



**AMENDED**  
**Council Meeting**

**07-09-24**

**(6:00 p.m.)**



**MORGAN CITY COUNCIL AGENDA**  
**JULY 9, 2024 – 6:00 P.M.**  
**MORGAN, UTAH**

**PUBLIC NOTICE** is hereby given that the Morgan City Council will hold a public meeting in the Council Room in the City Office Building, 90 West Young Street, Morgan, Utah, commencing at 6:00 p.m. on July 9, 2024. The public meeting will be live streamed on YouTube and a recording available on <https://morgancityut.org/meetings>.

**WORK MEETING – 6:00 P.M.**

1. Presentation – General Plan Prioritization – Jake Young
2. Presentation – UTOPIA Update – Nicole Cottle
3. Training – Gary Crane, City Attorney

**GENERAL MEETING – 7:00 P.M.**

1. A. Welcome - Mayor Steve Gale  
B. Pledge of Allegiance and Opening Ceremony  
C. Approval of Meeting's Agenda
2. **CONSENT AGENDA:**
  - A. Minutes of the City Council Special Meeting – June 20, 2024; and
  - B. Warrants – (06/14/2024 – 07/02/2024)
3. **CITIZEN COMMENTS** (Time has been set aside for the public to express their ideas, concerns, and comments. Comments are limited to 3 minutes per person with a total of 30 minutes for this item. Open Comment Cards are available on the City's website, [morgancityut.org](http://morgancityut.org), and are to be filled out and submitted to the City Recorder before 5:00 p.m. on the day of the meeting.)
4. **PUBLIC HEARINGS**
  - A. Amendment to Title 1, Chapter 1.15 – Consolidated Fee Schedule of the Morgan City Code; Enacting a Business License Fee for Transient Lodging Facilities (Short-Term Rentals), Amending Electric Service Charges and Water Rates
5. **ACTIVE AGENDA**
  - A. Review / Action – Amendment to Title 1, Chapter 1.15 – Consolidated Fee Schedule of the Morgan City Code; Enacting a Business License Fee for Transient Lodging Facilities (Short-Term Rentals), Amending Electric Service Charges and Water Rates – Ordinance 24-08
  - B. Review / Action – Amendment to Morgan City Code by Enacting Title 3, Chapter 3.08 – Transient Lodging Facilities – Ordinance 24-09
  - C. Review / Action – Amendment to Utility Service Agreement – Waive Protest to Annexation
6. **CITY REPORTS AND BUSINESS**
  - A. City Council
  - B. City Manager Updates
    - UAMPS – 2024 Annual Member Conference, August 18-21, 2024
    - American Founders and Constitution Month – August 29, 2024
    - PEHP Award – Emotional / Mental Well-Being
    - 4<sup>th</sup> of July Report
    - Personnel Update
    - Generator Project – City Building
    - Chip Seal Project – July 15<sup>th</sup> thru 17<sup>th</sup>
    - City Entry Monument Sign on State Street
7. **ADJOURN**

- 
- A Work Session will be held prior to the General Meeting to discuss miscellaneous matters if needed.
  - This meeting will also be live streamed via <https://morgancityut.org>.
  - The Council at its discretion may rearrange the order of any item(s) on the agenda.

- In compliance with the American with Disabilities Act, individuals needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify Denise Woods, City Recorder, at (801) 829-3461 at least 48 hours prior to the meeting.
  - This meeting may involve the use of electronic communications for some of the members of this public body. The anchor location for the meeting shall be the Morgan Council Conference Room, 90 West Young Street, Morgan, Utah. Elected Officials at remote locations may be connected to the meeting electronically to participate.
  - Notice is hereby given that by motion of the Morgan City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed session for any of the purposes identified in that Chapter.
  - The undersigned, duly appointed City Recorder does hereby certify that the above notice and agenda was posted within the Morgan City limits on this 2<sup>nd</sup> day of July, 2024 at Morgan City Hall, on the Utah State Public Notice Website (<https://www.utah.gov/pmn>), on the City's Website (<https://morgancityut.org>), and three public places within the City.
  - The 2024 meeting schedule was posted on the City's Website and Public Notice Website on December 12, 2023.
- /s/ Denise Woods, City Recorder



PC Discussion May 21, City Council 2024/ July 09. 2024

# Making the General Plan work for Morgan City

**General Plan  
Staff Implementation List**

**1. Subdivision update**

Zoning Designation – quick guide  
Land use Classification table  
Transportation Master Plan  
Landscape Ordinance  
(specifically MD/Commercial)

**Already in the works**

Downtown master plan  
Downtown ordinance  
Parks and trails  
Master Planned Ordinance



# Planning Commission Recommendations

Land Use

Water

Transportation

Align w/ County

Economic Development (proactive)

Add more mixed-use developments

Pedestrian safety and friendliness

Historic Overlay

Keep missed opportunities on-mind

Annual report on General Plan  
implementation (March/April)





Morgan City Update  
July 9, 2024



# WHAT IS UTOPIA FIBER?

UTOPIA is a Utah Interlocal Entity and political subdivision of the State of Utah. However, it has expanded outside the state of Utah and has governmental partnerships in Idaho, Montana, and California.

## Founding Members

Brigham City	Centerville
Layton	Lindon
Midvale	Murray
Orem	Payson
Perry	Tremonton
West Valley City	

## Partner Cities/Counties

Woodland Hills	Idaho Falls
Morgan City	West Point
Clearfield	Pleasant Grove
Syracuse	Bozeman
Santa Clara	Cedar Hills
West Haven	Bountiful
RCRC (38 Counties)	.....



# UTOPIA/UIA Timeline

UTOPIA 1<sup>st</sup> Phase Bonds \$140M  
 Builds in WVC, Midvale, Murray, Centerville, Orem, Linton, Payson  
 UTOPIA Management Restructuring  
 UTOPIA Bond Refinance, Tremonton Brigham City SAA  
 UIA Created, \$65M bonds authorized  
 Centerville Built Out  
 Various ongoing builds in all areas  
 UIA revenues exceed expenses  
 Repeating sustainable growth/ Increasing demand  
 UIA begins issuing dividends to cities  
 New City Partnerships  
 Woodland Hills  
 Layton, Payson financings  
 Idaho Falls  
 Morgan City  
 West Point  
 Clearfield  
 Pleasant Grove  
 Syracuse  
 Bozeman  
 Santa Clara  
 Cedar Hills  
 West Haven













**← UTOPIA - Phase 1 → ←**  
 \$185M Fiber Projects  
 Revenues Covering Operating Costs  
 Cities Paying Debt

**UIA - Phase 2 →**  
 \$500M Fiber Projects  
 Revenues Covering Operating Costs  
 Revenues Paying Off Debt  
 No cost to participating cities





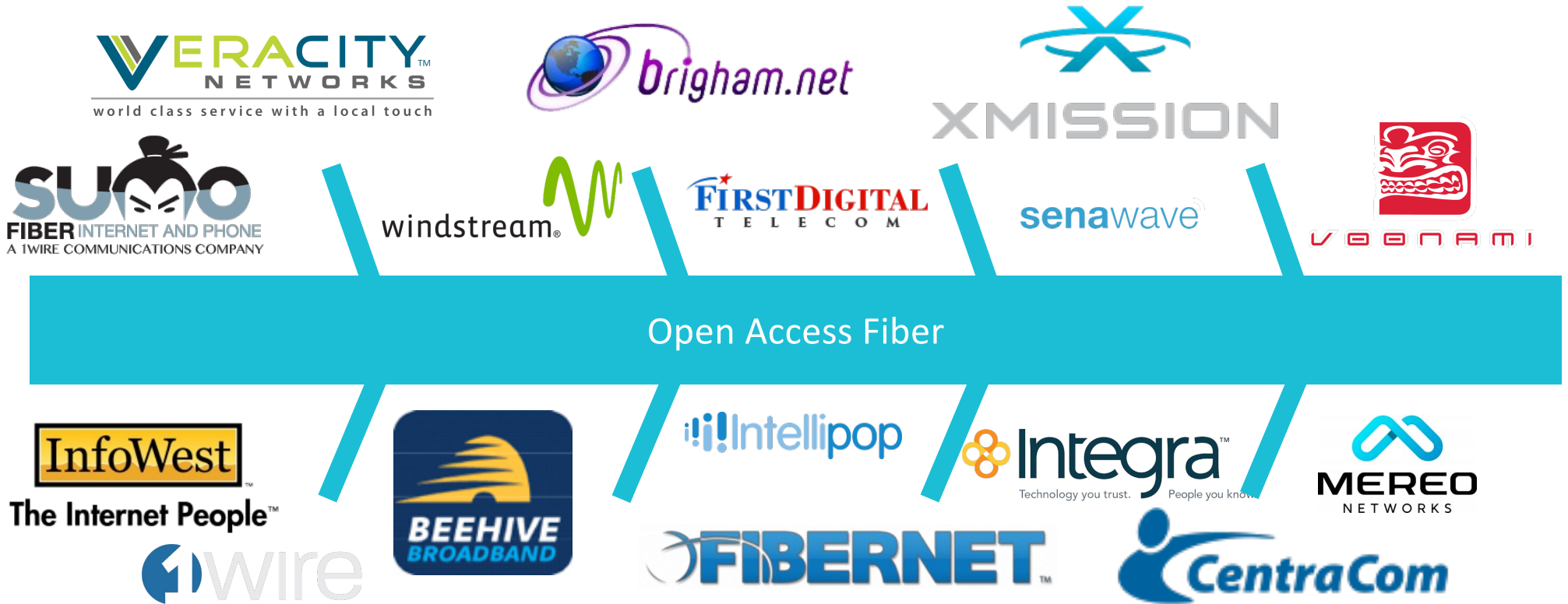
# ACCOMPLISHMENTS

-  – Largest Open-Access Network in United States (220k+ available locations, 23 city-wide projects)
-  – Fastest Speeds in the United States (10 Gbps residential, 100 Gbps business)
-  – Most Competitive Open-Access Network in United States (18 providers)
-  – Awardee from 2021-2024 Utah Education Network (350+ new school circuits)
-  – Provider of Air Quality Sensors in Utah (100+ active monitoring stations)
-  – Provider of Smart City Solutions in Utah (wildfire detection, public Wi-Fi, air quality, etc.)
-  – Net Promoter Score (+63)
-  – Google Rating Score (4.6 stars)
-  – Smart 50 Award from Smart Cities Connect Foundation and US Ignite
-  Ongoing Broadband Communities top 100 FTTH Award



# MUNICIPAL OPEN-ACCESS FIBER

Shared Open-access Municipal Fiber Infrastructure enables competition among many providers



