



Council Meeting

8-12-2025

(7:00 p.m.)

DRAFT

MINUTES OF MORGAN CITY COUNCIL MEETING

July 22, 2025; 7:06 P.M.

MAYOR AND COUNCIL MEMBERS PRESENT

Mayor Steve Gale, Tony London, Jeff Wardell, Eric Turner, Jeffery Richins and Dave Alexander

STAFF PRESENT IN-PERSON:

Ty Bailey, City Manager; Gary Crane, City Attorney; Jake Young, City Planner; and Janet Pace, City Recorder

OTHERS PRESENT:

Row Howard, Building Inspector-Code Enforcement, Tony Williams, Korey Adams, Jordache Wardell, Lori Bills, Cheryl Allen, David Christensen

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 – morganutah.gov/meetings.

This meeting was called to order by Mayor Steve Gale

The pledge of allegiance was led by Council Member David Alexander

The opening ceremony was presented by Council Member Jeffery Richins

APPROVAL OF MEETING AGENDA

MOTION: Council Member Tony London moved to approve the agenda

SECOND: Council Member Eric Turner

Vote was 5 ayes; Motion passed unanimously to approve the agenda.

MINUTES AND WARRANTS

MOTION: Council Member David Alexander moved to approve the following:
Minutes of the City Council Work Meeting – June 24, 2025.
Minutes of the City Council Meeting – June 24, 2025; and Warrants (06/20/25 – 07/18/25)

SECOND: Council Member Jeffery Richins

Vote was 5 ayes; Motion passed unanimously to approve the minutes with one set of warrants.

CITIZEN COMMENTS:

David Christensen, a resident of the Pheasant Run development, expressed concerns regarding the easement located northwest of their property lines. He attended the meeting to hear updates on the city's plans.

Shane Gale, also a homeowner in Pheasant Run. He requested clarification on the easement's future, including whether the developer-installed fence will be moved, if new fences or structures can be built, and whether the property will revert to the original recorded plat.

PUBLIC HEARING

A. ADOPTION OF THE ORDINANCE ENACTING COMPENSATION INCREASE FOR ELECTED AND STATUTORY OFFICERS

MOTION: Council Member Eric Turner moved to open the public hearing to hear public comments for Adoption of the Ordinance Enacting Compensation Increase for Elected and Statutory Officers.

SECOND: Council Member Tony London

Discussion on the Motion: No Discussion

Vote was 5 ayes; Motion passed unanimously to open the public hearing of the Ordinance Enacting Compensation Increase for Elected and Statutory Officers.

Public Comments: No public comments

Mayor Gale asked Ty to give an introduction for the Ordinance.

Ty explained that the purpose of the public hearing was to comply with state requirements to publicly disclose and allow comments on any salary increases for elected or appointed officials, including himself. Although the hearing was previously noticed, it had to be rescheduled due to a lack of quorum at the last meeting. As part of the approved budget, a 2.5% cost-of-living adjustment was included for both staff and elected officials.

MOTION: Council Member Eric Turner moved to close the public hearing to hear public comments for Adoption of the Ordinance Enacting Compensation Increase for Elected and Statutory Officers.

SECOND: Council Member Tony London moved to close the public hearing.

Discussion on the Motion: No discussion

Vote was 5 ayes; Motion passed unanimously to close the public hearing to hear public comments for Adoption of the Ordinance Enacting Compensation Increase for Elected and Statutory Officers.

ACTIVE AGENDA

AN ORDINANCE AMENDING TITLE 10 ZONING REGULATION, PROVIDING FOR CONSISTENCY IN THE LAND USE APPLICATIONS FOR FARM ANIMALS, PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN IMMEDIATE EFFECTIVE DATE – ORDINANCE 25-13

During the city council meeting, the mayor invited Row to present updates on the proposed ordinance amendments regarding chickens on residential properties, a topic previously discussed in work meetings. Row explained that some changes had been made concerning lot sizes and commercial activity. The updated ordinance will allow chickens on properties that are at less than 20,000 square feet. Commercial sales, such as selling to grocery stores or restaurants, will not be permitted. The original manure management language was removed and replaced with a reference to the city's general nuisance ordinance, which requires regular removal. Specific guidelines were added for chicken coop sizes on properties that are half an acre or smaller. Dave suggested removing a line in the draft that restated lot size requirements and recommended deleting the clause prohibiting roosters since it was already covered. The Mayor read a letter from Cheryl Allen regarding her opinion on allowing roosters on residential properties.

MOTION: Council Member Tony London moved to adopt the Ordinance Amending Title 10 Zoning Regulations, Providing for consistency in the Land Use Applications for Farm Land Animals, Providing for Repealer; Providing for Severability; and Providing for an Immediate Effective Date – Ordinance 25-13

SECOND: Council Member Jeff Wardell

Discussion on the Motion: No discussion

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

Vote was 5 ayes; Motion passed unanimously.

