

MORGAN COUNTY COMMISSION MEETING AGENDA



**MORGAN COUNTY COMMISSION MEETING AGENDA**  
**JANUARY 7<sup>th</sup>, 2025**

**4:05 WORK SESSION & 5:00 PM 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.*

**4:00 ADMINISTER THE OATH OF OFFICE TO THE COMMISSION-ELECT**

Constitution of the State of Utah: [Article IV Section 10](#)

**4:05 WORK SESSION**

**Fire Chief Boyd Carrigan and County Fire Warden Dave Vickers:** Discussion on the cooperative wildfire agreement between the State of Utah: Forestry Fire & State Lands 'FFSL' Division and the County of Morgan FY 2025 match commitment.

**4:30 CLOSED SESSION**

**Hon. Garrett Smith, Morgan County Attorney**

Pursuant to Utah Code Annotated: Open and Public Meetings Act [52-4-205 \(1\)\(c\)](#);  
The County Attorney requests a strategy session to discuss pending or reasonably imminent litigation.

**5:00 COMMENCEMENT OF MEETING**

**(A) Opening Ceremonies –**

1. Welcome
2. Invocation and/or Moment of Reflection
3. Pledge of Allegiance

**(B) Election of County Commission Chair and Commission Vice-Chair CR 25-01**

**(C) Consent Agenda Items**

1. Approval of the Morgan County Commission Minutes from December 17th, 2024.
2. Approval of **Resolution CR 25-02**, the Morgan County Commission Rules of Procedure
3. Approval of **Resolution CR 25-03**, the 2025 Morgan County Commission Meeting Schedule
4. Approval of the 2025 Morgan County Payroll and Holiday Schedule
5. Notice of Vacancy on the Historical Society Board of Trustees
6. Notice of Vacancy on the Morgan County Library Board of Trustees

**(D) Commissioner Declarations of Conflict of Interest**

**(E) Public Comments** (please limit comments to 3 minutes)

**(F) Presentations**

1. **Lydia Hebdon, Morgan County Recreation Director**  
Take aways from her recent attendance to "Importance of Parks and Recreation in our communities" conference
2. **Bret Heiner, Morgan County Public Works Director**  
Discussion on the FY 2024-2025 Snowplow Plan

## MORGAN COUNTY COMMISSION MEETING AGENDA

### (G) Action Items

1. **Jason Lott** – Discussion – River Valley Veterinary Clinic  
Discussion on requested increases to the Morgan County Animal Control Contract
2. **Morgan County Commissioners** – Discussion/  
**Portfolio Assignments**
3. **Josh Cook** – Discussion/Decision – County Planning Department Director  
**WPR North Village Townhome Plat Amendment:** A request for approval of an amendment to the Wasatch Peaks Ranch North Village Loft Townhomes condominium plat to include two (2) additional townhome buildings for a total of 4 (four) units previously approved in the North Village Residential Site Plan, which is identified by parcel number 00-0093-0379 and serial number 12-WPRNVTWN-0007-CL and is approximately located at 5086 West Wasatch Peaks Road in unincorporated Morgan County. Application No. 24.051 // Ed Schultz
4. **Josh Cook** – Discussion/Decision – County Planning Department Director  
**WPR North Village Mountain Villas Plat Amendment:** A request for approval of an amendment to the Wasatch Peaks Ranch North Village Mountain Villas condominium plat to include two additional Mountain Villa buildings (four units) previously approved in the North Village Residential Site Plan, which is identified by parcel number 00-0093-0460 and serial number 12-WPRNVMTV-0005-CL and is approximately located at 5086 West Wasatch Peaks Road in unincorporated Morgan County. Application No. 24.052 // Ed Schultz
5. **Josh Cook** – Discussion/Decision – County Planning Department Director  
**WPR Plat 1, 2<sup>nd</sup> Amendment, Plat Vacation:** A request for approval of an amendment to the Wasatch Peaks Ranch Phase 1 to remove land from the plat that was not part of the approved development agreement. The land, which is known as Parcel 1, is identified by parcel number 00-0090-3191 and serial number 12-WPR1-0001 and is in unincorporated Morgan County. Application No. 24.054 // Ed Schultz
6. **Josh Cook** – Discussion/Decision – County Planning Department Director  
**L/D Max, LLC Conditional Use Permit:** A request for approval of a Conditional Use Permit (C3) that is required for a commercial use on-airport as outlined in the standards that govern the Airport Overlay Zone, which is identified by parcel number 00-0077- 6751 and serial number 03-005-121-03-1 and is approximately located at 3908 W Willow Creek Rd in unincorporated Morgan County. Application No. 24.053 // York Zentner
7. \* **Josh Cook**– Discussion/**Public Hearing**/Decision – County Planning Director  
**The Village at Trappers Loope Rezone:** A request to rezone property from Agriculture (A-20) and Rural Residential 1-acre minimum (RR-1) to Town Center (TC) and reflect that change on the Future Land Use Map from a split-designation of Commercial, Rural Residential 1 and Agriculture to Town Center. The property is identified by parcel numbers 00-0060-8040, 00- 0060-8040, 00-0060-8206, and 00-0003-3827 and serial numbers 03-005-037-02, 03-005-037-02, 03-005-037-03, and 03-005-037-01 and is approximately located near 4937 W Old Hwy Rd in unincorporated Morgan County. Application No. 24.066 // Rulon Gardner
8. \* **Josh Cook** – Discussion/**Public Hearing**/Decision – County Planning Director

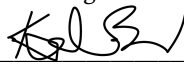
## MORGAN COUNTY COMMISSION MEETING AGENDA

**Gardner Development Rezone:** A request to rezone property from a split-designation of Rural Residential (RR-1), Agriculture (A-20), Highway Commercial (CH), and Multiple Residential District (RM-15) to a RM-15 completely, and reflect that change on the Future Land Use Map from a split-designation of rural residential 1 and Town Center to Town Center completely. The properties are identified by parcel numbers 00-0004-9153, 00-0003-3975, 00-0004-7595, 00-0003-3934, and 00-0003-3926 and serial numbers 03-005-042-01, 03-005-042-04, 03-005-041-05, 03-005-041-04, and 03-005-041-03 and are approximately located near 4815 W Old Hwy Rd in unincorporated Morgan County. Application No. 24.060 // Rulon Gardner

### (H) Commissioner Comments

- Commissioner Blocker
- Commissioner Newton
- Commissioner Fackrell
- Commissioner Nickerson
- Commissioner Wilson

The undersigned does hereby certify that the above notice and agenda were posted as required by law this the 2nd day of January 2025.



Kate Becker – Morgan County Administrative Manager

### **\*Action Item(s) that includes Public Hearing(s) will be held at or after 6:00 PM**

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](mailto:Jeremy@morgancountyutah.gov) at least 48 hours before the scheduled meeting.**