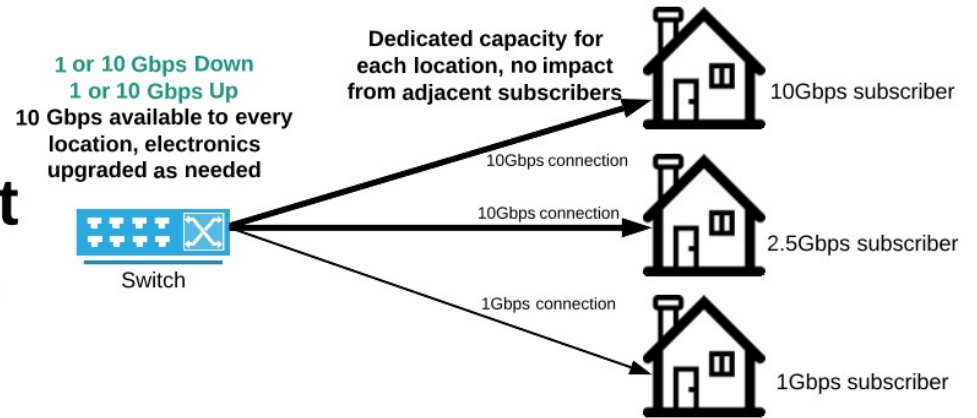
# SUPERIOR CITY-WIDE FIBER TO THE PREMISES

- 10 Gbps available across UTOPIA Fiber, 100 Gbps for businesses
- Carrier services for homes, businesses, enterprises, schools, carriers, data centers, etc.
- Supports Open-Access



## PtP/Ethernet

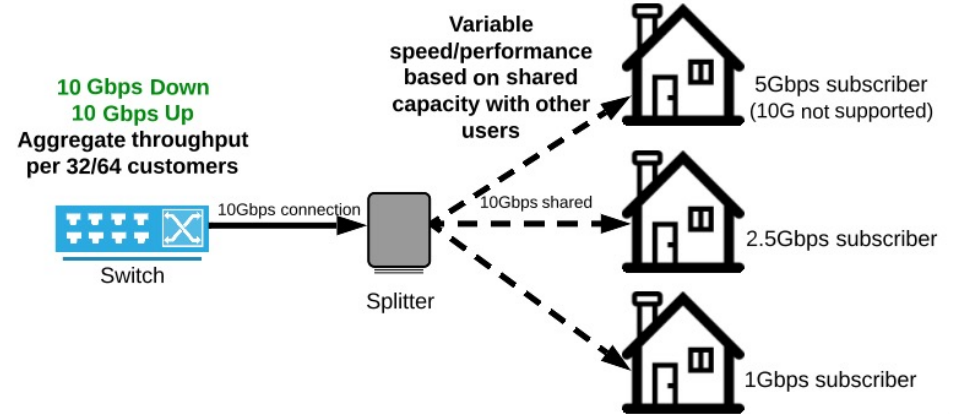
Dedicated fiber capacity for every home/business, Every connection Easily upgradable and customizable



## Other Fiber Providers

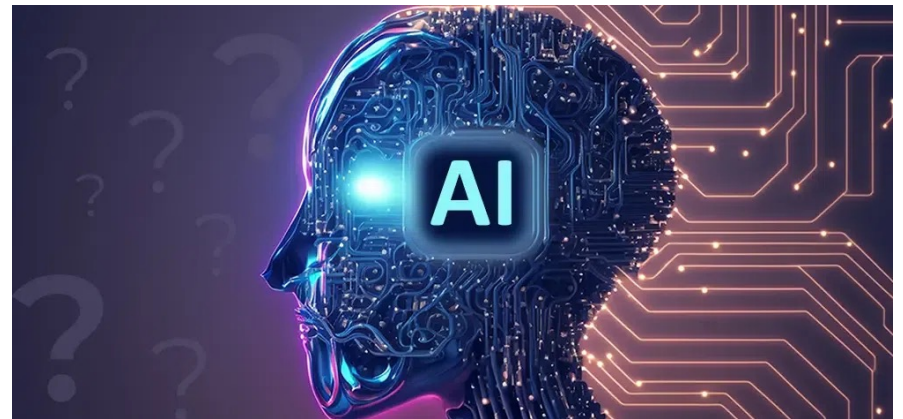
## XGS-PON

Shared capacity, uses timeslots and splitters to connect groups of customers on shared fiber



# FUTURE TECHNOLOGY PLANS

- New 2.5Gbps and 5 Gbps “Multi-Gig” service tiers
- Lower pricing for 10 Gbps
- In development
  - Customer App for payment, troubleshooting, provider switching
  - Additional Smart City Applications/Deployments



# UTOPIA, UIA, & Partnership Subscribers



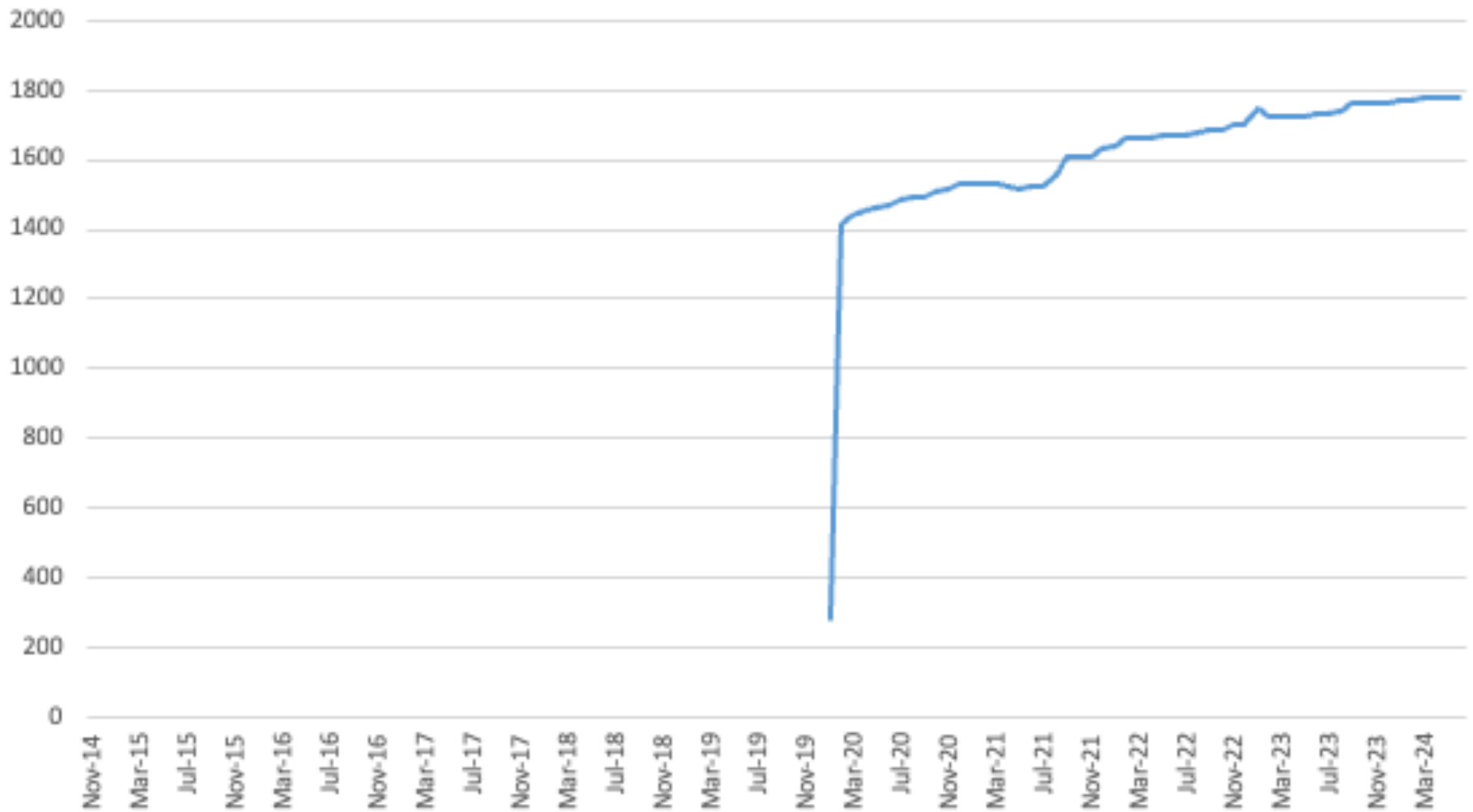
801.613.3800 | 5858 S. 900 E. Murray, UT 84121 | [UTOPIAfiber.com](http://UTOPIAfiber.com)



