissioner Newton no vote
Commissioner Fackrell AYE
The Vote was unanimous. The motion passed.

- 13. Hon. Blaine Fackrell** – Discussion/Decision – Morgan County Commission
Request to attend the One Utah Summit: Economic Development & Leadership Event
August 4-6 on the Southern Utah University Campus.

**Commissioner Nickerson Moved to approve for Commissioner Fackrell to attend One Utah Summit
Second by Commissioner Blocker**

VOTE:
Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Blocker AYE
Commissioner Newton no vote
Commissioner Fackrell AYE
The Vote was unanimous. The motion passed.

- 14. Janet Christoffersen** – Discussion/Decision – Morgan County Attorney's Office
Approval of a 'Notice of Corrected Exhibit and Re-Recording Ordinance No. CO 23-11'

Janet Christoffersen Morgan County Deputy Attorney review of website updates revealed that a 2023 ordinance was recorded with the wrong exhibit attached. To correct the record, staff prepared a clarification statement, attached the correct exhibit to the original ordinance, and will rerecord the document for accuracy.

**Commissioner Blocker Moved to approve the corrected exhibit and rerecord ordinance CO 23-11.
Second by Commissioner**

VOTE:
Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Blocker AYE
Commissioner Newton no vote
Commissioner Fackrell AYE

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The Vote was unanimous. The motion passed.

-Commissioner Fackrell- Has stated that HB-231 failed.

-Commissioner Nickerson- HB 445, addressing purchasing across county boundaries, passed out of Senate committee unanimously (4-0) and is now scheduled for second reading.

A conservation easement / farm succession meeting held at the Search & Rescue rifle range building drew strong attendance (around 50 participants) and was viewed as productive.

Concern was expressed that the Town Center (TC) zoning text amendment, expected in February, had not been presented by March, creating uncertainty for Flagship Homes and others; it was later acknowledged that the amendment has now been received.

Commissioner Nickerson moved to go into Closed Executive Session for the purpose of acquisition and disposition of real property

Second by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton no vote

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

Commissioner Blocker moved to Come out of Closed Session

Second by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Blocker AYE

Commissioner Newton no vote

Commissioner Fackrell AYE

The Vote was unanimous. The motion passed.

Adjourn – 10:30pm

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

APPROVED: _____ DATE:

Morgan County Commission Chair

ATTEST: _____ DATE

Morgan County Deputy Clerk/Auditor

MORGAN COUNTY COMMISSION MEETING AGENDA

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.

WEBER-MORGAN BOARD OF HEALTH
HEALTH OFFICER EMPLOYMENT AGREEMENT

THIS HEALTH OFFICER EMPLOYMENT AGREEMENT ("Agreement") is entered into between Brian Cowan ("Health Officer") and the Weber-Morgan Board of Health ("Board of Health").

RECITALS

1. The Board of Health wishes to employ Health Officer to render professional services on a full-time basis.
2. The Health Officer wishes to assume the position of Health Officer for the Weber-Morgan Health Department ("Health Department").
3. Both parties wish to set forth a full statement of their agreement related to the Health Officer's provision of services.

THEREFORE, the parties agree as follows:

ARTICLE I
EMPLOYMENT RELATIONSHIP

1. **Job Description.** The Health Officer agrees to provide services to the Health Department as listed in the "Health Officer Job Description," Exhibit A.
2. **Compensation.** Subject to the terms and conditions of this Agreement, the Board of Health agrees to compensation and benefits for the Health Officer as listed in "Compensation and Benefits," Exhibit B.
3. **Terms.** The period of employment under this Agreement is five (5) years and begins on February 23, 2026 (provided the Health Officer meets the requirements described herein). The period of employment may be extended upon the mutual written consent of the parties. In the event of inaction by the parties, this Agreement shall be extended for one ninety (90) day period.

ARTICLE II
REPRESENTATIONS AND OBLIGATIONS
OF THE HEALTH OFFICER

1. **Professional Assurance.** Except in those cases that have been disclosed by the Health Officer in writing to the Board of Health prior to the commencement of his employment, the Health Officer represents and warrants to the Board of Health that:
 - a. The Health Officer holds the Masters of Public Health as noted on his application/resume;

- b. The Health Officer has the years of experience noted on his application/resume;
 - c. The Health Officer has never been reprimanded, sanctioned, or disciplined by any licensing board or state or local society or specialty board for any professional reason relating to his abilities to perform the work described herein;
 - d. No liability or professional misconduct claim has ever been asserted against the Health Officer in his professional work experience, no final judgment has ever been entered against the Health Officer in a liability action, and no action based on an allegation of professional misconduct by him has ever been settled by payment by him, his insurer, or his employer to the claimant or the claimant's agent. Any disclosure regarding such claim must include all professional misconduct or negligence claims against the Health Officer regardless of the value of the claim, and regardless of whether the claim was reduced to judgment, settled, or remained simply in the form of a complaint;
 - e. The Health Officer has neither been suspended, nor had charges based on the Health Officer's ethical or professional conduct made or pending against him (regardless, in either case, of the truth or the falsity of the charge);
 - f. The Health Officer, on request of the Board of Health, will execute a release of information authorizing the Board of Health to access institutional, agency, or insurance records relating to licensure, discipline, or professional misconduct claims; and
 - g. The Health Officer has no criminal record, except as explained in writing and waived by the Board of Health prior to the commencement of his initial employment, expressly referring to this subsection.
2. Performance Responsibilities. The Health Officer shall provide his services in adherence with principles of professional ethics, applicable law, and Weber County policies, including, but not limited to:
- a. Exercising diligence in keeping controllable costs of Health Department medical services to a minimum while insuring that the Health Department meets minimum performance standards;
 - b. Ensuring professional services to patients of the Health Department are delivered in quality fashion, and encouraging quality improvement, access to care, and appropriate use of Health Department Services; and
 - c. The Health Officer shall be evaluated annually by the Board of Health (by June 30th of each year) regarding his performance during the respective evaluation year. The Health Officer will provide the Board of Health with information to support the evaluation process. This information is to include the Minimum

Performance Attestation, the Annual Report, progress on the Strategic Plan, the completed budget for the previous calendar year, and any supporting information requested by the Board of Health. If the Health Officer receives a satisfactory rating from the Board of Health, then he may be granted a pay for performance increase consistent with what Weber-Morgan Health Department employees are eligible to receive as approved by the Board of Health.

3. Other Professional Activities. The Health Officer may be involved in and receive remuneration for the following activities outside the scope of his employment, so long as such activities do not interfere with his duties under this Agreement:
 - a. Teaching, lecturing, or participating in seminars or educational activities in any public health field;
 - b. Writing and seeking publication of the results of any research or consulting with any manufacturer, distributor, or supplier of books, supplies, or equipment; and
 - c. Attending management, business, professional, or scientific society meetings; meetings of state, regional, or national associations; government activities; or other societies concerned with the delivery of health care.
4. Discrimination Prohibition. The Health Officer shall not discriminate against any member of the medical staff, support staff, patients, employees, or other members of the health care community on the basis of race, color, sex, age, religion, national origin, citizenship status, disability, veteran status, or any other classification protected by law.

ARTICLE III TERMINATION

1. Termination with Cause. The Health Officer may only be terminated for cause. The decision to terminate for cause is made by consensus of the legislative governing bodies of Weber and Morgan counties. Cause for termination shall be defined as:
 - a. Immediate Termination. The Health Officer may be terminated for cause immediately upon occurrence of any of the following:
 - i. Use of alcohol or a controlled substance which materially impairs the ability of the Health Officer to effectively perform his duties and obligations under this contract;
 - ii. The Health Officer is convicted of a felony or other crime that, in the judgment of the Board of Health, would have an adverse impact on the Health Department;
 - iii. The Health Officer failed to disclose prior criminal convictions;

- iv. The Health Officer provided fraudulent employment information; or
 - v. The Board of Health determines in good faith that the health, safety, or welfare of patients is jeopardized by continuing the employment of the Health Officer.
- b. After fifteen (15) days written notice by the Board of Health, during which notice period the Health Officer fails to cure or fails to satisfactorily commence curing, as determined by the Board of Health, any of the following:
- i. The Health Officer materially breaches any of his promises or obligations under this Agreement;
 - ii. The Health Officer fails to comply with Board of Health directives or Weber County policies; or
 - iii. An act which brings disrepute to the Board of Health.
2. Ability to Perform. This contract shall be terminated if the Health Officer dies or becomes permanently unable to perform his duties under this Agreement.
3. Obligations Upon Termination. The parties shall only have the following obligations under this Agreement upon termination of the Health Officer's employment:
- a. Obligations accruing prior to the date of termination; and
 - b. Obligations of this Agreement that are expressly made to extend beyond the term of this Agreement, including, without limitation, confidentiality of information, indemnities, and releases.
4. Any termination of the Health Officer shall procedurally comply with the requirements set forth in Utah Code Ann. § 26A-1-111.

ARTICLE IV GENERAL PROVISIONS

1. Modification of the Agreement. Any cancellation, modification, or waiver of rights under this Agreement shall be effective only if made in writing and signed by both parties.
2. No Waiver. No waiver of any right under this Agreement will be effective unless there is a knowing, voluntary relinquishment of a known right in writing and signed by the party making the waiver. No delay in acting regarding any breach will be construed as a waiver of the breach.

3. Severability. If any provision of this Agreement becomes or is deemed to be legally unenforceable, the remaining provisions shall continue to bind the parties.
4. Applicable State Law. This Agreement shall be interpreted, applied, and enforced in accordance with Utah law.
5. State and Federal Laws. This Agreement is subject to applicable state, local, and federal law, including but not limited to, the Social Security Act, regulations and policies of the Department of Health and Human Services, and all public health and safety provisions of state law. This Agreement is subject to changes in laws and regulations, including new legislation, such as a new federal or state economic stabilization program or health insurance program. Any provision of law that invalidates, or otherwise is inconsistent with this Agreement, or that would cause one or both of the parties to be in violation of law, shall supersede the affected terms of this Agreement.
6. Equal Opportunity. The parties agree to abide by all applicable anti-discrimination laws, including state and federal law prohibiting discrimination against any employee or applicant or recipient of services on the basis of race, religion, color, sex, national origin, disability, age, or veteran status.
7. Addresses of Parties. Any notice required or permitted by the Agreement shall be given by personal delivery or by registered or certified mail, postage prepaid, addressed or delivered as follows:
 - a. To the Health Officer:
Brian Cowan
2522 North 2275 West
Clinton, Utah 84015
 - b. To the Weber-Morgan Board of Health:
(Current Chair)
477 23rd Street
Ogden, Utah 84401
8. Authorization. Each party represents and warrants to the other that the execution and performance of this Agreement is, in the case of the Board of Health by authority of the Board of Health and, in the case of the Health Officer, not in conflict with any prior contract, and that this Agreement constitutes its or his valid obligation, enforceable according to its terms.

[Signatures on the following page.]

HEALTH OFFICER

By Brian Cowan
Brian Cowan

Date signed 3-3-2026

WEBER-MORGAN BOARD OF HEALTH

By Lee Schussman
Dr. Lee Schussman, Chair

Date signed 3-3-2026

WEBER COUNTY COMMISSION

By Gage Froerer
Gage Froerer, Chair

Date signed 03/0/2026

MORGAN COUNTY COMMISSION

By _____
_____, Chair

Date signed _____

HEALTH OFFICER JOB DESCRIPTION

EXHIBIT A

1. The Board of Health employs the Health Officer on a full-time basis as a Health Officer for the Health Department. The Health Officer will be responsible to the Board of Health for the services provided.
2. Basic Purpose: To administer guidance to the operation of the Health Department.
3. Nature and Scope: The Health Officer shall perform the following services:
 - a. Be the administrator and executive officer of the Health Department and devote full time to these duties.
 - b. Prepare an annual report and provide it to the Health Department and all local governing bodies belonging to the Health Department.
 - c. Ensure that the Health Department meets minimum performance standards as required by the Utah Department of Health. Detailed standards applicable to the Health Department include:
 - R380-40-6. General Performance Standards for Local Health Department Administration
 - R380-40-7. General Performance Standards for Local Health Department Personal and Population Health Services
 - R380-4-8. General Performance Standards for Local Health Department Environmental Health Programs
 - R380-40-9. General Performance Standards for Local Health Department Public Health Emergency Preparedness
 - R380-40-10. General Performance Standards for Local Health Department Laboratory Services
 - d. Work collaboratively with the Board of Health in community public health assessments, establishing goals and priorities.
 - e. Arrange for medical supervision of clinical services, including diagnosis evaluation and treatment of conditions requiring medical care in Health Department clinics.

- f. Perform all administrative and professional services as may from time to time be directed by the Board of Health (e.g. participation in the National Public Health Performance Standards Program).
- g. Fulfill any other duties or obligations required by federal, state, or local laws.

COMPENSATION AND BENEFITS

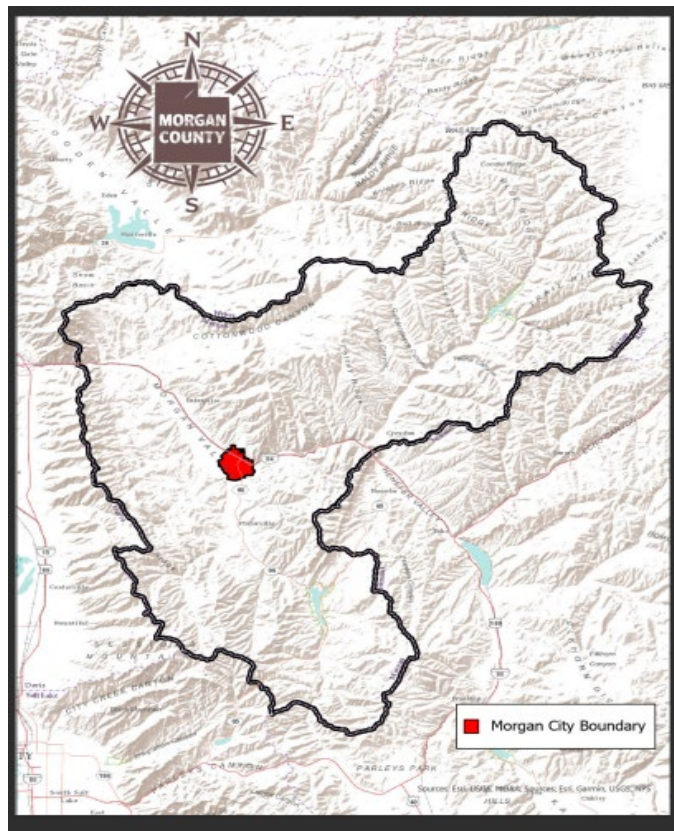
EXHIBIT B

1. Compensation. The Health Officer shall be paid one hundred eighty thousand six hundred and thirty-four dollars and twenty-seven cents (\$180,634.27) annually. The Health Officer will receive annual COLA increases consistent with Weber County employees. The Board of Health shall take action on the compensation process reflected in Article II Section 2 Part C of this Agreement.
2. Health Officer Status. The Health Officer will be classified as an "exempt" employee under the Fair Labor Standards Act. This means the Health Officer will be paid a salary for the overall performance of a job and is considered exempt from requirements for overtime pay.
3. Withholdings. The Health Officer's salary will be subject to customary withholdings of federal and state taxes, FICA, and any other withholdings required by law.
4. Continuing Education. The Health Officer may use education leave and may be reimbursed for actual, documental expenses incurred for the purpose of attending professional seminars, conventions, meetings or educational programs. Education funds may also be used for professional journals, books, and computer software programs. Each month, the Health Officer shall provide to the Board of Health a statement of the amount of education leave and reimbursements used for these purposes.
5. Benefits. The Health Officer shall be eligible to receive all employment benefits offered to full time Weber County employees.
6. Retirement. The Board of Health will provide the Health Officer with a retirement plan in accordance with terms and conditions of the Utah Retirement System.
7. Indemnification.
 - a. The Board of Health will provide general liability insurance coverage for the Health Officer for actions occurring within the scope of his employment with the Health Department.
 - b. The Board of Health will not be responsible for liability insurance coverage for the Health Officer for actions occurring outside the scope of his employment with the Health Department.
8. Professional Membership and Dues. The Board of Health shall pay for membership fees and dues for professional associations, including the following:
 - a. Utah Public Health Association;
 - b. American Public Health Association;

- c. National Association of City and County Health Officials; and
- d. Other professional association memberships as approved by the Board

Public Notice

Morgan County, located in the State of Utah, intends to contract to amend the impact fee facilities plan (IFFP) and impact fee analysis (IFA) related to (1) parks, recreation facilities, open space, and trails; (2) roadway facilities; and (3) public safety (fire and emergency medical service) facilities. The Service Area for this analysis includes unincorporated Morgan County within the boundary of the County, as identified in the attached map. Notice is hereby given pursuant to the requirements of Utah Code Ann. 11-36a-501 and 503. You are hereby invited to provide information for the County to consider in the process of preparing, adopting, and implementing or amending the referenced documents.



FAIRGROUNDS GRAZING LEASE AGREEMENT

This Grazing Lease Agreement (“Agreement”) is entered into as of the ___ day of _____, 2026, by and between Morgan County, a political subdivision of the State of Utah (“County”), and _____, an individual residing at _____ (“Lessee”).

The parties acknowledge that Lessee was awarded the grazing use of the Premises pursuant to the County’s 2025 Request for Bids and that payment for the first lease year has been made and accepted. This Agreement memorializes and clarifies the terms of that award.

1. Leased Premises

The County hereby leases to Lessee approximately 12.8 acres of County-owned land located on a portion of Parcel 00-0005-2363, situated east of the Morgan County Fairgrounds at 750 E. Como Springs Road, Morgan, Utah (“Premises”), as depicted on the attached map (Exhibit A). The Premises shall be used solely for agricultural/grazing purposes and may not be subleased.

2. Term

The lease term is three (3) years, commencing May 1, 2025, and terminating November 30, 2027. Use of the Premises is permitted annually only between May 1 and November 30 of each lease year.

3. Payment

The annual lease amount is \$1,467.00. Payment for the 2025 lease year has been received. Payment for each subsequent lease year shall be due on or before May 1 of that lease year.

4. Coordination and Operational Oversight

The Premises are located on County property associated with the Morgan County Fairgrounds. The County retains overall authority and control of the property.

All coordination regarding use, access, livestock movement within the Premises, maintenance activities, weed treatment scheduling, and other operational matters shall be directed through and reasonably determined by Bret Heiner, in his capacity as Morgan County Public Works Director, during his tenure in that position. Lessee agrees to coordinate in good faith with Bret Heiner regarding the care and orderly use of the Premises and shall follow reasonable operational directives issued by him consistent with this Agreement.

In the event Bret Heiner no longer serves as Morgan County Public Works Director, operational matters under this section shall be addressed through mutual good faith coordination

between the County and Lessee, consistent with reasonable agricultural practices and the purposes of this Agreement.

Lessee further agrees to cooperate in good faith with the County to minimize conflicts between grazing and public uses. The parties may mutually agree to temporary fencing, rotational use, or alternate locations whenever feasible.

5. County Termination Rights

Morgan County reserves the right to terminate this Agreement at any time for any lawful reason, including expansion, development, repurposing, or operational needs of County property. The County shall provide at least thirty (30) days' written notice of termination. If termination occurs prior to the end of a lease year, Lessee shall receive a pro-rata refund of prepaid lease amounts for the unused portion of that lease year.

6. Use and Maintenance of Premises

Lessee shall:

- a. Use the Premises solely for livestock grazing;
- b. Keep livestock within the designated grazing area;
- c. Prevent overgrazing and avoid material degradation of soil and vegetation;
- d. Maintain existing fences and gates in functional condition;
- e. Comply with applicable federal, state, and local laws.

Routine care, grazing intensity, rotation practices, maintenance expectations, and similar land stewardship matters shall be coordinated with and reasonably determined by Bret Heiner, in his capacity as Morgan County Public Works Director, during his tenure in that position.

In the event Bret Heiner no longer serves in that position, such matters shall be determined by mutual written agreement of the parties, acting in good faith and consistent with reasonable agricultural practices.

Lessee shall be responsible for damage to County property caused by Lessee's livestock or operations.

7. Weed Control and Stewardship

Lessee is responsible for noxious weed control on the Premises in compliance with applicable law. Morgan County shall provide approved herbicide or chemical treatment materials as arranged and approved as necessary by Bret Heiner, Public Works Director. Lessee shall be responsible for proper application in accordance with label requirements and legal standards.

8. Improvements and Personal Property

Lessee shall not construct permanent structures or make permanent improvements to the Premises without the prior written approval of Bret Heiner, in his capacity as Morgan County Public Works Director, during his tenure in that position.

Lessee may install fencing or other improvements reasonably necessary for grazing operations, subject to the approval of Bret Heiner. Approval may be written or documented by email and may include conditions regarding placement, materials, or method of installation.

All personal property and improvements installed by Lessee shall remain the property of Lessee unless otherwise agreed in writing. Upon expiration or termination of this Agreement:

- Lessee may remove temporary improvements and personal property; and
- Lessee may remove permanent or semi-permanent improvements to the extent authorized by Bret Heiner,

provided that removal does not cause material damage to County property.

Lessee shall coordinate removal with Bret Heiner and shall restore the Premises to a reasonably safe and stable condition following removal, ordinary wear and tear excepted. In the event Bret Heiner no longer serves as Morgan County Public Works Director, determinations under this section shall be made by mutual written agreement of the parties.

9. Insurance and Indemnification

Morgan County is a political subdivision of the State of Utah and retains all rights, protections, and immunities provided under the Utah Governmental Immunity Act, Utah Code § 63G-7-101 et seq., and all other applicable laws. Nothing in this Agreement shall be construed as a waiver of governmental immunity or as consent to suit beyond that expressly provided by statute. Morgan County shall not be responsible for injury to persons or damage to property arising out of Lessee's use, occupancy, or activities on the Premises.

Lessee shall indemnify, defend, and hold harmless Morgan County and its officers, employees, and agents from and against any and all claims, demands, damages, liabilities, losses, and expenses, including reasonable attorney fees, arising out of or related to Lessee's use of the Premises, except to the extent caused by the sole negligence of Morgan County.

Lessee shall maintain general liability insurance in an amount not less than \$1,000,000 per occurrence during the term of this Agreement and shall provide proof of such coverage upon request. Morgan County shall be named as an additional insured. Lessee's indemnification obligations under this Agreement are independent of and shall not be limited by the availability or unavailability of insurance coverage.

10. Default and Remedies

If Lessee fails to comply with any provision of this Agreement, the County may declare a default and terminate the Agreement with ten (10) days' written notice. Upon termination,

Lessee shall immediately vacate the Premises and shall not be entitled to a pro-rata refund of any prepaid lease amount for the remainder of that lease year.

11. Miscellaneous

- This Agreement may not be assigned without County consent.
- Amendments must be in writing and signed by both parties.
- Utah law governs this Agreement.
- This Agreement, along with the bid documents and Exhibit A (Map), represents the full and final agreement of the parties.

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

MORGAN COUNTY

By: _____
Matthew Wilson, County Commission Chair

Attest: _____
Leslie A. Hyde, County Clerk/Auditor

LESSEE

Adam Toone

Address

EXHIBIT A – MAP OF GRAZING AREA

Morgan County Fleet Vehicle Use Policy

Purpose

To establish clear standards for the operation, care, and authorized use of County-owned vehicles in order to promote public safety, ensure responsible stewardship of public resources, and minimize liability exposure.

Policy Statement

County-owned vehicles are public assets and shall be used for official County business only. Employees operating County vehicles are expected to exercise the highest degree of care, professionalism, and compliance with all applicable laws and County policies.

Scope

This policy applies to all County employees and any other individuals who have received prior authorization to operate County-owned vehicles.

Authorized Use

County vehicles may be used only for:

1. Official County business and duties.
2. Travel to and from approved training, meetings, or conferences.
3. Emergency response or on-call assignments when authorized.

When travel to or from an employee's residence is authorized for official County business, such travel shall be direct and uninterrupted. Only minimal and incidental stops necessary for travel (e.g., fuel, restroom, or emergency-related needs) are permitted. Personal errands or extended deviations are strictly prohibited.

Driver Eligibility and Driving Record Requirements

Individuals operating County vehicles must:

1. Possess a valid driver's license appropriate for the vehicle being operated.
2. Maintain driving privileges in good standing.
3. Comply with all County insurance and risk management requirements.
4. Receive authorization from the appropriate Department Head/Elected Official or County administration prior to operating a County vehicle.

As a condition of operating a County vehicle, employees must consent to the County obtaining and reviewing their driving history from the appropriate licensing authority. The County may review driving records prior to authorizing an employee to operate a County vehicle and may enroll them in a continuous monitoring system to ensure continued eligibility.

Employees must promptly notify their supervisor if their driver's license is suspended, revoked, expired, or restricted, or if they are charged with or convicted of a major driving violation, including but not limited to:

1. Driving under the influence of alcohol or drugs (DUI)
2. Reckless or careless driving
3. Driving with a suspended or revoked license
4. Hit-and-run or leaving the scene of an accident
5. Any violation that results in license suspension or restriction

Employees must also report any condition, legal restriction, or administrative action that affects their ability to legally or safely operate a motor vehicle. Failure to maintain a valid license, to report changes in driving status, or to maintain an acceptable driving record may result in suspension or revocation of County vehicle privileges and may also result in disciplinary action.

Safety Requirements

The following safety requirements are mandatory:

1. Seatbelts must be worn by the driver and all passengers at all times while the vehicle is in operation.
2. All traffic laws and driving regulations must be obeyed at all times.
3. Use of a handheld cell phone or other electronic device while driving is strictly prohibited.
4. Drivers must not engage in distracted driving of any kind.
5. Vehicles shall not be operated in a careless, reckless, or negligent manner.

Employees are personally responsible for any traffic citations, parking violations, tolls (exception for ambulance & fire apparatus), or fines incurred while operating a County vehicle.

Operators are responsible for exercising reasonable care in the operation and basic cleanliness of County vehicles and must promptly report any maintenance concerns or mechanical issues to their supervisor.

Passenger Restrictions

1. Only County employees or other individuals authorized in advance for official County business may be transported in County vehicles.
2. Non-County employees may only be transported when necessary for official County purposes and when authorized in advance.
3. No one under the age of eighteen (18) shall be allowed to operate or ride in a County vehicle unless they are a current county employee clocked into work.

County vehicles shall not be operated by family members, friends, or any other unauthorized individuals.

Fueling Requirements

1. Operators must have and use an assigned County fuel PIN when fueling a County vehicle.
2. Vehicles shall not be returned with less than one-half (½) tank of fuel.
3. If the fuel level is below one-half (½) tank at the time of return, the operator must refuel the vehicle prior to returning it.

Geographic Restrictions

County vehicles may not be driven outside the State of Utah unless required for official County business and approved in advance by the appropriate Department Head/Elected Official or County Administrative Manager.

Prohibited Use

The following uses of County vehicles are strictly prohibited:

1. Personal errands or non-County business.
2. Transporting unauthorized passengers.
3. Operation by unauthorized drivers.
4. Political activity or outside employment.
5. Operation while impaired by alcohol, drugs, or any substance that affects safe driving.
6. Smoking or vaping

Employees must maintain County vehicles in a clean condition and avoid activities that could damage the vehicle interior or create odors that interfere with shared use.

