MORGAN COUNTY COMMISSION MEETING MINUTES
FEBRUARY 4th, 2025

4:00 WORK SESSION & 6:00 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.

COUNTY COMMISSION
Commission Chair Matt Wilson
Commission Vice Chair Vaugh Nickerson
Commissioner Raelene Blocker
Commissioner Mike Newton
Commissioner Blaine Fackrell

OTHER EMPLOYEES
IT Director Jeremy Archibald
Deputy Clerk/Auditor Katie Lasater
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith (CA)
Deputy Attorney Janet Christoffersen

OTHERS IN ATTENDANCE
Debbie Sessions
Tina Kelley
John Barber
Rulon Gardner
Josh Bond
Ryan Halverson
Jake Allen
Robert McConnell
Kerry Gibson
Darcy Goddard
Austin Turner

4:00 WORK SESSION

Combined discussion on the Village at Trappers Loope & Gardner Development Rezones with Morgan County Planning Commission.

- The work session focused on the development of Mountain Green Village. Key points included the need for a 35-acre town center with 4.5 acres for residential development. The project aims to create a walkable, mixed-use community with commercial, residential, and community spaces. The developers emphasized the importance of consistent architectural standards and the potential for a CRA to support tenant leases. Concerns were raised about the impact of power lines and the need for a regional park. The session also discussed the importance of community engagement. The various development projects and zoning issues were discussed. Key points included the potential impact of major retail developments, the creation of easements for transmission lines, and the realignment of Highway 84. The Commission debated the duration and percentage of CRA benefits, suggesting a more reasonable timeline and percentage. The discussion also covered the setback issues for a new development, the potential for a food truck area, and the need for a comprehensive development agreement. The Commission agreed to schedule another work session to finalize details and involve all stakeholders.

6:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies –

1. Welcome: Chair Wilson
2. Invocation and/or Moment of Reflection: Commissioner Blocker
3. Pledge of Allegiance: Commissioner Blocker

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from January 21st, 2025.
2. Notice of Planning Commission Seat open for application in the Mountain Green Area
3. Notice of Planning Commission Seat open for application in the Enterprise / Peterson Area
4. Notice of Planning Commission Seat open for application in the Croydon / Road Valley Area after the resignation of Dustan Little on January 23rd, 2025.

Commissioner Fackrell moved to approve the consent agenda items.
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.

(C) Commissioner Declarations of Conflict of Interest

- Chair Wilson does business with the Johnsons which pertains to item 2 on action items.

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

- Austin Turner the Morgan County Emergency Manager addressed the public to acknowledge ongoing water-related challenges across the county since Sunday. He recognized Chair Wilson's efforts in addressing flooding in his area and highlighted that other regions, including Porterville, Milton, Rollins Ranch, and Croydon, have also been affected. He assured the community that emergency resources, including a significant supply of sandbags and sand, are available to protect homes. While these resources are not publicly advertised, he encouraged anyone in need to reach out to him directly.

(E) Presentations

Josh Bond, Chair of Morgan County's Active Transportation Advisory Board & **Ryan Halverson**, UDOT Region One Planning Manager; Presenting on the Utah Trail Network Vision Plan – Regional Workshop.

- Josh Bond and Ryan Halverson presented this to the Commission. They are representatives from the Utah Trail Network, a new division of UDOT, provided an overview of the program and its mission. Based in Ogden, the team serves Region One, which includes Davis, Weber, Box Elder, Morgan, Cache, and Rich counties. The Utah Trail Network aims to develop and maintain a statewide system of paved trails that connect communities and key destinations, similar to how the freeway system serves as a transportation backbone. The initiative is still in its early stages, with ongoing planning and development efforts. The goal is to create a comfortable and reliable trail network to enhance connectivity and accessibility for communities. Additional information is available for those interested in learning more.

(F) Action Items

1. **Jake Allen**– Discussion/Request – Morgan County Citizen

   Discussion on possible code amendment that would allow for a food truck court.

   a. Jake Allen presented this to Commission. This is a proposed code amendment to allow the establishment of a food truck park in the county. While food trucks are generally covered under existing regulations for restaurants and coffee shops, the current code does not explicitly address them. After discussions with zoning and planning officials, it was recommended that a formal amendment be made. The proposed amendment aims to create a structured and regulated environment for food trucks, ensuring they operate in a more stationary manner rather than moving freely. Key benefits include economic growth, community development, and efficient land use. Several counties, including Salt Lake, Davis, Summit, and Washington, have already incorporated food truck parks into their regulations. Given the food truck industry's projected growth beyond its $1.8 billion

market value in 2024, adopting this amendment would position the county to take advantage of these economic opportunities. He stated by approving the amendment, the county can support local businesses, expand dining options, and enhance community spaces.

b. Commissioner Newton asked if there is a specific location in mind.
c. Jake added this would be within the town center right now. And more specifically, it's zoned, general commercial. The parcel number, if you're interested, it's 00-0003-4098.