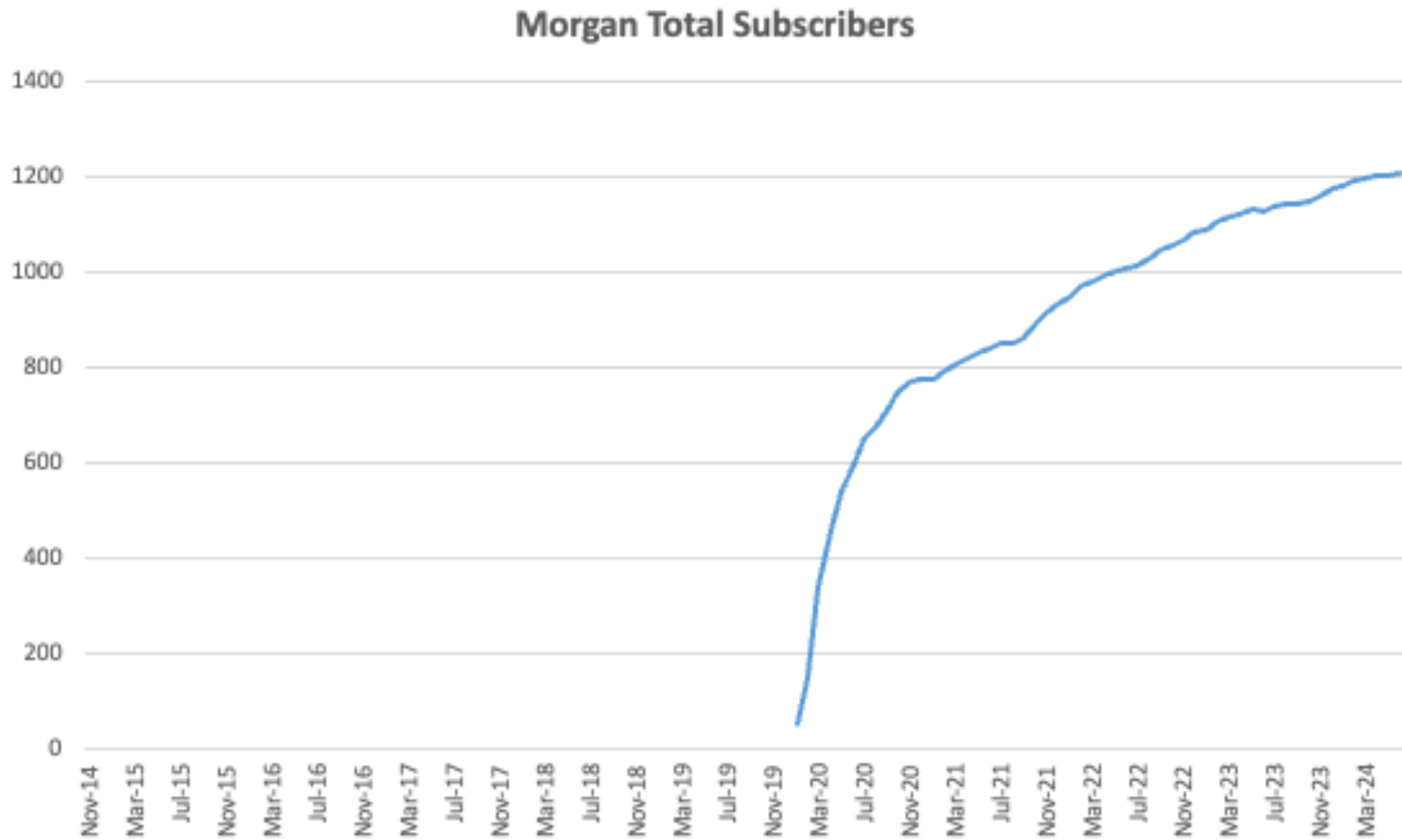


# Morgan Network Buildout

## Morgan Total Availability



# Morgan – Total Subscribers



Ongoing growth of ~40 subscribers/month (previous 6 month average)



# Morgan Subscribers



801.613.3800 | 5858 S. 900 E. Murray, UT 84121 | [UTOPIAfiber.com](http://UTOPIAfiber.com)



# Questions?

Roger Timmerman, Executive Director

[rtimmerman@utopiafiber.com](mailto:rtimmerman@utopiafiber.com)

[www.utopiafiber.com](http://www.utopiafiber.com)

801-613-3855



# DRAFT

## MINUTES OF MORGAN CITY COUNCIL SPECIAL MEETING

JUNE 20, 2024; 6:00 P.M.

### MAYOR AND COUNCIL MEMBERS PRESENT:

Mayor Steve Gale, Jeff Wardell, Jeffery Richins, and  
Dave Alexander

### STAFF PRESENT IN-PERSON:

Ty Bailey, City Manager; and Denise Woods, City  
Recorder

### STAFF PRESENT ELECTRONICALLY:

Gary Crane, City Attorney

### EXCUSED:

Tony London and Eric Turner

This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah. The meeting was streamed live on YouTube and available for viewing on the City's website – [morgancityut.org](http://morgancityut.org).

This meeting was called to order by Mayor Steve Gale.

The pledge of allegiance was led by Council Member Richins.

The opening ceremony was presented by Mayor Gale.

### APPROVAL OF MEETING AGENDA

**MOTION:** Council Member Richins moved to approve the agenda.

**SECOND:** Council Member Wardell

Vote was 3 ayes; Motion passed unanimously to approve the agenda; Council Member London and Council Member Turner were absent.

### MINUTES AND WARRANTS

**MOTION:** Council Member Alexander moved to approve the following:  
Minutes of the City Council Work Meeting – May 14, 2024;  
Minutes of the City Council Meeting – May 14, 2024; and  
Warrants (05/10/2024 to 06/14/2024)

**SECOND:** Council Member Wardell

Vote was 3 ayes; The motion passed unanimously to approve the minutes as written and one set of warrants; Council Member London and Council Member Turner were absent.

# DRAFT

## CITIZEN COMMENTS

No citizen comments.

## PUBLIC HEARINGS

### A. OPEN AND ADJUST THE 2023 – 2024 FISCAL YEAR BUDGETS OF MORGAN CITY

**MOTION:** Council Member Wardell moved to open the public hearing to open and adjust the 2023 – 2024 fiscal year budgets of Morgan City.

**SECOND:** Council Member Richins

**Discussion on the Motion:** None

Vote was 3 ayes; Motion passed unanimously to open the public hearing to open and adjust the 2023 – 2024 fiscal year budgets of Morgan City; Council Member London and Council Member Turner were absent.

**Public Comments:** None.

**MOTION:** Council Member Richins moved to close the public hearing.

**SECOND:** Council Member Wardell

**Discussion on the Motion:** None

Vote was 3 ayes; Motion passed unanimously to close the public hearing; Council Member London and Council Member Turner were absent.

### B. ADOPTION OF CHANGES IN THE COMPENSATION FOR ELECTIVE AND STATUTORY OFFICERS OF MORGAN CITY PROPOSED FOR 2024 – 2025 FISCAL YEAR

**MOTION:** Council Member Richins moved to open the public hearing regarding changes in the compensation for elective and statutory officers of Morgan City proposed for 2024 – 2025 fiscal year.

**SECOND:** Council Member Wardell

**Discussion on the Motion:** None

Vote was 3 ayes; Motion passed unanimously to open the public hearing regarding changes in the compensation for elective and statutory officers of Morgan City proposed for 2024 – 2025 fiscal year; Council Member London and Council Member Turner were absent.

**Public Comments:** None.

**MOTION:** Council Member Wardell moved to close the public hearing.

# DRAFT

**SECOND:** Council Member Richins

**Discussion on the Motion:** None

Vote was 3 ayes; Motion passed unanimously to close the public hearing; Council Member London and Council Member Turner were absent.

**C. ADOPTION OF THE 2024 PROPOSED TAX RATE AND PROPERTY TAX REVENUE BUDGET AMOUNTS**

**MOTION:** Council Member Wardell moved to open the public hearing regarding the 2024 proposed tax rate and property tax revenue budget amounts.

**SECOND:** Council Member Richins

**Discussion on the Motion:** None

Vote was 3 ayes; Motion passed unanimously to open the public hearing regarding the 2024 proposed tax rate and property tax revenue budget amounts; Council Member London and Council Member Turner were absent.

**Public Comments:** None.

**MOTION:** Council Member Wardell moved to close the public hearing.

**SECOND:** Council Member Richins

**Discussion on the Motion:** None

Vote was 3 ayes; Motion passed unanimously to close the public hearing; Council Member London and Council Member Turner were absent.

## **ACTIVE AGENDA**

### **OPENING AND ADJUSTING THE 2023 – 2024 FISCAL YEAR BUDGETS OF MORGAN CITY – RESOLUTION 24-23**

Ty Bailey, City Manager, explained at the end of the year, adjustments were made to the current year budget to reflect changes in expenditures and revenues. There were several changes, though none were particularly significant. These adjustments accounted for the differences between the budgeted amounts and actual spending, including some uncontrollable expenditures and higher-than-expected revenue from building permits, associated fees, and B & C Road funds.

Council Member Alexander inquired regarding the total revenue for 2024 was initially projected to be \$3.3 million, then the budget was amended to \$4.6 million. He stated corresponding expenditures were also adjusted to \$4.6 million, resulting in a \$1.3 million difference. This difference was primarily covered by approximately \$450,000 in grants and the appropriation of the general fund beginning balance of \$704,000. He asked where the amount from fund balance came from.

# DRAFT

Ty explained the fund balance from previous years was utilized, where grant revenue was received upfront and spent in a deficit year. For 2023, a surplus of \$884,000 was recorded, and \$800,000 was carried over from 2023 into 2024. This year's budget appropriated the beginning fund balance from the prior year of approximately \$800,000. He explained the monthly financial statements from the auditor provided details on the actual cash balance, with the current total balance for the City and the general fund amount indicated on the first summary page. The fund balance was restricted, and if it exceeded 35% of the revenue, tax reductions were required. Surplus years were balanced by years with higher expenditures, primarily due to grant dollars, which caused significant fluctuations. If the fund balance approached the 30% range, the best strategy was to transfer excess funds to Capital Improvements for future projects.

Council Member Alexander asked regarding the \$1.6 listed in Capital Project Beginning Fund Balance.

Ty explained sales tax bond was issued for the bridge project. Funds were spent from the Capital Improvements Project because there were insufficient dollars in the general fund for such a large capital expense over several years. Spending occurred from the Capital Improvement fund, which lacks its own revenue source. Revenue for the general fund comes from sales tax, property tax, and fees. To fund a capital improvement project, borrowing or transferring money from the general fund was necessary. When the general fund balance was between 30-35%, funds were moved for future projects. In 2023, an \$800,000 surplus was appropriated into that year's budget, and if it had been an actual surplus, it would have been transferred to the Capital Improvements fund.

**MOTION:** Council Member Wardell moved to adopt Resolution 24-23 – A resolution opening and adjusting the 2023 – 2024 fiscal year budgets of Morgan City.

**SECOND:** Council Member Alexander

**Discussion on the Motion:** None

**ROLL CALL VOTE:** Dave Alexander – aye  
Jeffery Richins – aye  
Jeff Wardell – aye  
Tony London – absent  
Eric Turner – absent

Vote was 3 ayes; Motion passed unanimously to adopt Resolution 24-23 – A resolution opening and adjusting the 2023 – 2024 fiscal year budgets of Morgan City; Council Member London and Council Member Turner were absent.

## **ADOPTION OF CHANGES IN THE COMPENSATION FOR ELECTIVE AND STATUTORY OFFICERS OF MORGAN CITY PROPOSED FOR 2024 – 2025 FISCAL YEAR – ORDINANCE 24-07**

Ty explained a public hearing was held to ensure transparency regarding the salary increases. A 4% cost of living adjustment, which was adopted in the tentative budget for staff, was also extended to elected and appointed officials.

Gary Crane, City Attorney, said this new requirement was implemented in the last legislative session, necessitating a specific breakout of information. The effort to comply with this new requirement was well-executed and appreciated.

# DRAFT

**MOTION:** Council Member Alexander moved to adopt Ordinance 24-07 – An ordinance adopting changes in the compensation for elective and statutory officers of Morgan City proposed for 2024 – 2025 fiscal year.

**SECOND:** Council Member Richins

**Discussion on the Motion:** None

**ROLL CALL VOTE:** Dave Alexander – aye  
Jeffery Richins – aye  
Jeff Wardell – aye  
Tony London – absent  
Eric Turner – absent

Vote was 5 ayes; Motion passed unanimously to adopt Ordinance 24-07 – An ordinance adopting changes in the compensation for elective and statutory officers of Morgan City proposed for 2024 – 2025 fiscal year; Council Member London and Council Member Turner were absent.