Accidents and Reporting

Any accident, damage, citation, or mechanical issue involving a County vehicle must be reported immediately to the employee's supervisor and the Morgan County Clerk/Auditor.

Employees must complete the accident kit and follow County accident reporting procedures.

When required by law, law enforcement must be contacted following an accident. Employees must cooperate with County insurance representatives and accident investigation procedures.

Vehicle Assignment

Assignment of County vehicles for regular use or take-home purposes must be approved by the appropriate Department Head/Elected Official and comply with County administrative procedures.

Employees assigned County vehicles are responsible for taking reasonable precautions to secure the vehicle when not in use, including removing keys, locking the vehicle, and securing County equipment or sensitive materials contained within the vehicle.

County records, electronic devices, and other sensitive materials must be secured in accordance with County records management and data security policies. Employees shall not leave confidential or protected records visible or unsecured in County vehicles when unattended.

Use of a County vehicle for travel to and from an employee's residence, when authorized, does not convert normal commuting time into compensable work time unless otherwise required by law or specifically authorized by the employee's Department Head/Elected Official.

Any exceptions or additional restrictions to this section may be authorized/imposed by the County Administrative Manager.

Vehicle Modifications

County vehicles shall not be modified, altered, or equipped with aftermarket equipment, decals, or accessories without prior authorization from the appropriate Department Head/Elected Official and compliance with County purchasing and fleet management procedures.

Acknowledgment

Violations of this policy may result in disciplinary action up to and including termination, reimbursement of damages, loss of vehicle privileges, and/or legal action.

Employees authorized to operate County vehicles shall be required to sign an acknowledgment confirming receipt and understanding of this policy prior to being permitted to operate a County vehicle.

Employee Name (Printed): _____

Employee Signature: _____

Date: _____

ANIMAL IMPOUNDING AND CARE AGREEMENT

This Animal Impounding and Care Agreement (“Agreement”) is entered into this 17th day of February, 2026, by and between Mountain Green Animal Hospital (“Hospital”), 5714 W Canyon View Circle, Suite A, Mountain Green, UT 84050, and Morgan County (“County”) 48 W Young Street, Morgan, Utah 84050.

1. Term of Agreement

This Agreement shall commence on February 1, 2026, and shall remain in effect for five (5) years, terminating on January 31, 2031, unless otherwise extended in writing by mutual consent of the parties or earlier terminated as provided herein.

2. Payment Terms

The County agrees to pay the Hospital \$1,000.00 per month for the impoundment, housing, and care of animals delivered to or placed with the Hospital by the County pursuant to this Agreement. Payment shall be due on the first (1st) day of each month.

3. Services Included

Under this Agreement, the Hospital shall provide the following services for animals housed under this arrangement:

1. Boarding in a safe and clean environment.
2. Feeding appropriate for the species and condition of the animal.
3. Rabies vaccinations administered as needed.

4. Additional Medical Services

Routine boarding and basic care are covered under the monthly payment set forth in this Agreement. Surgical procedures and other non-routine medical services, including but not limited to spay/neuter, wound repair, or other operative procedures, are not included in the monthly fee.

Such services may be provided upon mutual agreement of the Hospital and the County and shall be billed separately at rates agreed upon in writing prior to the procedure.

For animals delivered to or treated by the Hospital at the request of the County pursuant to this Agreement, the Hospital shall apply a ten percent (10%) reduction to its standard charges for surgical or non-routine medical procedures. This reduction shall not apply to any outside specialist tests (i.e., abdominal ultrasounds or specialist surgeries performed in Hospital).

5. Weekend Stays

The Hospital must be notified in advance if any animal will remain in the Hospital's care over a weekend, as there is no staff on site during weekend hours.

- Notification shall be made no later than Friday at 12:00 p.m. for weekend stays.
- The County assumes responsibility for the care and well-being of animals during non-staffed hours unless otherwise agreed upon in writing.

6. Owner Communication and Fees

The Hospital shall not be responsible for communication with the owners or former owners of animals housed under this Agreement.

- All communication regarding the animals, including reunification, adoption, or other arrangements, shall be handled solely by the County's designated employees.
- All fees for pets shall be collected directly by the County.
- The County shall be solely responsible for returning pets to their owners or to new owners in the case of adoption.

7. Restricted Access

County employees shall not enter the treatment areas or main hospital areas of the Hospital unless explicitly authorized by Hospital staff.

Unauthorized entry into these areas, including during hours in which the Hospital is closed, shall constitute a breach of this Agreement and may be grounds for termination.

8. Communication

All communication or formal notices required under this Agreement shall be provided in writing and delivered to the following:

If to the Hospital:

Mountain Green Animal Hospital

Attn: _____

Phone: (385) 210-4873

5714 W Canyon View Circle, Suite A,
Mountain Green, UT 84050

If to the County:

Morgan County

Attn: _____

48 W Young Street
Morgan, Utah 84050

All communications will be handled professionally and during Hospital business hours unless an emergency arises.

9. Property Damage

The County shall be financially responsible for any damage to Hospital property caused by animals housed pursuant to this Agreement or caused by County employees while performing duties under this Agreement.

- The cost for repairs or replacement shall be determined and agreed upon by both parties prior to payment.
- Payment for damages shall be made within thirty (30) days of receipt of an itemized invoice from the Hospital.

10. Indemnification

To the extent permitted by the Utah Governmental Immunity Act, Utah Code Ann. § 63G-7-101 et seq., and subject to the limitations therein, the County shall be responsible for and shall indemnify and hold harmless the Hospital from claims, damages, or liabilities arising from the negligent acts or omissions of the County or its employees acting within the scope of their duties under this Agreement.

The County shall not be required to indemnify the Hospital for claims, damages, or liabilities arising from the negligence, gross negligence, or willful misconduct of the Hospital, its officers, employees, or representatives.

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

11. Termination

Either party may terminate this Agreement with thirty (30) days' written notice. In the event of termination, all outstanding fees shall be paid in full.

12. Entire Agreement

This document constitutes the entire Agreement between the parties. Any amendments must be in writing and signed by both parties.

SIGNATURES

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Mountain Green Animal Hospital

By: _____
Name: _____

Title: _____
Date: _____

Morgan County

By: _____
Name: Matthew Wilson
Title: Morgan County Commission Chair
Date: 02/17/2026

Morgan County Uniform Policy

Purpose

The purpose of this policy is to establish consistent guidelines for the purchase, approval, and use of employee uniforms and work-related clothing to ensure appropriate use of County funds, compliance with County purchasing requirements, and budget accountability.

General Policy

1. Uniform purchases must be charged to the appropriate uniform, clothing, or safety equipment line item within the department's or office's approved budget and must comply with the County Procurement Policy and applicable Utah procurement law.
2. Department Heads and Elected Officials are responsible for approving uniform, work clothing, and personal protective equipment (PPE) purchases and for ensuring compliance with this policy.
3. Uniforms and PPE purchased with County funds must be used primarily for County work purposes.
4. Certain departments require specialized uniforms, equipment, or protective gear. Department-specific procedures may therefore apply as set forth below.
5. Uniforms, equipment, or PPE identified by the County as County property must be returned upon separation from employment unless otherwise authorized by the Department Head or Elected Official.
6. Replacement of uniforms or PPE due to normal wear, damage, or loss is subject to approval under this policy.
7. Uniform or equipment allowances established under this policy are not automatic annual entitlements and may be authorized only as necessary for job duties, replacement due to wear, or other department needs as determined by the Department Head or Elected Official.
8. Cost Limit and Employee Upgrades. If the County establishes a maximum contribution or reimbursement amount for any uniform, work clothing, footwear, or personal protective equipment item, employees may voluntarily purchase items that exceed the County's contribution amount; however, any cost above the County's approved amount shall be the responsibility of the employee. Any upgraded item must meet the applicable department's uniform or equipment standards and receive prior approval from the Department Head or Elected Official.
9. Uniform, work clothing, or PPE purchases made without the required prior approval may not be reimbursed by the County.

Sheriff's Office

Employees of the Sheriff's Office requesting a new uniform must first obtain approval from a Sergeant or other supervisor designated by the Sheriff.

Once approval has been granted, the employee shall obtain the approved uniform consistent with the Sheriff's Office uniform standards.

The Sheriff's Office may designate a preferred or approved vendor for uniforms in order to ensure consistency in appearance, quality, and functionality. Any vendor designation must comply with County purchasing procedures and procurement requirements.

Fire Department

Employees and volunteers of the Fire Department requesting a new uniform or protective gear must first obtain approval from the Fire Chief or the Fire Chief's designee.

Once approval has been granted, the Fire Chief's Administrative Assistant or other designated staff member shall order the uniform or equipment on behalf of the employee or volunteer.

Uniform and equipment orders will be processed in accordance with the department's approved budget, County purchasing procedures, and procurement requirements.

Public Works Footwear

Public Works employees may be reimbursed for up to \$150 for safety boots or other work-appropriate footwear reasonably required for their assigned job duties, subject to approval by the Public Works Director.

Footwear purchased under this reimbursement must be suitable for work duties and primarily used for work purposes.

If specialized safety footwear is required as personal protective equipment, the department shall ensure compliance with applicable safety requirements and County purchasing procedures.

County Logo Wear for All Other Departments or Offices

Employees in departments or offices that do not have a department-specific uniform program identified in this policy must obtain approval from their Department Head or Elected Official prior to purchasing uniforms, work clothing, or personal protective equipment.

All County Logo Wear authorized in this section shall use the County's official logo with no modifications allowed. County Logo Wear orders shall be placed through the Human Resources department who in turn will submit bulk orders twice a year (approximately once in April and once in October). Every department and office will have a set dollar amount cap per employee. Any costs above the assigned allotment per employee will be at that employee's expense.

The County will only order specific brands, types, and colors of each logo wear item. If an employee wants a logo embroidered on anything other than the brands or types offered, they shall pay for the out-of-pocket item (not reimbursable) and bring it to the Human Resources Department to have the County logo embroidered during the next bulk order. The cost of embroidering these items will count against that employee's annual allotment. The County reserves the right to refuse to embroider any item deemed inappropriate for work pursuant to the County's Dress Code.

Nothing in this policy allows an employee, department, or office to order County logo wear outside of these parameters.

Administration

The County Administrative Manager may establish administrative procedures consistent with this policy to facilitate implementation and ensure compliance with County purchasing procedures and budget requirements.



Limit of 3 Minutes

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

Thank you for being here!

Kate Becker

From: Doug Garfield
Sent: Wednesday, March 11, 2026 12:06 PM
To: Kate Becker
Subject: Morgan County Lions Club youth Easter Egg hunt

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

Good Morning Kate,

This is Doug Garfield with the Morgan County Lions Club. I am reaching out to see if the county will contribute again towards the youth Easter Egg hunt. This will take place at the Morgan County Rec Plex Saturday April 4th at 12:30 pm. We have purchased 450 Easter Baskets to be given to the youth. The lions paid 14\$ per basket this year. Last year's event gave out over 400 baskets to the children of Morgan County. Any amount donated would be appreciated. The county has sponsored \$500 each year for the last 2 years. Typically I have sent an invoice to you via email. Would the county be willing to participate again this year? Let me know.

Thank You,
Doug Garfield

MORGAN COUNTY
REQUEST FOR PAYMENT

VENDOR NAME: Morgan County Lions Club

ADDRESS: _____

INVOICE # D-2026 INVOICE DATE: 03/18/2026

ACCOUNT # _____ PAYMENT DUE DATE: _____

DESCRIPTION: Donation of \$500 for Easter Baskets

AMOUNT DUE: 500.00 GL ACCOUNT: 10-4150-610-000

GL ACTIVITY CODE (GRANT): _____

EXPLANATION OF PURCHASE: _____

APPROVED BY: _____

DATE: 03/18/2026

Department Head

County Auditor

REJECTED FOR:

_____ INCOMPLETE FORM

_____ OVER BUDGET

_____ MISSING DOCUMENTATION

RESOLUTION CR 26-15

A RESOLUTION OF THE MORGAN COUNTY COMMISSION TO APPOINT ADAM TOONE TO THE MORGAN COUNTY WEED CONTROL BOARD.

WHEREAS, Morgan County **Ordinance CO 25-05** defines the qualifications of the five-member weed control board and their terms; AND

WHEREAS, the Morgan County Commission has advertised and received applications to serve the unexpired term created by the resignation of Lewis Dillree at the end of 2025; AND

WHEREAS, Adam Toone has submitted an application in the interest of filing the vacated seats and meets the qualifications to do so.

NOW THEREFORE, BE IT RESOLVED, that the Morgan County Commission does hereby appoint Adam Toone to the Morgan County Weed Control Board effective on today's date.

PASSED AND ADOPTED this 18th day of March 2026.

MORGAN COUNTY COMMISSION:

ATTEST:

Matthew Wilson, County Commission Chair
APPROVED AS TO FORM:

Leslie A. Hyde, Morgan County Clerk/Auditor
COMMISSION MEMBERS VOTING:

Garrett Smith, Morgan County Attorney

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

§ 33.083

AIRPORT ADVISORY BOARD

(A) *Continuation of board.* The existing Airport advisory board is hereby modified to be known as the Morgan County Airport Advisory Board. The Board shall consist of six (6) members, one of whom shall always be a member of the County Commission and a non-voting member. All other members shall be appointed by the County Commission (along with terms of appointment) from among the qualified residents of Morgan County. Three (3) members of the Committee shall always be qualified and currently flying pilots who are regular users of the Morgan County Airport. Two (2) members will be non-pilots or non-regular users of the Morgan County Airport. Should no qualified person apply for a position (user/nonuser), the position may be filled by anyone. Members shall be selected without respect to political affiliation and shall serve without compensation, except for recovery of such reasonable expenses as may be specifically authorized by the County Commission.

(B) *Eligibility for appointment.* To be eligible for appointment to the Airport Advisory Board, a person shall:

(1) Be not less than 21 years of age.

(2) Be a resident of Morgan County, unless such person is being appointed to the Airport Advisory Board as a qualified and currently flying pilot member, in which case, such person may be a non-resident of Morgan County if such person is the current named lessee or tenant of a hangar pad space at the Morgan County Airport.

(3) Be representative of a cross-section of both aviation and community interests.

(C) *Powers and duties.* The Morgan County Airport Advisory Board shall have the authority and duty to advise and make recommendations to the County Commission on all matters having to do with the Morgan County Airport and its various features and facilities, including airport operation, management, regulation, master planning, improvement construction and expansion, and fiscal and economic impacts. To better equip itself for the performance of this primary duty, the Board shall familiarize itself with such County, State and Federal regulatory and fiscal materials as are relevant to these authorities and duties. The Board will assume other duties and discharge other responsibilities as may, from time to time, be specifically assigned by the County Commission. The Board shall also be responsive to requests by Airport Management to investigate, deliberate on, and make specific recommendations to the County Commission on deserving matters or issues that have come to Airport Management's attention during discharge of duties.

(D) *Terms of office - Vacancies – Removal.* The term of office for the County Commission member shall be as determined by the County Commission. The terms of the five (5) members appointed by the County Commission shall be four (4) year terms, which shall be staggered every two (2) years. Vacancies occurring otherwise than through the expiration of term shall be filled by appointment by the County Commission for the remaining portion of such term, or for other duration. Any member may be summarily removed by a vote of not less than three (3) members of the County Commission with or without cause.

(E) *Appointment of officers.* The Board shall select board officers by a method of its own choosing.

(F) *Proceedings – rules for and record of.*

(1) All proceedings shall be conducted in compliance with this ordinance and in accord with such By-Laws as the Board may itself adopt and amend from time to time with approval of the County Commission. Such By-Laws may never come in conflict with this ordinance, and the adoption or amendment of By-Laws shall always require the affirmative vote by a simple majority.

(2) A majority of the members of the Board constitutes a quorum for all business, except no Board action shall be valid unless it is approved by a simple majority vote.

(3) All meetings of the Board shall be recorded. Further, the Board shall keep a permanent, written record of all proceedings, with a copy provided to the County Clerk for filing as a public record.

(G) *Meetings - schedule and public notice.* The Morgan County Airport Advisory Board shall conduct meetings on as needed basis, but not less frequently than semi-annually at times and places to be determined by the Board. The Board may meet more frequently as circumstances warrant. In any event, all Board meetings, whether regularly scheduled or special, shall be public meetings, and shall be properly noticed by local posting and appearance in the local media.

(H) *Member's Ethics.* Members of the Morgan County Advisory Board shall be subject to and bound by the provisions of the Utah public Officers' and Employees' Ethics Act, Section 67-16-1, et seq., Utah Code Annotated 1989, as amended, Morgan County Policies and Procedures, as amended, including County Resolution CR-04-10 establishing a Code of Ethics.

MORGAN COUNTY COMMITTEE APPLICATION

POSITION:

- PLANNING COMMISSION
- BOARD OF APPEALS
- AIRPORT ADVISORY
- ALL OTHER POSITIONS

NAME: Adam Toone

PHONE: [REDACTED]

HOME ADDRESS: [REDACTED]

MAILING ADDRESS: [REDACTED]

EMAIL: [REDACTED]

OCCUPATION: Contractor/ Rancher

Education background & Major (if applicable):

Land surveying certificate

3 1/2 years of college civil engineering program

Experience in the committee your applying for:

Herbicide applicator for ranch's. Land stewardship.

Battling Thistle (Russian musk, scotch, Bull, Canada) ...

Community Service Experience:

School Board, DATC board of trustees, Morgan County Planning Commission

Honors, awards, hobbies, interests:

Work and make the community a better place to live.

Please describe why you wish to serve on this committee and your concerns for Morgan County and your community drop additional files below if necessary:

I am willing to serve on the County weed abatement committee. Morgan County has had a weed ordinance for over 40 years. Some may argue that it has yet to be enforced effectively. Some property owners are responsible and take care of their weeds while the neighbors seem to just grow seed for the next year.

I would like to help and see a concerted effort to keep our county beautiful.

Please disclose any conflicts of interest that you believe you may have concerning business conducted by this committee:

I spray weeds and manage property in multiple locations of Morgan county.

Planning Commissioners meet twice per month and are appointed for 4year terms Advisory Committees generally meet twice per month for an approximately 6month period Please indicate any concerns

regarding your availability:

Not available in March

To Members of the Morgan Weed Abatement Board,

Please accept this letter as formal notice of resignation from the Morgan Weed Abatement Board, effective December 17, 2025.

Due to personal and family circumstances, continued service on the board is not possible at this time. Appreciation is extended for the opportunity, the work of the board and its commitment to the community.

Sincerely,

Lewis R Dillke

12/17/25

Lewis R Dillke

Morgan County Ordinance 25-05
Providing for the Control of Noxious Weeds within the County

Whereas, Utah Code § 4-17-105 authorizes counties to appoint a County Weed Board; and

Whereas, Utah Code § 4-17-108 authorizes counties to appoint a County Weed Control Supervisor; and

Whereas, the Utah Noxious Weed Act defines the powers, duties, and responsibilities of a County Weed Board and County Weed Supervisor; and

Whereas, the Utah State Department of Agriculture keeps a list of noxious weeds to be suppressed and eradicated; and

Whereas, the Commission finds that suppression of noxious weeds is in the best interests of the people of Morgan County and that having a Weed Control Board and Weed Control Supervisor is necessary to do so.

Therefore, the County Legislative Body of Morgan County, Utah ordains as follows:

Section 1. Definitions.

"Noxious weed" means a plant listed by the Utah Department of Agriculture on the State of Utah Noxious Weed List. Noxious weed also includes any plant declared by the Morgan County Board of Commissioners to be a county noxious weed within Morgan County.

Section 2. County Weed Control Board.

The County Weed Control Board is hereby created. The County Weed Board shall consist of between three and five members appointed by the Morgan County Board of Commissioners as provided by Utah Code § 4-17-105.

The Morgan County Weed Control Board shall be organized as follows:

- A. The chair of the county legislative body shall appoint one member of the county legislative body who shall act as a coordinator between the county and the county weed control board. [4-17-105(2)(a)]
- B. Three members of the board shall be farmers or ranchers whose source of income is derived from production agriculture. [4-17-105(3)]

- C. A representative from the Morgan County Conservation District; Recommended by quorum vote of the Conservation District and affirmed by the County Board of Commissioners.
- D. The County's appointed Weed Control Supervisor [NON-VOTING]

The County Weed Control Board has all the powers and duties provided under the Utah Noxious Weed Act. The County Weed Control Board shall:

- A. Act as an advisory board to the County Board of Commissioners to formulate and implement a county-wide coordinated noxious weed control program designed to prevent and control noxious weeds within Morgan County.
- B. Discuss the efforts of the County Weed Control Supervisor.
- C. Cooperate with neighboring county weed control boards to prevent and control the spread of noxious weeds.
- D. Publish before May 1 of each year a general notice of the primary noxious weeds present in the County as required by law. See Utah Code § 4-17-109.

Section 3. County Weed Control Supervisor.

The office of the County Weed Control Supervisor is hereby created consistent with state law which consists of a person, or persons appointed to said office by the Board of County Commissioners of Morgan County, State of Utah.

The County Weed Control Supervisor shall have all the duties and powers provided by the Utah Noxious Weed Act, Utah Code § 4-17-101 et seq. The County Weed Control Supervisor shall, under the direction of the County Weed Control Board:

- A. Examine all the land in Morgan County to find areas with noxious weeds and compile data on infested areas.
- B. Be a resource to landowners and the County Weed Control Board on the best and most practical method to control and prevent noxious weeds.
- C. Aid landowners as appropriate and investigate violations of this ordinance.
- D. If a violation exists, work with the Morgan County code compliance officer to enforce noxious weed controls within the county. Due to the restricted chemicals and various State required licenses, at no time shall the County Weed Control Supervisor abate the nuisance unless the nuisance is within the county right of way. Any abatement outside of the county right of way shall be hired out to a qualified and licensed contractor.

Section 4. Noxious weeds are declared a nuisance.

If the County code compliance officer determines that a particular property requires prompt and definite attention to prevent or control noxious weeds, the County code compliance officer shall serve the owner or person in possession of the property a notice as required by Morgan County Code.

One notice shall be sufficient on any lot or parcel of property for the entire season of weed growth during that year.

Prescribed methods of prevention may include definite systems of tillage, cropping, use of chemicals, or use of livestock.

An owner or person in possession of property who fails to take action to control or prevent the spread of noxious weeds as specified in the notice within the time specified in the notice is automatically declared to be maintaining a nuisance.

Section 5. Owner is responsible for costs to abate nuisance.

If the owner or person in possession of the property fails to act as specified in the notice within the time set in the notice to do so, then the county may:

- A. WITH WRITTEN PERMISSION, hire a qualified and licensed contractor to enter the property and perform any work necessary, consistent with sound weed prevention and control practices, to control the noxious weeds.
 - a. If the County Weed Control Board seeks reimbursement for abating a nuisance, the County Weed Supervisor shall prepare an itemized statement of all expenses incurred in abating the nuisance and shall mail a copy thereof to the property owner of record or person in possession of the premises within thirty (30) days from when the weed control took place.
 - b. Said Notice shall be deemed delivered when mailed by registered mail addressed to the person's last known address.
 - c. The property owner of record or person in possession of property shall reimburse the County's expenses within ninety (90) days after receipt of the demand for payment.
 - d. If the demand for payment is not paid within ninety (90) days after receipt, the charge becomes a lien against the property and is collectible by the county treasurer at the time the general property taxes are collected.
- B. The County Weed Control Board may impose a fine of \$25 (twenty-five dollars) per acre. Acre(s) shall be calculated on presence and density of identified noxious weeds.
 - a. If a fine is imposed under this subsection, the County Weed Supervisor

shall prepare an itemized statement of the fine(s) incurred and shall mail a copy thereof to the property owner of record or person in possession of the premises within thirty (30) days from when the fine was approved by the Weed Control Board.

- b. Said Notice shall be deemed delivered when mailed by registered mail addressed to the person's last known address.
- c. The property owner of record or person in possession of property shall remit the fined amount in full within ninety (90) days after receipt of the demand for payment.
- d. If the demand for payment is not paid within ninety (90) days after receipt, the charge becomes a lien against the property and is collectible by the county treasurer at the time the general property taxes are collected.

Section 6. Request for Hearing.

Any person served with notice to control noxious weeds may request a hearing to appeal the terms of the notice before the County Weed Control Board within ten (10) days of receipt of such notice and may appeal the decision of the County Weed Control Board to the Morgan County Board of Commissioners.

After hearings before the County Weed Control Board and the Morgan County Board of Commissioners, the decision may be appealed to a court of competent jurisdiction.

The Morgan County Board of Commissioners upon recommendation of the County Weed Control Board may waive costs and fines for abating a nuisance if it is established that the property owner has a hardship exemption.

Section 7. Emergency.

Nothing contained in this ordinance shall be construed as limiting the power of the County to act in an emergency when authorized by law.

Section 8. Penalty.

Any property owner or person in possession of property who willfully fails to comply with a notice issued under section 4 is maintaining a public nuisance. Every person who maintains or commits any public nuisance or who willfully omits to perform any legal duty relating to the removal of a public nuisance is guilty of a class-C misdemeanor.

[end ordinance]

The originating Morgan County Weed Control Board members are appointed as stated below. All changes to the board members going forward shall be made by County Resolution.

- A. **Commissioner Vaughn Nickerson:** member of the county legislative body who shall act as a coordinator between the county and the county weed control board. [4-17-105(2)(a)]
- B. **Lewis 'Smokey' Dillree, Les Adams, & Brad Bowman:** Three members of the board shall be farmers or ranchers whose primary source of income is derived from production agriculture. [4-17-105(3)]
- C. **Kevin Thurston:** A representative from the Morgan County Conservation District; Recommended by quorum vote of the Conservation District and affirmed by the County Board of Commissioners.
- D. **Joel MacArthur:** The County's appointed Weed Control Supervisor [non-voting.]

PASSED AND ADOPTED this 5th day of August 2025.

MORGAN COUNTY COMMISSION

ATTEST:




 Matthew Wilson, Commission Chair



 Leslie A. Hyde, County Clerk/Auditor

APPROVED AS TO FORM:

COMMISSION MEMBERS VOTING:



 Garrett Smith, Morgan County Attorney

	AYE	NAY	ABSENT
Michael Newton	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Raelene Blocker	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Blaine Fackrell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vaughn Nickerson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Matt Wilson	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

RESOLUTION NO. CR 26-16

**RESOLUTION APPOINTING A TRUSTEE TO
THE WPR ROAD AND FIRE DISTRICT BOARD OF TRUSTEES**

WHEREAS, the Board of County Commissioners of Morgan County (“Commission”) was notified of two expired terms on the Board of Trustees (“Board”) for WPR Road and Fire District (“District”); and

WHEREAS, a notice of vacancy was prepared, posted in public places within the District, and advertised as required by Utah Code Ann. §17B-1-304(2); and

WHEREAS, under Utah Code Ann § 17B-1-304(3), applications for the Board have been received and reviewed by the Commission, and the agenda items for appointment to the board were included on the agenda of an open and public meeting of the Commission, at which time all interested persons were allowed to be heard; and

WHEREAS, the Commission has the appointing authority, pursuant to Utah Code Ann. § 17B-1-304, and is prepared to make the appointment to the Board; and pursuant to Utah Code Ann. § § 17B-1-302(1)-(2) and 17B-2a-304(3), the appointee are qualified to serve as Trustees of this Board.