AN ORDINANCE AMENDING 10.16.180.05 – ACCESSORY DWELLING UNITS-LAND USE CHART-TABLE 1 ZONES - ORDINANCE 25-10

Jake explained that city staff identified inconsistencies in the zoning code regarding Accessory Dwelling Units (ADUs). Some zones with lots larger than 6,000 square feet were eligible for ADUs based on size but were excluded from the permitted use table—most notably the R-1-8 zone. This meant that two neighbors with the same lot size could be treated differently based on their zoning classification. The proposed update does not change whether an ADU can be attached

or detached but clarifies and expands permitted ADU use across all residential zones, including RM-15, where single-family homes still exist. A clarifying footnote was added to reaffirm that lot size minimums and design standards still apply. Dave mentioned that the planning commission had held a public hearing, received no negative comments, and unanimously recommended approval. Jake also added that the changes aim to align the code with actual property use and state law. He added that in Manufacturing (MD) zones, existing single-family homes may have an attached ADU but not a detached one, as the city prefers to discourage further residential development in those areas over time.

MOTION: Council Member Dave Alexander moved to adopt the Ordinance Amending 10.16.180.5 – Accessory Dwelling Units-Land Use Chart-Table 1 Zones – Ordinance 25-10

SECOND: Council Member Jeffery Richins

Discussion on the Motion: No discussion

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

Vote was 5 ayes; Motion passed unanimously.

AN ORDINANCE AMENDING THE ZONING DESIGNATION OF PARCELS OF PROPERTY CONTAINING A TOTAL OF APPROXIMATELY 0.62 ACRES LOCATED AT APPROXIMATELY 690 NORTH AND 700 EAST, BY CHANGING THE ZONING DESIGNATION THEREOF FROM THE EXISTING R-1-8 TO RM-15; PROVIDING FOR THE AMENDMENT TO THE ZONING MAP; PROVIDING FOR REPEALER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE – ORDINANCE 25-11

Jordache Wardell addressed the council to explain a proposed zoning adjustment. He owns a parcel already approved for apartment development and, after consulting with the city engineer, approached adjacent property owner Valina Greenwell to minimize construction impact. She offered to sell her .33-acre parcel, prompting a plan to incorporate it into a single development. The proposed zoning change would align with existing RM-15 zoning on two sides and match the city's general plan, as nearby corners along 700 East are also zoned RM-15.

The council discussed confusion between the general plan's "medium density residential" designation (3–5 units per acre) and the proposed RM-15 zoning, which allows up to 15 units per acre. Tony questioned how this aligns with the city's general plan, expressing concern about approving zoning changes that seem inconsistent with the plan. Jake and Row explained the difference between gross and net density—highlighting that the general plan uses net density, which factors in roads, parks, and other infrastructure, lowering the average unit count. RM-15 zoning is currently the highest density allowed in residential zones and is considered compatible with the general plan.

Gary clarified that zoning decisions do not set legal precedent, as each application is judged on its own merits. The council discussed whether the general plan should dictate mandatory zoning, but

acknowledged current flexibility allows for case-by-case decisions. Some members expressed interest in further discussion and clarification before voting, but ultimately the council moved forward with a vote.

MOTION: Council Member Eric Turner moved to adopt the Ordinance Amending the Zoning Designation of Parcels of Property Containing a Total of Approximately 0.62 Acres Located at Approximately 690 North and 700 East, by Changing the Zoning designation thereof from the Existing R-1-8 to RM-15; Providing For the Amendment to the Zoning Map; and Providing for an Effective Date – Ordinance 25-11

SECOND: Council Member Jeff Wardell

Discussion on the Motion: No discussion

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

Vote was 5 ayes; Motion passed unanimously.

AN ORDINANCE AMENDING THE ZONING DESIGNATION OF PARCELS OF PROPERTY CONTAINING A TOTAL OF APPROXIMATELY 0.27 ACRES LOCATED AT APPROXIMATELY 582 NORTH AND 700 EAST, BY CHANGING THE ZONING DESIGNATION THEREOF FROM THE EXISTING R-1-8 TO RM-15; PROVIDING FOR THE AMENDMENT TO THE ZONING MAP; PROVIDING FOR REPLEAER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE – ORDINANCE 25-12

During public comments, Korey expressed support for developing a vacant, standalone lot he owns. He stated that the property appears to conform with surrounding zoning and the general plan. His goal is to build two housing units on the lot.

The council continued discussion on zoning, specifically regarding a city-owned property with a storm water basin. Jake explained that the RM-15 zone requires 8,000 square feet for the first unit and 2,500 for each additional unit, meaning the property in question would likely only support two dwelling units, pending a survey.

Jake said that a portion of 700 East is not under UDOT jurisdiction, which simplifies access considerations for development in that area. Eric added that residents often express concerns about increasing traffic and infrastructure strain as new housing is added. Jake clarified that due to the small lot size—less than 0.27 acres—the property in question would likely support only two residential units, minimizing its impact on traffic flow.

MOTION: Council Member Eric Turner moved to adopt the Ordinance Amending the Zoning Designation of Parcels of Property Containing a Total of Approximately 0.27 Acres Located at Approximately 582 North and 700 East, by Changing the Zoning designation thereof from the Existing R-1-8 to RM-15; Providing For the Amendment to the Zoning Map; and Providing for an Effective Date – Ordinance 25-12

SECOND: Council Member Jeff Wardell

Discussion on the Motion: No discussion

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

Vote was 5 ayes; Motion passed unanimously.