## **ADOPTION OF THE 2024 PROPOSED TAX RATE AND PROPERTY TAX REVENUE BUDGET AMOUNTS – RESOLUTION 24-24**

Ty stated the certified tax rate was received in the second week of June. If the certified tax rate was adopted, it would generate \$647,000, which is less than the previous year's revenue. If option two or three, listed in the handout were adopted instead, it would necessitate a Truth in Taxation hearing, postponing the final budget. He explained option two and three details showed potential revenue differences. Maintaining the previous year's rate of .001471, generating approximately \$745,000, which would appear as a 15.04% increase on notices. The budgeted estimate was \$680,000, including new growth, but the certified tax rate was based on the previous year's budget, not actual collections. The estimate discrepancy arose from including new growth on top of actual collections instead of the budgeted amount. The decision was between adopting the certified tax rate or holding a Truth in Taxation hearing, with the option to revert to the certified rate later if desired. The preference for a Truth in Taxation hearing was due to the late receipt of the certified tax rate, necessitating potential budget amendments.

Mayor stated he felt that maintaining the tax rate from the past two years was prudent, especially in preparation for expenses such as the Public Works building. Lowering the tax rate amid rising expenses could result in needing a significant increase later. Holding the current rate seemed safer.

Discussion of the three options proposed in handout and how to proceed with the truth in taxation hearing. Gary suggested for the truth in taxation public hearing the City should advertise holding the same rate (.001471) and then a final decision would be made after the public hearing. Gary suggested holding a special work meeting to discuss the options with the Mayor and all the Council Members prior to the public hearing on August 13<sup>th</sup>.

**MOTION:** Council Member Alexander moved to not adopt Resolution 24-24 – A resolution regarding the 2024 proposed tax rate and property tax revenue budget amounts and move forward with a truth in taxation hearing.

**SECOND:** Council Member Richins

# DRAFT

**Discussion on the Motion:** None

**ROLL CALL VOTE:** Dave Alexander – aye  
Jeffery Richins – aye  
Jeff Wardell – aye  
Tony London – absent  
Eric Turner – absent

Vote was 5 ayes; Motion passed unanimously to not adopt Resolution 24-24 – A resolution regarding the 2024 proposed tax rate and property tax revenue budget amounts and move forward with a truth in taxation hearing; Council Member London and Council Member Turner were absent.

## CITY REPORTS

### CITY COUNCIL

Council Member Alexander reported on the recent Planning Commission meeting. The Mountain Horizon subdivision, proposed by Ryan Nye, was presented to the Planning Commission for approval. The proposal included 19 units in phase one, with plans for a phase two. Approval was contingent on working with the engineer to address flood area concerns due to its location in a sensitive area. The proposal was approved.

Gary clarified that a development agreement would accompany the Mountain Horizon Subdivision project and would be presented to the City Council. This agreement would address amenities in the park, confirm the project's density, and include any specific infrastructure needs recommended by the engineer.

Council Member Alexander also reported on the HA Development, Wardell Brothers, presented an engineering report regarding the slope of their development. The City required a full set of plans for approval. The initial assessment indicated over 30% grades, but a subsequent survey found no areas exceeding this, which the City's engineer confirmed. The average slope was determined to be 22.5%, with 78% of the area between 20-30% slope. The plan included an 8-foot high retaining wall, which would be integrated into the building foundations. The geotechnical report showed no significant issues. Future construction meetings would address retaining measures, with oversight from the City engineer.

Gary stated it was indicated that a completed application should be submitted, as the initial discussion at the Planning Commission meeting was preliminary. The developers were advised to amend their submission and resubmit it as a formal application.

Council Member Alexander mentioned during the Planning Commission meeting Jake discussed an upcoming subdivision change. Cities with fewer than 5,000 residents had until the end of the year to implement these changes, whereas larger cities had already done so. A Fact Sheet from the Utah League was referenced and reviewed.

Gary explained that two years ago, the legislature pressured cities and the development community to process applications more quickly, introducing a formula with four review cycles for applications. Jurisdictions could no longer require the same information repeatedly. Time periods were extended for smaller communities like Morgan, where the Planning Commission handles applications from start to finish. Confusion arose about whether final approval could be given by the Planning Commission or needed to be by a designated Land Use Authority, as per the legislature's mandate.

# DRAFT

In Morgan, the approach has been to complete all conditions before final approval, unlike some jurisdictions that handle final approval separately. The new process might push things forward but is not expected to adversely affect Morgan's current efficient application processing.

Council Member Alexander stated there were benefits for developers, likely prompting the process, but the City also gained advantages. If developers missed timelines, the process restarted.

Gary said additionally, if engineers objected to City requirements, they had to cite specific regulations. Developers are also now required to cite specific regulations if they object to City requirements, and geotechnical issues are exempt from the new time periods. The focus was adjusted from "sensitive lands" to specific geotechnical concerns. The term "sensitive lands" was deemed too general for the development community, as interpretations varied. The focus was instead placed on geotechnical issues, acknowledging that meeting certain requirements would be impossible when a geotechnical report was needed. This adjustment was another significant change made.

Discussion regarding the Planning Commission. The Planning Commission and Land Use Authority were appointed by the City Council. There was uncertainty about how to remove a Planning Commission member if necessary. The Mayor was responsible for appointing and removing members of boards and commissions, including the Planning Commission, with the advice and consent of the City Council for new appointments. Members served at will and could be let go by the Mayor without Council approval. However, appointing a replacement required Council approval. Concerns were raised about the increasing authority and influence of the Planning Commission, i.e., final decision on a subdivision.

Mayor stated a Planning Commission member should not give personal opinions about a neighboring subdivision or engage in politicking. They should remain neutral and not hold meetings outside of Planning Commission sessions to discuss such matters.

Gary said that was correct, while City Council Members are elected to listen to the public, they should still report back to the Council to avoid surprises in meetings. The Planning Commission's role is to defend and apply the ordinance and make recommendations on legislative matters. Administrative determinations, such as subdivisions, site plan reviews, and conditional uses, required the Planning Commission to ensure all criteria were met. Community opposition did not influence these decisions if the zoning and subdivision ordinances allowed for the proposed use and all requirements were satisfied.

## CITY MANAGER

**Cell Tower – Extend Lease (Crown Castle)** – Ty updated the Council regarding a cell tower company which sought to renew an agreement for a tower located by the transfer station. The current contract, set to expire in 2030, would be extended to 2060. The agreement included a 5% annual escalator to adjust the rate over time. The matter was to be brought as an active agenda item for review at a future meeting after the City Attorney had time to review. Suggestion was made to extend for 10 years, but not 30.

**Fraud Risk Assessment – 2024** – Ty updated the Council regarding the Fraud Risk Assessment. It classified the City as low risk, scoring 345 out of 395 points. A notable missing element was a fraud hotline, which is uncommon for smaller entities. The Council members completed their required training. The overall result was positive, nearing the very low risk category.

# DRAFT

Personnel - Ty updated the Council regarding Stephanie Howard resigning with her last day set for July 5th. Interviews for her replacement were conducted on Wednesday and Thursday, and a new hire was expected by the beginning of next week.

4<sup>th</sup> of July – Ty stated each year the City highlighted a department in the parade. The sanitation department would be highlighted this year, with Robinson Waste bringing a garbage truck for the event. They featured a person dressed as Santa Claus in July. The City would be providing foam garbage cans and plastic pencil holder garbage cans with the Morgan City logo. The Mayor and Council Members were asked to participate, distributing Taffy and other items from the truck.

This meeting was adjourned at 7:26 p.m.

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Denise Woods, City Recorder

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Steve Gale, Mayor

These minutes were approved at the July 9, 2024 meeting.

**ORDINANCE 24-08**

**AN ORDINANCE AMENDING TITLE 1, CHAPTER 1.15 OF THE MORGAN CITY CODE BY ENACTING BUSINESS LICENSE FEES FOR TRANSIENT LODGING FACILITIES, AMENDING ELECTRIC SERVICE CHARGE FEE, AND AMENDING WATER RATES OF THE CONSOLIDATED FEE SCHEDULE; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, Morgan City (hereinafter the "City") is a public subdivision of the State of Utah, authorized and organized under the provisions of Utah law; and

**WHEREAS**, Morgan City charges various fees which are collected by different departments and divisions of the City; and

**WHEREAS**, these fees are collected to offset the expense of providing certain municipal services and to pay the cost of regulating certain businesses; and

**WHEREAS**, some additions and changes need to be made to the Consolidated Fee Schedule regarding burial fees; and

**WHEREAS**, after careful consideration and review, the Council has determined that the amended fees are reasonable and should be adopted.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MORGAN, UTAH:**

**SECTION 1. Repealer.** If any provisions of the Morgan City Code heretofore adopted are inconsistent herewith, they are hereby repealed.

**SECTION 2. Enactment.** Title 1, Chapter 1.15 – Consolidated Fee Schedule of the Morgan City Code is hereby amended as set forth below:

...

**BUSINESS LICENSE**

<b>CATEGORY</b>	<b>BASE FEE</b>	<b>BUILDING INSPECTION FEE (IF REQUIRED)</b>	<b>FIRE INSPECTION FEE (IF REQUIRED)</b>
GENERAL (Plus \$5 Employment Fee for Each Full-Time Employee Excluding Owners and Family)	\$50.00	\$25.00	\$50.00
HOME OCCUPATION (Doesn't Include Application Fee)			
High Impact	\$25.00 (Admin Fee)	\$25.00	\$50.00
Low Impact	\$0.00	\$0.00	\$0.00

	Low Impact – Business License if Requested	\$25.00 (Admin Fee)		
MOTEL / HOTEL BED / BREAKFAST (1-4 UNITS) \$8.00 Each Additional Unit		\$50.00	\$25.00	\$50.00
APARTMENTS (Excluding 2 or Less)		\$10.00 / Unit	\$25.00	\$50.00
<b>TRANSIENT LODGING FACILITIES (Short-Term Rentals)</b>		<b>\$50.00</b>	<b>\$25.00</b>	<b>\$50.00</b>
TRAILER COURTS		\$10.00 / Trailer	\$2500	\$50.00
STORAGE UNITS		\$50.00	\$25.00	\$50.00
AMUSEMENT MACHINES		\$5.00 / Machine		
PEDDLERS / SOLICITORS				
	Application Fee	\$25.00 per applicant		
	One Year	\$75.00 / Year		
TEMPORARY (Single Individual)		\$25.00 per season	\$12.00	\$50.00
SPECIAL EVENT – SINGLE EVENT		\$50.00 plus \$10.00 per vendor	\$25.00	\$50.00
ALCOHOL LICENSE				
	Class A (Sale of Beer Only)	\$125.00		
	Class B (Sale & Consumption)	\$200.00		
	Package Store	\$125.00		
LATE PAYMENT	25% added to fee if not received by January 31 <sup>st</sup> . 1.50% for each month not paid.			