NOW THEREFORE, the Commission hereby reappoints Jenny Robinson and Ed Schultz as Trustees of the District, effective immediately. The Board shall be comprised as follows with the specified terms:

	<u>Board Member</u>	<u>Term Expiration</u>
1.	Ed Schultz	December 31, 2029
2.	Jenny Robinson	December 31, 2029
3.	Gary Derck	December 31, 2027

APPROVED, ADOPTED, AND PASSED and ordered published by the Morgan County Commission this 18th day of March, 2026.

ATTEST:

Matthew Wilson, Chair
Morgan County Commission

Leslie A. Hyde
Morgan County Clerk/Auditor

Commission Members Voting:

APPROVED AS TO FORM:

Garrett T. Smith
Morgan County Attorney

	Aye	Nay	Absent
Raelene Blocker	_____	_____	_____
Mike Newton	_____	_____	_____
Vaughn Nickerson	_____	_____	_____
Blaine Fackrell	_____	_____	_____
Matthew Wilson	_____	_____	_____

NOTICE OF BOARD VACANCY

NOTICE IS HEREBY GIVEN, that there are currently two vacancies on both the Board of Trustees (individually a “**Board**” and collectively the “**Boards**”), of the WPR Utility District and WPR Road and Fire District (individually a “**District**” and collectively the “**Districts**”). The Morgan County Commission, the appointing authority for the Districts will meet on Tuesday, the 18th day of March, 2026 at 5 p.m., in the County Commission Meeting Room located 48 West Young Street, Morgan, UT 84050, to appoint two persons to fill the vacancies on the Boards. Any qualified person interested in being appointed to a Board or the Boards must provide their name and indicate the Board or Boards then send no later than 5:00 p.m. on March 18, 2026, to: Leslie Hyde, Morgan County Clerk, 48 West Yong Street, Morgan, UT 84050, lhyde@morgancountyutah.gov

In accordance with Utah law, to be qualified to serve on a Board, a person must be a resident within the boundaries of the respective District, an owner of land within the respective District that receives service from the respective District, or an agent or officer of such owner.

End of Notice.

**CONSENT RESOLUTION OF
WASATCH PEAKS RANCH, LLC, THE MASTER DEVELOPER OF WASATCH PEAKS
RANCH, A PRIVATE PLANNED RECREATIONAL COMMUNITY**

The undersigned, being the manager of WASATCH PEAKS RANCH, LLC, a Delaware limited liability company ("**Company**"), does hereby waive notice of a meeting of the Managers, as such term is defined in the Second Amended and Restated Operating Agreement of Wasatch Peaks Ranch, LLC and consents and resolves as follows:

WHEREAS, Company is the sole master developer of Wasatch Peaks Ranch, a private planned recreational community ("**Project**") situated within the unincorporated area of Morgan County, Utah ("**County**") and the boundaries of both the WPR Utility District and the WPR Road and Fire District (collectively, "**Districts**") and is the "**Declarant**" pursuant to that certain Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Wasatch Peaks Ranch ("**Declaration**"), which has been recorded in the official records of the Morgan County Recorder's Office, Morgan County, Utah ("**Official Records**") on May 3, 2022, as Entry No. 160853, Book 391, Page 402;

WHEREAS, the County approved, and Company and County entered into that certain Development Agreement for the "Wasatch Peaks Ranch" between Company and Morgan County, dated October 30, 2019 and recorded November 7, 2019, as Entry No. 149303, Book 355, Page 1235 in the Official Records, as amended by the First Amendment to WPR Development Agreement for Wasatch Peaks Ranch Resort Special District (RSD), recorded on October 6, 2021, as Entry No. 158611, Book 383, Page 650 in the Official Records, as the same may be further amended from time to time (collectively, "**Development Agreement**") for the purpose of allowing Company to voluntarily develop the Project as further detailed in the Development Agreement;

WHEREAS, pursuant to Section 2.9 of the Declaration, Company requested that County create the Districts.

WHEREAS, pursuant to Utah Code Ann. §.§ 17B-1-101, *et seq.*, as amended and pursuant to Morgan County Resolution CR-21-04, County created the WPR Utility District, which creation is affirmed by that certain Certificate of Creation from the Office of the Lieutenant Governor of the State of Utah, dated August 26, 2021, and recorded in the Official Records on December 6, 2021 as Entry No.159240, Book 385, Page 1471, and the WPR Road and Fire District, which creation is affirmed by that certain Certificate of Creation from the Office of the Lieutenant Governor of the State of Utah, dated August 26, 2021, and recorded in the Official Records on December 6, 2021 as Entry No. 159242, Book 385, Page 1504.

WHEREAS, Ed Schultz and Jenny Robinson terms have expired with the Board of the Wasatch Peaks Ranch Utility District ("**Utility District Board**") and the Board of the Wasatch Peaks Ranch Road and Fire District ("**Road and Fire District Board**", and together with the Utility District Board, "**Boards**"), leaving two empty seats on both Boards;

WHEREAS, notice for the empty seats on the Boards has been posted, and Company desires to nominate and recommend to County that Ed Schultz ("**Schultz**") and Jenny Robinson ("**Robinson**") fill the open seats on both Boards;

NOW, THEREFORE, BE IT RESOLVED that the undersigned hereby adopts the foregoing recitals and incorporate them herein;

RESOLVED that, should County appoint Schultz to the Utility District Board, Schultz is duly

authorized as an agent of Company for the purpose of qualifying to serve on the Utility District Board pursuant to Utah law;

RESOLVED that Schultz's agency representing Company will immediately terminate should Schultz resign from his position on the Utility District Board;

RESOLVED that at such time as Schultz ceases to be an agent of Company (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Company) Schultz must immediately resign and terminate Schultz's position on the Utility District Board for reason of no longer being qualified to serve on the Utility District Board pursuant to Utah law;

RESOLVED that, should County appoint Schultz to the Road and Fire District Board, Schultz is duly authorized as an agent of Company for the purpose of qualifying to serve on the Road and Fire District Board pursuant to Utah law;

RESOLVED that Schultz's agency representing Company will immediately terminate should Schultz resign from his position on the Road and Fire District Board;

RESOLVED that at such time as Schultz ceases to be an agent of Company (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Company) Schultz must immediately resign and terminate Schultz's position on the Road and Fire District Board for reason of no longer being qualified to serve on the Road and Fire District Board pursuant to Utah law;

RESOLVED that, should County appoint Robinson to the Utility District Board, Robinson is duly authorized as an agent of Company for the purpose of qualifying to serve on the Utility District Board pursuant to Utah law;

RESOLVED that Robinson's agency representing Company will immediately terminate should Robinson resign from her position on the Utility District Board;

RESOLVED that at such time as Robinson ceases to be an agent of Company (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Company) Robinson must immediately resign and terminate Robinson's position on the Utility District Board for reason of no longer being qualified to serve on the Utility District Board pursuant to Utah law;

RESOLVED that, should County appoint Robinson to the Road and Fire District Board, Robinson is duly authorized as an agent of Company for the purpose of qualifying to serve on the Road and Fire District Board pursuant to Utah law;

RESOLVED that Robinson's agency representing Company will immediately terminate should Robinson resign from her position on the Road and Fire District Board;

RESOLVED that at such time as Robinson ceases to be an agent of Company (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Company) Robinson must immediately resign and terminate Robinson's position on the Road and Fire District Board for reason of no longer being qualified to serve on the Road and Fire District Board pursuant to Utah law;

RESOLVED that the form of Owner Recommendation and Certificate of Board Qualifications attached hereto as EXHIBIT "A" and EXHIBIT "B" ("**Recommendations**") is hereby approved;

RESOLVED that as an authorized officer of Wasatch Peaks Ranch Management, LLC, the

manager of Company, Ed Schultz is duly authorized to execute the Recommendations, and submit the Recommendations (or cause it to be submitted) to the County; and

RESOLVED that this Consent Resolution may be executed in any number of counterparts, including counterparts signed electronically and sent by electronic transmission, with the same effect as if the signatures upon any counterpart were upon the same instrument and all signed counterparts will be deemed to be an original.

[Remainder of this page is intentionally blank. Signature page follows.]

Executed this 20th day of January 2026.

WASATCH PEAKS RANCH, LLC,
a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its manager

By: 
Ed Schultz (Jan 21, 2026 10:38:52 MST)

Ed Schultz, Authorized Officer

EXHIBIT "A"

Owner Recommendation and Certificate of Qualifications For Appointment of Schultz
to the WPR Utility District and WPR Road and Fire District Board of Trustees

**OWNER RECOMMENDATION AND CERTIFICATE OF QUALIFICATIONS FOR
APPOINTMENT TO THE WPR UTILITY DISTRICT AND WPR ROAD AND FIRE
DISTRICT BOARDS OF TRUSTEES**

WASATCH PEAKS RANCH, LLC ("**Owner**"), a current owner of land situated within the unincorporated area of Morgan County, Utah ("**County**") and the boundaries of both the WPR Utility District and the WPR Road and Fire District (collectively, "**Districts**"), hereby submits and recommends to the County that ED SCHULTZ ("**Recommended Appointee**") be appointed by the County Commission to serve on both Boards of Trustees of the Districts ("**Boards**"), in accordance with the following:

1. Pursuant to Utah Code Ann.§ 17B-1-302(3)(a) ("**Utah Law**"), in any special district located solely within a county of the fourth class that has within the district's boundaries fewer than one residential dwelling unit per ten acres of land, each member of a special district board of trustees shall be a resident within the boundaries of the special district, an owner of land within the special district that receives service from the district, or an agent or officer of such owner.

2. The County is a county of the fourth class.

3. The maximum density within the Districts' boundaries is fewer than one residential dwelling unit per ten acres of land.

4. Owner hereby certifies that **Recommended Appointee is an agent or officer of Owner ("**Agent**")** and, in accordance with Utah Law, is duly qualified to serve on the Boards.

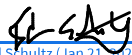
5. Recommended Appointee hereby certifies, acknowledges, consents, and agrees that Recommended Appointee: (i) is an Agent; (ii) is willing to serve on the Boards for such period of time as Recommended Appointee is an Agent; and (iii) at such time as Recommended Appointee ceases to be an Agent (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Owner) Recommended Appointee will be required to, and will immediately resign and terminate Recommended Appointee's positions on each and both Boards for reason of no longer being qualified to serve on the Boards pursuant to Utah Law.

Dated this 20th day of January 2026.

OWNER

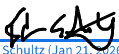
WASATCH PEAKS RANCH, LLC,
a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its manager

By: 
Ed Schultz (Jan 21, 2026 10:38:52 MST)

Ed Schultz, Authorized Officer

RECOMMENDED APPOINTEE


Ed Schultz (Jan 21, 2026 10:38:52 MST)

Ed Schultz

EXHIBIT "B"

Owner Recommendation and Certificate of Qualifications For Appointment of
Robinson to the WPR Utility District and WPR Road and Fire District Board of
Trustees

**OWNER RECOMMENDATION AND CERTIFICATE OF QUALIFICATIONS FOR
APPOINTMENT TO THE WPR UTILITY DISTRICT AND WPR ROAD AND FIRE
DISTRICT BOARDS OF TRUSTEES**

WASATCH PEAKS RANCH, LLC ("**Owner**"), a current owner of land situated within the unincorporated area of Morgan County, Utah ("**County**") and the boundaries of both the WPR Utility District and the WPR Road and Fire District (collectively, "**Districts**"), hereby submits and recommends to the County that JENNY ROBINSON ("**Recommended Appointee**") be appointed by the County Commission to serve on both Boards of Trustees of the Districts ("**Boards**"), in accordance with the following:

6. Pursuant to Utah Code Ann.§ 17B-1-302(3)(a) ("**Utah Law**"), in any special district located solely within a county of the fourth class that has within the district's boundaries fewer than one residential dwelling unit per ten acres of land, each member of a special district board of trustees shall be a resident within the boundaries of the special district, an owner of land within the special district that receives service from the district, or an agent or officer of such owner.

7. The County is a county of the fourth class.

8. The maximum density within the Districts' boundaries is fewer than one residential dwelling unit per ten acres of land.

9. Owner hereby certifies that **Recommended Appointee is an agent or officer of Owner ("**Agent**")** and, in accordance with Utah Law, is duly qualified to serve on the Boards.

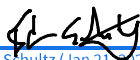
10. Recommended Appointee hereby certifies, acknowledges, consents, and agrees that Recommended Appointee: (i) is an Agent; (ii) is willing to serve on the Boards for such period of time as Recommended Appointee is an Agent; and (iii) at such time as Recommended Appointee ceases to be an Agent (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Owner) Recommended Appointee will be required to, and will immediately resign and terminate Recommended Appointee's positions on each and both Boards for reason of no longer being qualified to serve on the Boards pursuant to Utah Law.

Dated this 20th day of January 2026.

OWNER


WASATCH PEAKS RANCH, LLC,
a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its manager

By: 
Ed Schultz (Jan 21, 2026 10:38:52 MST)

Ed Schultz, Authorized Officer

RECOMMENDED APPOINTEE



Jenny Robinson









Developer Consent Resolution

Final Audit Report

2026-01-21

Created:	2026-01-21
By:	Carley Herrick (carley.herrick@wasatchpeaksranch.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6eD1uYbcJW9Bg0m6IkPqS6hpjqGap36I

"Developer Consent Resolution" History

-  Document created by Carley Herrick (carley.herrick@wasatchpeaksranch.com)
2026-01-21 - 5:30:20 PM GMT
-  Document emailed to Jenny Robinson (jenny.robinson@wasatchpeaksranch.com) for signature
2026-01-21 - 5:30:24 PM GMT
-  Document emailed to Ed Schultz (eschultz@wprdevco.com) for signature
2026-01-21 - 5:30:24 PM GMT
-  Email viewed by Ed Schultz (eschultz@wprdevco.com)
2026-01-21 - 5:38:10 PM GMT
-  Document e-signed by Ed Schultz (eschultz@wprdevco.com)
Signature Date: 2026-01-21 - 5:38:52 PM GMT - Time Source: server
-  Email viewed by Jenny Robinson (jenny.robinson@wasatchpeaksranch.com)
2026-01-21 - 5:42:13 PM GMT
-  Document e-signed by Jenny Robinson (jenny.robinson@wasatchpeaksranch.com)
Signature Date: 2026-01-21 - 5:42:50 PM GMT - Time Source: server
-  Agreement completed.
2026-01-21 - 5:42:50 PM GMT

Kate Becker

From: Leslie Hyde
Sent: Wednesday, January 21, 2026 2:45 PM
To: Kate Becker
Subject: FW: Open Board of Trustees positions for WPR Road & Fire District and the WPR Utility District

FYI....

*Leslie A. Hyde
Morgan County Clerk/Auditor*

From: Ed Schultz <eschultz@wprdevco.com>
Sent: Tuesday, January 20, 2026 5:13 PM
To: Leslie Hyde <lhyde@morgancountyutah.gov>
Cc: Carley Herrick <carley.herrick@wasatchpeaksranch.com>; Jenny Robinson <jenny.robinson@wasatchpeaksranch.com>
Subject: Open Board of Trustees positions for WPR Road & Fire District and the WPR Utility District

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

Hi Leslie:

I am writing to inform you of my interest in filling the open Board of Trustees positions for both the WPR Road and Fire District and the WPR Utility District and formally request that I be considered for appointment to these Board positions by the Morgan County Commission on March 17, 2026.

More than 50% of the homes within the district are seasonally occupied homes. I am therefore qualified to serve on the Board of Trustees for the district because I am an agent of Wasatch Peaks Ranch, LLC, a landowner within the district that receives services from the district.

Please let me know if you have any questions regarding my request to be considered for this open board position...or if there is anything else you need from me for the BOCC to approve my appointment.

Best,
Ed

Ed Schultz
Managing Director
720/495-3889
ESchultz@WPRDevCo.com

CONFIDENTIAL & PRIVILEGED

Unless otherwise indicated or obvious from the nature of the following communication, the information contained herein is attorney-client privileged and confidential information/work product. The communication is intended for the use of the individual or entity named above. If the reader of this transmission is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error or are not sure whether it is privileged, please immediately notify us by return e-mail and destroy any copies, electronic, paper or otherwise, which you may have of this communication.

Kate Becker

From: Leslie Hyde
Sent: Wednesday, January 21, 2026 2:44 PM
To: Kate Becker
Subject: FW: Board of Trustees - WPR Road and Fire and WPR Utility

FYI....

*Leslie A. Hyde
Morgan County Clerk/Auditor*

From: Jenny Robinson <jenny.robinson@wasatchpeaksranch.com>
Sent: Wednesday, January 21, 2026 9:46 AM
To: Leslie Hyde <lhyde@morgancountyutah.gov>
Cc: Carley Herrick <carley.herrick@wasatchpeaksranch.com>; Ed Schultz <eschultz@wprdevco.com>; Jenny Robinson <jenny.robinson@wasatchpeaksranch.com>
Subject: Board of Trustees - WPR Road and Fire and WPR Utility

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

Morning, Leslie! Hope you are doing well!

I'd like to formally request that I be considered for appointment to the WPR Road and Fire District and the WPR Utility District positions by the Morgan County Commission on March 17, 2026.

More than 50% of the homes within the district are seasonally occupied homes. I am therefore qualified to serve on the Board of Trustees for the district because I am an agent of Wasatch Peaks Ranch, LLC, a landowner within the district that receives services from the district.

Let me know if you need anything else from me for the BOCC to approve my appointment.

Many thanks!



Jenny Robinson

**Wasatch Peaks Ranch
Chief Financial Officer**

jenny.robinson@wasatchpeaksranch.com

720-837-6314

CONFIDENTIAL & PRIVILEGED

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RESOLUTION NO. CR 26-17

**RESOLUTION APPOINTING A TRUSTEE TO
THE WPR UTILITY DISTRICT BOARD OF TRUSTEES**

WHEREAS, the Board of County Commissioners of Morgan County (“Commission”) was notified concerning expired terms on the Board of Trustees (“Board”) for WPR Utility District (“District”); and

WHEREAS, a notice of vacancy was prepared, posted in public places within the District, and advertised as required by Utah Code Ann. §17B-1-304(2); and

WHEREAS, under Utah Code Ann § 17B-1-304(3), applications for vacancy have been received and reviewed by the Commission, and the agenda items for appointment to the board were included on the agenda of an open and public meeting of the Commission, at which time all interested persons were allowed to be heard; and

WHEREAS, the Commission has the appointing authority, pursuant to Utah Code Ann. § 17B1-304, and is prepared to make the appointments to the Board; and pursuant to Utah Code Ann. § § 17B-1-302(1)-(2) and 17B-2a-304(3), the appointees are qualified to serve as Trustees of this Board.

NOW THEREFORE, the Commission hereby reappoints Ed Schultz and Jenny Robinson as a Trustee of the District, effective immediately. The Board shall be comprised as follows with the specified terms:

	<u>Board Member</u>	<u>Term Expiration</u>
1.	Ed Schultz	December 31, 2029
2.	Jenny Robinson	December 31, 2029
3.	Gary Derck	December 31, 2027

APPROVED, ADOPTED, AND PASSED and ordered published by the Morgan County Commission this 18th day of March, 2026.

ATTEST:

Matthew Wilson, Chair
Morgan County Commission

Leslie A. Hyde
Morgan County Clerk/Auditor

APPROVED AS TO FORM:

Commission Members Voting:

Garrett T. Smith
Morgan County Attorney

	Aye	Nay	Absent
Raelene Blocker	_____	_____	_____
Mike Newton	_____	_____	_____
Vaughn Nickerson	_____	_____	_____
Blaine Fackrell	_____	_____	_____
Matthew Wilson	_____	_____	_____

NOTICE OF BOARD VACANCY

NOTICE IS HEREBY GIVEN, that there are currently two vacancies on both the Board of Trustees (individually a “**Board**” and collectively the “**Boards**”), of the WPR Utility District and WPR Road and Fire District (individually a “**District**” and collectively the “**Districts**”). The Morgan County Commission, the appointing authority for the Districts will meet on Tuesday, the 18th day of March, 2026 at 5 p.m., in the County Commission Meeting Room located 48 West Young Street, Morgan, UT 84050, to appoint two persons to fill the vacancies on the Boards. Any qualified person interested in being appointed to a Board or the Boards must provide their name and indicate the Board or Boards then send no later than 5:00 p.m. on March 18, 2026, to: Leslie Hyde, Morgan County Clerk, 48 West Yong Street, Morgan, UT 84050, lhyde@morgancountyutah.gov

In accordance with Utah law, to be qualified to serve on a Board, a person must be a resident within the boundaries of the respective District, an owner of land within the respective District that receives service from the respective District, or an agent or officer of such owner.

End of Notice.

**CONSENT RESOLUTION OF
WASATCH PEAKS RANCH, LLC, THE MASTER DEVELOPER OF WASATCH PEAKS
RANCH, A PRIVATE PLANNED RECREATIONAL COMMUNITY**

The undersigned, being the manager of WASATCH PEAKS RANCH, LLC, a Delaware limited liability company ("**Company**"), does hereby waive notice of a meeting of the Managers, as such term is defined in the Second Amended and Restated Operating Agreement of Wasatch Peaks Ranch, LLC and consents and resolves as follows:

WHEREAS, Company is the sole master developer of Wasatch Peaks Ranch, a private planned recreational community ("**Project**") situated within the unincorporated area of Morgan County, Utah ("**County**") and the boundaries of both the WPR Utility District and the WPR Road and Fire District (collectively, "**Districts**") and is the "**Declarant**" pursuant to that certain Master Declaration of Covenants, Conditions, Restrictions and Reservation of Easements for Wasatch Peaks Ranch ("**Declaration**"), which has been recorded in the official records of the Morgan County Recorder's Office, Morgan County, Utah ("**Official Records**") on May 3, 2022, as Entry No. 160853, Book 391, Page 402;

WHEREAS, the County approved, and Company and County entered into that certain Development Agreement for the "Wasatch Peaks Ranch" between Company and Morgan County, dated October 30, 2019 and recorded November 7, 2019, as Entry No. 149303, Book 355, Page 1235 in the Official Records, as amended by the First Amendment to WPR Development Agreement for Wasatch Peaks Ranch Resort Special District (RSD), recorded on October 6, 2021, as Entry No. 158611, Book 383, Page 650 in the Official Records, as the same may be further amended from time to time (collectively, "**Development Agreement**") for the purpose of allowing Company to voluntarily develop the Project as further detailed in the Development Agreement;

WHEREAS, pursuant to Section 2.9 of the Declaration, Company requested that County create the Districts.

WHEREAS, pursuant to Utah Code Ann. §.§ 17B-1-101, *et seq.*, as amended and pursuant to Morgan County Resolution CR-21-04, County created the WPR Utility District, which creation is affirmed by that certain Certificate of Creation from the Office of the Lieutenant Governor of the State of Utah, dated August 26, 2021, and recorded in the Official Records on December 6, 2021 as Entry No.159240, Book 385, Page 1471, and the WPR Road and Fire District, which creation is affirmed by that certain Certificate of Creation from the Office of the Lieutenant Governor of the State of Utah, dated August 26, 2021, and recorded in the Official Records on December 6, 2021 as Entry No. 159242, Book 385, Page 1504.

WHEREAS, Ed Schultz and Jenny Robinson terms have expired with the Board of the Wasatch Peaks Ranch Utility District ("**Utility District Board**") and the Board of the Wasatch Peaks Ranch Road and Fire District ("**Road and Fire District Board**", and together with the Utility District Board, "**Boards**"), leaving two empty seats on both Boards;

WHEREAS, notice for the empty seats on the Boards has been posted, and Company desires to nominate and recommend to County that Ed Schultz ("**Schultz**") and Jenny Robinson ("**Robinson**") fill the open seats on both Boards;

NOW, THEREFORE, BE IT RESOLVED that the undersigned hereby adopts the foregoing recitals and incorporate them herein;

RESOLVED that, should County appoint Schultz to the Utility District Board, Schultz is duly

authorized as an agent of Company for the purpose of qualifying to serve on the Utility District Board pursuant to Utah law;

RESOLVED that Schultz's agency representing Company will immediately terminate should Schultz resign from his position on the Utility District Board;

RESOLVED that at such time as Schultz ceases to be an agent of Company (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Company) Schultz must immediately resign and terminate Schultz's position on the Utility District Board for reason of no longer being qualified to serve on the Utility District Board pursuant to Utah law;

RESOLVED that, should County appoint Schultz to the Road and Fire District Board, Schultz is duly authorized as an agent of Company for the purpose of qualifying to serve on the Road and Fire District Board pursuant to Utah law;

RESOLVED that Schultz's agency representing Company will immediately terminate should Schultz resign from his position on the Road and Fire District Board;

RESOLVED that at such time as Schultz ceases to be an agent of Company (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Company) Schultz must immediately resign and terminate Schultz's position on the Road and Fire District Board for reason of no longer being qualified to serve on the Road and Fire District Board pursuant to Utah law;

RESOLVED that, should County appoint Robinson to the Utility District Board, Robinson is duly authorized as an agent of Company for the purpose of qualifying to serve on the Utility District Board pursuant to Utah law;

RESOLVED that Robinson's agency representing Company will immediately terminate should Robinson resign from her position on the Utility District Board;

RESOLVED that at such time as Robinson ceases to be an agent of Company (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Company) Robinson must immediately resign and terminate Robinson's position on the Utility District Board for reason of no longer being qualified to serve on the Utility District Board pursuant to Utah law;

RESOLVED that, should County appoint Robinson to the Road and Fire District Board, Robinson is duly authorized as an agent of Company for the purpose of qualifying to serve on the Road and Fire District Board pursuant to Utah law;

RESOLVED that Robinson's agency representing Company will immediately terminate should Robinson resign from her position on the Road and Fire District Board;

RESOLVED that at such time as Robinson ceases to be an agent of Company (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Company) Robinson must immediately resign and terminate Robinson's position on the Road and Fire District Board for reason of no longer being qualified to serve on the Road and Fire District Board pursuant to Utah law;

RESOLVED that the form of Owner Recommendation and Certificate of Board Qualifications attached hereto as EXHIBIT "A" and EXHIBIT "B" ("**Recommendations**") is hereby approved;

RESOLVED that as an authorized officer of Wasatch Peaks Ranch Management, LLC, the

manager of Company, Ed Schultz is duly authorized to execute the Recommendations, and submit the Recommendations (or cause it to be submitted) to the County; and

RESOLVED that this Consent Resolution may be executed in any number of counterparts, including counterparts signed electronically and sent by electronic transmission, with the same effect as if the signatures upon any counterpart were upon the same instrument and all signed counterparts will be deemed to be an original.

[Remainder of this page is intentionally blank. Signature page follows.]

Executed this 20th day of January 2026.

