



June 2nd, 2026

5:00 REGULAR MEETING

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

COUNTY COMMISSION

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

OTHERS IN ATTENDANCE

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

OTHER EMPLOYEES

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

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

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

Commissioner Nickerson moved to approve consent agenda items 1-3

Seconded by Commissioner Blocker

VOTE:

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

(C) Commissioner Declarations of Conflict of Interest

No conflicts of interest

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

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

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

(E) Action Items

1. Haley Johnson – Discussion/Decision – Citizen’s Request: Scotsman Center

Discussion and decision on a request for a temporary use permit for the Morgan Farmer’s Market to be held at Kent Smith Park on August 8th, 2026.

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

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

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

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

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

Discussion and decision on a request that Emergency Management have its own logo.

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

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

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

3. Erica White – Discussion/Decision – Morgan County Emergency Management
Discussion and decision on a request that Emergency Management have its own Facebook page and permissions to comment as “Morgan County Emergency Management”.

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

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

Seconded by Commissioner Blocker

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

4. Bret Heiner – Discussion/Decision – Morgan County Public Works
Discussion and decision on a request to chain open the gate to Lost Creek State Park during the months of seasonal use.

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

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

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

5. Josh Cook – Discussion/Decision – County Planning & Zoning
Rosehill LDS Chapel Site Plan: A request for site plan approval.

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

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

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

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

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

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

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

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

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

Commissioner Nickerson moved to Postpone item 7.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

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

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

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

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

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

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

(F) Commissioner Comments:

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

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

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

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

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

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

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

Commissioner Newton seconded.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed

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

Commissioner Newton Seconded

Closed session ended at.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Aye

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed

Commission Follow-Up Discussion

Tire Dumpster Event Update

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

Assessor's Office Update

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

Discussion Regarding Public Comment

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

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

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

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

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

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

Arbitration and Legal Matters

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

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

America 250 Presentation Request

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

Justice Court and Upcoming Agenda Items

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

Development Agreement and MOA Discussion

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

Fairgrounds and Open Space

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

USU Extension – Fair Equipment Purchase

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

Community Events

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

Commissioner Newton moved to adjourn at 7:10 PM

APPROVED: Matthew Wolf DATE: 6/16/26
Morgan County Commission Chair

ATTEST: Chloe Adams DATE: 6/16/26
Morgan County Deputy Clerk/Auditor

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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.