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## ELECTRIC

SERVICE	FEE
<b>RATE SCHEDULE #1 – RESIDENTIAL SERVICE</b>	
<b>AVAILABILITY:</b> At any point on the City's interconnected system where there are facilities of adequate capacity.	
<b>APPLICATION:</b> This schedule is for alternating current electric service supplied at approximately 120 or 240 volts through one kilowatt-hour meter at a single point of delivery for all service required on the premises for residential purposes.	

When conditions are such that service is supplied through one meter to more than one dwelling or apartment unit the charges for such service will be computed by multiplying the number of kWh's by the appropriate rate plus the appropriate customer charges by the maximum number of dwelling or apartment units that may be served.

<b>Residential Monthly:</b>				
<b>R1 – City Residential</b>				
		Customer Service Charge		\$5.00 <b>7.50</b>
		First 1,000 kWh		0.1337 cents per kWh
		All kWh over 1,000		0.1537 cents per kWh
<b>R2 – County Residential</b>				
		Customer Service Charge		\$5.00 <b>7.50</b>
		First 1,000 kWh		0.1417 cents per kWh
		All kWh over 1,000		0.1617 cents per kWh
<b>RATE SCHEDULE #2 – GENERAL SERVICE – NON-RESIDENTIAL</b>				
<b>AVAILABILITY:</b> At any point on the City's interconnected system where there are facilities of adequate capacity.				
<b>APPLICATION:</b> This schedule is for alternating current, single or three-phase electric service supplied at the City's available voltage through one electric service meter at a single point of delivery for all service required on the premises.				
<b>City Commercial Non Demand</b>				
		Customer Service Charge		\$5.00 <b>7.50</b>
	Energy	First 1,000 kWh		0.1337 cents per kWh
	Energy	All kWh over 1,000		0.1537 cents per kWh
<b>County Commercial Non Demand</b>				
		Customer Service Charge		\$5.00 <b>7.50</b>
	Energy	First 1,000 kWh		0.1417 cents per kWh
	Energy	All kWh over 1,000		0.1617 cents per kWh
<b>Small Commercial City – 30 kW and less – 1P / 3P</b>				
		Customer Service Charge		\$10.00 <b>15.00</b>

		Energy	First 3,000 kWh	0.1225 cents per kWh
		Energy	All kWh over 3,000	0.0955 cents per kWh
		Demand	kW for all kW in excess of 10 kW	\$8.50 per kW
<b>Small Commercial County – 30 kW and less – 1P / 3P</b>				
		Customer Service Charge		<del>\$10.00</del> 15.00
		Energy	First 3,000 kWh	0.1305 cents per kWh
		Energy	All kWh over 3,000	0.1035 cents per kWh
		Demand	kW for all kW in excess of 10 kW	\$8.50 per kW
<b>Large Commercial City – 1P / 3P (Demand Greater Than 30 kW)</b>				
		Customer Service Charge		<del>\$50.00</del> 75.00
		Energy	First 3,000 kWh	0.1225 cents per kWh
		Energy	All kWh over 3,000	0.0955 cents per kWh
		Demand	kW for all kW in excess of 10 kW	\$8.50 per kW
<b>Large Commercial County – 1P / 3P (Demand Greater Than 30 kW)</b>				
		Customer Service Charge		<del>\$50.00</del> 75.00
		Energy	First 3,000	0.1305 cents per kWh
		Energy	All kWh over 3,000	0.1035 cents per kWh
		Demand	kW for all kW in excess of 10 kW	\$8.50 per kW
<b>Yard Lights Monthly – C8 (Morgan City Multiple Street Lights)</b>				
	<b>Service</b>	<b>Rate</b>		
	Y1 / Residential 1 YL	981		<del>\$16.50</del> 17.50
	1 YL – 3 People	982		<del>\$5.50</del> 80 each
	2 YL	985		<del>\$33.00</del> 35.00
	3 YL	983		<del>\$49.50</del> 52.25
	1 YL / Tax Exempt	984		\$167.50 tax exempt
	1 YL / Business	991		<del>\$16.50</del> 17.50
	2 YL / Business	992		<del>\$33.00</del> 35.00
<b>Pump Rates Monthly</b>				
	Customer Service Charge			<del>\$5.00</del> 7.50
	Energy	All usage		0.1025 cents per kWh

	Demand	In excess of 5 kW	\$9.00 per kW
<b>NET METERING</b>			
<b>Residential Monthly</b>			
<b>R1 – City Residential</b>			
		Customer Service Charge	<del>\$8.00</del> 9.00
		First 1,000 kWh	0.1337 cents per kWh
		All kWh over 1,000	0.1537 cents per kWh
		Energy Purchases	0.0440 cents per kWh
<b>R2 – County Residential</b>			
		Customer Service Charge	<del>\$8.00</del> 9.00
		First 1,000 kWh	0.1417 cents per kWh
		All kWh over 1,000	0.1617 cents per kWh
		Energy Purchases	0.0440 cents per kWh
<b>Small Commercial Monthly – 1P / 3P</b>			
		Customer Service Charge	<del>\$8.00</del> 9.00
	Energy	First 3,000 kWh	0.1225 cents per kWh
	Energy	All kWh over 3,000 kWh	0.0955 cents per kWh
	Demand	kW for all kW in excess of 10 kW	\$8.50 kW
		Energy Purchases	0.0440 cents per kWh

**ELECTRIC CONNECTION / HOOK-UP FEES**

SERVICE	FEE
<b>Temporary Connection</b>	\$250.00
Temporary connection fee includes the installation of panels, connection of power, and removal of panels	
<b>Subdivision Installation</b>	Actual cost of materials, time, and equipment + 10%

**METER COSTS**

METER TYPE	COST
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The meter connection fee shall be \$272.00 plus the cost of each individual meter. The following connection fees are based on one meter:

Residential	\$272.00 plus cost of meter
Residential – Net Meter	\$272.00 plus cost of meter
Commercial – Single Phase	\$272.00 plus cost of meter
Commercial – 3 Phase	\$272.00 plus cost of meter
Commercial – Net Meter	\$272.00 plus cost of meter
Applications requiring different types of meters will be invoiced for cost of meter.	

**PURCHASED POWER ADJUSTMENT CLAUSE**

The PPAC automatically adjusts on an annual basis utilizing the following formula:

$$PPA = \frac{WPC \pm \text{over / under}}{PRE} - 0.0595$$

- PPA is the purchased power adjustment per kWh.
- WPC is the projected wholesale power cost in dollars for the projected year.
- Over/Under is the amount in dollars that the previous year’s estimated PPA over or under collected total wholesale costs in the previous year.
- PRE is the projected annual retail energy sales in kWh.
- 0.0595 is the base dollars per kWh.

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**WATER**

Meter Size	BASE RATE			Per Gallons
	City Rate	County Rate	Mahogany Ridge SID Rate	
¾"	\$34.72 <b>38.19</b>	\$47.32 <b>52.05</b>	\$43.96 <b>48.36</b>	8,000
1"	\$69.44 <b>76.38</b>	\$94.64 <b>104.10</b>	\$87.92 <b>96.71</b>	16,000
1 ½"	\$138.88 <b>152.77</b>	\$189.28 <b>208.21</b>	\$175.84 <b>193.42</b>	32,000
2"	\$208.32 <b>229.15</b>	\$283.92 <b>312.31</b>	\$263.76 <b>290.14</b>	48,000
4"	\$416.64 <b>458.30</b>	\$567.84 <b>624.62</b>	\$527.52 <b>580.27</b>	96,000
6"	\$833.28 <b>916.61</b>	\$1,135.68 <b>1,249.25</b>	\$1,055.04 <b>1,160.54</b>	192,000
8"	\$1,666.56 <b>1,833.22</b>	\$2,271.36 <b>2,498.50</b>	\$2,110.08 <b>2,321.09</b>	384,000

**OVERAGE RATE**

Meter Size – ¾” – 8”	SW Access Overage Rate	No SW Access Overage Rate	Per Gallons
8,001 – 16,000	\$4.50	\$2.85	1,000
16,001 – 32,000	\$5.00	\$3.35	1,000
32,001+	\$5.50	\$3.85	1,000

				<b>SW – Secondary Water</b>
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**OTHER RATES**

	<b>City Rate</b>	<b>Per Gallon</b>	<b>SW Access Overage Rate</b>	<b>Per Gallons</b>
Water Troughs	\$4.48	10,000	\$1.50	1,000

**WATER METER CONNECTION / HOOK-UP FEES**

<b>SERVICE</b>	<b>FEE</b>
<b>WATER METER CONNECTION / HOOK-UP FEES</b>	
The meter connection fee shall be \$250.00 plus the cost of each individual meter. The following connection fees are based on one meter:	
¾"	\$250.00 plus cost of meter
1"	\$250.00 plus cost of meter
1 ½"	\$250.00 plus cost of meter
2"	\$250.00 plus cost of meter
All water meters shall be furnished by the Morgan City Water Department. Connections larger than 2" shall be the cost of the meter(s) if installed by the developer/contractor. If on a connection larger than 2" the meter(s) is/are installed by Morgan City there shall be a \$250.00 connection fee added to the cost of the meter. No materials other than the meter(s) shall be furnished by Morgan City unless they are billed to the developer/contractor on a separate invoice. The cost of the meters shall be reviewed and revised as needed at least annually. They may be reviewed more frequently if rising supply cost warrants it, with the total connection fee per meter size to be set accordingly.	
<b>WATER INSPECTION FEES</b>	
	\$75.00 per inspection
<b>FIRE HYDRANT METER</b>	
Fire Hydrant Meter Deposit	\$1,600.00
Refundable Upon Meter Return Less Water Use Fee and Meter Rental Fee	
Set-Up Fee	\$50.00
Fire Hydrant Meter Rental Fee (Excluding Weekends and Holidays)	\$10.00 per day
Water Use Fee	\$16.00 per 1,000 gallons
Long Term Use – Quarterly billings will be based on the current 2" monthly culinary water rate.	
<b>SECONDARY WATER</b>	
Secondary water service in Morgan City is provided by the Morgan Secondary Water Association, a non-profit organization. All rates and charges for this service are set by the entity.	

<b>CONNECTION PERMIT (LAWN SPRINKLING SYSTEM)</b>		
	From Culinary to Secondary	\$50.00
	From Secondary to Culinary	\$100.00
	Fine for Backflow & Cross Connection	Fee assessed by City Council -- To include, but not limited to, any damages incurred to the system.