WASATCH PEAKS RANCH, LLC,
a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its manager

By: 
Ed Schultz (Jan 21, 2026 10:38:52 MST)

Ed Schultz, Authorized Officer

EXHIBIT "A"

Owner Recommendation and Certificate of Qualifications For Appointment of Schultz
to the WPR Utility District and WPR Road and Fire District Board of Trustees

**OWNER RECOMMENDATION AND CERTIFICATE OF QUALIFICATIONS FOR
APPOINTMENT TO THE WPR UTILITY DISTRICT AND WPR ROAD AND FIRE
DISTRICT BOARDS OF TRUSTEES**

WASATCH PEAKS RANCH, LLC ("**Owner**"), a current owner of land situated within the unincorporated area of Morgan County, Utah ("**County**") and the boundaries of both the WPR Utility District and the WPR Road and Fire District (collectively, "**Districts**"), hereby submits and recommends to the County that ED SCHULTZ ("**Recommended Appointee**") be appointed by the County Commission to serve on both Boards of Trustees of the Districts ("**Boards**"), in accordance with the following:

1. Pursuant to Utah Code Ann.§ 17B-1-302(3)(a) ("**Utah Law**"), in any special district located solely within a county of the fourth class that has within the district's boundaries fewer than one residential dwelling unit per ten acres of land, each member of a special district board of trustees shall be a resident within the boundaries of the special district, an owner of land within the special district that receives service from the district, or an agent or officer of such owner.

2. The County is a county of the fourth class.

3. The maximum density within the Districts' boundaries is fewer than one residential dwelling unit per ten acres of land.

4. Owner hereby certifies that **Recommended Appointee is an agent or officer of Owner ("**Agent**")** and, in accordance with Utah Law, is duly qualified to serve on the Boards.

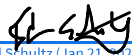
5. Recommended Appointee hereby certifies, acknowledges, consents, and agrees that Recommended Appointee: (i) is an Agent; (ii) is willing to serve on the Boards for such period of time as Recommended Appointee is an Agent; and (iii) at such time as Recommended Appointee ceases to be an Agent (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Owner) Recommended Appointee will be required to, and will immediately resign and terminate Recommended Appointee's positions on each and both Boards for reason of no longer being qualified to serve on the Boards pursuant to Utah Law.

Dated this 20th day of January 2026.

OWNER


WASATCH PEAKS RANCH, LLC,
a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its manager

By: 
Ed Schultz (Jan 21, 2026 10:38:52 MST)

Ed Schultz, Authorized Officer

RECOMMENDED APPOINTEE


Ed Schultz (Jan 21, 2026 10:38:52 MST)

Ed Schultz

EXHIBIT "B"

Owner Recommendation and Certificate of Qualifications For Appointment of
Robinson to the WPR Utility District and WPR Road and Fire District Board of
Trustees

**OWNER RECOMMENDATION AND CERTIFICATE OF QUALIFICATIONS FOR
APPOINTMENT TO THE WPR UTILITY DISTRICT AND WPR ROAD AND FIRE
DISTRICT BOARDS OF TRUSTEES**

WASATCH PEAKS RANCH, LLC ("**Owner**"), a current owner of land situated within the unincorporated area of Morgan County, Utah ("**County**") and the boundaries of both the WPR Utility District and the WPR Road and Fire District (collectively, "**Districts**"), hereby submits and recommends to the County that JENNY ROBINSON ("**Recommended Appointee**") be appointed by the County Commission to serve on both Boards of Trustees of the Districts ("**Boards**"), in accordance with the following:

6. Pursuant to Utah Code Ann.§ 17B-1-302(3)(a) ("**Utah Law**"), in any special district located solely within a county of the fourth class that has within the district's boundaries fewer than one residential dwelling unit per ten acres of land, each member of a special district board of trustees shall be a resident within the boundaries of the special district, an owner of land within the special district that receives service from the district, or an agent or officer of such owner.

7. The County is a county of the fourth class.

8. The maximum density within the Districts' boundaries is fewer than one residential dwelling unit per ten acres of land.

9. Owner hereby certifies that **Recommended Appointee is an agent or officer of Owner ("**Agent**")** and, in accordance with Utah Law, is duly qualified to serve on the Boards.

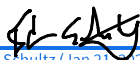
10. Recommended Appointee hereby certifies, acknowledges, consents, and agrees that Recommended Appointee: (i) is an Agent; (ii) is willing to serve on the Boards for such period of time as Recommended Appointee is an Agent; and (iii) at such time as Recommended Appointee ceases to be an Agent (for whatever reason or no reason whatsoever, and as determined in the sole discretion of Owner) Recommended Appointee will be required to, and will immediately resign and terminate Recommended Appointee's positions on each and both Boards for reason of no longer being qualified to serve on the Boards pursuant to Utah Law.

Dated this 20th day of January 2026.

OWNER


WASATCH PEAKS RANCH, LLC,
a Delaware limited liability company

By: Wasatch Peaks Ranch Management, LLC, its manager

By: 
Ed Schultz (Jan 21, 2026 10:38:52 MST)

Ed Schultz, Authorized Officer

RECOMMENDED APPOINTEE



Jenny Robinson









Developer Consent Resolution

Final Audit Report

2026-01-21

Created:	2026-01-21
By:	Carley Herrick (carley.herrick@wasatchpeaksranch.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6eD1uYbcJW9Bg0m6IkPqS6hpjqGap36I

"Developer Consent Resolution" History

-  Document created by Carley Herrick (carley.herrick@wasatchpeaksranch.com)
2026-01-21 - 5:30:20 PM GMT
-  Document emailed to Jenny Robinson (jenny.robinson@wasatchpeaksranch.com) for signature
2026-01-21 - 5:30:24 PM GMT
-  Document emailed to Ed Schultz (eschultz@wprdevco.com) for signature
2026-01-21 - 5:30:24 PM GMT
-  Email viewed by Ed Schultz (eschultz@wprdevco.com)
2026-01-21 - 5:38:10 PM GMT
-  Document e-signed by Ed Schultz (eschultz@wprdevco.com)
Signature Date: 2026-01-21 - 5:38:52 PM GMT - Time Source: server
-  Email viewed by Jenny Robinson (jenny.robinson@wasatchpeaksranch.com)
2026-01-21 - 5:42:13 PM GMT
-  Document e-signed by Jenny Robinson (jenny.robinson@wasatchpeaksranch.com)
Signature Date: 2026-01-21 - 5:42:50 PM GMT - Time Source: server
-  Agreement completed.
2026-01-21 - 5:42:50 PM GMT

Kate Becker

From: Leslie Hyde
Sent: Wednesday, January 21, 2026 2:45 PM
To: Kate Becker
Subject: FW: Open Board of Trustees positions for WPR Road & Fire District and the WPR Utility District

FYI....

*Leslie A. Hyde
Morgan County Clerk/Auditor*

From: Ed Schultz <eschultz@wprdevco.com>
Sent: Tuesday, January 20, 2026 5:13 PM
To: Leslie Hyde <lhyde@morgancountyutah.gov>
Cc: Carley Herrick <carley.herrick@wasatchpeaksranch.com>; Jenny Robinson <jenny.robinson@wasatchpeaksranch.com>
Subject: Open Board of Trustees positions for WPR Road & Fire District and the WPR Utility District

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Hi Leslie:

I am writing to inform you of my interest in filling the open Board of Trustees positions for both the WPR Road and Fire District and the WPR Utility District and formally request that I be considered for appointment to these Board positions by the Morgan County Commission on March 17, 2026.

More than 50% of the homes within the district are seasonally occupied homes. I am therefore qualified to serve on the Board of Trustees for the district because I am an agent of Wasatch Peaks Ranch, LLC, a landowner within the district that receives services from the district.

Please let me know if you have any questions regarding my request to be considered for this open board position...or if there is anything else you need from me for the BOCC to approve my appointment.

Best,
Ed

Ed Schultz
Managing Director
720/495-3889
ESchultz@WPRDevCo.com

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Kate Becker

From: Leslie Hyde
Sent: Wednesday, January 21, 2026 2:44 PM
To: Kate Becker
Subject: FW: Board of Trustees - WPR Road and Fire and WPR Utility

FYI....

*Leslie A. Hyde
Morgan County Clerk/Auditor*

From: Jenny Robinson <jenny.robinson@wasatchpeaksranch.com>
Sent: Wednesday, January 21, 2026 9:46 AM
To: Leslie Hyde <lhyde@morgancountyutah.gov>
Cc: Carley Herrick <carley.herrick@wasatchpeaksranch.com>; Ed Schultz <eschultz@wprdevco.com>; Jenny Robinson <jenny.robinson@wasatchpeaksranch.com>
Subject: Board of Trustees - WPR Road and Fire and WPR Utility

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Morning, Leslie! Hope you are doing well!

I'd like to formally request that I be considered for appointment to the WPR Road and Fire District and the WPR Utility District positions by the Morgan County Commission on March 17, 2026.

More than 50% of the homes within the district are seasonally occupied homes. I am therefore qualified to serve on the Board of Trustees for the district because I am an agent of Wasatch Peaks Ranch, LLC, a landowner within the district that receives services from the district.

Let me know if you need anything else from me for the BOCC to approve my appointment.

Many thanks!



Jenny Robinson

**Wasatch Peaks Ranch
Chief Financial Officer**

jenny.robinson@wasatchpeaksranch.com

720-837-6314

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2026 BUDGET CHANGE REQUEST

Date 2/25/2026

Department RECORDER'S OFFICE / GIS

Department Head Signature 

Amount \$2577.42

Move from GL Account# 10-2951-000

Move to GL Account # 10-4190-250

Brief Description

ASKING FOR THE BUDGET ADJUSTMENT IN THE AMOUNT OF \$2577.42
FOR THE MICROSOFT SQL SOFTWARE. THIS IS PART OF UPGRADING TO
ENTERPRISE. THE EXTRA COST (\$2577.42) WAS UNEXPECTED AND AFTER
TALKING WITH OUR I.T. DIRECTOR THE SQL IS THE BEST ROUTE TO GO.
THE SQL IS WHAT HOLDS AND INDEXES ALL THE DATA!

Clerk/Auditor Use Only

Date Entered



2026 BUDGET CHANGE FORM

Date 1/16/2026

Department Recorder

Department Head Signature *Shaun Rose*
Shaun Rose

Amount 6,000

Move from GL Account# 10-4150-520-000 Non dept: Wage Adjustment

Move to GL Account # 10-1411-120-000 Temp Employees

Brief Description

Temp staff to help with the scanning project

Clerk/Auditor Use Only

Date Entered:
Date Commission Approved:



2026 BUDGET CHANGE FORM

Date 03/17/2026
Department Attorney
Department Head Signature _____
Garrett Smith
Amount 2,448.52
Move from GL Account# 10-2951-000-000
Move to GL Account # 10-4145-240-000 [Atty: Office supplies]

Brief Description _____
Cost of Laptop and equipment for new attorney

Clerk/Auditor Use Only

Date Entered:

Date Commission Approved:

if approved will need to JE to reimburse non-departmental

To: Garrett Smith <gsmith@morgancountyutah.gov>, Jeremy Archibald
<jeremy@morgancountyutah.gov>
Subject: Doug Expenses

Are there any other expenses that will come out of non-dept for Doug I will need to eventually journal entry over to the attorney's office?

Non-Departmental	10-4150-340-000	Serv Not	Otherwise Cl	Western Security Bank	Acct #5330; Desk phone for Assistant Att	012826	01/28/2026	217.00
Non-Departmental	10-4150-340-000	Serv Not	Otherwise Cl	Western Security Bank	Acct #5330; Laptop for Assistant Attorney	012826	01/28/2026	1,679.00
Non-Departmental	10-4150-340-000	Serv Not	Otherwise Cl	Western Security Bank	Acct #5330; Monitor, Docking Station, Ke	012826	01/28/2026	474.97
Non-Departmental	10-4150-340-000	Serv Not	Otherwise Cl	Western Security Bank	Acct #5330; Laptop bag for Ast Attorney	012826	01/28/2026	72.66
Total 104150340000:								2,448.52

~Kate Becker
Morgan County
Administrative Manager
(435) 800.8724 textable cell



OOO March 8-12, 2026

Kate Becker

From: Garrett Smith
Sent: Tuesday, February 3, 2026 11:38 AM
To: Jeremy Archibald; Kate Becker
Subject: RE: Doug Expenses

I will eventually have more expenses for Lexis, eProsecutor, and Travel/Training. As we get further into the year I'll have a better idea on exact budget amendment requests. But I'll do those through the Attorney budget rather than non-departmental. Thanks for helping us get Doug set up.

Add Dean \$

Warm regards,

Garrett T. Smith
County Attorney
Morgan County Attorney's Office
PO Box 886
Morgan, UT 84050
Direct: 801-845-4080
Fax 801-845-6006

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From: Jeremy Archibald <jeremy@morgancountyutah.gov>
Sent: Tuesday, February 3, 2026 10:55 AM
To: Kate Becker <kBecker@morgancountyutah.gov>; Garrett Smith <gsmith@morgancountyutah.gov>
Subject: Re: Doug Expenses

None from me.

Thank you,

Jeremy Archibald
Director of Information Systems
Jeremy@morgancountyutah.gov



2,3

From: Kate Becker <kBecker@morgancountyutah.gov>
Date: Tuesday, February 3, 2026 at 10:53 AM

MORGAN COUNTY REQUEST FOR PAYMENT

VENDOR NAME: Bank Card
MAILING ADDRESS: _____

INVOICE #: 112-7573095-6706627 INVOICE DATE: 1/5/2026

ACCOUNT #: _____ PAYMENT DUE DATE: N/A

DESCRIPTION: Monitor, Docking Station, Keyboard, and mouse for new Assistant Attorney

AMOUNT DUE: \$474.97 GL ACCOUNT #: 10-4150-340

EXPLANATION OF PURCHASE:

Monitor, Docking Station, Keyboard, and mouse for new Assistant Attorney

APPROVED BY: _____ 01/05/2026
DEPARTMENT HEAD DATE

COUNTY AUDITOR DATE

REJECTED FOR:

_____ INCOMPLETE FORM
_____ OVER BUDGET
_____ MISSING DOCUMENTATION

Order Summary

Order placed January 5, 2026 Order # 112-7573095-6706627

Ship to

Jeremy Archibald
48 W YOUNG ST #
BOX 886
MORGAN, UT 84050-9000
United States

Payment method

Visa ending in 5330

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$474.97
Shipping & Handling:	\$0.00
Total before tax:	\$474.97
Estimated tax to be collected:	\$0.00
Grand Total:	\$474.97

Arriving Wednesday



Logitech MK540 Advanced Wireless Keyboard and Mouse Combo for Windows, 2.4 GHz Unifying USB-Receiver, Multimedia Hotkeys, 3-Year Battery Life, for PC, Laptop

Sold by: Amazon.com
Supplied by: Other
\$44.99



HP Docking Station for Laptop Dual Monitor and Charging Bundle - HP USB-C G5 Dock 5TW10AA / 5TW10UT / 5TW10AA#ABB with 120W Adapter, HDMI, DisplayPort, USB-C Cables & Microfiber Cleaning Cloth

Sold by: ANYHDD
Supplied by: Other
\$199.99



LG 27UP650K-W 27-inch Ultrafine 4K UHD (3840 x 2160) IPS Computer Monitor, 60Hz, 5ms, DisplayHDR 400, Reader Mode, Flicker Safe, HDMI, DisplayPort, Tilt/Height/Pivot Adjustable Stand, White

Sold by: Amazon.com
Supplied by: Other
\$229.99

[Back to top](#)

MORGAN COUNTY REQUEST FOR PAYMENT

VENDOR NAME: Bank Card
MAILING ADDRESS: _____

INVOICE #: 112-7184018-5642628 INVOICE DATE: 1/5/2026

ACCOUNT #: _____ PAYMENT DUE DATE: N/A

DESCRIPTION: Laptop for new Assistant Attorney

AMOUNT DUE: \$1679.00 GL ACCOUNT #: 10-4150-340

EXPLANATION OF PURCHASE:
Laptop for new Assistant Attorney

APPROVED BY: _____ 01/05/2026
DEPARTMENT HEAD DATE

COUNTY AUDITOR DATE

REJECTED FOR:

INCOMPLETE FORM

OVER BUDGET

MISSING DOCUMENTATION

Order Summary

Order placed January 5, 2026 Order # 112-7184018-5642628

Ship to

Jeremy Archibald
48 W YOUNG ST #
BOX 886
MORGAN, UT 84050-9000
United States

Payment method

Visa ending in 5330

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$1,679.00
Shipping & Handling:	\$0.00
Total before tax:	\$1,679.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$1,679.00

Arriving Wednesday



HP 2024 Laptop | Envy 17-DA000 | 17.3" 1920 x 1080 Touch IPS | Intel-12 Core Ultra 7 155U | NVIDIA GeForce RTX 3050 | 32GB DDR5 | 1TB SSD | Windows 11 Pro | Backlit KB - SMP IR Camera - Silver

Sold by: Rocket Computer

Supplied by: Other

\$1,679.00

[Back to top](#)

MORGAN COUNTY REQUEST FOR PAYMENT

VENDOR NAME: Bank Card

MAILING ADDRESS: _____

INVOICE #: 112-7168484-3005038

INVOICE DATE: 1/5/2026

ACCOUNT #: _____

PAYMENT DUE DATE: N/A

DESCRIPTION: Desk Phone for new Assistant Attorney

AMOUNT DUE: \$217.00

GL ACCOUNT #: 10-4150-340

EXPLANATION OF PURCHASE:

Desk Phone for new Assistant Attorney

APPROVED BY: _____

DEPARTMENT HEAD

01/05/2026

DATE

COUNTY AUDITOR

DATE

REJECTED FOR:

_____ INCOMPLETE FORM

_____ OVER BUDGET

_____ MISSING DOCUMENTATION

184

RECORDS SECTION

SEARCHED INDEXED

FILED

APR 19 1964

RECORDS SECTION

APR 19 1964

RECORDS SECTION

RECORDS SECTION

RECORDS SECTION

RECORDS SECTION

FILE

RECORDS SECTION

APR 19 1964

FILE

RECORDS SECTION

RECORDS SECTION

RECORDS SECTION

RECORDS SECTION

Order Summary

Order placed January 5, 2026 Order # 112-7168484-3005038

Ship to

Jeremy Archibald
48 W YOUNG ST #
BOX 886
MORGAN, UT 84050-9000
United States

Payment method

Visa ending in 5330

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$217.00
Shipping & Handling:	\$0.00
Total before tax:	\$217.00
Estimated tax to be collected:	\$0.00
Grand Total:	\$217.00

Arriving Wednesday



Yealink MP56-TEAMS Edition Desk IP Phone 7" Touch Screen, PoE, Power Adapter

Not Included

Sold by: [Tech-Data Wholesale](#)

Supplied by: Other

\$217.00

[Back to top](#)

JRA

MORGAN COUNTY REQUEST FOR PAYMENT

VENDOR NAME: Bank Card

MAILING ADDRESS: _____

INVOICE #: 112-3533858-5501832

INVOICE DATE: 1/5/2026

ACCOUNT #: _____

PAYMENT DUE DATE: N/A

DESCRIPTION: Laptop bag for new Assistant Attorney

AMOUNT DUE: \$77.55

GL ACCOUNT #: 10-4150-340

EXPLANATION OF PURCHASE:

Laptop bag for new Assistant Attorney

APPROVED BY: _____

DEPARTMENT HEAD

01/05/2026

DATE

COUNTY AUDITOR

DATE

REJECTED FOR:

_____ INCOMPLETE FORM

_____ OVER BUDGET

_____ MISSING DOCUMENTATION

Order Summary

Order placed January 5, 2026 Order # 112-3533858-5501832

Ship to

Jeremy Archibald
48 W YOUNG ST #
BOX 886
MORGAN, UT 84050-9000
United States

Payment method

Visa ending in 5330

[View related transactions](#)

Order Summary

Item(s) Subtotal:	\$77.55
Shipping & Handling:	\$0.00
Total before tax:	\$77.55
Estimated tax to be collected:	\$0.00
Grand Total:	\$77.55

Arriving January 15 - January 16



Lenovo - Legion 17" Armored Backpack – Gaming Laptop Bag – Double Layered Protection – Dedicated Storage Pockets – Durable Pack with EVA Front Shield
Sold by: Amazon.com
Supplied by: Other
\$77.55

[Back to top](#)



2026 BUDGET CHANGE FORM

Date 01/07/2026

Department Non Departmental

Department Head Signature *KR*
Kate Becker

Amount 45,000

Revenue GL Account# 10-2951-000-000 General Fund

Expenditure GL Account # 10-4150-510-000 Insurance

Brief Description

Our Workers Comp went up as well as UAC Membership Contributions.

We are also paying for a retired employee's benefits for 9 months.

EAP costs increased due to an increase in employees

Workers Comp does a payroll audit in the spring which we need money for

Clerk/Auditor Use Only

Date Entered



2026 BUDGET CHANGE FORM

Date 03/17/2026

Department General Fund (10)

Department Head Signature 

Kate Becker

Amount See Attached: Net Zero

Move from GL Account# See Attached: Multiple

Move to GL Account # See Attached: Mutiple

Brief Description _____

Open Enrollment & URS Adjustments

Clerk/Auditor Use Only

Date Entered:	
Date Commission Approved:	

10-4111-130	Commission	\$ 450.12
10-4141-130	Clerk/Auditor	\$ (2,917.99)
10-4144-130	Recorder	\$ 786.06
10-4145-130	Attorney	\$(23,266.73)
10-4146-130	Assessor	\$ 28,491.35
10-4148-130	HR	\$ 520.70
10-4161-130	Courthouse Bldg & Grounds	\$ 5,281.95
10-4255-130	Emergency Mgmt	\$ 3,374.70
10-4411-130	Public Works	\$ 3,406.39
10-4150-520	Non-Dept Wage Adj	\$(16,126.55)



2026 BUDGET CHANGE FORM

Date 03/17/2026

Department Garbage Enterprise Fund (GEF)

Department Head Signature *L. Hyde*
Leslie A. Hyde

Amount 17,210.28

Move from GL Account# 57-2951-000-000 [GEF: Fund Balance]

Move to GL Account # 57-4424-130-000 [GEF: Employee Benefits]

Brief Description _____
Open Enrollment & URS Adjustments

Clerk/Auditor Use Only	
Date Entered:	
Date Commission Approved:	

Account Number	Account Title	2025-25 Cur Year Budget	12/25 Cur YTD Actual	2026-26 Requested Budget	2026-26 Adjustments	2026-26 Recommended Budget
Garbage Enterprise Fund						
57-2951-000-000	Fund Balance	297,266.42	609,646.37	0.00	.00	.00
Charges for Services						
57-3446-000-000	Garbage Fees	681,436.00	669,503.45	943,950.00	.00	943,950.00
Total Charges for Services:		681,436.00	669,503.45	943,950.00	.00	943,950.00
Misc Revenue						
57-3610-000-000	Tree Dump Cards	1,500.00	1,750.00	1,700.00	.00	1,700.00
57-3620-000-000	Garbage Can Rebates	0.00	35,802.00	0.00	.00	.00
57-3690-000-000	Interlocal Revenue	30,000.00	33,157.77	26,000.00	.00	26,000.00
Total Misc Revenue:		31,500.00	70,709.77	27,700.00	.00	27,700.00
Garbage						
57-4424-110-000	Permanent Employees	33,788.00	33,602.18	31,140.38	.00	31,140.38
57-4424-130-000	Employee Benefits	20,460.42	21,818.32	21,739.72	.00	21,739.72
57-4424-220-000	Public Notices	400.00	0.00	0.00	.00	.00
57-4424-230-000	Collections	500.00	0.00	0.00	.00	.00
57-4424-235-000	Refund of Overpayment	10,000.00	295.30	10,000.00	.00	10,000.00
57-4424-240-000	Office Supplies & Expenses	500.00	0.00	500.00	.00	500.00
57-4424-250-000	Equipment Supplies & Maintenan	22,000.00	2,842.57	35,269.90	.00	35,269.90
57-4424-480-000	Postage	4,500.00	4,500.00	7,000.00	.00	7,000.00
57-4424-620-000	Misc Services (Hauling)	327,000.00	296,755.61	396,000.00	.00	396,000.00
57-4424-621-000	Misc Services (Tipping Fee)	357,000.00	317,500.14	396,000.00	.00	396,000.00
57-4424-740-000	Equipment	234,054.00	199,232.70	74,000.00	.00	74,000.00
Total Garbage:		1,010,202.42	876,546.82	971,650.00	.00	971,650.00
Garbage Enterprise Fund Revenue Total:		712,936.00	740,213.22	971,650.00	.00	971,650.00
Garbage Enterprise Fund Expenditure Total:		1,010,202.42	876,546.82	971,650.00	.00	971,650.00
Total Garbage Enterprise Fund:		0.00	473,312.77	0.00	.00	.00

38,950
17,210,28



2026 BUDGET CHANGE FORM

Date 1/09/2026

Department Fire

Department Head Signature *[Signature]*
Kate Becker

Amount 42,500

Move from GL Account# 10-2951 (General Fund)

Move to GL Account # 10-4221-260 (Fire bldg. & Grounds)

Brief Description

Fixing of the cement in front of the fire station. A budget adjustment was
Done in FY 2025 Q3 but the cement contractor was unable to complete the
Project by year end so those funds rolled back into GR

Stated for beginning of March - weather depending

Clerk/Auditor Use Only

Date Entered:
Date Commission Approved:

[Handwritten mark]



2025 BUDGET CHANGE FORM FOR GRANTS

Date 10/07/2025

Department Fire Dept

Department Head Signature *KB*
Kate Becker

Amount 42,500

Revenue GL Account# 10-2951-000-000 [Fund Balance]

Expenditure GL Account # 10-4221-260-000 [Building & Grounds]

Brief Description
Approved 2025 cost for concrete replacement at station 121

Approved in Commission Meeting 10/7/2025 Action item #2

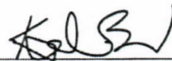
Clerk/Auditor Use Only

Date Entered

MORGAN COUNTY COMMISSION MEETING AGENDA

4. **Lydia Hebdon, Morgan Recreation Director** – Discussion/Decision – Multi-Use Fields
Discussion and decision on submissions for the multi-use field well contract.
 5. **Chief Boyd Carrigan**– Discussion/Decision – Morgan County Fire Department
Discussion and decision on submissions for the concrete replacement of Fire Station 121.
 6. **Chief Boyd Carrigan**– Discussion/Decision – Morgan County Fire Department
Discussion and decision on submissions for delinquent ambulatory billing.
 7. **Josh Cook** – Discussion/**Public Hearing**/Decision – Morgan County Planning & Zoning
Whittier Subdivision, No. 1 Plat Amendment: A request for approval a lot line adjustment within the Whittier Subdivision, which is identified by parcel numbers 00-0064-2773 & 00-0064-2854 and serial numbers 01-WHIT-0003 & 01-WHIT-0004 and is approximately located at 3929 N 4000 W in unincorporated Morgan County.
 8. **Josh Cook** – Discussion/**Public Hearing**/Decision – Morgan County Planning & Zoning
Highway Signage Code Text Amendment: A request for approval of a code text amendment Ordinance **CO 25-19** to the Morgan County Code (MCC) to allow highway signage.
 9. **Kate Becker, Morgan Administrative Manager** – Discussion/Decision – Fairgrounds Electric
Discussion and decision on Resolution **CR 25-52** approving Homesteader Credits.
 10. **Kate Becker, Morgan Administrative Manager** – Discussion/Decision – Fairgrounds Electric
Discussion and decision on a change order to the Fairgrounds Electric update contract.
- (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 the 3rd day of October 2025.



