

**NOTICE OF MEETING TO BE HELD IN PUBLIC AND EXECUTIVE SESSION
OF THE MORGAN COUNTY COUNCIL
TUESDAY, OCTOBER 30, 2019
5:30 P.M.
MORGAN COUNTY COURTHOUSE
48 WEST YOUNG STREET
MORGAN, UTAH**

Except as noted above, times for agenda items are approximate and may be changed as circumstances require. Agenda items may or may not be discussed in the order they are listed. Interested members of the general public are encouraged to remain in attendance for the duration of the meeting in the event discussion of an agenda time begins earlier than listed.

Members Present

Daryl Ballantyne
Robert Kilmer
Roland Haslam
Robert McConnell
Tina Cannon
Mike Newton
Sara Swan

Others Present

Debbie Sessions	John Lannefeld
Tina Kelley	John Porter
Carol Ralphs	Sandy Payne
Mary Ann Giles	Michelle Phelps
Trevor Kobe	Dan Phelps
Bill Goutts	Erika Beckstrom
Jenn Coutts	Lance Johnson
Scott Palmer	Mandy Wallace
Suzanne Palmer	RJ Busson
Dave Carrigan	Kim Warner
Kansas Whittear	Brandon Peterson
Ron Whittear	Boyd Carrigan
Doug Kearsley	Peter Parker
Blaine Fackrell	Michelle Lyman
Wynette Johnson	Dareck Cooper
Devi Cooper	Kelsey Kinney
Rondee Adams	Mandy Helsten
Charles Pigg	Kelly Roundy
Austin Turner	Shelley Paige
Bret Carlson	Tami Summers
Christy Wilson	Tina Comer

Other Staff Present

Stacy Netz Clark, County Clerk/Auditor
Jan Farris, County Attorney
Lance Evans, Community Development Director

Call to Order

Meeting called to order by Member Haslam at 5:30 PM.

Prayer & Pledge

The prayer and pledge were given by Member Haslam.

Approval of Agenda

Member Newton asked to add a closed session regarding personnel before the budget work session to the agenda.

Member Newton moved to approve the agenda. Seconded by Member Cannon. The vote was unanimous. The motion passed.

Approval of Minutes

Member Newton moved to approve the minutes of October 1, 2019. Seconded by Member McConnell. The vote was unanimous. The motion passed.

Declare Conflicts of Interest

Member McConnell declared a conflict of interest stating that he represents clients with property in the area being discussed in item 2 regarding Mountain Green Village Community Reinvestment Project Area, Plan and Budget.

Public Comment Period

John Porter – made statement regarding the development agreement in the Wasatch Peaks Ranch Resort Special District application and his support of the new changes.

Doug Kearsley – spoke against the Wasatch Peaks proposal.

Lillian Allen – expressed her support and gave information on the digital petition that was circulated.

Charles Pegg – stated that in his exam of the application, he has observed that the pros outway the cons. He fully supports the development.

Tina Kelly – Gave clarification of her experience with the Envision Utah process while on the Council at the time.

Kim Warner – made statement that the property owned by Wasatch Peaks with some day be developed. Wasatch peaks makes sense.

Wynette Johnson – feels that Wasatch peaks is a good plan. Would like to know the reason behind each council member's vote.

Susie Robertson – spoke on behalf of mothers of Mtn green and lack of programs available would love to see more opportunities that Wasatch Peaks would afford Morgan County if they were able to develop.

Shelly Page – Expressed her love for Morgan County and would love to say no to the development and pay higher taxes

John Lanafeild – Does not want to pay more taxes and would welcome Wasatch Peaks to offset the tax burden.

Erica Beckstrom – feels this is a golden opportunity and is time for the county to stop saying "no".

Mandy Wallace – make sure planning and growth is smart. Feels WPR has done a good job with the project.

Ron Whitear – concerned over the use of the word of "Resort Town", and "Farm Town". Feels that the biggest impac will be to Whitear ranch as access to the land. If not Wasatch Peaks, then who, or what.