Commissioner Newton moved to task staff with working to develop a text amendment for food truck courts.
Seconded by Commissioner Nickerson
VOTE:
Commission Chair Wilson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commission Vice Chair Nickerson AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

2. **Josh Cook**– Discussion/Decision – County Planning Director
This was previously posted in error as a public hearing; Public comments may still be made during the standard public comment period. However, this item will not have its own public hearing.

Village at Trapper's Loop Concept Plan: A proposed Concept Plan for a subdivision for the construction of townhomes, which is identified by parcel number 00-003-3892 and serial number 03-005-041 and is approximately located 600 feet south of the intersection of North Queens Garden Road and West Old Highway Road in unincorporated Morgan County. // Applicant: Wayne Johnson // Application No. 23.044.

a. Planner 1 introduced this to the Commission stating application 23.044, the Village Trappers Loop Concept Plan, is an administrative request for approval of a townhome subdivision concept plan. The project, located southeast of the Lee's Marketplace, falls within the RM-15 multiple residential district and spans approximately 8.45 acres. The application has been reviewed by the county engineer, fire department, and planning staff, ensuring compliance with Section 150-5.400 of the code. As it meets all minimum requirements, staff recommends approval.
b. Planning Director added clarification stating the proposal includes private streets with a total width of 36 feet, incorporating curbs, gutters, and sidewalks. Temporary hammerheads are shown on the northern properties, which are subject to a rezoning request by Mr. Gardner. These streets are planned to eventually connect to the broader roadway network.
c. It was noted that the Commission was thankful that the roads were made private.

Commissioner Blocker moved to approve The Village at Trappers Loop Concept Plan, Application Number 23.044.
Seconded by Commissioner Newton
VOTE:
Commission Chair Wilson ABSTAINED
Commissioner Newton AYE
Commissioner Blocker AYE
Commission Vice Chair Nickerson AYE
Commissioner Fackrell AYE
4 AYE, 1 ABSTAIN. The Motion passed.

3. **Kate Becker** – Discussion/Decision – Administrative Manager
   2025 National Day of the American Cowboy County Nomination: In celebration of the "National Day of the American Cowboy," Utah Cowboys and Cowgirls ("The Cowboy") representing all 29 Counties in the State of Utah, will be honored on Saturday, July 19, 2025, during the Ogden Pioneer Days Rodeo. This day is designed to honor ranchers, working cowboys, rodeo athletes, Western musicians and artists, cowboy poets and others who contribute to the Western culture in Utah.
   a. The CAM introduced this stating the county has the opportunity to nominate a cowboy or cowgirl for recognition at the Ogden Pioneer Days Rodeo as part of the National Day of the American Cowboy. While a decision is not required immediately, the nomination must be submitted by March 31. A list of past nominees is available for reference. Officials are welcome to discuss, postpone, or take action on the nomination as needed.
   b. Commissioner Blocker suggested John Schlichte
   c. Commissioner Fackrell suggested Bret Heiner.
   d. Commissioner Newton suggested Mike McMillan or John Toone.

ITEM WILL BE BROUGHT BACK TO THE FIRST MEETING IN MARCH TO ALLOW THE PUBLIC TO SUBMIT NAMES AS WELL.

4. **Kate Becker** – Discussion/Decision – Administrative Manager
   Historical Society Appointment: Discussion, recognition, and approval of **Resolution CR 25-TBD** Appointing a new member and affirming existing members of the Morgan County Historical Society Board of Trustees.
   a. The CAM introduced this stating the next item was an appointment to the Historical Society following the resignation of Shannon Key, who stepped down in August due to inability to attend meetings. The position has remained unfilled, with one applicant, Ryan Windley. Additionally, similar to the process for the Library Board of Trustees, all board appointments should be made by resolution. Therefore, the existing trustees and their remaining terms are also being affirmed.

Commissioner Newton moved to approve resolution CR-25-08 resolution of Morgan County Commission appointing Ryan Windley to the Morgan County Historical Society Board of Trustees in affirming the appointment of other members.
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.