Kate Becker – Morgan County Administrative Manager

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

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

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

BID FORM

DATE: 9/12/2025

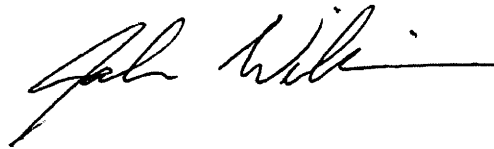
Fire Station Driveway Replacement

Morgan County

To: Morgan County.

The undersigned, having examined bid documents, and having visited the site and examined the conditions affecting the work, hereby agrees to furnish all labor, equipment, and materials and perform all operations necessary to complete work as identified in this Bid Form and for the sums stipulated below:

	Description	Quantity	Units	Unit Price	Amount
1	Mobilization and Permits	1	L.S	5045	5045 ⁰⁰
2	Remove Existing Concrete Driveway	2270	S.F.	3 ⁰⁰	6810 ⁰⁰
3	6" Thick Reinforced Concrete Driveway	2270	S.F.	13 ⁵⁰	30645 ⁰⁰
TOTAL					42,500





*Paid in 2021
but not completed
Budget Adj?*

Budget Increase Request

Department: County Fire Dept

Budget Year 2026

GL Account No. 10-4221-260-000

Account Title Building & Grounds/Supplies &

Current Budget Amount 6,000

Source of funding for increase

Requested Budget Amount 41,000

General Fund One-Time \$35,000.

Increase in Yearly Budget 35,000

Budget Priority Low Med High

Brief Description

Replacement of Front Concrete Pad at Fire Station 121

Detailed Description

Current Funding MC \$6,000 + Additional one-time funding \$35,000 Replacement of Front Concrete Pad at Fire Station 121

1. Background
Our fire station was built in 1980, and the front concrete pad — the surface that all emergency apparatus must drive over when responding to calls — is original to the building. Over more than four decades, exposure to weather, vehicle weight, and normal wear has caused the concrete to significantly deteriorate.

2. Public Safety Hazard: The uneven surface has created tripping hazards for members of the public visiting the station, as well as for our firefighters moving quickly during emergency responses. We have already experienced incidents where individuals have stumbled or fallen.

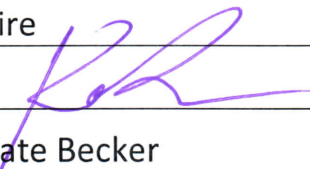
3. Aesthetic and Public Perception: As a highly visible part of the station, the failing concrete sends a message of neglect, which can affect public trust in our department’s readiness and professionalism.



2026 BUDGET CHANGE FORM

Date 1/21/2026

Department Fire

Department Head Signature 

Amount 31,500

Move from GL Account# 10-2951-000-000 General Fund Balance

Move to GL Account # 10-4221-740-300 Turn Out Gear - Fire

Brief Description

WPR-RFD Contract included \$55,500 for turnouts. Approximately \$31,500

Was not spent as it is size specific and we had not on boarded every one yet.

Those funds rolled back into GR and we are asking that they be put back in the

Budget as the department is now low on Turn out gear funding.

One set of turn out gear is \$3,700

Clerk/Auditor Use Only

Date Entered:

Date Commission Approved:

Account:

General Fund - County Fire Dept - Transfers

Account: 10-4221-740-300 Turnout Rotation

Single Account	Detail	Budget Account	Multiple Accounts	Transactions	Segment
Year-To-Date	14/25 12/31/2025	13/25 12/31/2025	12/25 12/31/2025	11/25 11/30/2025	
Encumbrance	.00	.00	.00	.00	
Actual	44,093.24	44,093.24	44,093.24	7,037.20	
Total	44,093.24	44,093.24	44,093.24	7,037.20	
Budget	75,500.00	75,500.00	75,500.00	75,500.00	
(over)/under	31,406.76	31,406.76	31,406.76	68,462.80	
Percent	58.40	58.40	58.40	9.32	

Fire		
Account Number	Account Title	Y-1 Incremental
10-4221-110-000	Permanent Employees	4,000
10-4221-120-000	Temporary employees	-
10-4221-120-100	Swift Water Rescue	-
10-4221-130-000	Employee Benefits	-
10-4221-230-000	Travel/Training	5,000
10-4221-240-000	Office Supplies & Expenses	1,500
10-4221-250-000	Equipment Supplies & Maint	23,000
10-4221-260-000	Building & Grounds	18,000
10-4221-280-000	Telephone	200
10-4221-340-000	Services Not Otherwise Classified	-
10-4221-740-000	Equipment - Fire	79,200
10-4221-740-300	Turnout Rotation	55,500
GRAND TOTALS		186,400



2026 BUDGET CHANGE FORM

Date 03/17/2026

Department Tourism

Department Head Signature *KB*
Kate Becker

Amount 60,000

Move from GL Account# 35-2951-000-000 [Tourism Fund Balance]

Move to GL Account # 35-4510-404-000 [Tourism: NICA]

Brief Description _____
We budgeted for the Revenue of this grant but not the expense

Clerk/Auditor Use Only

Date Entered:
Date Commission Approved:

copy



2026 BUDGET CHANGE FORM

Date 03/17/2026

Department Capital Improvements

Department Head Signature *KB*
Kate Becker

Amount 24,108

Move from GL Account# 10-2951-000-000 [General Fund Balance]

Move to GL Account # 44-4410-310-000 [Capital Improvement: Projects]

Brief Description Library Foyer Ceiling Repair

Clerk/Auditor Use Only	
Date Entered:	
Date Commission Approved:	

44-4410-310-100

Library

Adams Construction Services, Inc
PO Box 136
Morgan, UT 84050
+18017917945
kipp@adamsconstructionservicesut.com



INVOICE

BILL TO

Morgan County
48 West Young Street
PO Box 886
Morgan, UT 84050

INVOICE # 1463
DATE 03/16/2026
DUE DATE 04/15/2026
TERMS Net 30

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Service	Surface Preparation & Sheetrock Repair, Dustless Sanding & Containment, and Equipment & Logistics. Final Invoice	1	12,054.00	12,054.00

We appreciate your business and look forward to working with you again.

BALANCE DUE

\$12,054.00

Terms: Payment in full is due 30 days from date of invoice. A FINANCE CHARGE of 1 1/2% per month (annual rate of 18%) is charged on all past due accounts. If collection is made by suit or otherwise, interest, collection costs, and attorney fees will be charged.

RESOLUTION CR 26-01-BOE

A RESOLUTION OF THE MORGAN COUNTY BOARD OF EQUALIZATION APPROVING THE PT-21 ANNUAL STATEMENT FOR CONTINUED PROPERTY TAX EXEMPTION FOR THE TAX YEAR 2026 FOR THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS.

WHEREAS, the Morgan County Commission serves as the Morgan County Board of Equalization (the "Board") pursuant to Utah Code § 59-2-1001; and

WHEREAS, the Utah Constitution and Utah Code § 59-2-1101 provide that property owned by a nonprofit entity and used exclusively for religious purposes is exempt from property taxation; and

WHEREAS, the Church of Jesus Christ of Latter-day Saints (the "Applicant") has timely filed State of Utah Form PT-21 (Annual Statement for Continued Property Tax Exemption) for the 2026 tax year; and

WHEREAS, the Board has reviewed the application and the recommendations of the Morgan County Clerk/Auditor and Assessor regarding the status of the Applicant's real and personal property within Morgan County.

NOW, THEREFORE, BE IT RESOLVED BY THE MORGAN COUNTY BOARD OF EQUALIZATION:

1. Grant of Exemption: The Board hereby finds that the properties identified by the Applicant in the 2026 PT-21 filing continue to be used exclusively for religious purposes and qualify for exemption under Utah law.
2. Authorization: The Board hereby approves the 2026 PT-21 exemption for the Church of Jesus Christ of Latter-day Saints.
3. Implementation: The Morgan County Clerk/Auditor and Morgan County Assessor are directed to reflect this exempt status on the 2026 tax rolls for all approved parcels.

PASSED AND ADOPTED by the Morgan County Board of Equalization this 18th day of March, 2026.

MORGAN COUNTY BOE:

ATTEST:

Matthew Wilson, BOE Chair

Leslie A. Hyde, BOE Clerk

APPROVED AS TO FORM:

BOE MEMBERS VOTING:

Garrett Smith,
Morgan County Attorney

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



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: 4/7/26 Time Requested: _____
Name: Board of Equalization Phone: _____
Address: 48 W Young Street Morgan UT 84050
Email: _____ Fax: _____
Associated County Department: _____

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Discussion/Decision on form PT-21 Annual Statement for Continued Property Tax Exemption from The Church of Jesus Christ of Latter-Day Saints

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

✓

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

FINANCE AND RECORDS DEPARTMENT

Tax Administration
50 E. North Temple St. Rm. 2276
Salt Lake City, Utah 84150-0022
Office: 1-801-240-3003

February 10, 2026

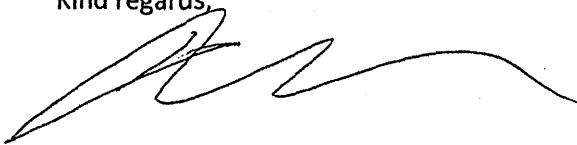
Morgan County Assessor
Attn: Janell Walker
P.O. Box 680
48 W. Young St. Room 31
Morgan, UT 84050

To whom it may concern:

Enclosed are the documents for the property tax exemption renewals for parcels owned by The Church of Jesus Christ of Latter-day Saints in Morgan County. This includes the annual statement for continued property tax exemption with the list of parcels and vehicle list.

Also included is a new exemption filing for parcel #00-0003-9766. This is a seminary building that is currently under construction. The anticipated completion date is around May 2026.

Kind regards,



Tyler Qualls

Property Tax Analyst

Enclosures

Annual Statement for Continued Property Tax Exemption	UCA §59-2-1101 and 1102 Form PT-21 PT-021.ai Rev. 2/03
--	--

This statement should be used annually to apply for continued exemption from property tax.

General Information			
Name of organization applying (must be record owner of property)			
The Church of Jesus Christ of Latter-Day Saints			
Address			Current tax year
50 E North Temple St, Floor 22			2026
City	State	Zip code	Tax year of original exemption
Salt Lake City	UT	84150-0022	Various Years
Contact person / authorized representative			Telephone number
Tyler Qualls			(801) 240-9572
Property location, including county			Parcel, account or serial number
Morgan County, Utah - see attached list			See attached list

Questions

1. Has there been any change in the use of this property since January 1 of last year? Yes No
 If yes, describe: _____

2. Does any person or organization conduct business for profit on the property listed above? Yes No
 If yes, describe the use and give the name and address of the property user: _____

3. Does any organization use the real property listed above and pay a fee greater than the cost of maintenance and utilities? Yes No
 If yes, describe the use and give the name and address of the property user: _____

4. Is any personal property at this location being leased or rented from someone else? Yes No
 If yes, list the name and address of the owner and the type, make, model and serial number of the property: _____

Certification

I certify that all the information hereon, including any accompanying statements or documents, is true, correct and complete to the best of my knowledge and belief.

Signature of owner of record or owner's authorized representative	Property Tax Analyst Position with organization	2/10/2026 Date
--	--	-------------------

2026 List of Parcels for Continuing Exemption - Morgan County

Parcel	Category	Parcel Number	Site	Acres	Notes
00-0000-0065	Recreation Camp	517-3884	UT East Canyon-RCMP-Wasatch Rec Camp	42.14	9.69 acres exempt
00-0000-0081	Recreation Camp	517-3884	UT East Canyon-RCMP-Wasatch Rec Camp	82.77	50.31 acres exempt
00-0000-0792	Recreation Camp	513-8558-MOR	UT Morgan CNTY-Summit CNTY-RCMP-Beaver Ridge	129.3	
00-0000-0800	Recreation Camp	513-8558-MOR	UT Morgan CNTY-Summit CNTY-RCMP-Beaver Ridge	39.82	
00-0000-7383	Meetinghouse	516-2572	Canyon Creek, Morgan 5, West Porterville	4.8	
00-0000-9249	Recreation Camp	511-8514	UT Morgan-RCMP-Camp Zarahemla-Morgan	95.73	37.20 acres exempt
00-0001-0965	Recreation Camp	511-4896	UT Porterville-RCMP-Woodland Rec Camp	1.29	
00-0001-0981	Recreation Camp	511-4896	UT Porterville-RCMP-Woodland Rec Camp	11.8	
00-0002-0071	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.26	
00-0002-0089	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.21	
00-0002-0097	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.04	
00-0002-0105	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.01	
00-0002-0113	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.01	
00-0002-0121	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.09	
00-0002-0279	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.85	
00-0002-0287	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.17	
00-0002-0295	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.03	
00-0002-0303	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.28	
00-0002-7605	Meetinghouse	502-7934	Fox Hollow, Hidden Hills, Rosehill	3	
00-0003-4130	Local Unit Recreation	524-7802	Morgan UT N Stk-LURC-5500 S Old Hwy Rd	1.06	
00-0003-4148	Meetinghouse	524-7799	Highlands, Mountain Green, Trappers Loop	3	
00-0003-4320	Cemetery	536-7204	Mountain Green Wd Cemetery	3.66	
00-0003-8990	Meetinghouse	502-7977	Morgan 3, 10, 12	0.73	
00-0003-9022	Meetinghouse	502-7977	Morgan 3, 10, 12	1.06	
00-0003-9048	Meetinghouse	502-7977	Morgan 3, 10, 12	0.67	
00-0003-9626	Family History Center	508-9263	UT Morgan-FAMC-93 N State	0.61	
00-0004-3974	Local Unit Recreation	527-0510	Morgan UT Stk-LURC-355 N 700 E	0.93	
00-0004-4295	Meetinghouse	502-7853	Grand View, Morgan 1, 11, Weber River YSA &	0.58	
00-0004-4337	Meetinghouse	502-7853	Grand View, Morgan 1, 11, Weber River YSA &	8.36	
00-0004-8866	Cemetery	536-7204	Mountain Green Wd Cemetery	1.06	
00-0059-9629	Meetinghouse	502-7934	Fox Hollow, Hidden Hills, Rosehill	0.319	
00-0060-3413	Meetinghouse	550-2985	Enterprise, Peterson, Silver Lake &	4.988	
00-0077-8997	Parking	502-7977	Morgan 3, 10, 12	0.79	
00-0078-4916	Meetinghouse	500-0669	Morgan 2, 4, 7, 9	3.28	
00-0084-0773	Meetinghouse	500-2817	Basin View, Rollins Ranch, Willow Creek &	4.14	
00-0084-0774	Local Unit Recreation	527-7094	Morgan UT N Stk-LURC-4222 Cottonwood Creek Rd	29.04	13.65 acres exempt

Application for Exemption – Real Property Schedule A

UCA §59-2-1101 and 1102
Form PT-020A
PT-020a.ai Rev. 10/99

Complete a separate Schedule A for each parcel of real property under consideration

Property Owner

Full name of the owner of record The Church of Jesus Christ of Latter-Day Saints	EIN, SSN, or other tax ID number 87-0234341	
Address 50 E North Temple St, Floor 22	Telephone 801-240-9572	
City Salt Lake City	State UT	Zip 84150-0022

Property Information and Description

Property Location 185 E 100 N, Morgan, UT 84050	Property parcel number 00-0003-9766	
Brief description of parcel Church seminary building used solely for religious purposes.	Date the property was acquired 12/20/2024	
	Acreage: 1.34	<input type="checkbox"/> Actual <input checked="" type="checkbox"/> Approximate

List separately and describe each building or physical structure on the property
Church seminary building.

Use of Property

1. Complete this first question separately for each building or structure, use additional sheets as necessary.
 - a. Building or structure Seminary building
 - b. Activities or functions this building or structure is used for Church seminary building used solely for religious purposes.
 - c. Percentage of building or structure used for this purpose All
 - d. Approximate hours per month building or structure is used for this purpose All
 - e. Date use for this purpose began Anticipated May 2026
2. Have all activities/functions listed in 1 continued without interruption since first starting? ___ Yes No
If no, explain any interim or non-use: This would be a yes, once completed.
3. Is there any use of the property, buildings or structures other than described in 1 above? ___ Yes No
If yes, describe: _____
4. Is all or part of the property, buildings or structures rented or leased? ___ Yes No
If yes, answer the following.
 - a. Name of person or entity renting or leasing the property _____
 - b. Describe the portion that is rented or leased _____
 - c. Amount of rent or other compensation received _____
 - d. How is the rent or compensation determined? _____

Attachments Attach the following items

1. A copy of the legal description of the real property under consideration.
2. A current photograph of the real property under consideration.

Application for Property Tax Exemption

Morgan County Board of Equalization

UCA §59-2-1101 and 1102
Form PT-020
PT-020.ai Rev. 10/99

This application should be used to apply for exemption from ad valorem (value-based) property tax.

Nonprofit Entity Information

Name of organization applying The Church of Jesus Christ of Latter-Day Saints	EIN, SSN, or other tax ID number 87-0234341	
Address 50 E North Temple St, Floor 22	Tax year 2026	
City Salt Lake City	State UT	Zip 84150-0022
Contact person Tyler Qualis	Telephone 801-240-9572	

Exemption Information

This property is exclusively used for (check one):

- Religious purposes Charitable purposes Educational purposes
 Other (specify) _____

Describe the purpose of this nonprofit organization:

Public worship, works of charity, and the furtherance of religion.

Describe why this property should be exempt from ad valorem property taxes:

A church seminary provides religious instruction and worship opportunities to Junior High and High School youth. Participating in seminary classes and activities and activities can increase participants commitment to the Savior as they have spiritual experiences focused on the scriptures.

Attachments Attach the following documentation

1. A certified copy of the Articles of Incorporation of the nonprofit entity.
2. A copy of current by-laws and/or other organizational information.
3. A copy of the 501(c)(3) certification issued by the IRS.
4. Completed schedules as follows:
 - Schedule A – Real Property; one schedule for each parcel of real property under consideration.
 - Schedule B – Personal Property used exclusively for religious, charitable, or educational purposes.
 - Schedule C – Financial information related to the property under consideration; complete only applicable portions.

Application for Exemption – Personal Property Schedule B

UCA §59-2-1101 and 1102
Form PT-020B
PT-020b1.ai Rev. 10/99

Property Owner

Property owner The Church of Jesus Christ of Latter-Day Saints	EIN, SSN, or other tax ID number 87-0234341	
Address 50 E North Temple St, Floor 22	Telephone 801-240-9572	
City Salt Lake City	State UT	Zip 84150-0022

Property Information and Description

Property Location 185 E 100 N, Morgan, UT 84050	Personal property account number (if any)
---	---

Briefly describe the personal property under consideration for exemption
FF&E that will be used for the seminary.

List the original acquisition cost and year acquired.

	Year Acquired	Acquisition Cost
Furniture and fixtures		\$
Commercial and industrial equipment		\$
Mobile homes		\$
Other personal property		\$
Estimated current value for items with unknown acquisition cost		\$

List all motor vehicles under consideration for exemption, including passenger cars, trucks and vans; motorcycles; campers, motor homes, travel trailers and other RVs; boats and watercraft; aircraft; and medium or heavy duty trucks.

License Plate No.	Type of Vehicle	Year	Make	Model	VIN/HIN	Location

Use of Property

1. Is the personal property used at a given parcel of real property? Yes No
 If yes, indicate the property parcel number or address: 00-0003-9766
 If no, where is the property usually located? _____
2. Describe in detail all activities and functions that the property is used for, and the date the use began.
Church seminary used solely for religious purposes.

3. Have all activities and functions in 2 continued without interruption since the use began? Yes No
 If no, explain any interim or non use: Once building is completed, this would be a yes.

(continued on reverse)

**Application for Exemption – Benefactors
Schedule C**

UCA §59-2-1101 and 1102
Form PT-20C
PT-020c1.ai Rev. 9/00

Property Owner

Name of organization applying The Church of Jesus Christ of Latter-Day Saints	Property parcel or account number 87-0234341
Contact person Tyler Qualls	Telephone 801-240-9572
Property location 185 E 100 N, Morgan, UT 84050	

Financial Information

1. Does the use of the property in any way create funds, revenue, products or services that are sold or given away? Yes No

If yes, state the amount and describe in detail: \$ _____

2. If you answered Yes in question 1, what portion of funds, revenue, products or services:

a. Are used directly for the purposes for which exemption is claimed? _____%

Describe the individuals or organizations receiving benefits, and how they are selected: _____

b. Are used indirectly for the purposes for which exemption is claimed? _____%

Describe the individuals or organizations receiving benefits, and how they are selected: _____

c. Are given to any shareholder or individuals or are distributed from the use of the property _____%

Explain in detail: _____

3. Does anyone receive compensation in wages, goods, services or other benefits, for services rendered with respect to the property? Yes No

If yes, attach the following information for each individual:

a. Total compensation received in detail, e.g., money, goods, living quarters, services or other benefits.

b. How the compensation is determined.

c. Explanation of the services performed, including duties and working hours.

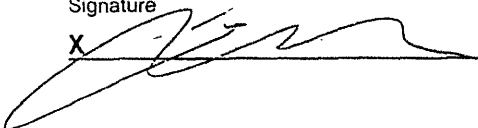
d. Relationship of the individual to the owner, user or operator of the property, and whether the individual is a trustee, director, shareholder, lessor, member, employee or contributor of the owner.

Attachments Attach the following documentation

1. Copies of any financial statements, income statements, profit and loss statements or other records that accurately reflect the use of the described property, including the source of all funds, the amount received from each source, and the use of such funds for the most recent fiscal year available.
2. All information requested in question 3, above.
3. If the use of the property did not create any funds, revenue, products or services that are sold or given away, but did result in a benefit to any individual or organization, attach detailed documentation indicating the following:
 - a. All individuals or organizations benefited.
 - b. The amount of benefit received by each.
 - c. How such individuals or organizations were selected.

Certification

I certify that all statements and information on this sheet are true and correct to the best of my knowledge, and that I will notify the Board of Equalization if any of the information should change. I further certify that I have authority to sign this document.

Name (printed)	Position or capacity
Tyler Qualls	Property Tax Analyst
Signature	Date signed
	2/10/2026

Church Seminary

A church seminary provides religious instruction and worship opportunities to Junior High and High school youth. Participating in institute classes and activities can increase participants' commitment to the Savior as they have spiritual experiences focused on the scriptures.



Utah Department of Commerce
Division of Corporations & Commercial Code
160 East 300 South, 2nd Floor, S.M. Box 146705
Salt Lake City, UT 84114-6705
Phone: (801) 530-4849
Toll Free: (877) 526-3994 Utah Residents
Fax: (801) 530-6438
Web Site: <http://www.commerce.utah.gov>

Registration Number: 553976-0145

April 21, 2020

Business Name: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

Registered Date: JULY 13, 1916

CERTIFIED COPY OF AMENDED AND RESTATED ARTICLES OF INCORPORATION

THE UTAH DIVISION OF CORPORATIONS AND COMMERCIAL CODE ("DIVISION") HEREBY CERTIFIES THAT THE ATTACHED IS TRUE, CORRECT, AND COMPLETE COPY OF THE AMENDED AND RESTATED ARTICLES OF INCORPORATION (FILED 4/21/2020) OF

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

AS APPEARS OF RECORD IN THE OFFICE OF THE DIVISION.



Jason Sterzer
Director
Division of Corporations and Commercial Code

Div. of Professional Licensing
(801)530-6628

Real Estate
(801)530-6747

Public Utilities
(801)530-6651

Securities
(801)530-6600

Consumer Protection
(801)530-6601

Date: 04/21/2020
Receipt Number: 8320477
Amount Paid: \$17.00

RECEIVED
APR 21 2020

Utah Div. Corp. & Comm. Code

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

**FIRST
Name**

The name of the corporation shall be "The Church of Jesus Christ of Latter-day Saints".

**SECOND
Duration**

The corporation shall be perpetual unless terminated pursuant to the terms hereof.

**THIRD
Purposes and Limitations**

A. The corporation is organized and shall be operated exclusively for the religious, educational and charitable purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code, of The Church of Jesus Christ of Latter-day Saints, a global Christian faith and spiritual body (the "Church"). All references in these articles to sections of the "Internal Revenue Code" shall be to the Internal Revenue Code of 1986, as amended from time to time, or the corresponding sections of any successor federal tax code.

B. As a spiritual body, the Church is not a juridical entity. The corporation exists to serve as the interface with civil society on behalf of the Church, and to be a temporal vehicle for performing the functions of and carrying out the activities of the Church. Any claim arising from the activities of the Church or its agents that might be asserted against the Church shall instead pertain solely to the corporation. The corporation is intended to qualify as a church within the meaning of Section 170(b)(1)(A)(i) of the Internal Revenue Code.

C. Notwithstanding any other provision of these Amended and Restated Articles, the corporation shall not carry on any other activities not permitted to be carried on by a corporation (a) exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (b) to which contributions are deductible under Section 170(c)(2) of the Internal Revenue Code.

D. No part of the net income or assets of the corporation shall ever inure to the benefit, within the meaning of Section 501(c)(3) of the Internal Revenue Code, of the incumbent (as defined below) or any private person.

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certified that the foregoing has been filed
and approved on this 21 day of Apr, 2020
in this office of this Division and hereby issued
This Certificate thereof.

APR 21 '20 AM 11:05

Examiner

TMM

Date

4/21/20



Jason Sterzer
Division Director

E. No substantial part of the activities of the corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, within the meaning of Section 501(c)(3) of the Internal Revenue Code, nor within said meaning shall the corporation participate in or intervene in any political campaign (including the publication or distribution of statements) on behalf of or in opposition to any candidate for public office.

FOURTH Authority and Powers

The corporation is authorized and empowered:

- (a) To acquire and possess, by donation, gift, bequest, devise or purchase, and to hold and maintain, property, real, personal and mixed;
- (b) To grant, sell, convey, rent or otherwise dispose of real, personal or mixed property as may be necessary to carry on or promote the purposes of the corporation. Such property may be situated either within the State of Utah or elsewhere, and the corporation shall have power, without any authority or authorization of the members of the Church, to grant, sell, convey, rent, mortgage, exchange or otherwise dispose of the same, or any part thereof; however, the corporation is prohibited from declaring or paying dividends;
- (c) To borrow money and to give written obligations therefor, and to secure the payment thereof by mortgage or other lien upon real or personal property, when necessary to promote the purposes of the corporation;
- (d) To enter into contracts and be contracted with;
- (e) To sue and be sued;
- (f) To plead and be impleaded in all courts of justice; and
- (g) To exercise all other powers and take all other actions as may be directly or indirectly in furtherance of the purposes of the corporation and not in violation of applicable law.

