October 6, 2026

4:00 PRESENTATIONS & 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.
Note: Commissioner Wilson will attend remotely.

COUNTY COMMISSION
Commission Chair Matt Wilson (attended remotely)
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)
County Attorney Garrett Smith (CA)
County Clerk/ Auditor Leslie Hyde
Deputy Clerk/Auditor Chloe Adams
Deputy Clerk/ Auditor Penny Butler
Planner Kent Page
Attorney Janet Christofferson
County Recorder Shaun Rose
County Assessor Janell Walker
Surveyor Devron Andersen
Library Director Erin Bott

OTHERS IN ATTENDANCE
Debbie Sessions
Tina Kelley
Lisa Wright
Abby Beattie
Emily Pfeiffer
Beatriz Prince
Kelly Waight
Jeff Mathews
Danna Bauer
Jill Boss
Shawn Green
Jacie Wordie
Wade Warner
Robyn Casper
Avery Walsh
Libby Oseguera
Annessa Odum

4:00 PRESENTATIONS

Morgan Valley Arts Council: Abby Beattie, Lisa Wright, & Emily Pfeifer; Presentation on a possible revamp of the Morgan County Administration Building Auditorium

Lisa Wright and Abby Beattie (Co-Presidents, Morgan Valley Arts Council), joined by Artistic Director Emily Pfeiffer, proposed partnering with the County to renovate the auditorium in the County Administration Building into a small performing arts venue seating roughly 150 to 250. Abby Beattie explained that the Utah Division of Arts and Museums has identified Morgan County as well below the state average for arts opportunities, that the high school auditorium is the only performance venue in the county and is overscheduled, and that community music, choir, and student groups have no suitably sized place to perform. The auditorium is already county owned and operated, centrally located, and well proportioned for acoustics. Proposed improvements include building out the stage, basic lighting and sound, acoustic treatment, new flooring, and flexible seating that would keep the room available for its existing uses. The County would continue to own, operate, and maintain the building, and the Arts Council, as a nonprofit with access to grants and foundation funding, is prepared to lead fundraising for the project.

The Arts Council asked the County to fund a feasibility study by a firm specializing in performance spaces, either a basic remote study or a full on-site assessment that would evaluate the building systems and produce plans and a detailed budget. The Commission discussed the recreation, arts, museums, and parks (RAMP) tax,

which is currently committed to the County's recreation program and will be before voters for renewal in 2028, as well as the age of the building and staffing for a venue of this size.

No action was taken. The Commission reached consensus to place the feasibility study on the next meeting agenda as an action item, expressed a preference for the full on-site study, and asked staff to research whether recreation tax fund balance may be used to pay for it.

Utah Developmental Disabilities Council: Avery Walsh; Presentation on their Rural Transportation Project

The presenters were delayed by traffic and gave an abbreviated presentation. **Libby Oseguera (Executive Director, Utah Developmental Disabilities Council)** explained that the Council is a governor-appointed, federally funded board that works to ensure people with intellectual and developmental disabilities have the resources and supports to participate in their communities. **Avery Walsh** reported that transportation is consistently the highest unmet need for people with disabilities, particularly in rural areas without fixed-route service, described voucher, shared-ride, and contracted accessible van programs other Utah counties are using, and stated that the Council's goal is to learn what Morgan County is working on and help build local partnerships.

No action was taken. The Commission expressed interest in having the Council return for a full presentation, and **Kate Becker (CAM)** will coordinate dates with the presenters.

5:00 COMMENCEMENT OF MEETING

Commission Vice Chair Nickerson conducted the meeting. Commission Chair Wilson attended remotely.

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from September 15th, 2026.
2. Approval of the Morgan County Commission Minutes from September 22nd, 2026.
3. Approval of a contract with the State of Utah for the Governor's Office of Economic Development Rural County Grant. Contract Number 270633108 (No County funds required)
4. Approval of a Professional Services Agreement with SAFEbuilt, LLC for plans examining and building inspecting services as approved by the Morgan County Commission at their May 5th meeting in 2026.

In response to a question on consent item 4, **Kate Becker (CAM)** clarified that the Commission approved three firms for these services on May 5 following a request for qualifications, and that the SAFEbuilt agreement is the first to complete legal review.

Commissioner Newton moved to approve the consent agenda items.

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.

(C) Commissioner Declarations of Conflict of Interest
There were none.