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**SECTION 3. Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

**SECTION 4. Effective Date:** This ordinance shall become effective immediately upon posting.

**PASSED AND ADOPTED by the City Council of Morgan, Utah, on the 9<sup>th</sup> day of July, 2024.**

\_\_\_\_\_  
STEVE GALE, Mayor

ATTEST:

\_\_\_\_\_  
DENISE WOODS, City Recorder

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>	<b>Excused</b>
Councilmember London	___	___	___
Councilmember Wardell	___	___	___
Councilmember Turner	___	___	___
Councilmember Richins	___	___	___
Councilmember Alexander	___	___	___

**(In the event of a tie vote of the Council):**

Mayor Gale	___	___	___
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## ORDINANCE 24-09

### **AN ORDINANCE ENACTING TITLE 3, CHAPTER 3.08 – TRANSIENT LODGING FACILITIES OF THE MORGAN CITY CODE; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE.**

**WHEREAS**, the City recognizes the growing popularity of transient lodging facilities, also known as short-term rentals, within its jurisdiction; and

**WHEREAS**, transient lodging facilities have become a significant aspect of the local economy, providing alternative lodging options and contributing to tourism; and

**WHEREAS**, the increase in these properties has raised concerns regarding neighborhood character, housing affordability, and the availability of rental units for long-term residents; and

**WHEREAS**, it is necessary to establish regulations to ensure that the transient lodging facilities within the City operate in a manner that is consistent with the community's goals for quality of life and neighborhood integrity; and

**WHEREAS**, the City aims to balance the economic benefits of transient lodging facilities with the need to protect residential neighborhoods and ensure the safety and well-being of all residents; and

**WHEREAS**, the City Council of Morgan City deems it to be in the best interest of the citizens of Morgan City to enact Title 3, Chapter 3.08 – Transient Lodging Facilities, to address these concerns and provide a framework for the regulation and oversight of transient lodging facilities within the City.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF MORGAN, UTAH:**

**SECTION 1 Repealer.** If any provisions of the Morgan City Code heretofore adopted are inconsistent herewith they are hereby repealed.

**SECTION 2. Enactment.** Title 3, Chapter 3.08 – Transient Lodging Facilities of the Morgan City Code is hereby enacted/amended to read as follows:

#### **Chapter 3.08 TRANSIENT LODGING FACILITIES**

##### **3.08.010. Purpose.**

The purpose of this chapter is to establish use and development regulations for transient lodging facilities to ensure their compatibility with surrounding uses, particularly when located in a residential zone.

##### **3.08.020. Definitions.**

**Accessory dwelling unit (ADU)** means a subordinate residential dwelling unit that is being used to provide long-term or short-term housing of any person not qualifying as the property owner's family, as that term is defined in this section. Each subordinate residential dwelling unit meeting this definition shall constitute a separate ADU regardless of how the units are configured or accessed. Guesthouses and casitas shall be considered an ADU when used for long-term or short-term housing of any person not qualifying as the property owner's family. An ADU may be internal, attached, or detached from the primary dwelling. All ADUs must meet the requirements of this title.

**Bed and breakfast, home** means a limited commercial activity within an owner-occupied residential structure where not more than four sleeping rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided for in the rental rate pursuant to the requirements of this title.

**Bed and breakfast inn** means a commercial activity within a residential structure in a residential or a commercial zone in which rooms may be rented to paying guests on a nightly basis and the breakfast meal is provided as part of the accommodation pursuant to the requirements of this chapter.

**Hostel** means an establishment in which people are lodged for less than a week at a time, excluding short-term rental complexes, bed and breakfast inns; hotels; and motels.

**Hotel** means an establishment with or without fixed cooking facilities in individual rooms offering transient lodging accommodations to the general public, and which may provide additional services such as restaurants and meeting rooms. Hotels shall contain four or more sleeping rooms.

**Residential hosting** means a limited commercial activity within an owner-occupied single family residential structure or where an ADU not occupied by the full-time residents is used to house persons not qualifying as the property owner's family on a short-term basis.

**Residential hosting facility** means a structure, or any portion thereof being used for residential hosting.

**Short-term rental** means a structure, room, or space that qualifies as a transient lodging facility, but excluding hotels and motels.

**Short-term rental complex** means any group of two to three short-term rental units.

**Transient lodging facility** means any establishment that receives payment, compensation, value, trade, or consideration in any form in exchange for the use of any unit for one to 30 days, including any hotel, motel, time period unit, hostel, boarding house, vacation rental property, short-term rental, whole home vacation rental, or bed and breakfast inn. If there are separate code sections dealing with short-term rentals and whole home vacation rentals, the more restrictive provisions shall apply.

**Whole home vacation rental** means a form of a transient lodging facility specifically classified as an entire single family residential structure that is located in a single-family zone, is rented out for one to 30 days, and is not owner-occupied. If there are separate code sections dealing with short-term rentals and whole home vacation rentals, the more restrictive provisions shall apply.

### **3.08.030. Management.**

- A. Each bed and breakfast inn, boarding house, hostel, hotel, or motel must maintain a management office on the premises at all times that is under the immediate supervision of a manager or attendant. The management office shall remain continuously open and staffed whenever guests are registered or present or when the facility is open to receive guests.
- B. Short-term rental or a transient lodging facility must have management, or management's ability to deal with all issues that might arise, located within 30 minutes of Morgan City boundaries and be available at all times to respond to complaints or issues related to the complex. A phone number for management must be posted within each unit and be given to the City with the business license application. Management shall inform the City if the contact phone number is updated.

- C. Residential hosting facilities shall be managed by the resident owner and meet accessory dwelling unit standards in this Code.

**3.08.040. Disclosure of available rooms.**

Each transient lodging facility shall disclose to the business license officer the current number of rooms available and/or held out for public accommodation, or, in the case of short-term rentals, the total number of people the dwelling can safely accommodate:

- A. At the time of initial licensure or license renewal; and
- B. Within 72 hours of any change in the number of such available rooms or accommodation of guests.

**3.08.050. Display of license.**

Business license required. No transient lodging facility shall be occupied or used until such time that the owner has obtained a business license in accordance with this section's provisions. A current, valid business license shall be posted in a conspicuous place in each transient lodging facility.

**3.08.060. Occupancy.**

It shall be unlawful for any transient lodging facility unit to be occupied by a greater number of persons than that which it is designed or furnished to safely accommodate, but in no event shall occupancy exceed the number of occupants allowed under the City's building code.

**3.08.070. Responsibility for minors.**

No transient lodging facilities unit shall be rented, leased, or registered to any person under the age of 18 years. Each person to whom a lodging unit is rented, leased, or registered shall be responsible for any minors occupying such unit and shall remain on the transient lodging facility premises at all times while there are minors occupying such unit.

**3.08.080. Length of stay.**

No person shall occupy any unit or combination of units at any one transient lodging facility for longer than 30 consecutive days, and no transient lodging facility shall permit any person to occupy any unit or combination of units on the facility premises for longer than 30 consecutive days. This section shall not apply to federal, state, or municipal law enforcement or emergency personnel, or to transient lodging facilities renting, leasing, or registering units to such personnel.

**3.08.090. Sanitary facilities.**

- A. Each unit within a transient lodging facility held out for public accommodation must comply with the minimum rules established by the state department of health.
- B. It shall be unlawful to rent, lease, or otherwise hold out for public accommodation any transient lodging facility unit that does not have:
  - 1. A complete operable bathroom, including flush toilet, sink, and bath or shower in working order; and

2. For each guest, an adequate daily supply of at least the following sanitary supplies:
  - a. Hot and cold running water;
  - b. Soap;
  - c. Towels;
  - d. Toilet paper; and
  - e. Clean linen.
- C. Each transient lodging facility shall be cleaned after the departure of each guest and before the arrival of any subsequent guest.

**3.08.100. Inspections.**

Each transient lodging facility shall comply and cooperate with any fire, code enforcement, building, health, or other inspection conducted by municipal officials, with or without notice. Each short-term rental unit shall be inspected by the Fire Marshal or their representative each year prior to the renewal of the business license for the short-term rental.

**3.08.110. Duty to report.**

Any owner, manager, or attendant of any facility covered by this section shall report promptly to the proper authorities any violations of a municipal ordinance or any violation of law which he or she has reason to believe was or is being committed on the premises.

**3.08.120. General development and maintenance standards.**

- A. **Maintenance standards.** Any property that contains a dwelling which is licensed as transient lodging facilities shall conform to the following standards:
  1. Structures shall be properly maintained, painted and kept in good repair, and grounds and landscaped areas shall be properly maintained and watered in order that the use in no way detracts from the general appearance of the area;
  2. For short-term rentals, the use of a dwelling as a short-term rental shall not in any way change the appearance of the dwelling or property for residential purposes; and
  3. Each sleeping room must meet current international residential codes for egress and be equipped with smoke and CO2 detectors. A fire exiting route plan and maximum occupancy number must be posted in each sleeping room.
- B. **Prevention of noise, nuisance, or trespass at short-term rentals.** The owner of any short-term rental shall be responsible to ensure that guests or occupants do not:
  1. Create noises that by reason of time, nature, intensity, or duration are out of character with noises customarily heard in the surrounding residential neighborhood.

2. Disturb the peace of surrounding residential property residents by engaging in shouting, fighting, playing of loud music, racing of cars or recreational vehicles on streets, engaging in outside recreational activities after 10:00 p.m., or other similar activities.
  3. Interfere with the privacy of surrounding residents or trespass onto surrounding properties.
  4. Allow pets or animals to create noise, roam the streets, trespass on neighboring properties, or create a mess that is not cleaned up by the owner or custodian of the pet or animal.
  5. Engage in any disorderly or illegal conduct, including illegal consumption of drugs and alcohol.
- C. **Required posting.** The following information must be posted in a clear, concise, and unambiguous manner and in a conspicuous location inside any dwelling licensed as a short-term rental:
1. A copy of the short-term rental business license.
  2. The name, address, and phone number of the owner or property manager.
  3. The location of all fire extinguishers.
  4. A list of all rules applicable for short-term rentals.
  5. The maximum occupancy of the short-term rental and the maximum number of vehicles allowed.
- D. **Miscellaneous rules and regulations.** The following rules and regulations shall apply to any property for which a transient lodging facilities license has been issued:
1. Outdoor pools, hot tubs, or spas shall not be used between the hours of 10:00 p.m. and 6:00 a.m.
  2. Maximum occupancy in any dwelling licensed as a short-term rental shall be ten persons at any one time. Maximum occupancy of the dwelling must be included in the regulations sign.
  3. The owner of any property containing a dwelling licensed as a short-term rental shall cause to be displayed in a City approved location on the exterior of the property an approved sign containing the name and 24-hour per day, 365-day per year telephone number of the owner or other party designated by the owner as property manager who will be responsible for receiving and resolving complaints regarding activities on the property and the conduct of its occupants and guests. The sign shall not exceed 12 inches by 18 inches and shall be the only sign other than an address permitted on a short-term rental property.
  4. The owner or property manager shall provide information on current occupants to police, emergency, or City personnel as requested. The owner or other person designated as the property manager shall respond to complaints and concerns within one hour of any phone call or other notification. Failure of the

owner or property manager to respond in a timely manner may result in penalty, suspension, or revocation per section 3.08.160.

