



MORGAN COUNTY COMMISSION MEETING AGENDA

April 7th, 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 Matthew Wilson
Commission Vice Chair Vaughn Nickerson
Commissioner Raelene Blocker
Commissioner Mike Newton
Commissioner Blaine Fackrell

OTHER EMPLOYEES

IT Director Jeremy Archibald
Deputy Clerk/Auditor Chloe Adams
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith
Library Director Erin Bott
Code Enforcement Officer Chris Tremea
Planning and Zoning Director Josh Cook
Planner Kent Page
Planner Jeremy Lance
Fire Chief Brad Wilkes
Human Resources Casey Basaker
Morgan County Fair Director Haley Johnson

OTHERS IN ATTENDANCE

Chris Cody
Debbie Sessions
Jon Cannon
Sam Nickerson
Brian Nesteroff
Ed Schultz
Clay Rich
Tina Kelly
Brian (Chris) Brower
Douglas Perkins

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from March 18th, 2026.
2. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
3. Approval of a Letter of Support for Mountain Green Sewer Improvement District for a grant.
4. Approval of the Amendment to Gateway Services Master Agreement moving to revenue neutral card service fees.

Commissioner Nickerson moved to approve consent agenda items 1-4

Seconded by Commissioner Blocker

VOTE:

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

(C) Commissioner Declarations of Conflict of Interest

Chair Mathew Wilson declared a conflict on **Action Item 5 (Nine Line hangars/airport discussion)**.

Vaughn Nickerson declared a conflict on **Action Item 12 (Howard & Kelly rezone)** because the property belongs to his relatives.

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(D) Public Comments

Took place after Action Item 3.

Sean York (Highlands community) urged inclusion of a completed baseball field in the Kent Smith Park concept, citing the lack of practice fields in Mountain Green and proposing movable bases and mound, plus minimal bleachers.

(E) Action Items

1. Donation Request – Discussion/Decision – MHS Graduating Class of 2026

Kate Becker CAM showed a donation request from Morgan High School's Operation Graduation to the commissioners. Since no specific amount was requested and the county hasn't donated previously, commissioners discussed supporting the group by potentially waiving the refundable cleaning deposit for their county fair food booth.

Commissioner Newton moved to approve authorization of waiving booth rental fees for Morgan High School's Operation Graduation food booth for the summer 2026 fair.

Seconded by Commissioner Fackrell.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

2. Erin Bott – Discussion/Decision – Morgan County Library Director

Discussion and decision on moving a part-time Assistant Librarian be promoted to Youth Services Librarian and granted full-time, benefited status. No additional General Fund monies needed.

Erin Bott (Library Director) asked to reallocate existing library funds to make an assistant librarian full time, citing retention and service consistency. She noted the library's mill levy budget can sustainably support the change. Commissioners discussed long-term budget impacts but acknowledged the funds are available and the request is sustainable.

Commissioner Newton moved to approve creation of a full-time Youth Services Librarian position and grant full-time, benefited status, funded by a transfer from library supplies to permanent employees/benefits.

Seconded by Commissioner Blocker.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Nay

The vote was not unanimous, with four in favor and one opposed. Therefore, the motion carried.

3. Casey Basaker – Discussion/Decision – Morgan County Human Resources Manager

Discussion and decision on switching payroll provider to Dominion Payroll. This will save the County \$15,456 per year.

Casey Basaker reviewed payroll system options, explaining that Dominion Payroll offers lower costs, better customer service, and improved time-tracking features compared to Casselle, which has caused delays and late filing penalties. Dominion can integrate with Casselle's general ledger and has strong support metrics.

Commissioner Newton moved to approve the agreement and selection of Dominion as a new payroll provider for the county with the adjustments and approval of the county attorney

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

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Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

4. Haley Johnson (Haley Johnson was not present for discussion. Commissioner Newton explained the agreement in lieu of her absence.) – Discussion/Decision – Morgan County Fair Manager
Discussion and decision on entering into an agreement for a ticket platform for the Morgan County Fair and Rodeo.