FIFTH Incumbency and Succession

The individual deemed and created a body politic and a corporation sole, with perpetual succession, in regard to the corporation (the "incumbent") pursuant to Section 16-7-6 of the Utah Code shall be whoever holds the office of President of the Church, who shall be deemed to be the successor to the corporation's incorporator. In the event of a vacancy in the office of President of the Church for any reason, including such individual's death, excommunication, resignation or release from office pursuant to the revelations, rites, practices and polity of the Church, the President or, if there be no President, then the President of the Quorum of the Twelve Apostles of the Church (the "Quorum"), or in the absence or incapacity of the foregoing, such other member of said Quorum as may be designated by that Quorum to act as the incumbent of the corporation,

shall be the incumbent under these Amended and Restated Articles and the laws pursuant to which they are made pending the installation of a successor President of the Church, and shall be and is authorized in his official capacity as incumbent during such period pending the installation of a successor President of the Church to execute in the name of the corporation all documents or other writings necessary to the carrying on of its purposes, business and objects, and to do all things in the name of the corporation which the original signer of the articles of incorporation or his successor might do, it being the purpose of this Article Fifth to ensure that there shall be no failure in succession in the office of incumbent of the corporation.

SIXTH
Winding up and Dissolution

Upon the winding up and dissolution of the corporation, after paying or adequately providing for the corporation's debts and obligations, the remaining assets of the corporation shall be distributed for such religious, charitable, and educational purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code, as may best further the purposes of the Church, as determined by the incumbent in accordance with the revelations, rites, practices and polity of the Church. If upon winding up and dissolution of the corporation, after paying or adequately providing for the corporation's debts and obligations, the corporation has assets situated in a country other than the United States of America, then, as and to the extent required by the laws of such other country, such net assets shall be distributed to one or more legal entities that have established their tax-exempt status under the laws of such other country, to be used exclusively for charitable, educational, and/or religious purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

SEVENTH
Compliance and Corporate Governance

To facilitate compliance with local laws in one or more jurisdictions where the corporation is present, the corporation, acting by and through written action of the incumbent, may from time to time adopt internal rules and regulations, procedures, bylaws or other corporate governance provisions that apply specifically and solely to the corporation's assets, operations or internal governance in such one or more jurisdictions.

EIGHTH
Unaltered Legal Existence

Nothing in these Amended and Restated Articles shall be deemed to alter or modify in any manner the corporation's continued existence or juridical personality as a corporation sole, duly organized and governed by applicable Utah law, nor shall such amendment and restatement be deemed to diminish, nullify, revoke, terminate, alter, expand or amend any action by the current or any prior incumbent with respect to deeds or acts taken as the corporation sole.

**NINTH
Registered Agent**

The name of the person that is serving as the registered agent of the corporation is Corporate Agent Services, LLC, a Utah limited liability company. The address of the corporation's registered office is: 36 South State, Suite 1900, Salt Lake City, Utah 84111.

The corporation has no members. Accordingly, these Amended and Restated Articles are adopted without member approval by the incumbent of the corporation, Russell M. Nelson, President of The Church of Jesus Christ of Latter-day Saints, 50 E. North Temple, Salt Lake City, UT 84150, who has authority to amend and restate the corporation's Amended and Restated Articles of Incorporation pursuant to Sections 16-7-5 and 16-7-14 of the Utah Code.

IN WITNESS WHEREOF, I have set my hand below.

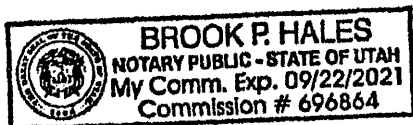
DATED AND EXECUTED this 21 day of April, 2020.

**THE CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS**

By Russell M. Nelson
Russell M. Nelson, Incumbent
President of The Church of Jesus Christ
of Latter-day Saints

UNITED STATES OF AMERICA)
STATE OF UTAH): ss.
COUNTY OF SALT LAKE)

On the 21 day of April, 2020, personally appeared before me Russell M. Nelson, personally known to me to be the President of The Church of Jesus Christ of Latter-day Saints, and acknowledged to me that he signed the foregoing instrument as the incumbent of The Church of Jesus Christ of Latter-day Saints, and the said Russell M. Nelson acknowledged to me that said corporation executed the same.



Brook P. Hales
NOTARY PUBLIC in and for said County and State

STATE OF UTAH

DEPARTMENT OF COMMERCE

DIVISION OF CORPORATIONS AND COMMERCIAL CODE

I hereby certify that the foregoing is a true copy of
Amended and Restated Articles of Incorporation for The Church of Jesus Christ of Latter-Day Saints
and the endorsements thereon, as the same is taken from and compared
with the original filed in the office of this Division on the 21st day of April A.D. 2020
and now remaining on file and of record therein.

Leah Lindstrom



State of Utah

County of Salt Lake

Subscribed and sworn to before me this 21st day of April, in the year 2020.

Joni Matthews

Notary Public

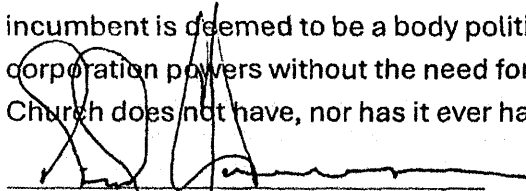


Affidavit

**State of Utah
County of Salt Lake**

BEFORE ME, the undersigned Notary, Lise Bennett, on this 3rd day of April 2025, personally appeared David A. Channer, known to me to be the Deputy General Counsel of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who being first duly sworn, on his oath, deposes and says:

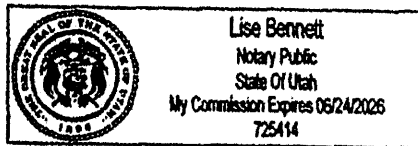
I am the Deputy General Counsel of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole (the "Church"), which is duly and validly organized under Chapter 7, Title 16 of the Utah Code. Bylaws are not required for a Utah Corporation sole and the incumbent is deemed to be a body politic and the corporation sole exercising all corporation powers without the need for consent of any other persons. Accordingly, the Church does not have, nor has it ever had, to the best knowledge of the affiant, any bylaws.



David A. Channer

Subscribed and sworn to before me, this 3rd day of April 2025.

[Notary Seal:]



Lise Bennett – Notary



CERTIFICATION PROGRAM

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
PHILADELPHIA, PA 19255

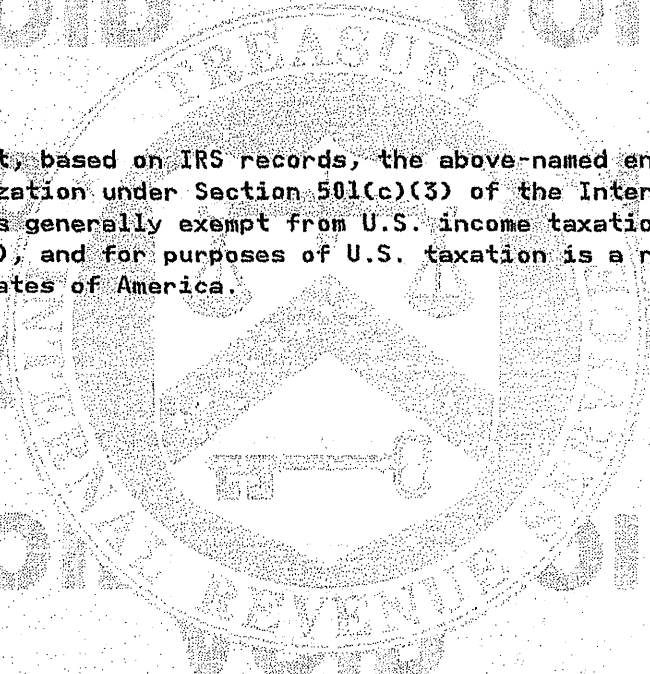
Date: January 17, 2023



000533

Taxpayer: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
TIN: 87-0234341
Tax Year: 2023

I certify that, based on IRS records, the above-named entity is an exempt organization under Section 501(c)(3) of the Internal Revenue Code, which is generally exempt from U.S. income taxation under Section 501(a), and for purposes of U.S. taxation is a resident of the United States of America.



Joseph Dianto
Deputy Director, Accounts Management

EXHIBIT A TO SPECIAL WARRANTY DEED

DESCRIPTION OF PROPERTY

A tract of land situate in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, being a part of Lots 1 and 2, Block 34, City of Morgan, State of Utah, being more particularly described as follows:

Commencing at the Southwesterly corner of said Lot 2, thence North 67°05' East along the Northerly line of School Street (100 North Street) a distance of 141.00 feet to the True Point of Beginning.

Thence North 21°32' West a distance 174.02 feet; Thence North 67°05' East a distance of 26.50 feet; Thence North 12°50' West a distance of 124.89 feet; thence North 67°05' East a distance of 28.27 feet to the northeasterly corner of said Lot 2; Thence North 67°05' East (Record = North 66°00' East) a distance of 107.25 feet; thence South 21°30' East a distance of 127.00 feet; thence North 67°05' East (Record = North 66°00' East) a distance of 57.35 feet; thence South 18°58' East a distance of 170.35 feet to a point on said Northerly line of School Street; thence South 67°05' West (Record = South 66°00' West) along said Northerly line of School Street a distance of 157.08 feet to the Southwesterly corner of said Lot 1; thence continuing South 67°05' West (Record = South 66°00' West) along said Northerly line of School Street a distance of 73.50 feet to the Point of Beginning.

The Basis of Bearing is the Northerly line of School Street, which is called North 67°05' East.

(For information purposes only: Tax ID No. 00-0003-9766)

2026 Morgan Vehicle List

Year	Make	Model	VIN - full	Plate #	Local unit
2024	TOYOTA	TACOMATRD	3TMLB5JN4RM052935	4DVG7	MFD

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS

FINANCE AND RECORDS DEPARTMENT

Tax Administration
50 E. North Temple St. Rm. 2276
Salt Lake City, Utah 84150-0022
Office: 1-801-240-3003

February 10, 2026

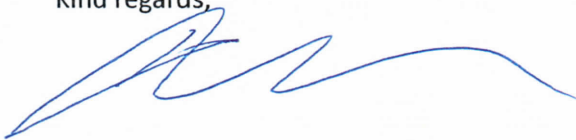
Morgan County Assessor
Attn: Janell Walker
P.O. Box 680
48 W. Young St. Room 31
Morgan, UT 84050

To whom it may concern:

Enclosed are the documents for the property tax exemption renewals for parcels owned by The Church of Jesus Christ of Latter-day Saints in Morgan County. This includes the annual statement for continued property tax exemption with the list of parcels and vehicle list.

Also included is a new exemption filing for parcel #00-0003-9766. This is a seminary building that is currently under construction. The anticipated completion date is around May 2026.

Kind regards,



Tyler Qualls

Property Tax Analyst

Enclosures

Annual Statement for Continued Property Tax Exemption	UCA §59-2-1101 and 1102 Form PT-21 PT-021.ai Rev. 2/03
--	--

This statement should be used annually to apply for continued exemption from property tax.

General Information

Name of organization applying (must be record owner of property)
The Church of Jesus Christ of Latter-Day Saints

Address 50 E North Temple St, Floor 22		Current tax year 2026
City Salt Lake City	State UT	Zip code 84150-0022
Contact person / authorized representative Tyler Qualls		Telephone number (801) 240-9572
Property location, including county Morgan County, Utah - see attached list		Parcel, account or serial number See attached list

Questions

1. Has there been any change in the use of this property since January 1 of last year? Yes No
 If yes, describe: _____

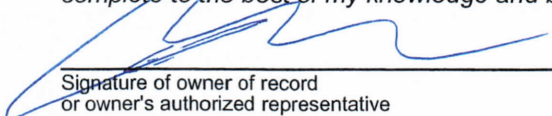
2. Does any person or organization conduct business for profit on the property listed above? Yes No
 If yes, describe the use and give the name and address of the property user: _____

3. Does any organization use the real property listed above and pay a fee greater than the cost of maintenance and utilities? Yes No
 If yes, describe the use and give the name and address of the property user: _____

4. Is any personal property at this location being leased or rented from someone else? Yes No
 If yes, list the name and address of the owner and the type, make, model and serial number of the property: _____

Certification

I certify that all the information hereon, including any accompanying statements or documents, is true, correct and complete to the best of my knowledge and belief.



 Signature of owner of record
 or owner's authorized representative

Property Tax Analyst

 Position with organization

2/10/2026

 Date

2026 List of Parcels for Continuing Exemption - Morgan County

Parcel #	Parcel Use	Church Property #	Title	Acreage	Parcel Notes
00-0000-0065	Recreation Camp	517-3884	UT East Canyon-RCMP-Wasatch Rec Camp	42.14	9.69 acres exempt
00-0000-0081	Recreation Camp	517-3884	UT East Canyon-RCMP-Wasatch Rec Camp	82.77	50.31 acres exempt
00-0000-0792	Recreation Camp	513-8558-MOR	UT Morgan CNTY-Summit CNTY-RCMP-Beaver Ridge	129.3	
00-0000-0800	Recreation Camp	513-8558-MOR	UT Morgan CNTY-Summit CNTY-RCMP-Beaver Ridge	39.82	
00-0000-7383	Meetinghouse	516-2572	Canyon Creek, Morgan 5, West Porterville	4.8	
00-0000-9249	Recreation Camp	511-8514	UT Morgan-RCMP-Camp Zarahemla-Morgan	95.73	37.20 acres exempt
00-0001-0965	Recreation Camp	511-4896	UT Porterville-RCMP-Woodland Rec Camp	1.29	
00-0001-0981	Recreation Camp	511-4896	UT Porterville-RCMP-Woodland Rec Camp	11.8	
00-0002-0071	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.26	
00-0002-0089	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.21	
00-0002-0097	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.04	
00-0002-0105	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.01	
00-0002-0113	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.01	
00-0002-0121	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.09	
00-0002-0279	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.85	
00-0002-0287	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.17	
00-0002-0295	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.03	
00-0002-0303	Meetinghouse	502-7888	Milton, Pine Canyon, Stoddard	0.28	
00-0002-7605	Meetinghouse	502-7934	Fox Hollow, Hidden Hills, Rosehill	3	
00-0003-4130	Local Unit Recreation	524-7802	Morgan UT N Stk-LURC-5500 S Old Hwy Rd	1.06	
00-0003-4148	Meetinghouse	524-7799	Highlands, Mountain Green, Trappers Loop	3	
00-0003-4320	Cemetery	536-7204	Mountain Green Wd Cemetery	3.66	
00-0003-8990	Meetinghouse	502-7977	Morgan 3, 10, 12	0.73	
00-0003-9022	Meetinghouse	502-7977	Morgan 3, 10, 12	1.06	
00-0003-9048	Meetinghouse	502-7977	Morgan 3, 10, 12	0.67	
00-0003-9626	Family History Center	508-9263	UT Morgan-FAMC-93 N State	0.61	
00-0004-3974	Local Unit Recreation	527-0510	Morgan UT Stk-LURC-355 N 700 E	0.93	
00-0004-4295	Meetinghouse	502-7853	Grand View, Morgan 1, 11, Weber River YSA &	0.58	
00-0004-4337	Meetinghouse	502-7853	Grand View, Morgan 1, 11, Weber River YSA &	8.36	
00-0004-8866	Cemetery	536-7204	Mountain Green Wd Cemetery	1.06	
00-0059-9629	Meetinghouse	502-7934	Fox Hollow, Hidden Hills, Rosehill	0.319	
00-0060-3413	Meetinghouse	550-2985	Enterprise, Peterson, Silver Lake &	4.988	
00-0077-8997	Parking	502-7977	Morgan 3, 10, 12	0.79	
00-0078-4916	Meetinghouse	500-0669	Morgan 2, 4, 7, 9	3.28	
00-0084-0773	Meetinghouse	500-2817	Basin View, Rollins Ranch, Willow Creek &	4.14	
00-0084-0774	Local Unit Recreation	527-7094	Morgan UT N Stk-LURC-4222 Cottonwood Creek Rd	29.04	13.65 acres exempt

2026 Morgan Vehicle List

Year	Make	Model	VIN - full	Plate #	Local unit
------	------	-------	------------	---------	------------

No vehicles to report

Application for Exemption – Real Property Schedule A

UCA §59-2-1101 and 1102
Form PT-020A
PT-020a.ai Rev. 10/99

Complete a separate Schedule A for each parcel of real property under consideration

Property Owner

Full name of the owner of record The Church of Jesus Christ of Latter-Day Saints	EIN, SSN, or other tax ID number 87-0234341	
Address 50 E North Temple St, Floor 22	Telephone 801-240-9572	
City Salt Lake City	State UT	Zip 84150-0022

Property Information and Description

Property Location 185 E 100 N, Morgan, UT 84050	Property parcel number 00-0003-9766	
Brief description of parcel Church seminary building used solely for religious purposes.	Date the property was acquired 12/20/2024	
	Acreage: 1.34	<input type="checkbox"/> Actual <input checked="" type="checkbox"/> Approximate

List separately and describe each building or physical structure on the property
Church seminary building.

Use of Property

1. Complete this first question separately for each building or structure, use additional sheets as necessary.
 - a. Building or structure Seminary building
 - b. Activities or functions this building or structure is used for Church seminary building used solely for religious purposes.
 - c. Percentage of building or structure used for this purpose All
 - d. Approximate hours per month building or structure is used for this purpose All
 - e. Date use for this purpose began Anticipated May 2026
2. Have all activities/functions listed in 1 continued without interruption since first starting? ___ Yes No
If no, explain any interim or non-use: This would be a yes, once completed.
3. Is there any use of the property, buildings or structures other than described in 1 above? ___ Yes No
If yes, describe: _____
4. Is all or part of the property, buildings or structures rented or leased? ___ Yes No
If yes, answer the following.
 - a. Name of person or entity renting or leasing the property _____
 - b. Describe the portion that is rented or leased _____
 - c. Amount of rent or other compensation received _____
 - d. How is the rent or compensation determined? _____

Attachments Attach the following items

1. A copy of the legal description of the real property under consideration.
2. A current photograph of the real property under consideration.

Application for Property Tax Exemption _____ Morgan _____ County Board of Equalization	UCA §59-2-1101 and 1102 Form PT-020 PT-020.ai Rev. 10/99
--	--

This application should be used to apply for exemption from ad valorem (value-based) property tax.

Nonprofit Entity Information

Name of organization applying The Church of Jesus Christ of Latter-Day Saints	EIN, SSN, or other tax ID number 87-0234341	
Address 50 E North Temple St, Floor 22	Tax year 2026	
City Salt Lake City	State UT	Zip 84150-0022
Contact person Tyler Qualls	Telephone 801-240-9572	

Exemption Information

This property is exclusively used for (check one):

- Religious purposes
 Charitable purposes
 Educational purposes
 Other (specify) _____

Describe the purpose of this nonprofit organization:

Public worship, works of charity, and the furtherance of religion.

Describe why this property should be exempt from ad valorem property taxes:

A church seminary provides religious instruction and worship opportunities to Junior High and High School youth. Participating in seminary classes and activities and activities can increase participants commitment to the Savior as they have spiritual experiences focused on the scriptures.

Attachments Attach the following documentation

1. A certified copy of the Articles of Incorporation of the nonprofit entity.
2. A copy of current by-laws and/or other organizational information.
3. A copy of the 501(c)(3) certification issued by the IRS.
4. Completed schedules as follows:
 - Schedule A** – Real Property; one schedule for each parcel of real property under consideration.
 - Schedule B** – Personal Property used exclusively for religious, charitable, or educational purposes.
 - Schedule C** – Financial information related to the property under consideration; complete only applicable portions.

Application for Exemption – Personal Property Schedule B

UCA §59-2-1101 and 1102
Form PT-020B
PT-020b1.ai Rev. 10/99

Property Owner

Property owner The Church of Jesus Christ of Latter-Day Saints	EIN, SSN, or other tax ID number 87-0234341	
Address 50 E North Temple St, Floor 22	Telephone 801-240-9572	
City Salt Lake City	State UT	Zip 84150-0022

Property Information and Description

Property Location 185 E 100 N, Morgan, UT 84050	Personal property account number (if any)
---	---

Briefly describe the personal property under consideration for exemption

FF&E that will be used for the seminary.

List the original acquisition cost and year acquired.

	Year Acquired	Acquisition Cost
Furniture and fixtures		\$
Commercial and industrial equipment		\$
Mobile homes		\$
Other personal property		\$
Estimated current value for items with unknown acquisition cost		\$

List all motor vehicles under consideration for exemption, including passenger cars, trucks and vans; motorcycles; campers, motor homes, travel trailers and other RVs; boats and watercraft; aircraft; and medium or heavy duty trucks.

License Plate No.	Type of Vehicle	Year	Make	Model	VIN/HIN	Location

Use of Property

1. Is the personal property used at a given parcel of real property? Yes No
 If yes, indicate the property parcel number or address: 00-0003-9766
 If no, where is the property usually located? _____
2. Describe in detail all activities and functions that the property is used for, and the date the use began.
Church seminary used solely for religious purposes.

3. Have all activities and functions in 2 continued without interruption since the use began? Yes No
 If no, explain any interim or non use: Once building is completed, this would be a yes.

(continued on reverse)

**Application for Exemption – Benefactors
Schedule C**

UCA §59-2-1101 and 1102
Form PT-20C
PT-020c1.ai Rev. 9/00

Property Owner

Name of organization applying The Church of Jesus Christ of Latter-Day Saints	Property parcel or account number 87-0234341
Contact person Tyler Qualls	Telephone 801-240-9572
Property location 185 E 100 N, Morgan, UT 84050	

Financial Information

1. Does the use of the property in any way create funds, revenue, products or services that are sold or given away? Yes No

If yes, state the amount and describe in detail: \$ _____

2. If you answered Yes in question 1, what portion of funds, revenue, products or services:

a. Are used directly for the purposes for which exemption is claimed? _____%

Describe the individuals or organizations receiving benefits, and how they are selected: _____

b. Are used indirectly for the purposes for which exemption is claimed? _____%

Describe the individuals or organizations receiving benefits, and how they are selected: _____

c. Are given to any shareholder or individuals or are distributed from the use of the property _____%

Explain in detail: _____

3. Does anyone receive compensation in wages, goods, services or other benefits, for services rendered with respect to the property? Yes No

If yes, attach the following information for each individual:

a. Total compensation received in detail, e.g., money, goods, living quarters, services or other benefits.

b. How the compensation is determined.

c. Explanation of the services performed, including duties and working hours.

d. Relationship of the individual to the owner, user or operator of the property, and whether the individual is a trustee, director, shareholder, lessor, member, employee or contributor of the owner.

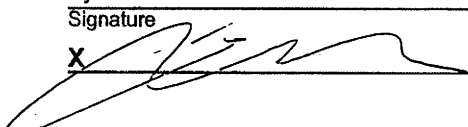
(continued on reverse)

Attachments Attach the following documentation

1. Copies of any financial statements, income statements, profit and loss statements or other records that accurately reflect the use of the described property, including the source of all funds, the amount received from each source, and the use of such funds for the most recent fiscal year available.
2. All information requested in question 3, above.
3. If the use of the property did not create any funds, revenue, products or services that are sold or given away, but did result in a benefit to any individual or organization, attach detailed documentation indicating the following:
 - a. All individuals or organizations benefited.
 - b. The amount of benefit received by each.
 - c. How such individuals or organizations were selected.

Certification

I certify that all statements and information on this sheet are true and correct to the best of my knowledge, and that I will notify the Board of Equalization if any of the information should change. I further certify that I have authority to sign this document.

Name (printed)	Position or capacity
Tyler Qualls	Property Tax Analyst
Signature	Date signed
	2/10/2026

Church Seminary

A church seminary provides religious instruction and worship opportunities to Junior High and High school youth. Participating in institute classes and activities can increase participants' commitment to the Savior as they have spiritual experiences focused on the scriptures.



Utah Department of Commerce
Division of Corporations & Commercial Code
160 East 300 South, 2nd Floor, S.M. Box 146705
Salt Lake City, UT 84114-6705
Phone: (801) 530-4849
Toll Free: (877)526-3994 Utah Residents
Fax: (801) 530-6438
Web Site: <http://www.commerce.utah.gov>

Registration Number: 553976-0145

April 21, 2020

Business Name: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

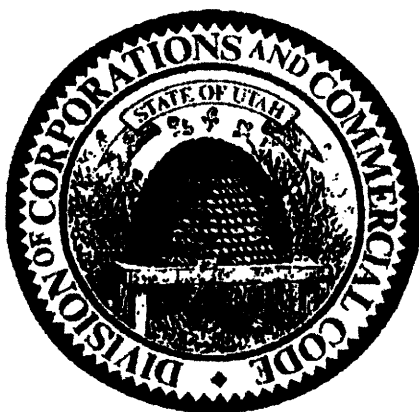
Registered Date: JULY 13, 1916

CERTIFIED COPY OF AMENDED AND RESTATED ARTICLES OF INCORPORATION

THE UTAH DIVISION OF CORPORATIONS AND COMMERCIAL CODE ("DIVISION") HEREBY CERTIFIES THAT THE ATTACHED IS TRUE, CORRECT, AND COMPLETE COPY OF THE AMENDED AND RESTATED ARTICLES OF INCORPORATION (FILED 4/21/2020) OF

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

AS APPEARS OF RECORD IN THE OFFICE OF THE DIVISION.



Jason Sterzer
Director
Division of Corporations and Commercial Code

Div. of Professional Licensing
(801)530-6628

Real Estate
(801)530-6747

Public Utilities
(801)530-6651

Securities
(801)530-6600

Consumer Protection
(801)530-6601

Date: 04/21/2020
Receipt Number: 8320477
Amount Paid: \$17.00

RECEIVED

APR 21 2020

Utah Div. Corp. & Comm. Code

**AMENDED AND RESTATED
ARTICLES OF INCORPORATION
OF
THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**

**FIRST
Name**

The name of the corporation shall be "The Church of Jesus Christ of Latter-day Saints".

**SECOND
Duration**

The corporation shall be perpetual unless terminated pursuant to the terms hereof.

**THIRD
Purposes and Limitations**

A. The corporation is organized and shall be operated exclusively for the religious, educational and charitable purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code, of The Church of Jesus Christ of Latter-day Saints, a global Christian faith and spiritual body (the "Church"). All references in these articles to sections of the "Internal Revenue Code" shall be to the Internal Revenue Code of 1986, as amended from time to time, or the corresponding sections of any successor federal tax code.

B. As a spiritual body, the Church is not a juridical entity. The corporation exists to serve as the interface with civil society on behalf of the Church, and to be a temporal vehicle for performing the functions of and carrying out the activities of the Church. Any claim arising from the activities of the Church or its agents that might be asserted against the Church shall instead pertain solely to the corporation. The corporation is intended to qualify as a church within the meaning of Section 170(b)(1)(A)(i) of the Internal Revenue Code.

C. Notwithstanding any other provision of these Amended and Restated Articles, the corporation shall not carry on any other activities not permitted to be carried on by a corporation (a) exempt from federal income tax under Section 501(c)(3) of the Internal Revenue Code or (b) to which contributions are deductible under Section 170(c)(2) of the Internal Revenue Code.

D. No part of the net income or assets of the corporation shall ever inure to the benefit, within the meaning of Section 501(c)(3) of the Internal Revenue Code, of the incumbent (as defined below) or any private person.

State of Utah
Department of Commerce
Division of Corporations and Commercial Code
I hereby certified that the foregoing has been filed
and approved on this 21 day of Apr, 2020
in this office of this Division and hereby issued
This Certificate thereof.