5. The requirements of this section shall be in effect throughout the time a short-term rental license is in effect on the property, regardless of whether the property is occupied by the owner, nonpaying guests of the owner, or paying guests of the owner. The City finds that, given the practical difficulty of determining whether or not the occupants are paying guests, enforcement of the requirements contained in this section shall be based on whether the property is licensed as a short-term rental.
6. An inspection of a short-term rental property for compliance with these regulations shall be performed prior to the issuance of a business license and shall be required each year before renewal of the business license. Additional inspections may be performed with 24-hour notice to the license holder/property manager if deemed necessary by the City.
7. The owner of any dwelling licensed as a short-term rental shall be required to collect and remit on a timely basis transient lodging taxes pursuant to Utah law.
8. Transient lodging facilities will not qualify for a primary residence exemption and be required to pay 100% of the taxable value in property tax.

**3.08.130. Whole home vacation rentals and other short-term rentals standards.**

- A. Regulations and restrictions imposed by this section are in recognition of the premise that short-term rentals provide lodging for a transient population that may or may not honor neighborhood mores or exhibit neighborly consideration to the same extent as permanent residents. Separation requirements listed in subsection C of this section are based on a desire to maintain the overall residential character of neighborhoods and the purpose of single-family residential zones to promote safe locations for residential uses.
- B. **Business license required.** No dwelling in any permitted zone shall be occupied or used as short-term rental until such time that the owner has obtained a business license issued in accordance with the provisions of this section.
- C. **Conditions for issuance of a business license for a short-term rental.** Issuance of a short-term rental business license by the Business License Officer shall be subject to the following:
  1. A complete application for a short-term rental business license shall have been submitted and which shall also include:
    - a. The name, address, and phone number of the owner or other person designated by the owner as the property manager who shall be responsible for ensuring compliance with the rules and regulations specified in this section, and
    - b. A valid state tax number for remittance of transient lodging taxes.
  2. The dwelling unit for which the business license is sought shall be located in a permitted zone according to this title, have been built to meet building and fire codes for transient occupancy, and have been issued a certificate of occupancy.

- D. **Parking regulations.** The following parking regulations apply to property licensed as a whole home vacation rentals and short-term rentals:
1. No tenant, guest, or other person visiting whole home vacation rentals and short-term rentals shall park on a public street.
  2. Off-street parking shall be provided on the same lot as the dwelling that is licensed as a whole home vacation rentals and short-term rentals.
  3. Off-street parking shall be provided at one vehicle per bedroom. Tandem spaces on a driveway may be used.
  4. No off-street parking space may be located in front of the living area, or on an unimproved area of the dwelling unless there is a circular driveway.
  5. The number of vehicles permitted for the occupants of whole home vacation rentals and short-term rentals shall be restricted to the number of off-street parking spaces provided by the owner.
  6. No tenant, guest, or other person visiting whole home vacation rentals and short-term rentals shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.
  7. Owner shall supply a parking plan that complies with this section with the business license application.

**3.08.140. Residential hosting facilities.**

- A. **Conformity with standards and business license required.** No residential hosting facility shall be established unless:
1. The facility can meet the development standards of this chapter;
  2. A business license has been issued in accordance with the regulations of this Code;
  3. Operation of a residential hosting facility without a current City business license is considered a violation per section 3.02.020 and each day of operation shall be considered a separate offense.
- B. **Development standards; residential hosting facilities.** The development standards set forth in this section shall apply to all residential hosting facilities.
1. **Location.** A residential hosting facility shall be located in a single-family residential structure deemed suitable for habitation.
  2. **Number of accessory dwelling units (ADU).** Only one ADU may be used as a residential hosting facility on any one lot.
  3. **Accessory dwelling units.** The use of an ADU for a residential hosting facility shall be governed by this chapter, other applicable chapters.

4. **Guestrooms.** Rentable guestrooms shall be limited to not more than four bedrooms in the entirety of one ADU. The total number of occupants, including an owner, owner's family, and guests occupying the home at one time shall be no more than ten. Maximum occupancy must be posted in each rentable guestroom.
5. **Number of bookings.** No more than one booking is allowed and no more than one party may occupy any residential hosting facility at any one time.
6. **Current codes.** Guestrooms must meet current international residential codes for egress and be provided with smoke and CO2 detectors. A fire exiting route plan must be posted in each sleeping guestroom.
7. **Meals.** If meals are offered, meals shall be served only to overnight guests.
8. **Landscaping.** Landscaping shall be provided and maintained to minimize impact on neighboring properties, to retain the residential character, and to provide a visual buffer for on-site parking in relation to adjacent properties and the street.
9. **Parking.** The following parking regulations apply to residential hosting facilities:
  - a. Two off-street parking spaces shall be provided for the owner.
  - b. **One space shall be provided per guestroom.**
  - c. Off-street parking shall be provided on the same lot as the residential hosting facility.
  - d. Tandem parking is permitted for one space only. Spaces that are located directly in front of the garage doors may not be counted as off-street parking.
  - e. Off-street parking may not be provided within the front yard setback other than the existing driveway.
  - f. No tenant, guest, or other person visiting a residential hosting facility shall park on a public street.
  - g. The number of vehicles permitted for the occupants of a residential hosting facility shall be restricted to the number of off-street parking spaces provided by the owner.
  - h. No tenant, guest, or other person visiting a residential hosting facility shall park or allow to be parked recreational vehicles or trailers of any kind on the public street.
  - i. Owner shall supply a parking plan that complies with this section with the business license application.

10. **Signs.** Only one sign not larger than one foot by two foot in size may be used to advertise a residential hosting facility. The sign may not be illuminated unless by a single down facing low wattage fixture.
11. **Street standards.** A residential hosting facility shall be located on a street that meets fire code requirements.
12. **Structural modifications.** A valid building permit is required before any structural modifications or additions may be made to a building to be used pursuant to this chapter. A business license to operate a residential hosting facility shall not be issued for a property that was modified or added to without a valid building permit. A previously issued business license shall be subject to revocation upon evidence that the structure was modified or added to without a valid building permit. Provided, however, that a business license may be issued or maintained for a structure that was modified or constructed without a building permit if all applicable fines are paid and the Building Official is provided with adequate evidence to the satisfaction of the Official that the modification or construction was done in compliance with the building code and fire code.
13. **Other regulations.** A residential hosting facility is subject to all other applicable sections of this Code, including, but not limited to, building and fire codes, transient lodging facility regulations, and transient room tax requirements.

**3.08.150. Development standards; bed and breakfast inn.**

A bed and breakfast inn may be established in any zone where allowed as a permitted or conditional use, and shall conform to applicable commercial construction codes, zoning requirements, state health department requirements, and the requirements of any other applicable codes and/or ordinances adopted by the City.

**3.08.160. Penalty; suspension or revocation of license.**

A. Enforcement provisions.

1. Any owner of any dwelling within the City who allows or permits occupation of said dwelling as a short-term rental without having first obtained a business license in accordance with the provisions of this section shall be in violation of this section and shall be subject to a civil citation with a penalty of up to \$750.00 per day. A violator of this paragraph shall also be guilty of an infraction, which shall be punishable by a fine of up to \$750.00 for each such violation. In addition, in the event that such dwelling is on the waiting list for a whole home vacation rental as described in this chapter at the time of such violation, the business license application for said dwelling shall be removed from the waiting list and the dwelling shall not be considered for a short-term rental business license unless a new application is submitted. (Also, see section 3.02.020 – License Required of the Morgan City Code.)
2. Any owner of any dwelling within the City, who, having first obtained a business license for use or occupation of said dwelling as a short-term rental, thereafter, operates or permits the operation of said short-term rental in violation of the terms and provisions of this section shall be subject to a civil

citation with a penalty of up to \$750.00 per day. A violator of this paragraph shall also be guilty of an infraction and shall be punished by a fine of up to \$750.00 for each such violation.

3. Any person who occupies a short-term rental as a guest and who violates any local ordinance or state law shall be subject to arrest, issuance of a citation, or other civil or criminal process in accordance with all state, federal or local statutes, rules, or ordinances.
4. Violation of any provision of this section regulating short-term rentals shall constitute a separate offense for each day said violation occurs or continues.
5. In the event of three or more violations of this section committed by an owner or guest, or any combination of the two, within any 12-month period, the City Council may, depending on the nature or extent of the violations, proceed with the revocation of the business license for any short-term rental property in accordance with the provisions of the general business license ordinance.
6. In the event of a license being revoked by the City Council for violations of this chapter, the owner of the property in question shall not be issued a new short-term rental business license for a period of one year.

- B. In addition to the denial, suspension, revocation, or refusal to renew a license as outlined in this chapter, any licensee who shall operate a transient lodging facility in violation of this chapter, and/or any person designated by the licensee as the manager or person in charge of daily operation of said facility who shall permit or allow said facility to operate in violation of this chapter, shall be subject to a civil penalty of up to \$750 for each day of violation. A violator of this paragraph shall also be guilty of an infraction and shall be punished by a fine up to \$750.00 for each offense.

**SECTION 3.** **Severability.** If any section, subsection, sentence, clause or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of this ordinance.

**SECTION 4.** **Effective Date.** This ordinance shall become effective immediately upon posting.

**PASSED AND ADOPTED by the City Council of Morgan, Utah, this 9<sup>th</sup> day of July, 2024.**

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STEVE GALE, Mayor

ATTEST:

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DENISE WOODS, City Recorder

**CITY COUNCIL VOTE AS RECORDED:**

	<b>Aye</b>	<b>Nay</b>	<b>Excused</b>
Councilmember London	___	___	___
Councilmember Wardell	___	___	___
Councilmember Turner	___	___	___
Councilmember Richins	___	___	___
Councilmember Alexander	___	___	___

**(In the event of a tie vote of the Council):**

Mayor Gale	___	___
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Morgan City Account # \_\_\_\_\_  
(Office use)



**UTILITY SERVICE AGREEMENT**

Morgan City Corporation  
90 West Young Street, P.O. Box 1085  
Morgan, Utah 84050-1085  
(801) 829-3461

Owner                       Landlord                       Tenant

\*Owner Financial Guarantee Certificate required if you are the tenant

APPLICANT NAME: \_\_\_\_\_ Date: \_\_\_\_\_  
(PRINT)

SERVICE PROPERTY ADDRESS: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
(IF DIFFERENT)

Soc Sec # (last 4) or Tax ID: \_\_\_\_\_ Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_ DOB: \_\_\_\_\_

Employer: \_\_\_\_\_ Phone# \_\_\_\_\_

Previous Address: \_\_\_\_\_

Name & Phone # of Nearest Relative; \_\_\_\_\_  
(Not at same address)