Commissioner Mike Newton presented options for a new County Fair ticketing vendor following the closure of Jubilee. Four proposals were reviewed, with TicketSpice recommended as the most cost-effective choice. The Commission briefly discussed Venmo compatibility, onsite ticket sales, and the continued benefits of reserved seating.

Commissioner Newton moved to approve awarding the County Fair ticket sales proposal to TicketSpice, contingent upon the attorney's review and approval of the service agreement.

Seconded by Commissioner Blocker.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

5. Jon Cannon for Nine Line – Discussion/Decision – Airport Discussion

Discussion and decision to resolve concerns regarding County code and current Morgan County Airport hangar leases.

Jon Cannon, representing the Nine Line project, provided background on the Morgan County Airport, described recent investments and development in phase two, and addressed concerns about building-permit processing and future allowable uses under the lease. The Commission and legal counsel discussed lease interpretation, county code requirements, and the need to review FAA considerations before clarifying next steps. Both parties expressed willingness to meet and resolve outstanding issues.

No action was taken and no vote occurred on this item. The parties will continue coordinated communication to address and resolve the outstanding matters.

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

Discussion and decision on affirming the following unsigned hangar leases:

a. Hangar A-2 dated January 13th, 2021

b. Hangar D-1 dated January 15th, 2013

c. Hangar CC-2 & CC-3 dated October 5th, 2021

d. Hangar DD-3 approved July 1st

Kate Becker (CAM) reported that four previously approved airport leases were never signed by the Commission Chair. She requested that the Commission formally affirm these leases so they may be executed. All leases have been signed by the required parties and only lack the Chair's signature.

Commissioner Newton motioned to approve and affirm leases and approve the signature for Hangars A-2, D-1, CC-2, CC-3, and DD-3.

Seconded by Commissioner Nickerson.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

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

Discussion and decision on lease rate assumptions verses new assumptions requiring rates to match the current lease rate.

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Kate Becker (CAM) explained that under current airport lease language, an assigned hangar lease carries forward the previous leaseholder's rate, including older rates that are significantly below current pricing.

Commissioner Newton moved to clarify that any assignment or assumption of an airport lease shall adopt the current lease rate.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

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

Discussion and decision on assignment and assumptions of hangar leases.

a. Hangar CC-4 Steven D Hooper to William S Dunn.

b. Hangar DD-3 Flight Mode Aviation, LLC to Flight Mode, LLC

Kate Becker (CAM) presented a transfer request for Hangar C-4 from Steven B. Hooper to William S. Dunn and noted the assignment documents will be updated to reflect the current lease rate. Commissioners also briefly discussed ongoing airport fee analysis, including potential residential and non-residential rate structures.

Commissioner Nickerson moved to approve the assignment and assumption of Hangar C-4 from Steven B. Hooper to William S. Dunn, with the lease rate updated to the current cost per square foot.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Commissioner Nickerson moved to approve the assignment assumption of Hangar DD-3 Flight Mode Aviation, LLC to Flight Mode, LLC.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

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

WPR Phase 4 A.1 Upper Townhomes Site Plan and Small Subdivision Preliminary/Final Plat

Applications: A request for site plan and preliminary/final plat approval of six (6) townhome units, within three (3) separate buildings, identified by parcel number 00-0093-1362 and serial number 12-004-014-01-1-1-3, and is located at approximately 5233 West Wasatch Peaks Road in unincorporated Morgan County.

Jeremy Lance presented the Wasatch Peaks Ranch Phase 4A.1 Upper Townhomes site plan for six units on 3.7 acres within the Resort Special District. He reported that all required site plan materials—including engineered plans, utility and grading plans, landscaping, parking, lighting, and building elevations—were submitted and reviewed by county staff, who recommended approval.