5. **Kate Becker** – Discussion/Decision – Administrative Manager
   Recreation Grant Applications discussion and approval for three recreation grants and request for letter of match intent from the County Commission.
   a. The CAM introduced this stating since several grant applications submitted last year are due by March 17. This discussion provides an opportunity to review them now, with the option to affirm them in the next meeting. Since these grants require a financial match—two at 40% and the Outdoor Recreation Incentive Grant at an unspecified amount—

county approval is required in a public meeting. A formal letter must confirm the county's understanding of the match requirement and agreement to fulfill it.

b. Commission Newton added that a priority list should be established and decided collectively rather than individual project decisions being made independently. Given limited funding, preference should be given to completing additional field spaces rather than installing lighting, as field expansion is a higher priority. Since the recreation fund lacks available funds, the required $80,000 match would need to come from the general fund balance, impacting overall savings. While not opposed to lighting, the concern is that it was not previously discussed as a priority project. A structured approach to prioritizing projects is recommended to ensure effective use of resources.

c. Commissioner Nickerson added that a meeting is scheduled for Thursday evening with the Recreation Director to establish priorities and align project goals, recognizing that funding constraints prevent addressing all requests at once. The objective is to develop a structured priority list to guide decision-making. While the efforts being made are appreciated, the concern remains about the scope of requests, emphasizing the need to determine where to start and how to allocate resources effectively.

ITEM POSTPONED.

6. **Hon. Vaughn Nickerson** – Discussion/Decision – Morgan County
Update on Summit County's 910 Cattle Ranch Acquisition.

a. Commissioner Nickerson introduced this stating last week, he attended an open house for the 910 Cattle Ranch Aquistion in Summit County where they shared information and updates. During the event, discussions took place with Summit County council members, who expressed appreciation for Morgan County's participation. Summit County has acquired over 8,800 acres, with approximately 1,700 acres located in Morgan County.

b. Commissioner Newton raised concern with Summit County's request for their Sheriff to have full jurisdiction over the property located within Morgan County, which may not be legally permissible. It appears that an interlocal agreement is being proposed to justify this authority, which has caused frustration. Additionally, there is dissatisfaction with the way Morgan County was excluded from the initial land acquisition process. While the county was required to approve the purchase of land within its jurisdiction, Morgan County was not invited to participate as a partner, nor was financial collaboration considered. Although Summit County is now open to discussions, Morgan County has yet to be given a formal seat at the table, further contributing to concerns about fairness and cooperation.

c. The CA added that there has been some lead time on this matter, with various interlocal discussions and outreach to his office. Efforts have been made to address access for residents who are closer to Summit County services. However, it is important to clearly outline all details before proceeding with any further agreements.

d. Commissioner Newton reiterated that Summit County has requested significant flexibility from Morgan County while simultaneously expressing concerns about the use of their roads during projects like the Croydon Bridge detour. This has led to frustration, as Morgan County has made efforts to be a good neighbor, but the cooperation has not always been reciprocal. There is a concern that Summit County tends to act independently and only seeks input from Morgan County after decisions have already been made. Moving forward, it is important to carefully evaluate their proposals and ensure their long-term intentions align with collaborative interests.

e. Commissioner Nickerson added that they brought up a conservation easement and they would sent that over to us for the County Attorney and the Commission to review.

f. Commissioner Fackrell provided more information on the easement stating Summit County intends to keep the area private rather than designating it as a public state park. The portion within Morgan County falls under Summit County's jurisdiction, not the state park system. Additionally, a conservation easement would be placed on the land, ensuring it remains undeveloped.

CLOSED SESSION: To hear a report from Darcy Goddard regarding UCA 52-4-205 (1) (a) discussion of the character, professional competence, or physical or mental health of an individual; and (1) (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares [...]

Commissioner Fackrell moved to close public meeting and convene a closed session.
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 Newton moved to close the executive session and reconvene public 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.

7. **Morgan County Commissioners** – Discussion/ Decision
Portfolio Assignments.

Commissioner Newton moved to approve the portfolio assignments for Commissioner Blocker and Commissioner Nickerson.
Seconded by Commissioner Nickerson
VOTE:
Commission Chair Wilson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commission Vice Chair Nickerson AYE
Commissioner Fackrell ABSTAINED
4 AYE, 1 ABSTAIN. The Motion passed.

(G) Commissioner Comments

- Commissioner Blocker
  - **None.**
- Commissioner Newton
  - **None.**

- Commissioner Fackrell
  - **None.**
- Commission Vice-Chair Nickerson
  - **None.**
- Commission Chair Wilson
  - **None.**

Adjourn – 10:30 P.M.

Note: The Commission may vote to discuss certain matters in Closed Session (Executive Session) pursuant to Utah Code Annotated §52-4-205.

APPROVED: _____ DATE: 2/18/25
Morgan County Commission Chair

ATTEST: _____ DATE 2/19/25
Morgan County Deputy Clerk/Auditor

***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 at least 24 hours before the scheduled meeting.