AN ORDINANCE ADOPTING THE CHANGES IN THE COMPENSATION FOR ELECTIVE AND STATUTORY OFFICERS OF MORGAN CITY PROPOSED FOR 2025-2026 FISCAL YEAR ORDINANCE 25-07

No comments has been discussed in previous meetings

MOTION: Council Member Eric Turner moved to adopt the Changes in the Compensation for Elective and statutory Officers of Morgan City Proposed for 2025-2026 Fiscal Year – Ordinance 25-07

SECOND: Council Member Tony London

Discussion on the Motion: No discussion

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

Vote was 5 ayes; Motion passed unanimously

A RESOLUTION ADOPTING AND APPROVING A RELEASE OF EASEMENT BY MORGAN CITY - RESOLUTION 25-21

The council discussed a resolution to release an access easement along the back of properties in Phase 2 of the Pheasant Run subdivision. The easement had originally been established for agricultural purposes but is no longer needed due to new residential development. The city plans to submit a single release of easement document for all affected lots, including the city-owned retention basin (Lot A). The release does not impact private agreements or require residents to maintain or install fences. The city confirmed there is no utility easement at the back of these lots, as utilities are placed in the front. The existing ditch will be relocated into a roadway by the developer. Residents were advised to wait until the ditch is relocated before removing any fences to avoid potential damage.

MOTION: Council Member Tony London moved to adopt Resolution Adopting and Approving a Release of Easement by Morgan City - Resolution 25-21

SECOND: Council Member David Alexander

Discussion on the Motion: No discussion

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

Vote was 5 ayes; Motion passed unanimously

A RESOLUTION AUTHORIZING AN AGREEMENT WITH RC HUNT ELECTRIC, INC. FOR THE STATE STREET ELECTRICAL SERVICE RELOCATION PROJECT; AUTHORIZING FURTHER NEGOTIATIONS AND CHANGE ORDERS NECESSARY FOR THE COMPLETION OF THE STATE STREET ELECTRICAL SERVICE RELOCATION PROJECT -- RESOLUTION 25-22

Ty reported that the State Street project has already begun due to a tight timeline and grant deadline. Although the council had not yet formally approved the contract, Ty moved forward after awarding the bid to Hunt Electric based on their complete and well-understood proposal. The two lowest bidders initially proposed boring the entire project, which was unfeasible. After adjustments, Hunt's bid was competitive, and they were selected due to their familiarity with city work and a more detailed bid. The council is now being asked to ratify this decision. The final contract is still being prepared but aligns with the bid documents already in use. The project is expected to be completed by October 31.

MOTION: Council Member Tony London moved to adopt a Resolution Authorizing and Agreement with RC Hunt Electric, Inc. for the State Street Electrical Service Relocation Project; Authorizing further Negotiations and Change Orders Necessary for the Completion of the State Street Electrical Service Relocation Project – Resolution 25-22

SECOND: Council Member Jeffery Richins

Discussion on the Motion: No discussion

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

Vote was 5 ayes; Motion passed unanimously

Discussion - Naming the Alleyway Plaza

The council discussed naming the new city plaza, a project initiated by the planning commission. While no final decision was made, the goal was to narrow down a list of name options to present to the public for input. The council settled on four finalists: **Trackside, Front Street Plaza, Morgan Historic Plaza, and Morgan Heritage Square**. These will be presented in a community survey where residents can vote for their favorite, with an option to submit additional suggestions through a comment box. The final decision will remain with the council after public input is collected.

CITY COUNCIL REPORTS AND ADMINISTRATIVE UPDATES

City Council

Tony asked about efforts to improve Riverside Park's baseball field, suggesting outreach to local sponsors like Wasatch Peaks. Ty responded that the city had applied for a grant to fund lighting but was unsuccessful. He said the park's past improvements were largely driven by parent and league involvement, not public funding. A comp league currently uses the field without paying or reserving it, and some players have even dragged the field themselves. Ty mentioned strong community interest in evening games and believes adding lights would increase the field's popularity. Dave asked about the grant source—Utah's Office of Outdoor Recreation—and suggested reapplying in the future.

City Manager

Ty provided updates on city projects, indicating that water service lines on the West Young Street project are nearly complete, with road leveling and overlay expected within two weeks. Ty also reported progress on the Commercial Street project, where new sewer lines and laterals are being installed, with work proceeding smoothly despite occasional site-specific issues.

The city recently sold two vehicles—a Chevy truck and a Yukon. The truck sold for \$3,000 more than it was purchased for, while the Yukon sold for \$4,000 less. Two new trucks have been ordered, including an AT4 GMC, which had the deepest manufacturer discount. The city's vehicle replacement program continues to perform well overall.

This meeting was adjourned at 9:30 p.m.

Janet Pace, City Recorder

Steve Gale, Mayor

These minutes were approved at the _____, 2025 meeting.