APR 21 '20 AM 11:06

Examiner Jmm Date 4/21/20



Jason Sterzer
Jason Sterzer
Division Director

E. No substantial part of the activities of the corporation shall consist of carrying on propaganda, or otherwise attempting to influence legislation, within the meaning of Section 501(c)(3) of the Internal Revenue Code, nor within said meaning shall the corporation participate in or intervene in any political campaign (including the publication or distribution of statements) on behalf of or in opposition to any candidate for public office.

FOURTH Authority and Powers

The corporation is authorized and empowered:

- (a) To acquire and possess, by donation, gift, bequest, devise or purchase, and to hold and maintain, property, real, personal and mixed;
- (b) To grant, sell, convey, rent or otherwise dispose of real, personal or mixed property as may be necessary to carry on or promote the purposes of the corporation. Such property may be situated either within the State of Utah or elsewhere, and the corporation shall have power, without any authority or authorization of the members of the Church, to grant, sell, convey, rent, mortgage, exchange or otherwise dispose of the same, or any part thereof; however, the corporation is prohibited from declaring or paying dividends;
- (c) To borrow money and to give written obligations therefor, and to secure the payment thereof by mortgage or other lien upon real or personal property, when necessary to promote the purposes of the corporation;
- (d) To enter into contracts and be contracted with;
- (e) To sue and be sued;
- (f) To plead and be impleaded in all courts of justice; and
- (g) To exercise all other powers and take all other actions as may be directly or indirectly in furtherance of the purposes of the corporation and not in violation of applicable law.

FIFTH Incumbency and Succession

The individual deemed and created a body politic and a corporation sole, with perpetual succession, in regard to the corporation (the "incumbent") pursuant to Section 16-7-6 of the Utah Code shall be whoever holds the office of President of the Church, who shall be deemed to be the successor to the corporation's incorporator. In the event of a vacancy in the office of President of the Church for any reason, including such individual's death, excommunication, resignation or release from office pursuant to the revelations, rites, practices and polity of the Church, the President or, if there be no President, then the President of the Quorum of the Twelve Apostles of the Church (the "Quorum"), or in the absence or incapacity of the foregoing, such other member of said Quorum as may be designated by that Quorum to act as the incumbent of the corporation,

shall be the incumbent under these Amended and Restated Articles and the laws pursuant to which they are made pending the installation of a successor President of the Church, and shall be and is authorized in his official capacity as incumbent during such period pending the installation of a successor President of the Church to execute in the name of the corporation all documents or other writings necessary to the carrying on of its purposes, business and objects, and to do all things in the name of the corporation which the original signer of the articles of incorporation or his successor might do, it being the purpose of this Article Fifth to ensure that there shall be no failure in succession in the office of incumbent of the corporation.

SIXTH Winding up and Dissolution

Upon the winding up and dissolution of the corporation, after paying or adequately providing for the corporation's debts and obligations, the remaining assets of the corporation shall be distributed for such religious, charitable, and educational purposes, within the meaning of Section 501(c)(3) of the Internal Revenue Code, as may best further the purposes of the Church, as determined by the incumbent in accordance with the revelations, rites, practices and polity of the Church. If upon winding up and dissolution of the corporation, after paying or adequately providing for the corporation's debts and obligations, the corporation has assets situated in a country other than the United States of America, then, as and to the extent required by the laws of such other country, such net assets shall be distributed to one or more legal entities that have established their tax-exempt status under the laws of such other country, to be used exclusively for charitable, educational, and/or religious purposes within the meaning of Section 501(c)(3) of the Internal Revenue Code.

SEVENTH Compliance and Corporate Governance

To facilitate compliance with local laws in one or more jurisdictions where the corporation is present, the corporation, acting by and through written action of the incumbent, may from time to time adopt internal rules and regulations, procedures, bylaws or other corporate governance provisions that apply specifically and solely to the corporation's assets, operations or internal governance in such one or more jurisdictions.

EIGHTH Unaltered Legal Existence

Nothing in these Amended and Restated Articles shall be deemed to alter or modify in any manner the corporation's continued existence or juridical personality as a corporation sole, duly organized and governed by applicable Utah law, nor shall such amendment and restatement be deemed to diminish, nullify, revoke, terminate, alter, expand or amend any action by the current or any prior incumbent with respect to deeds or acts taken as the corporation sole.

**NINTH
Registered Agent**

The name of the person that is serving as the registered agent of the corporation is Corporate Agent Services, LLC, a Utah limited liability company. The address of the corporation's registered office is: 36 South State, Suite 1900, Salt Lake City, Utah 84111.

The corporation has no members. Accordingly, these Amended and Restated Articles are adopted without member approval by the incumbent of the corporation, Russell M. Nelson, President of The Church of Jesus Christ of Latter-day Saints, 50 E. North Temple, Salt Lake City, UT 84150, who has authority to amend and restate the corporation's Amended and Restated Articles of Incorporation pursuant to Sections 16-7-5 and 16-7-14 of the Utah Code.

IN WITNESS WHEREOF, I have set my hand below.

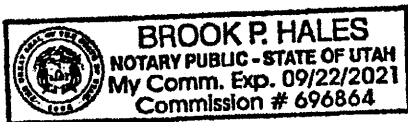
DATED AND EXECUTED this 21 day of April, 2020.

**THE CHURCH OF JESUS CHRIST OF LATTER-DAY
SAINTS**

By Russell M. Nelson
Russell M. Nelson, Incumbent
President of The Church of Jesus Christ
of Latter-day Saints

UNITED STATES OF AMERICA)
STATE OF UTAH : ss.
COUNTY OF SALT LAKE)

On the 21 day of April, 2020, personally appeared before me Russell M. Nelson, personally known to me to be the President of The Church of Jesus Christ of Latter-day Saints, and acknowledged to me that he signed the foregoing instrument as the incumbent of The Church of Jesus Christ of Latter-day Saints, and the said Russell M. Nelson acknowledged to me that said corporation executed the same.



Brook P. Hales
NOTARY PUBLIC in and for said County and State

STATE OF UTAH
DEPARTMENT OF COMMERCE
DIVISION OF CORPORATIONS AND COMMERCIAL CODE

I hereby certify that the foregoing is a true copy of
Amended and Restated Articles of Incorporation for The Church of Jesus Christ of Latter-Day Saints
and the endorsements thereon, as the same is taken from and compared
with the original filed in the office of this Division on the 21st day of April A.D. 2020
and now remaining on file and of record therein.

Leah Lindstrom



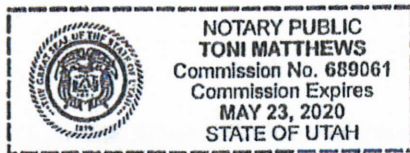
State of Utah

County of Salt Lake

Subscribed and sworn to before me this 21st day of April, in the year 2020.

Joni Matthews

Notary Public

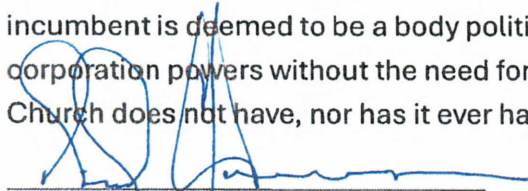


Affidavit

**State of Utah
County of Salt Lake**

BEFORE ME, the undersigned Notary, Lise Bennett, on this 3rd day of April 2025, personally appeared David A. Channer, known to me to be the Deputy General Counsel of The Church of Jesus Christ of Latter-day Saints, a Utah corporation sole, who being first duly sworn, on his oath, deposes and says:

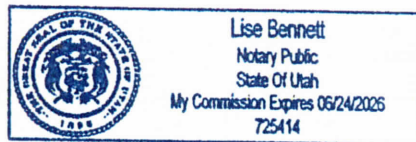
I am the Deputy General Counsel of The Church of Jesus Christ of Latter-day Saints, a Utah Corporation sole (the "Church"), which is duly and validly organized under Chapter 7, Title 16 of the Utah Code. Bylaws are not required for a Utah Corporation sole and the incumbent is deemed to be a body politic and the corporation sole exercising all corporation powers without the need for consent of any other persons. Accordingly, the Church does not have, nor has it ever had, to the best knowledge of the affiant, any bylaws.



David A. Channer

Subscribed and sworn to before me, this 3rd day of April 2025.

[Notary Seal:]



Lise Bennett – Notary



CERTIFICATION
PROGRAM

DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE
PHILADELPHIA, PA 19255

Date: January 17, 2023

000533

Taxpayer: THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS
TIN: 87-0234341
Tax Year: 2023

I certify that, based on IRS records, the above-named entity is an exempt organization under Section 501(c)(3) of the Internal Revenue Code, which is generally exempt from U.S. income taxation under Section 501(a), and for purposes of U.S. taxation is a resident of the United States of America.

Joseph Dianto
Deputy Director, Accounts Management

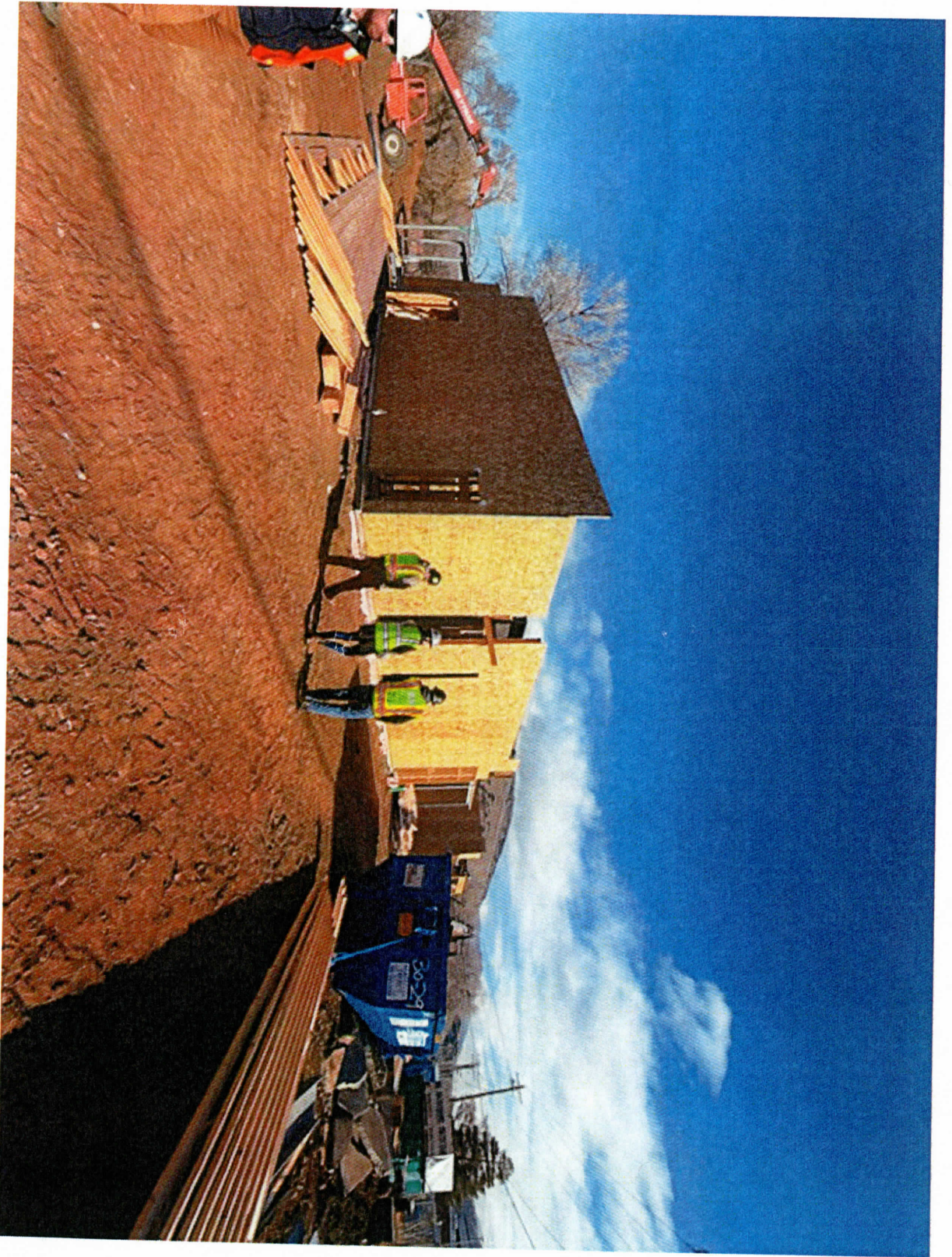


EXHIBIT A TO SPECIAL WARRANTY DEED

DESCRIPTION OF PROPERTY

A tract of land situate in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 36, Township 4 North, Range 2 East, Salt Lake Base and Meridian, being a part of Lots 1 and 2, Block 34, City of Morgan, State of Utah, being more particularly described as follows:

Commencing at the Southwesterly corner of said Lot 2, thence North 67°05' East along the Northerly line of School Street (100 North Street) a distance of 141.00 feet to the True Point of Beginning.

Thence North 21°32' West a distance 174.02 feet; Thence North 67°05' East a distance of 26.50 feet; Thence North 12°50' West a distance of 124.89 feet; thence North 67°05' East a distance of 28.27 feet to the northeasterly corner of said Lot 2; Thence North 67°05' East (Record = North 66°00' East) a distance of 107.25 feet; thence South 21°30' East a distance of 127.00 feet; thence North 67°05' East (Record = North 66°00' East) a distance of 57.35 feet; thence South 18°58' East a distance of 170.35 feet to a point on said Northerly line of School Street; thence South 67°05' West (Record = South 66°00' West) along said Northerly line of School Street a distance of 157.08 feet to the Southwesterly corner of said Lot 1; thence continuing South 67°05' West (Record = South 66°00' West) along said Northerly line of School Street a distance of 73.50 feet to the Point of Beginning.

The Basis of Bearing is the Northerly line of School Street, which is called North 67°05' East.

(For information purposes only: Tax ID No. 00-0003-9766)

2026 Morgan Vehicle List

Year	Make	Model	VIN	Color	Trim
2024	TOYOTA	TACOMATR	3TMLB5JN4RM052935	4DVG7	MFD



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: 03/18/2026 Time Requested: _____
Name: Garrett Smith Phone: (801) 845-4006
Address: 48 West Young Street
Email: gsmith@morgancountyutah.gov Fax: _____
Associated County Department: Morgan County Attorney Office

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

There are two proposed contracts for either 3 or 4 users for Lexis. Lexis is a legal search engine that compiles case law, statutes, and other information needed to effectively defend the county from lawsuits and prosecute criminal cases. The increase to 3 users is needed due to hiring Doug as a deputy attorney. The increase to 4 users is to allow the Assessor's office to have access to the database and search capabilities.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

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



AMENDMENT
LEXIS®/LEXIS®+/LEXIS®+AI FOR
STATE/LOCAL GOVERNMENT
 (EXISTING SUBSCRIBER VERSION - AAR)

“Subscriber” Name: UT - Morgan County-County Attorney
Account Number: 100088B0
“LN”: LexisNexis, a division of RELX Inc.

1. Amendment

This Amendment (“Amendment”) amends and supplements the terms of the Lexis+ Subscription Agreement previously entered into between LexisNexis, a division of RELX Inc. (“LN”) and Subscriber (the “Subscription Agreement”). This Amendment shall serve as Subscriber’s acceptance of the General Terms & Conditions for Use of the Online Services in effect as of the date of this Amendment and displayed at: <https://www.lexisnexis.com/en-us/terms/GovtAcademic/terms.page>.

2. Certification

2.1. Subscriber certifies that the number of government professionals in Subscriber’s organization is as set forth below. A “Government Professional User” is defined as an attorney, judge, librarian, researcher, investigator or analyst who is employed by the Subscriber.

Number of Government Professional Users:	3
---	----------

2.2. A “Support Staff User” is defined as a person who supports the Government Professional User, including, but not limited to: paralegals, interns, legal secretaries or other administrative support members. 1 ID will be issued to support staff for each Government Professional User accounted for above. Support Staff Users will receive access at no additional charge.

2.3. Each LN ID must be issued for individual use by the Government Professional User or Support Staff User.

2.4. If Subscriber, at the time of signing this Amendment has 11 or more Government Professional Users, then Subscriber is required to notify LN if the number of Government Professional Users falls below 11. Subscriber shall, within 30 days of the staffing change, notify LN in writing.

2.5. Subscriber acknowledges that the pricing and menus provided to Subscriber in this Amendment depend in part on the number of Government Professional Users in Subscriber’s organization. Subscriber certifies that as of the date Subscriber signs this Amendment there are the number of Government Professional Users in Subscriber’s organization (the “Reference Number”) as Subscriber has specified above.

- (a) At LN’s request from time to time, Subscriber will certify in writing the then-current Reference Number.
- (b) If there is a change in the Reference Number during the Term, LN may, in its sole discretion on at least 30 days prior written notice to Subscriber, increase or decrease the Monthly Commitment by an amount that does not exceed, on a percentage basis, the change in the Reference Number.

3. Lexis+ Product and Charges

3.1. This Section 3 amends the Subscription Agreement with respect to the Lexis+ product offering described below. The term of Subscriber’s commitment for the Lexis+ product offering will begin upon the date Subscriber’s billing account (“Account Number”) is activated (“Activation”) and will continue for the last period set forth in Section 3.4 below (the “Committed Term”). Subscriber may not terminate this Amendment for convenience under the General Terms during the Committed Term. Notwithstanding the foregoing, Subscriber may terminate this Amendment during the Committed Term for a material breach by LN that remains uncured for more than 30 days after LN receives written notice from Subscriber identifying a specific breach. If Subscriber terminates this Amendment pursuant to this Section, then Subscriber will pay all charges incurred up to the date of termination.

Lexis+ Content & Features		
Product	SKU Number	Number of Users
Core Public Records with Smartlinx Person, Business and Location Reports	1004801	3
News	1010610	3
All Briefs, Pleadings & Motions	1010612	3



**AMENDMENT
LEXIS®/LEXIS®+/LEXIS®+AI FOR
STATE/LOCAL GOVERNMENT
(EXISTING SUBSCRIBER VERSION - AAR)**

National Primary Enhanced	1011511	3
All Matthew Bender Library	1011666	3
Lexis+™ Practical Guidance - State & Local Government	1534660	3

- 3.2. This Agreement commences on the Effective Date and continues for the Committed Term designated in Section 3.4; provided, that, after the Committed Term, this Agreement shall automatically renew for successive one-year renewal terms (each, a “Renewal Term”), unless either Party provides written notice of non-renewal at least thirty (30) days’ prior to the expiration of the then-current Committed Term or Renewal Term, as the case may be. “Term” means, collectively, the Initial Term, Committed Term and all Renewal Terms.
- 3.3. Commencing at the Renewal Term (defined in Section 3.2), at each anniversary of the Effective Date, LN shall increase all recurring fees by seven point five per cent (7.5%) per Contract Year.
- 3.4. In exchange for access to the Lexis+ Content, Feature and/or Service set forth above in Section 3.1, Subscriber will pay to LN the following amount (the “Monthly Commitment”) during the periods set forth below.

Committed Term	Monthly Commitment
3/1/2026 - 10/31/2027	\$441

Some of the Online Services may allow Authorized Users to upload documents within the LN Online Services, known as the Vault (“Vault”). Subscriber may elect to disable the Vault for its Authorized Users by initialing below.

To have the Vault disabled for your Authorized Users, initial here

_____ (Initial)

- 3.5. During the Term, LN may make content and features available to Subscriber that are not included in the Lexis+ Content described above at an additional charge (“Out of Plan Materials”). Authorized Users trying to access Out of Plan Materials will be notified of the additional charges before the materials are displayed. If an Authorized User accesses the Out of Plan Materials, Subscriber will pay the transactional charge(s) displayed at the time of access. If Subscriber does not initial below, Out of Plan Materials will be excluded from Authorized User’s search.

To have Out of Plan Materials available for your Authorized Users, initial here

_____ (Initial)

- 3.6. Use of Lexis+ under this Amendment is available to Subscriber and its Authorized Users (defined in the General Terms).
- 3.7. LN may temporarily suspend access to Lexis+ until all unpaid amounts are paid in full. No claims directly or indirectly related to this Amendment with respect to amounts billed or payments made under this Amendment may be initiated by Subscriber more than 6 months after such amounts were first billed to Subscriber.

4. Closed Offer

The prices and other terms are subject to change if Subscriber has not submitted a signed original or copy on or before 3/31/2026.

5. Confidential Information

Subject to any state open records or freedom of information statutes, this Amendment contains confidential pricing information of LN. Subscriber understands that disclosure of the pricing information contained herein could cause



**AMENDMENT
LEXIS®/LEXIS®+/LEXIS®+AI FOR
STATE/LOCAL GOVERNMENT
(EXISTING SUBSCRIBER VERSION - AAR)**

competitive harm to LN and will receive and maintain this Amendment in trust and confidence and take reasonable precautions against such disclosure to any third person. This Section 5 will survive the termination or expiration of this Amendment.

6. Support and Training

During the Term, Subscriber, with the support of LN, agrees to encourage the effective use of Lexis+ through:

- (a) Meaningful participation in additional ongoing programs presented by LN to update and train Authorized Users;
- (b) Authorize the periodic distribution of memos or other communications by LN and/or Subscriber to Authorized Users; and
- (c) The periodic review with LN of Subscriber's Authorized User's use of materials and training under this Amendment.

7. Miscellaneous

This Amendment does not bind either party until it has been accepted by both parties. Subscriber may accept this Amendment by signing below. LN will accept this Amendment by providing Subscriber with access to Lexis+ or by signing below.

LEXISNEXIS WILL NOT ACCEPT ANY CHANGES, CORRECTIONS OR ADDITIONS TO THIS AMENDMENT UNLESS SUCH CHANGES ARE EXPRESSLY ACCEPTED BY LN IN WRITING. SUCH CHANGES WILL HAVE NO LEGAL EFFECT.

AGREED TO AND ACCEPTED BY:

Subscriber: UT - Morgan County-County Attorney
[MUST BE COMPLETED BY SUBSCRIBER]
Authorized Subscriber Signature: _____ Printed Name: _____ Job Title: _____ Date: _____

LexisNexis, a division of RELX Inc.

[COMPLETED BY LEXISNEXIS]

Authorized Signature: _____ Name: _____ Job Title: _____ Date: _____



AMENDMENT
LEXIS®/LEXIS®+/LEXIS®+AI FOR
STATE/LOCAL GOVERNMENT
(EXISTING SUBSCRIBER VERSION - AAR)

Customer Information (please print or type)			
Organization Name (full legal name)		UT - Morgan County-County Attorney	
Billing Frequency		<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annually
Tax Exempt (if yes please provide exemption certificate)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
New Invoice Contact Person	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	First & Last Name	Email Address
PO Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO #	
MSA # if applicable			



AMENDMENT
LEXIS®/LEXIS®+/LEXIS®+AI FOR
STATE/LOCAL GOVERNMENT
 (EXISTING SUBSCRIBER VERSION - TERM)

"Subscriber" Name: UT - Morgan County-County Attorney
Account Number: 100088B0
"LN": LexisNexis, a division of RELX Inc.

1. Amendment

This Amendment ("Amendment") amends and supplements the terms of the Lexis+ Subscription Agreement previously entered into between LexisNexis, a division of RELX Inc. ("LN") and Subscriber (the "Subscription Agreement"). This Amendment shall serve as Subscriber's acceptance of the General Terms & Conditions for Use of the Online Services in effect as of the date of this Amendment and displayed at: <https://www.lexisnexis.com/en-us/terms/GovtAcademic/terms.page>.

2. Certification

2.1. Subscriber certifies that the number of government professionals in Subscriber's organization is as set forth below. A "Government Professional User" is defined as an attorney, judge, librarian, researcher, investigator or analyst who is employed by the Subscriber.

Number of Government Professional Users:	4
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2.2. A "Support Staff User" is defined as a person who supports the Government Professional User, including, but not limited to: paralegals, interns, legal secretaries or other administrative support members. Lexis+ ID's will be issued to support staff for each Government Professional User accounted for above. Support Staff Users will receive access at no additional charge.

2.3. Each LN ID must be issued for individual use by the Government Professional User or Support Staff User.

2.4. If Subscriber, at the time of signing this Amendment has 11 or more Government Professional Users, then Subscriber is required to notify LN if the number of Government Professional Users falls below 11. Subscriber shall, within 30 days of the staffing change, notify LN in writing.

2.5. Subscriber acknowledges that the pricing and menus provided to Subscriber in this Amendment depend in part on the number of Government Professional Users in Subscriber's organization. Subscriber certifies that as of the date Subscriber signs this Amendment there are the number of Government Professional Users in Subscriber's organization (the "Reference Number") as Subscriber has specified above.

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- (b) If there is a change in the Reference Number during the Term, LN may, in its sole discretion on at least 30 days prior written notice to Subscriber, increase or decrease the Monthly Commitment by an amount that does not exceed, on a percentage basis, the change in the Reference Number.

3. Lexis+ Product and Charges

3.1. This Section 3 amends the Subscription Agreement with respect to the Lexis+ product offering described below. The term of Subscriber's commitment for the Lexis+ product offering will begin upon the date Subscriber's billing account ("Account Number") is activated ("Activation") and will continue for the last period set forth in Section 3.2 below (the "Committed Term"). Subscriber may not terminate this Amendment for convenience under the General Terms during the Committed Term. Notwithstanding the foregoing, Subscriber may terminate this Amendment during the Committed Term for a material breach by LN that remains uncured for more than 30 days after LN receives written notice from Subscriber identifying a specific breach. If Subscriber terminates this Amendment pursuant to this Section, then Subscriber will pay all charges incurred up to the date of termination.

Lexis+ Content & Features		
Product	SKU Number	Number of Users
Core Public Records with Smartlinx Person, Business and Location Reports	1004801	4
News	1010610	4
All Briefs, Pleadings & Motions	1010612	4



**AMENDMENT
LEXIS®/LEXIS®+/LEXIS®+AI FOR
STATE/LOCAL GOVERNMENT
(EXISTING SUBSCRIBER VERSION - TERM)**

National Primary Enhanced	1011511	4
All Matthew Bender Library	1011666	4
Lexis+™ Practical Guidance - State & Local Government	1534660	4

3.2. In exchange for access to the Lexis+ Content, Feature and/or Service set forth above in Section 3.1, Subscriber will pay to LN the following amount (the “Monthly Commitment”) during the periods set forth below.

Committed Term	Monthly Commitment
3/1/2026 - 10/31/2027	\$535

3.3. Some of the Online Services may allow Authorized Users to upload documents within the LN Online Services, known as the Vault (“Vault”). Subscriber may elect to disable the Vault for its Authorized Users by initialing below.

To have the Vault disabled for your Authorized Users, initial here _____
(Initial)

3.4. During the Term, LN may make content and features available to Subscriber that are not included in the Lexis+ Content described above at an additional charge (“Out of Plan Materials”). Authorized Users trying to access Out of Plan Materials will be notified of the additional charges before the materials are displayed. If an Authorized User accesses the Out of Plan Materials, Subscriber will pay the transactional charge(s) displayed at the time of access. If Subscriber does not initial below, Out of Plan Materials will be excluded from Authorized User’s search.

To have Out of Plan Materials available for your Authorized Users, initial here _____
(Initial)

3.5. Use of Lexis+ under this Amendment is available to Subscriber and its Authorized Users (defined in the General Terms).