(D) Public Comments (please limit comments to 3 minutes)
Tina Kelley, Mountain Green, stated that a prior effort to establish a bus loop serving the county was never completed, that residents still need the service, and that many aging veterans who no longer drive rely on neighbors to reach VA facilities. She asked that this need be considered as the County looks at transportation for the disabled community.

(E) Action Items

1. Erin Bott – Discussion/ Decision – Morgan County Library Director
Discussion and decision on a budget adjustment for the Historical Society moving monies from Historical Society fund balance to purchase additional inventory for the Depot.

Erin Bott (Library Director) requested that funds be moved from the visitor center fund balance so the Historical Society can purchase additional souvenir items to sell at the visitor center. **Kate Becker (CAM)** clarified that the fund balance consists of revenue from prior inventory sales, which has exceeded the budgeted amount.

Commissioner Newton moved to approve the fund balance transfer of $2,500 from the visitor center fund balance to the special department line.

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. Hon. Shaun Rose – Discussion/ Decision – Morgan County Recorder
Discussion and decision on Morgan County **Resolution CR 26-49** appointing Devron Andersen, PLS as the interim nonelected Morgan County Surveyor and assigning applicable powers and duties.

Shaun Rose (Recorder) requested that Devron Andersen be appointed as the nonelected County Surveyor, giving him the formal authority to sign documents that require the County Surveyor's signature. **Garrett Smith (CA)** noted that the resolution number on the agenda, CR 26-43, had already been assigned to a prior resolution; the resolution was renumbered CR 26-49.

Commissioner Newton moved to approve Resolution CR 26-49 appointing Devron Andersen as the interim nonelected Morgan County Surveyor and assigning applicable powers and duties.

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. Hon. Morgan County Commission – Discussion/Decision – Commissioner Travel & Training
Discussion and decision on who the County Administrative Manager shall register for the Fall Utah State Association of County Commissioners & Councilmen (USACCC) November 19-20, 2026 in Salt Lake City. Early-bird registration is $300, no agenda is available at this time.

Commission Vice Chair Nickerson, Commissioner Newton, Commissioner Blocker, and Commissioner Fackrell indicated they plan to attend. **Kate Becker (CAM)** will follow up with Commission Chair Wilson. No formal vote was required or taken.

4. Kate Becker – Discussion/ Decision – Morgan County Tourism
Discussion and decision on a budget adjustment to pay for the 2024-2025 Utah Transit Authority (UTA) service to the Mountain Green Bus Stop Location in the amount of $6,175.

Kate Becker (CAM) explained that the County signed a new ski bus stop agreement with UTA in 2024 but was never billed for the 2024-2025 season. UTA is still researching whether a stop operated in the 2025-2026 season, which may require a separate adjustment.

Commissioner Newton moved to approve the budget adjustment to pay for the 2024-2025 UTA service for the Mountain Green ski bus stop in the amount of $6,175.

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.

5. Kate Becker – Discussion/Decision – Morgan County Tourism
Discussion and decision on a stop service agreement with the Utah Transit Authority for the 2026-2027 season for service to the Mountain Green Bus Stop Location.

Garrett Smith (CA) explained that the agreement is for one year with up to four additional one-year options, and that language was added during legal review requiring UTA to exercise each option by written notice to the County. The County remains responsible for snow removal at the stop.

Commissioner Fackrell moved to approve the stop service agreement with the Utah Transit Authority for the 2026 season and forward according to the terms of the contract.

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.

6. Kate Becker – Discussion/ Decision – Morgan County Tourism
Discussion and decision on approving a contract with the State of Utah for the Traditional Marketing Co-Op (TMCOOP) grant contract #270633086. County will match the grant award out of Transient Room Tax revenues in the amount of $56,700.

Kate Becker (CAM) reported that the required County match is already budgeted. **Garrett Smith (CA)** requested that the contracting party be listed as Morgan County rather than "Morgan County Economic Development," which is not a separate legal entity.

Commissioner Newton moved to approve the Traditional Marketing Co-Op grant contract #270633086 and the matching funds budgeted from Transient Room Tax revenues in the amount of $56,700.

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.

7. Kate Becker – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on a ground lease agreement between Morgan County and The Church of Jesus Christ of Latter-Day Saints for the purpose of public open space, spanning 10-years, concerning 3.1 acres located in Mountain Green at the corner of N Silverleaf Drive and W Harvard Drive; Parcel 00-0074-8701.