CO- APPLICANT and/or SPOUSE: \_\_\_\_\_ Phone # \_\_\_\_\_

Employer: \_\_\_\_\_ Phone # \_\_\_\_\_

\*\*\*EFFECTIVE DATE TO START SERVICE: \_\_\_\_\_\*\*\*

SELECT SERVICE REQUIRED:	Power <input type="checkbox"/>	Water <input type="checkbox"/>	Sewer <input type="checkbox"/>	Garbage <input type="checkbox"/>
UTILITY SET UP FEES (anytime account changes)	\$10.00 <input type="checkbox"/>	\$10.00 <input type="checkbox"/>	\$10.00 <input type="checkbox"/>	\$10.00 <input type="checkbox"/>
NEW garbage utility set up (new construction only)	\$100.00 <input type="checkbox"/>			

\*\*\*ALL SET UP FEES WILL BE CHARGED ON YOUR FIRST MONTH'S UTILITY BILL\*\*\*

The undersigned, hereinafter referred to as CUSTOMER, applies to MORGAN CITY CORPORATION, hereinafter called CITY, for utility services. Utility service shall mean the providing of water, sewer, power or garbage or any combination thereof. In consideration of the acceptance of this application by the City and the rendering of such service, the Customer agrees and grants as follows:

1. Customer agrees to pay for such services in accordance with the rules and regulations and at the applicable rates for such service now in effect or as the same shall lawfully be amended or changed from time to time.
2. Customer agrees to **pay current utility bill by the end of each month**. It is understood that if the utility bill becomes delinquent you will receive a delinquent notice with your following month's bill. **If not paid by shut-off date utilities will be turned off and a reconnection fee will be assessed**. Utilities will not be turned back on until the utility bill plus the reconnection fee are paid in full.
3. Customer agrees to notify the City in writing, in person, or by phone, one week in advance of termination of service.
4. Customer agrees to permit City, its agents or employees, to enter the above described premises at all reasonable times for the purposes necessary and incident to rendering of such service.
5. Customer warrants that he/she has the authority to sign this agreement and to grant permission to enter premises to the City.
6. Customer agrees that he/she will make certain meter and equipment is readily accessible to the City and that there are no barriers or animals which would prevent reasonable access to them.
7. Customer agrees to pay any damage to the meters or equipment excepting normal wears.
8. Customer agrees to pay 1½ % per month (18% APR) interest on any amounts not paid by the end of the month.
9. Customer understands that there will be a charge for a check paying for utilities or a deposit that is returned from the financial institute for insufficient funds, closed accounts or any other reason stated by the financial institute.
10. Customer agrees to pay interest at the rate of (1½ %) per month, (18)% annually, on all balances over (90) days from the original due date, plus court costs and reasonable attorneys' fees and collections fees, with or without suit, incurred in collecting any past due balance.
11. To secure payment for service rendered, the Customer grants the City the right to claim a lien on all real property which receives service and is either owned by the Customer or possessed by Customer as purchaser under a Real Estate Contract when the bill for such service is 90 days delinquent.
12. Customer understands the City shall not be responsible for damages to electrical devices, appliances or other personal property except when such damage is caused as a result of negligence or operator error on the part of the City Power or Water/Sewer Department employees.
13. Any notices which are to be given to the Customer shall be mailed to Customer at the address listed on the reverse side of this agreement.
14. Customer understands that it is illegal and charges may be filed if any tampering takes place with the water or electrical meters at the property address listed on the front of this form.
15. Utilities acceptance for any services outside Morgan City are provided with the understanding and agreement that all owners of property receiving service expressly waive and abandon all rights to protest under Title 10, Chapter 2 of the Utah Code, any annexation into Morgan City.

I certify that the information given by me in the application is true and correct and that falsification of any information will be grounds for discontinuance of utility services.

CUSTOMER STATES THAT HE/SHE HAS READ ALL OF THE ABOVE PROVISIONS AND AGREES TO THE SAME.

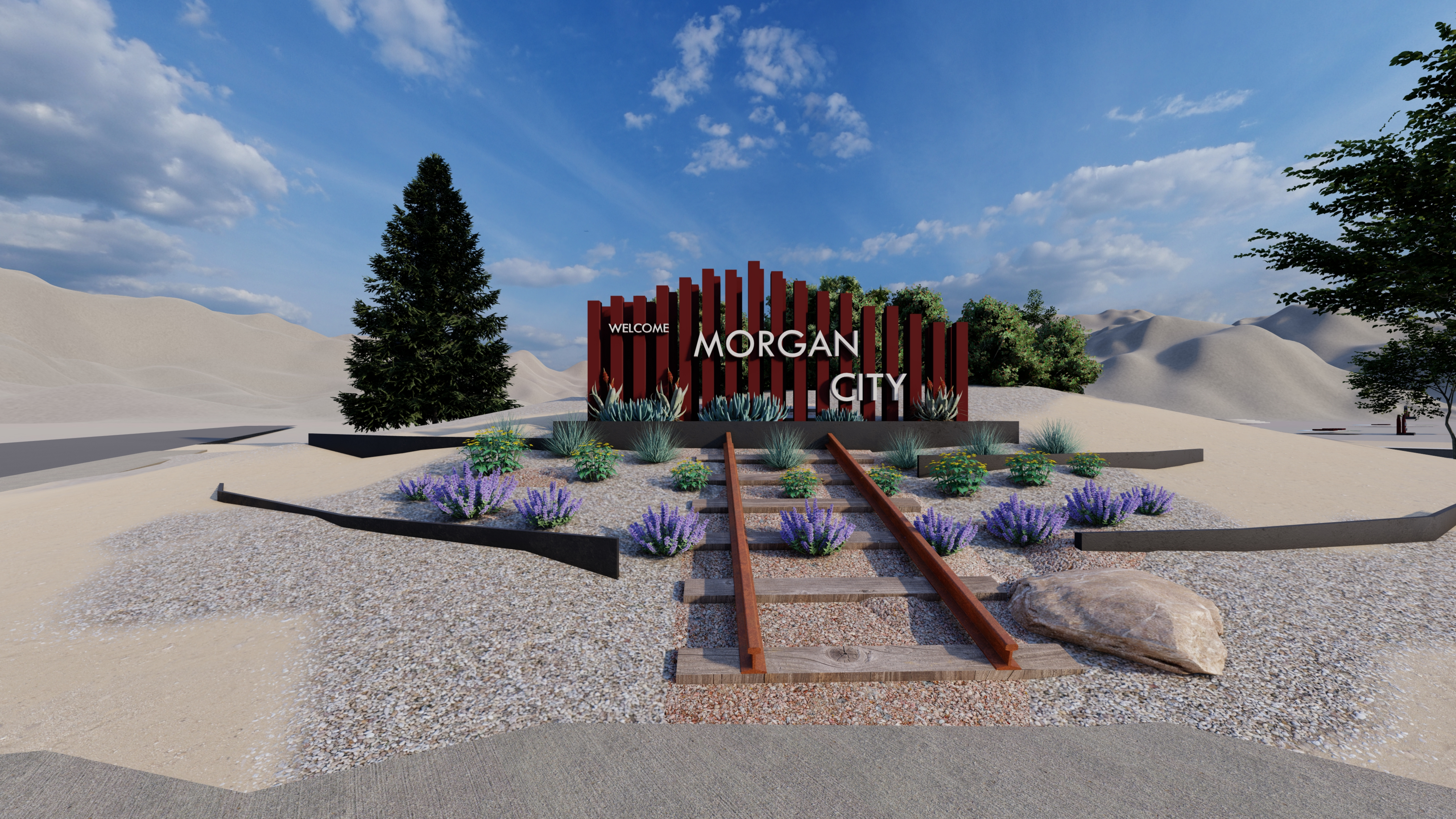
Applicant

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
(Owner, tenant or authorized agent)

Co- Applicant

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

MORGAN CITY STAFF INITIAL: \_\_\_\_\_  
(Update 2023)



WELCOME

MORGAN  
CITY

# Register Today!

Addressing the Perfect Storm  
of Challenges and Opportunities

[www.uampsevents.com/2024conference](http://www.uampsevents.com/2024conference)

# UAMPS



**2024 Annual Member Conference**

**August 18-21, 2024**

ZERMATT RESORT, MIDWAY, UTAH



TO KICK OFF THE MONTH OF SEPTEMBER AS

## **American Founders and Constitution Month**

ALL ARE INVITED TO THE STATE CAPITOL

**Thursday, August 29th, 2024  
Program begins at @ 10 AM  
Utah State Capitol Rotunda**

ACTIVITIES AND DISPLAYS OPEN AT 9 AM

- Patriotic program at 10 am with American Heritage School Choir performing.
- Patriotic activities for children between 9 am - 10 am and after the program between 10:45 am - noon.
- Patriotic artifacts on display.
- Wear red, white, and blue!

SPONSORED BY "CONSTITUTION EDUCATION FOUNDATION"



[WWW.WHYLOVEAMERICA.ORG](http://WWW.WHYLOVEAMERICA.ORG)





## Office of the Governor

### State of Utah

SPENCER J. COX  
*Governor*

DEIDRE M. HENDERSON  
*Lieutenant Governor*

May 2024

Dear civic, government, education, and religious leaders,

America's constitutional form of government is an exceptional representation of the unique genius of our nation's Founders. The U.S. Constitution is a transformative document that literally changed the world. The wisdom of the Constitution uniquely distinguishes our country as a strong force in the world.

In 2023, the Wall Street Journal reported a precipitous decline in patriotism and religion in recent years. Utah can be a leader in reversing the trend and focusing on our nation's strengths. While America is not a perfect nation, it is a nation founded on the moral principles that all people are created equal and have unalienable rights.

In an effort to help rekindle a spirit of patriotism, the Utah State Legislature has designated the month of September each year as American Founders and Constitution Month. The state encourages everyone to participate in and hold activities that recognize America's history. We encourage all Utah residents, especially students, to read directly from the Constitution and other primary sources from our nation's founding.

I invite you, as a vital organization in Utah, to sponsor and participate in activities that will build patriotism, a better understanding of the Constitution, and unite us as a people. The goal of recognizing American Founders and Constitution Month is to restore a spirit of patriotism, increase education about the U.S. Constitution, gain greater appreciation for God's hand in America, and work towards greater unity as a nation.

Thank you for your significant contribution to Utah and your spirit of patriotism.

Sincerely,

A handwritten signature in black ink, appearing to read "Spencer J. Cox".

Spencer J. Cox  
Governor



EMPLOYER GROUP 0-25

# EMOTIONAL/MENTAL WELL-BEING FIRST PLACE AWARD

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PROUDLY PRESENTED TO

*Morgan City Corp*

---

For contributions and commitment  
to Worksite Wellness

JUNE 27, 2024

*Lynda Blades*

---

LYNDA BLADES, PEHP WELLNESS MANAGER

**PEHP**  
Health & Benefits