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**Commissioner Newton moved to approve Upper Townhomes Site Plan
Seconded by Commissioner Blocker**

VOTE:

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

The vote was unanimous. The motion passed.

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

WPR Phase 6C & 6D Preliminary Plat Modification: A request for preliminary plat approval a subdivision of 18 lots, identified by parcel number 00-0093-1362 and serial number 12-004-014-01-1-1-3, and is located at approximately 5233 West Wasatch Peaks Road in unincorporated Morgan County.

Jeremy Lance presented the Wasatch Peaks Ranch Phase 4A.1 Upper Townhomes site plan for six units on 3.7 acres within the Resort Special District. He reported that all required site plan materials—including engineered plans, utility and grading plans, landscaping, parking, lighting, and building elevations—were submitted and reviewed by county staff, who recommended approval.

**Commissioner Newton moved to approve WPR phase 6C and 6D preliminary plat modifications.
Seconded by Commissioner Nickerson**

VOTE:

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

The vote was unanimous. The motion passed.

11. Josh Cook and Kent Page – Discussion/Decision – County Planning & Zoning

Shadow Creek Development Final Plat: A request for final plat approval a subdivision of 14 lots, identified by parcel numbers 00-0093-4182 & 00-0090-2565 and serial number 01-004-529-01-2-2-4, 01-004-523-06, and is located at approximately 145 S. Morgan Valley Drive in unincorporated Morgan County.

Josh Cook introduced Planning and Zoning's new Senior Planner **Kent Page**. **Kent Page** presented the final plat for the 14-lot Shadow Creek development. Staff confirmed it meets zoning requirements, and commissioners discussed floodplain areas.

**Commissioner Nickerson moved to approve the Shadow Creek Development Final Plat
Seconded by Commissioner Blocker**

VOTE:

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

The vote was unanimous. The motion passed.

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

Howard & Kelly Rezone: Request to rezone property from A-20 (Agriculture) to RR-5 (Rural Residential five acre minimum) and reflect that change on the Future Land Use Map from Agriculture to Ranch Residential 5 completely. The property is identified by parcel number 00-0085-3971 and serial number 01-004-414-01 and is approximately located at 1300 W Island Road in unincorporated Morgan County.

Jeremy Lance presented a request to rezone a 26-acre parcel on Island Road from A-20 to RR-5, noting it aligns with nearby rural residential zoning and existing land-use patterns. Discussion focused on road maintenance history, access considerations, and map irregularities related to parcel boundaries.

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**Commissioner Blocker moved to go to Public Hearing
Seconded by Commissioner Newton**

VOTE:

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

There was no Public Comment.

**Commissioner Newton moved to leave Public Hearing
Seconded by Commissioner Nickerson**

VOTE:

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

**Commissioner Newton moved to approve the Howard and Kelly rezone requests rezoning property from
A-20 to RR-5, as indicated in the staff report.**

Seconded by Commissioner Blocker

VOTE:

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

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

Request to terminate the County's service agreement with Shums Coda and seek another firm.

Josh Cook explained that recent state law now requires counties to have three building inspection contractors on file. The RFP is being issued to meet this requirement, not to terminate the current agreement with Shums Coda. He noted that **Dustan Little** already meets all new state certifications for building officials. **Kate Becker (CAM)** added that the RFP is already posted and requested removal of the agenda item regarding contract termination.

Commissioner Newton moved that the Commission issue a Request for Proposals (RFP) for county planning and zoning services, specifically for a county service agreement for building inspector services, and that the Commission remove the agenda item referencing termination of the current agreement with Shums Coda. There is no intention of terminating that agreement at this time.

Seconded by Commissioner Fackrell

VOTE:

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

14. 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) was approved on 3/18/2026; Now requesting hotel accommodations.

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**Commissioner Blocker moved to approve Commissioner Fackrell's hotel request.
Seconded by Commissioner Fackrell**

VOTE:

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

The vote was unanimous. The motion passed.