3.6. LN may temporarily suspend access to Lexis+ until all unpaid amounts are paid in full. No claims directly or indirectly related to this Amendment with respect to amounts billed or payments made under this Amendment may be initiated by Subscriber more than 6 months after such amounts were first billed to Subscriber.

4. Closed Offer
The prices and other terms are subject to change if Subscriber has not submitted a signed original or copy on or before 3/31/2026.

5. Confidential Information
Subject to any state open records or freedom of information statutes, this Amendment contains confidential pricing information of LN. Subscriber understands that disclosure of the pricing information contained herein could cause competitive harm to LN and will receive and maintain this Amendment in trust and confidence and take reasonable precautions against such disclosure to any third person. This Section 5 will survive the termination or expiration of this Amendment.

6. Support and Training
During the Term, Subscriber, with the support of LN, agrees to encourage the effective use of Lexis+ through:



**AMENDMENT
LEXIS®/LEXIS®+/LEXIS®+AI FOR
STATE/LOCAL GOVERNMENT
(EXISTING SUBSCRIBER VERSION - TERM)**

- (a) Meaningful participation in additional ongoing programs presented by LN to update and train Authorized Users;
- (b) Authorize the periodic distribution of memos or other communications by LN and/or Subscriber to Authorized Users; and
- (c) The periodic review with LN of Subscriber's Authorized User's use of materials and training under this Amendment.

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This Amendment does not bind either party until it has been accepted by both parties. Subscriber may accept this Amendment by signing below. LN will accept this Amendment by providing Subscriber with access to Lexis+ or by signing below.

LEXISNEXIS WILL NOT ACCEPT ANY CHANGES, CORRECTIONS OR ADDITIONS TO THIS AMENDMENT UNLESS SUCH CHANGES ARE EXPRESSLY ACCEPTED BY LN IN WRITING. SUCH CHANGES WILL HAVE NO LEGAL EFFECT.

AGREED TO AND ACCEPTED BY:

Subscriber: UT - Morgan County-County Attorney
[MUST BE COMPLETED BY SUBSCRIBER]
Authorized Subscriber Signature: _____
Printed Name: _____
Job Title: _____
Date: _____

LexisNexis, a division of RELX Inc.

[COMPLETED BY LEXISNEXIS]

Authorized Signature: _____
Name: _____
Job Title: _____
Date: _____



AMENDMENT
LEXIS®/LEXIS®+/LEXIS®+AI FOR
STATE/LOCAL GOVERNMENT
(EXISTING SUBSCRIBER VERSION - TERM)

Customer Information (please print or type)			
Organization Name (full legal name)		UT - Morgan County-County Attorney	
Billing Frequency		<input checked="" type="checkbox"/> Monthly	<input type="checkbox"/> Annually
Tax Exempt (if yes please provide exemption certificate)		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
New Invoice Contact Person	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	First & Last Name	Email Address
PO Required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	PO #	
MSA # if applicable			

Project Cost Proposal
Morgan County Fire Station
48 West Young St -Morgan UT 84050



Mold & Asbestos Remediation
 Carpet Tiles & Rubber base
 Rooms: Recorders Office & Assessors Nurse Room
 3/4/2026

801-694-3262
 801-791-7945

Item	Description	Units	QTY	Unit Cost	Total Cost
General Conditions	Set up containment area-Remove flooring-Remove mold & asbestos-Use negative air machines and HEPA vacuum. Contain waste and haul off.	LS	1	\$18,475.95	\$18,475.95
Flooring	Procure and install carpet tiles and black rubber base. Carpet tile is Genius 44515. Includes floor prep and labor.	LS	1	\$6,834.17	\$6,834.17

Estimated Project Total	\$25,310.12
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Assumptions

It is assumed that our crews can work Saturday and Sunday March 7 & 8. If the work is unable to be completed then our crews will finish on Monday March 9th for the remediation portion of the project. County employees not allowed in these specific offices until the remediation has been completed.

\$6,834.17

Excluded Items

Excluded Items

1. Permit Cost.
2. Excess Dump fees.
3. Relocation of utilities.
4. Moving of office furniture.
5. Weather delays.
6. Supplier delays.
7. Construction site to be accessible and clear for demolition.
8. Plumbing relocation or repairs.
9. Moving furniture, wall fixtures, and pictures.
10. Glass repair or removal
11. Data wiring and connection
12. Fire sprinklers.
13. Special Inspections.
14. Additional gas line runs.
15. Painting
16. Metal stud or wood framing.
17. Office furniture & desks
18. Sheetrock repairs.
19. Electrical-Lighting-Outlets
20. Mechanical-Heating-Air conditioning

Approved 03/04/2026

KLS

Standard Notes

1. A fuel surcharge will be added per machine hour if fuel prices increase more than 5% above prices at time of bid.
2. This Bid will expire in 30 days from date shown. Prices are subject to change if order or award is not received within 30 days
3. Price includes one mobilization and demobilization.
4. Bid prices have been determined based on award of all bid items. Any items individual sold will be subject to a price increase.
5. Bid prices include regular day time working hours. Additional charges may apply if night or overtime work is required.

Escalation Clause

1. Price's quoted at current materials pricing, prices good for 30 days. ACS reserves the right to update pricing as market conditions change.

Terms:

Bids are good for 15 days

Bid Price is for payment within 30 days

Payment terms are Net 30 days. All past due invoices are subject to the maximum amount of interest allowable by law.



County Commission Agenda Request Form

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

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

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

Email: kbecker@morgancountyutah.gov

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

Commission Meeting Date: 3/17/26 Time Requested: 20 min
Name: Joshua Cook Phone: (801) 845-4015
Address: 48 W. Young Street
Email: jcook@morgancountyutah.gov Fax: _____
Associated County Department: Planning and Development Department

PURPOSE FOR THE AGENDA ITEM - MUST BE SPECIFIC:

Public Hearing/Discussion/Decision – *Bohman Rezone*: Request to rezone property from a split-designation of RR-1 and A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely. The property is identified by parcel number 00-0001-3266 and serial number 01-004-094 and is located at 3690 North Morgan Valley Drive in unincorporated Morgan County.

WILL YOUR AGENDA ITEM BE FOR:

DISCUSSION
DECISION
BOTH
INFORMATION ONLY

PUBLIC HEARING
PUBLIC MEETING



PLANNING & DEVELOPMENT

County Commission
Staff Report
Zoning Map Amendment

March 17, 2026

Bohman Rezone
Public Hearing
March 17, 2026

Application No.: 25.047
Applicant/Owner: Brad Bohman
Project Location: 3690 N Morgan Valley Dr
Parcel Number: 00-0001-3266
Project Location: 01-004-094
Date of Application: September 4, 2025
Current Zoning: Rural Residential (RR-1) and Agriculture (A-20)
General Plan Designation: Village Low Density Residential and Rural Residential
Acreage: 1.39 Acres

REQUEST

Request to rezone property from a split-designation of RR-1 and A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely.

PLANNING COMMISSION SUMMARY: The Planning Commission heard this item at their regularly scheduled meeting on February 26th, 2026. The applicant clarified the history of the property and his ownership. A member of the public asked a question during the public hearing regarding the acreage affected by the proposal. Discussion among the Planning Commission was minimal. The Commission voted to recommend approval of the application with a 5-0 vote. Member Wilson was absent from the meeting and Chair Maloney refrained from voting.

ATTORNEY GUIDANCE

Legislative Review:

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

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

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

(1)

(a) The purposes of this chapter are to:

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

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

- (i) uses;
- (ii) density;
- (iii) open spaces;
- (iv) structures;
- (v) buildings;
- (vi) energy-efficiency;
- (vii) light and air;
- (viii) air quality;
- (ix) transportation and public or alternative transportation;
- (x) infrastructure;
- (xi) street and building orientation and width requirements;
- (xii) public facilities;
- (xiii) fundamental fairness in land use regulation; and
- (xiv) *considerations of surrounding land uses to balance the foregoing purposes with a landowner's private property interests and associated statutory and constitutional protections.*

Utah Code Ann. § 17-79-101. While the County Commission still appears to have broad discretion, I would caution that Utah Code Ann. § 17-79-101 (1)(b)(xiv) causes concern for legal actions if the Commission fails to support its decisions with the above purposes and standards.

STAFF OBSERVATION

County staff believes that the proposed zoning map amendment from RR-1/A-20 to R1-20, along with an accompanying amendment to the Future Land Use Map, is consistent with sound planning principles. The R1-20 district supports low-density single-family development. The property's adjacency to existing R1-20 zoning and Village Low Density Residential designations in the Peterson area provides a logical continuation of the established residential development pattern. The proposed zoning would align the property more closely with surrounding residential designations and anticipated growth for the Peterson community.

The subject property does not have direct frontage on N. Morgan Valley Drive, as it is separated from the roadway by adjoining parcels; however, it benefits from an established driveway extending from the County Right-of-Way (ROW). This driveway has historically provided ingress and egress to the existing single-family home, constructed in 1942, and the accessory structure located on the property. The existing residence is currently nonconforming under the RR-1/A-20 zoning due to lot configuration and frontage requirements. Approval of the proposed R1-20 zoning would reduce the degree of nonconformity and provide additional development potential consistent with surrounding residential patterns. Future development beyond the existing home may require subdivision approval and compliance with applicable County ordinances, including frontage, access, and infrastructure requirements. The rezoning itself does not create additional lots but would establish a zoning framework under which a subdivision application could be evaluated.

The subject property is located in proximity to existing water infrastructure operated by the Peterson Pipeline Association. Under Utah state law, residential zoning at half-acre densities generally requires the availability of at least one municipal utility service—either culinary water or sanitary sewer. The R1-20 zoning classification is therefore being considered because a municipal culinary water system is located nearby and could be extended to serve the property. Absent the availability of either municipal water or sewer service, zoning at this density would not typically be supported. Consistent with Morgan County Code § 155.429(B)(2), when an approved culinary water supply is available or proposed, all subdivision lots must connect to that system, including installation of water mains, service laterals, valves, meters, and related appurtenances necessary to serve each lot.

Together, the existing access, the availability of municipal water service, compatible neighboring zoning, and the reduction of an existing nonconformity support the conclusion that the proposed rezoning is contextually appropriate and aligned with current development patterns in the Peterson area. If the Commission finds merit in this rezone, the following findings could be considered:

Findings:

1. That the amendment is appropriate given adjacency to existing R1-20 zoning, established access, and the low-density character of the proposed R1-20 district.
2. That the rezone is unlikely to adversely impact surrounding residential, rural residential, or agricultural properties.
3. That the amendment supports County objectives while maintaining an orderly land-use pattern in the Peterson area.
4. That the proposed amendment is in harmony with existing land uses in the area.

ANALYSIS

General Plan and Zoning:

The application requests a rezone of the property from a RR-1/A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely. Approval of this rezone would allow development consistent with residential zoning rather than the patterns typical of rural residential or agricultural zoning.

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

1. *Morgan County attracts families with its quality of life, rural atmosphere, secure environment, and natural beauty. Residents have a wide range of employment, housing, and lifestyle choices. The County benefits from a balanced economy, livable wages, economic prosperity, and first-rate community services.*
2. *Morgan County respects property rights and recognizes personal responsibility to the land and communities.*
- ...
6. *Morgan County accommodates growth responsibly by integrating new development in a way that is respectful of the environment, supports County values, considers long-term sustainability, and uses available infrastructure. To help achieve this goal, the County strongly recommends that growth occur within or adjacent to corporate limits and villages or be located within master-planned communities.*

The proposed zone change appears to coincide with the stated vision for Morgan County. In changing the zoning district for the applicant's property, the County is reflecting the policies and desires of the General Plan and in accordance with the County Ordinance (See § 155.105). The purpose of the R1-20 zoning district is defined as follows:

(A) Residential District R1-20: To provide areas for very low density, single-family residential neighborhoods of spacious and uncrowded character;

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

ORDINANCE EVALUATION:

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

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

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

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

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

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

Section 155.023: Procedures for *Amendments and Rezonings* states:

(D) Planning Commission review and recommendation.

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

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

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

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

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

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

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

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

(G) *Reconsideration. Where an application for zoning amendment has been denied, the Planning Commission and the County Commission shall not review the same zoning amendment application within two years of a denial unless there is a substantial change of conditions since the earlier application. A new application, with applicable fee, shall be required and processed in accordance with the procedure outlined in this section. (Prior Code, § 8-3-4) (Ord. 13-03, passed 4-16-2013; Ord. 18-07, passed 11-13-2018)*

This meeting is in fulfillment of subsection (D) above. In response to § 155.023(F) above, while the impact of the proposed zone change will be substantial, the proximity of the city utilities system and the surrounding higher-density development should help mitigate potential effects on facilities and services.

PUBLIC NOTICE, MEETINGS, COMMENTS

- ✓ Public Notice was submitted to the State of Utah Public Notice website on or before February 16, 2026; a minimum of 10 days prior to the scheduled meeting. (Morgan County Code § 155.032 (C)).
- ✓ A Public Notice was posted at the County on or before February 16, 2026.
- ✓ Notices to property owners within 1000' feet of the proposed use were mailed a Public Notice on or before February 16, 2026.
- ✓ A sign was posted on the site on or before February 16, 2026.

RECOMMENDED MOTIONS

Recommended Motion for *Approval* – “I move we approve the Bohman Rezone, application number 25.047, changing 1.39 acres from RR-1/A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely, based on the findings listed in the staff report dated March 17, 2026.”

Recommended Motion for *Denial* – “I move we deny the Bohman Rezone, application number 25.047, changing 1.39 acres from RR-1/A-20 to R1-20, with an accompanying amendment to the Future Land Use Map from Village Low Density Residential and Rural Residential to Village Low Density Residential completely, due to the following findings:”

1. List any additional findings...

Supporting Information

Exhibit A: Vicinity Map

Exhibit B: Future Land Use Map

Exhibit C: Existing Zoning Map

Exhibit D: Boundary Description

Staff Contact

Joshua Cook

801-845-4015

jcook@morgancountyutah.gov

Exhibit A: Vicinity Map

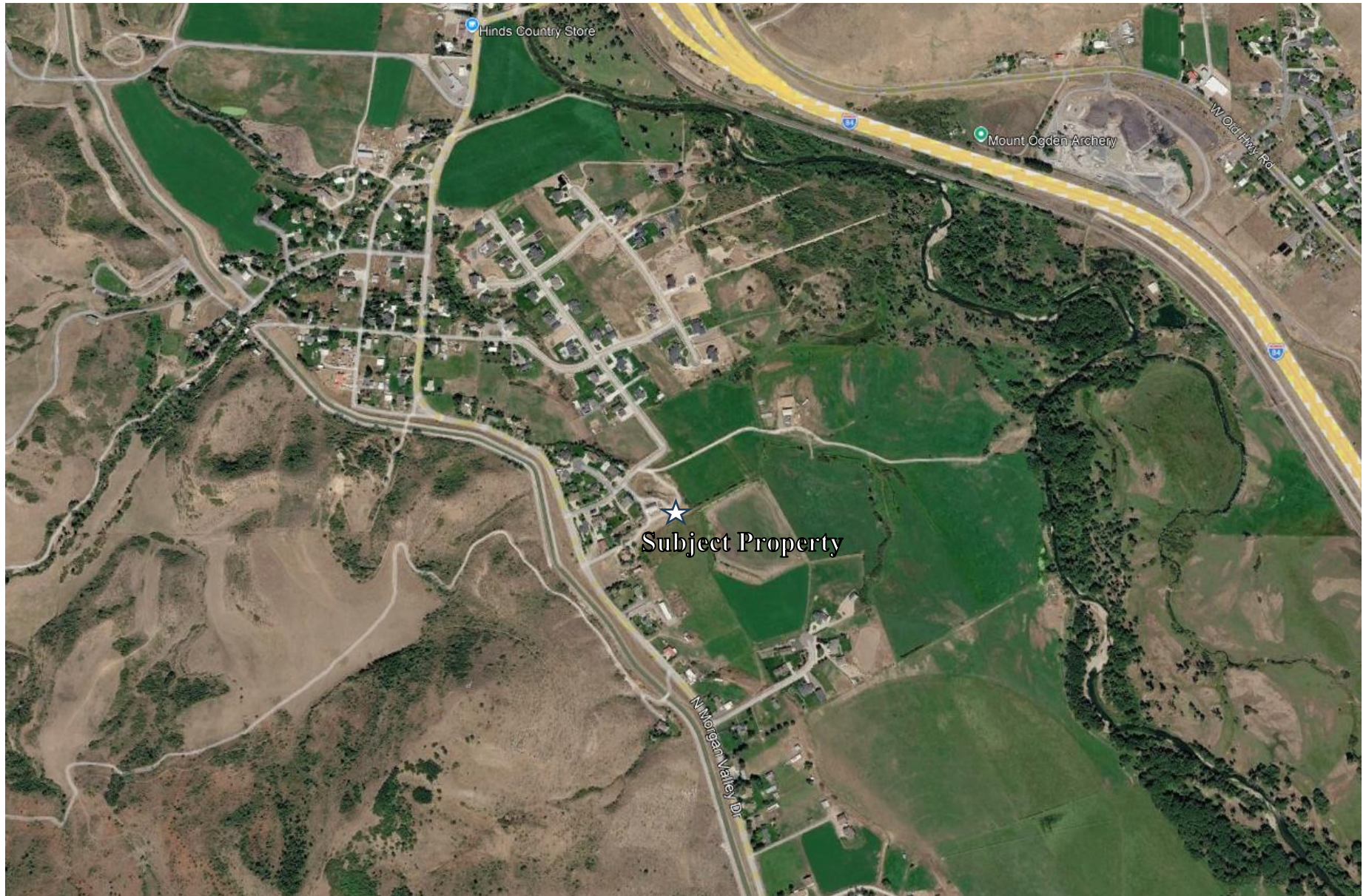


Exhibit B: Future Land Use Map

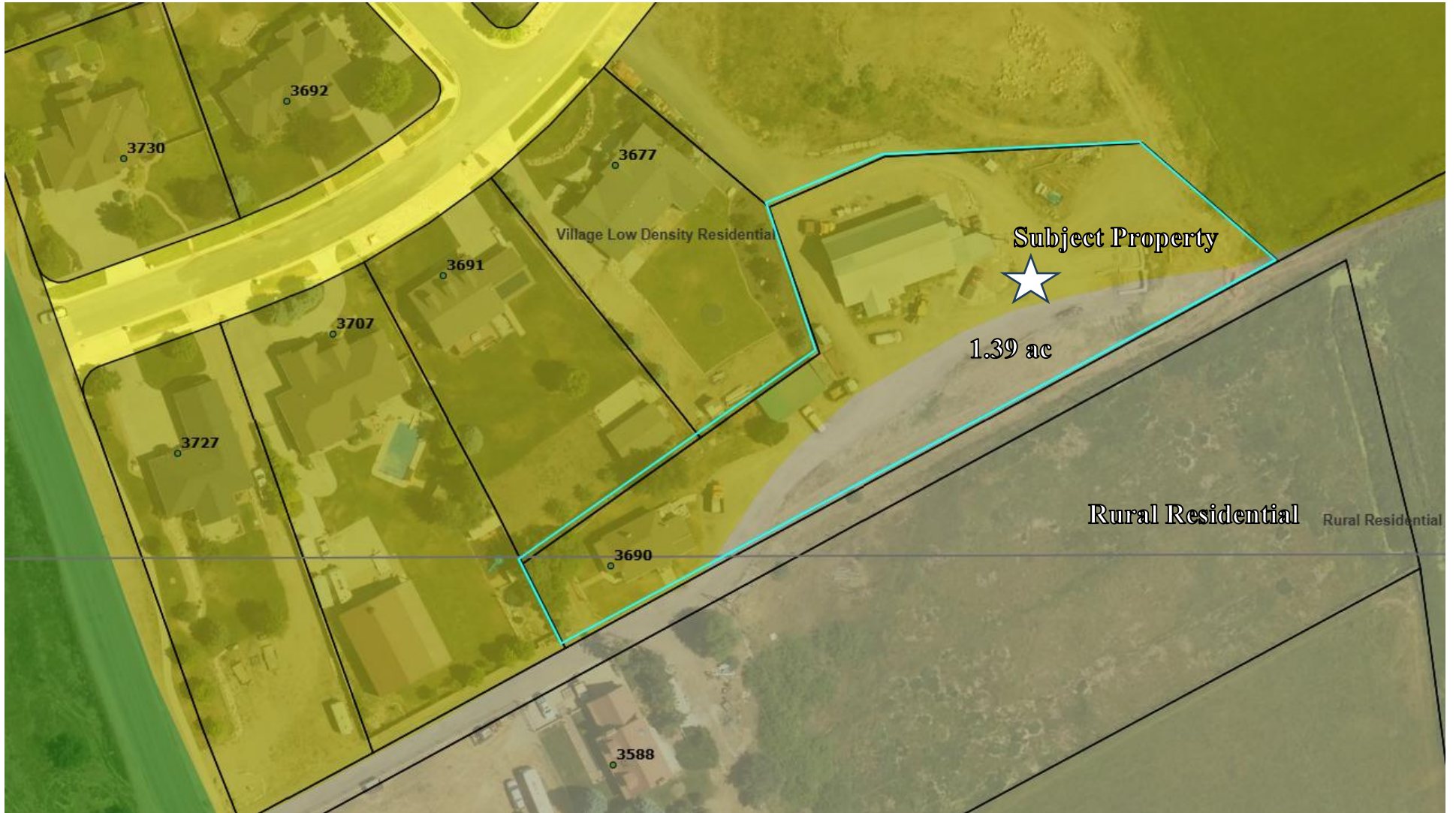


Exhibit C: Existing County Zoning Map

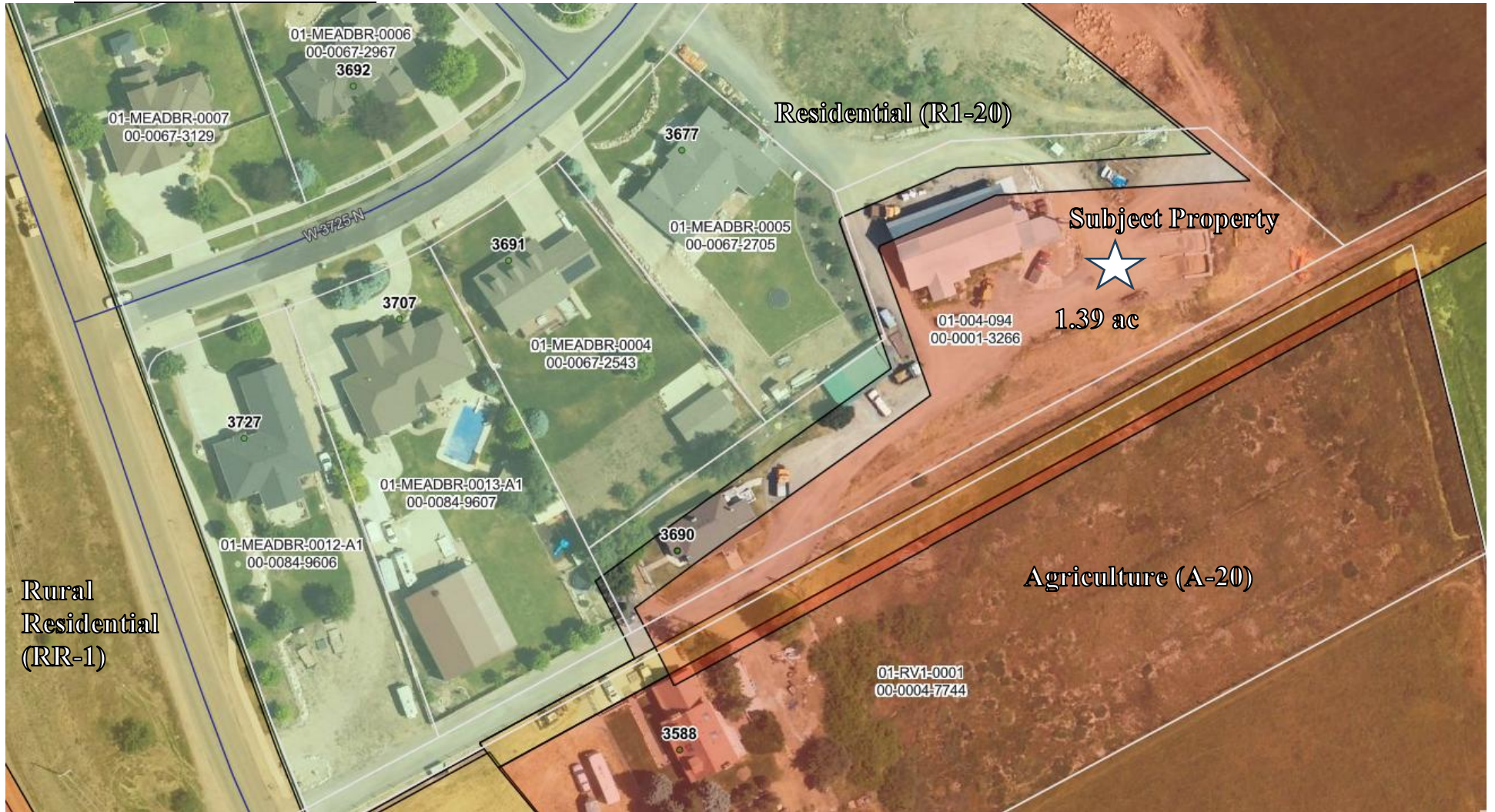


Exhibit D: Property Boundary Description

A TRACT OF LAND SIT IN THE S1/2SE1/4 OF SEC 6 & THE NW1/4NE1/4 OF SEC 7, T4N, R2E, SLB&M, U.S. SUR, MORGAN COUNTY, UTAH, BEING MORE PART DESC AS FOLS: COM AT THE SE COR OF SD SEC 6; TH N 906.00 FT; TH S 61*48'00" W 1520.700 FT TO THE T. POB: TH S 61*48'00" W 531.00 FT; TH N 28*12'00" W 62.00 FT; TH N 55*10'00" E 238.970 FT; TH N 19*15'00" W 102.500 FT; TH N 67*00'00" E 83.000 FT; TH N 87*15'00" E 169.500 FT; TH S 49*00'00" E 118.20 FT TO POB. CONT 1.388 / 1.39 AC, M. OR L. SUBJ TO & TOG/W A R. OF W **SEE DEED** LESS AND EXCEPT ANY PORT WH MAY LIE WITHIN ENTRY NO. 93807, BK 199 AT PG 240;



National Day of the American Cowboy 2026 Nomination Form

About the National Day of the American Cowboy

The National Day of the American Cowboy is a United States observance held annually in July. Established by a U.S. Senate resolution in 2005, it honors the enduring legacy and contributions of the American cowboy—a symbol of the nation's pioneering spirit and rugged individualism.

This day celebrates the cowboy's vital role in the shaping of the American West and the continued impact of Western heritage on today's culture. Cowboys and cowgirls are recognized not only for their historical contributions to ranching and cattle-driving but also for exemplifying the values that define the American character: hard work, honesty, integrity, self-reliance, and patriotism.

Please note: This is a nomination form only. Selected recipients will be officially notified by letter from the Ogden Pioneer Days Selection Committee.