Austin Turner – The development has gone through a lot of scrutiny. HE supports Wasatch peaks. Feels it will help the financial health of the county.

Cindy Carter – thanked everyone for their compromise, however there are still those out there who oppose this development who feel a referendum will be necessary.

Devi Cooper – Feels a referendum is the wrong thing to do.

Trevor Kobi – expressed his support.

Brent Anderson – positive impact. Private not resort.

Brandon Peterson – once it happens you are never going back

Michelle Lyman – supports WPR development. Local job opportunities.

Discussion/Decision Council discussion and decision on the Wasatch Peaks Ranch Resort Special District application. The Resort Special request is to amend the Morgan County General Plan from Natural Resources and Recreation to Master Planned Community and amend the Morgan County Zoning Map, changing the zoning from Forestry (F-1) and Multiple-Use 160 (MU-160) to Resort Special District (RSD) with a Development Agreement

Member Kilmer noted that 5.9 will need to be corrected to match the amendments made to section 4.5.3.

Member McConnell suggested a wording adjustment to 4.5.3 in which "Consistent with the Open Space Management Plan" is moved to "Shall, consistent with the Open Space Management Plan, be permanently....."

Member Haslam asked for clarification regarding the statement in 4.1.4. and Exhibit E "If the Development Agreement and the Management Code should contradict..."

Member Haslam asked for a hard number in 4.2.4 regarding "living area of such building does not exceed 20% of the living area of the primary residence" as stated on page 7.

Member Haslam stated he against a one-time resurfacing as stated in 6.9 "The Owner will contribute equitably to the cost of one resurfacing of the Morgan Valley Drive Access at a time reasonable determined by the County and the Owner."

Member Haslam: 8.1.2 "owners thereof elect to submit to such district or other governmental entity". He feels this allows the development to expand outside its boundaries.

Member Haslam: 9.5.2 does not feel like it is very clear what constitutes major/minor.

Member Haslam: 9.7.3 that the planning and development Services Department Director or Director's designee makes the interpretation. The words "or the Director's designee" will be stricken

Member Haslam: 9.13.1 would like the word "shall" changed to "may"

Member McConnell moved to approve the Wasatch Peaks Ranch Resort Special District application that includes an amendment to the Morgan County General Plan Future Land Use Map from Natural Resources and Recreation to Master Planned Community and a Zoning Map amendment from Forestry (F-1) and

Multiple Use (MU-160) to Resort Special District on 11,502 acres with the associated Development Agreement, application number 19.010, based on the findings listed in the staff report dated September 3, 2019 and the October 30, 2019 Development Agreement as amended pursuant to the discussions this evening. Seconded by Member Ballantyne. Voting in favor were Members Swan, Newton, Ballantyne, Kilmer, McConnell, Cannon. Opposed were Members Haslam. The motion passed.

Discussion/Decision – Review, discuss and give input and direction regarding Mountain Green Village Community Reinvestment Project Area, Plan and Budget

Rulon Gardner came before the Council with an updated concept plan regarding the Mountain Green Village Community Reinvestment Project Area that meets the general plan, area plan and the DAT. Maps of the area off of Old Highway Road were shared. The new information includes a commercial center way of life with a grocery store, foot truck/food court pavilion, hotel, retail and residential spaces. The next step is to request a meeting as the RDA board in November with the project plan and budget.

Gwen Rich – Discussion/Decision – write off of personal property tax

Member Newton moved to write off the amount of \$36.04 of personal property tax on account #bu-1034 for tax year 2019. Seconded by Member Kilmer. The vote was unanimous. The motion passed.

Closed Session for the Purpose of Personnel

Member Newton moved go into closed session to discuss personnel.
Seconded by Member McConnell. The vote was unanimous. The motion passed.

Member Cannon moved go out of closed session and back into regular session.
Seconded by Member McConnell.
The vote was unanimous
The motion passed.

Continuation of Budget work session

ADJOURN

Member Kilmer moved to adjourn. Seconded by Member McConnell. The vote was unanimous. The motion passed.

APPROVED _____ Date _____
Chairman

ATTEST _____ Date _____
Clerk