**15. Kate Becker – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on a change order to the election security bid, moving all the
condenser units to the roof and possibly replacing two.**

Discussion: Kate Becker (CAM) presented a change order for the election security project, explaining additional costs tied to relocating condenser units to the roof and the option to replace two aging units. Commissioners expressed concern about missed items in the original bid and noted other potential upcoming costs.

**Commissioner Vaughn Nickerson moved to table action item 15 to reassess the project at the next
commission meeting.**

Seconded by Commissioner Fackrell

VOTE:

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

The vote was unanimous. The motion passed.

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

Kate Becker introduced the discussion and decision on awarding the RFP for a Transportation Master Plan. She explained that LRB, which is preparing the county's impact fee plan and fee analysis, recommended using a specialized transportation firm for this work and would deduct that portion from their own contract if the county did so. Kate requested time to speak with LRB and the lowest bidder to review the scope and costs.

Commissioner Newton moved to postpone action item 16 until the next meeting.

Seconded by Commissioner Nickerson

VOTE:

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

The vote was unanimous. The motion passed.

(F) Commissioner Comments:

Commissioner Blocker: Commissioner Blocker asked whether joining the Northern Utah Economic Alliance required a formal resolution and confirmed that documenting the decision in the meeting minutes would be sufficient. She also asked whether the alliance should be assigned to a portfolio and offered to oversee it under economic development. Additionally, she reported that McKay Hospital invited her to join its Community Relations Committee to help communicate Morgan County's health-related needs.

Commissioner Newton: Commissioner Newton reported that the Big Boy train would return on April 20 and noted a strong turnout for its previous visit despite inclement weather. He provided general updates and participated in discussions regarding setback clarification, event logistics, and potential transit considerations.

Commissioner Fackrell: Commissioner Fackrell reported on meetings with State Parks and the Division of Wildlife Resources regarding planned improvements at the East Canyon property. He described progress on boundary surveys, trail planning, NIKA course development, camping areas, OHV routes, and other

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recreational features. He also raised constituent concerns regarding setback requirements in rural zones and requested clarification.

Commissioner Nickerson: Commissioner Nickerson provided updates from the 910 property meetings, explaining anticipated policies on dog leash requirements, limited bicycle access due to conservation easements, trail use restrictions, fire-mitigation planning, and coordination with state agencies. He also encouraged the commission to consider broader recreation needs, particularly baseball and softball fields, as the county evaluates future facility planning.

Commission Chair Wilson: Commissioner Willson commented on recreation needs and expressed support for exploring solutions for baseball facilities. He reported ongoing work with the fire chief on a proposed fire sprinkler ordinance and encouraged commissioners to review the draft. He also stated that he had been approached about pursuing UTA transportation options for special-needs residents and offered to explore potential costs.

Public Meeting Adjourned at 7:45

Commissioner Nickerson moved to go to Closed Session for a discussion of an individual's character, professional competence, or physical or mental health.

VOTE:

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

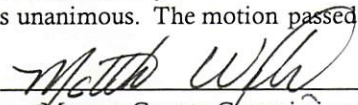
Closed Session Adjourned at 9:15

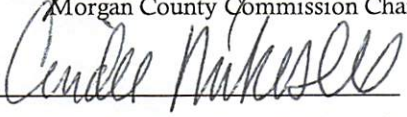
Commissioner Newton moved to end closed session

Commissioner Nickerson Seconded.

VOTE:

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

APPROVED:  DATE: 4/21/26
Morgan County Commission Chair

ATTEST:  DATE: 4/21/2026
Morgan County Deputy Clerk/Auditor

In compliance with the Americans with Disabilities Act, persons needing auxiliary services for these meetings should call Kate Becker at 435-800-8724 at least 24 hours prior to this meeting. This meeting is streamed live. If you want to participate virtually in any public comment listed on this agenda, you need to contact Jeremy@morgancountyutah.gov at least 48 hours before the scheduled meeting.