Kate Becker (CAM) reported that the lease was modified during legal review and the revised language has not yet been approved by the Church. A donor is expected to fund park improvements on the parcel. **Garrett Smith (CA)** stated that the lease still needs to be reviewed against the Cottonwoods development agreement and state law regarding conditions attached to the donation. The Commission directed Kate Becker (CAM) to prepare a survey of school-age children throughout the county on what they would like to see in the park.

Commissioner Newton moved to postpone Action Item 7 pending review of the agreement by both the Church and the County.

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 an amendment to our Fire Station and Services Agreement. This specifies that the cost of the improvements in overnight accommodations will be the responsibility of WPR Road and Fire District and adds clarity to the Staffing and Subsidy sections of the agreement.

Kate Becker (CAM) requested that the item be postponed. The District plans to build living quarters at the station, and the County has requested an amendment stating that the improvements are at no cost to the County. Legal counsel is not comfortable with the District's version as drafted.

Commissioner Newton moved to postpone Action Item 8 to a future 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.

9. Morgan County Board of Equalization – Discussion/Decision – 2026 BOE Appeals
(a) Discussion and decision on Morgan County Resolution **CR 26-04-BOE** approving homesteader credit abatements.
(b) Discussion and decision on Morgan County Resolution **CR 26-05-BOE** approving 2026 stipulations and hearing officer recommendations.
(c) A request to hold a special BOE hearing in early November.

Commissioner Newton moved to adjourn the public meeting and convene as the Morgan County Board of Equalization.

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.

Penny Butler (Deputy Clerk/Auditor) presented Resolution CR 26-04-BOE, covering two applicants for the homesteader credit abatement. She reported that both applicants met the criteria and asked whether the Board wished to approve the full abatement of 20 percent plus half of the tax due, or a partial amount. The Board favored approving the full amount for both applicants. **Kate Becker (CAM)** noted that the exhibit attached to

the resolution still references an outdated resolution number rather than the resolution the Commission most recently adopted, and stated that the exhibit will be corrected and reprinted before it is signed.

Commissioner Newton moved to approve Resolution CR 26-04-BOE granting both applicants the full abatement of 20 percent plus half of the tax due.

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.

Janell Walker (County Assessor) answered questions about Resolution CR 26-05-BOE and explained how the list of 2026 appeals is organized. **Chloe Adams (Deputy Clerk/Auditor)** explained that the first entry on the list contained an error that has since been corrected, and it was noted that the entry reflects a change from secondary to primary residential status, which changes the taxable value but not the market value. The Board chose to act on the stipulations and the hearing officer recommendations together rather than separately.

Commissioner Fackrell moved to approve Resolution CR 26-05-BOE approving the 2026 stipulations and the hearing officer's recommendations.

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.

Kate Becker (CAM) explained that the Board of Equalization must issue its decision on each appeal within 60 days of the application, and that because no Commission meeting is scheduled between the end of October and November 17, the Clerk/Auditor's office requested a special meeting so the remaining appeals can be decided within the deadline. After checking availability for a quorum, the Board agreed on Tuesday, November 10, 2026 at 5:00 p.m., and **Chloe Adams (Deputy Clerk/Auditor)** estimated the meeting will last about half an hour. **Leslie Hyde (Clerk/Auditor)** noted that the election audit is scheduled for 12:15 p.m. that same day, that a commissioner is needed to take part in it, and that no one has been selected yet. Chloe Adams also informed the Board, as members had previously requested, that hearing officer hearings were scheduled for the following day from 8:30 a.m. to 5:00 p.m., with a representative of the State in attendance, that additional hearing dates will follow, and that Board members are welcome to observe.

Commissioner Newton moved to approve a special Board of Equalization meeting on November 10, 2026 at 5:00 p.m.

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 Newton moved to adjourn as the Morgan County Board of Equalization and reconvene as the Morgan County Commission.

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.

10. Kate Becker – Discussion/ PUBLIC HEARING/ Decision – County Planning and Zoning
Warner Future Land Use Map Amendment (FLUMA) & Rezone: A request for approval of County Ordinance **CO 26-20** changing 51.299 acres from the future land use map designation of Ranch Residential 5 to Village Low Density Residential and to rezone from A-20 to R1-20 at approximately 4970 West 6100 North located in the Mountain Green area in unincorporated Morgan County.

Kent Page (Planner) reported that the Planning Commission held a public hearing on September 10 and voted three to one to recommend approval. The Planning Commission was concerned about slopes and soils, as much of the property is too steep to build on, and staff found on a conceptual basis that facilities are likely adequate to serve the rezone.

Wade Warner and other members of the Warner family, the applicants, stated that they have not yet engaged a developer or engineer, that because of the topography they expect most of the property to remain in lots of five acres or more with a small number of smaller lots in the few buildable areas, and that they hope to keep the property in the family.

The Commission expressed concern that rezoning the entire parcel to R1-20 would establish half-acre entitlements across all 51 acres regardless of the applicants' intent, and noted that the current future land use map designates the area as a buffer between higher-density development and agricultural land. The Commission suggested that the applicants work with planning staff and return with a request that zones the portions suited to smaller and larger lots accordingly.

Commissioner Fackrell moved to go into a public hearing.

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.

Danna Bauer, Rollins Ranch, stated that the request is premature and raised concerns about the single access serving the future phase of Rollins Ranch, the stability of the hillside, and drainage.

Annessa Odum, Rollins Ranch, supported preserving the buffer zone and asked that roads, parks, and infrastructure keep pace before more homes are approved.

Commissioner Newton moved to go out of the public hearing and reconvene the public 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.

Kate Becker (CAM) advised that postponing to a date certain avoids re-noticing the public hearing, and the applicants requested a postponement to the December 1 Commission meeting to revise the request.

Commissioner Newton moved to postpone Action Item 10, the Warner future land use map amendment and rezone, Ordinance CO 26-20, to the December 1, 2026 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.

11. Janet Christofferson, Esq. – Discussion/PUBLIC HEARING/Decision – Deputy Attorney
Comcast Franchise Agreement: A request for approval of County **Ordinance CO 26-19** granting a nonexclusive cable television franchise to Comcast Cable Communications Management, LLC; executing the Franchise Agreement approved at the September 15th Commission meeting; And establishing an effective date of October 6th, 2026.

Janet Christofferson (Attorney) explained that the Commission approved the Comcast franchise agreement on September 15 and that an ordinance is needed so the franchise is adopted and recorded.

Commissioner Newton moved to adjourn the public meeting and convene a public hearing for Action Item 11.

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.

There were no public comments.

Commissioner Newton moved to adjourn the public hearing and reconvene the public 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.

Garrett Smith (CA) and **Kate Becker (CAM)** confirmed for the record that the ordinance's approval and signature dates and footers were updated to October 6, 2026, and that references to the September 15 approval of the franchise agreement remain unchanged.

Commissioner Newton moved to approve Ordinance CO 26-19 granting a franchise agreement with Comcast Cable.

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.

(F) Commissioner Comments
Comments from Commissioners Newton, Blocker, and Fackrell were given during the 4:00 session.

Commissioner Blocker proposed re-establishing an official County Facebook page limited to public notices and election information, with comments turned off, since residents often report learning of public notices too late. The Commission reached consensus to have staff bring back a resolution amending the County's social media policy to allow these postings by IT Director Jeremy Archibald. No formal vote was taken.

Commissioner Newton reported that work has begun on the grant-funded pavilion at the fairgrounds.

Commissioner Fackrell reported from the recent Utah Association of Counties conference on a food security grant program for food producers and processors, which has been forwarded to local producers and the CEO Board, and noted that Morgan County currently receives the lowest payment in lieu of taxes (PILT) in the state. At the close of the meeting, he asked about the County's political sign regulations. **Garrett Smith (CA)** and **Janet Christofferson (Attorney)** explained that the sign ordinance was amended in 2024 to treat political signs as temporary signs, that the online code does not appear to reflect the amendment, and that no signs are currently required to be removed. Janet Christofferson (Attorney) will follow up with the County's code publisher.

Commission Vice Chair Nickerson had nothing further to report.

Commission Chair Wilson thanked the Commission for its handling of the Warner rezone request and reported attending an affordable housing seminar, with information to be shared at a future meeting.

Commissioner Fackrell moved to go into closed session for the purpose of discussing the acquisition or disposition of real property.

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.

Commissioner Fackrell moved to leave closed session at 6:57 pm.

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.

APPROVED: Matthew Wilson DATE: 10/20/2026
Morgan County Commission Chair

ATTEST: Chloe Adams DATE: 10/20/2026
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.