



September 24, 2025

3:00 WORK SESSION

PUBLIC NOTICE is hereby given that the MORGAN COUNTY COMMISSION will hold a work session 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 Blaine Fackrell

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelly
Rulon Gardner
Joe Siggety
Skylar Gardner
Brandon Green

OTHER EMPLOYEES

IT Director Jeremy Archibald
Deputy Clerk/Auditor Katie Lasater
Deputy Attorney Janet Christoffersen (DA)

3:00 WORK SESSION

Mountain Green Town Center Expectation Discussion.

- The Commission Chair Wilson opened the meeting by explaining its purpose, noting that the Commission's vision for Mountain Green had not been as clearly conveyed in prior discussions. He emphasized the need for collaboration among commissioners and developers to ensure a cohesive community design. He outlined the Commission's vision: beginning with the Mountain Green City Center as the core, building higher-density development around it, and gradually transitioning to lower-density housing, including single-family homes, toward the south and southeast ends. He further noted that while the area is zoned Town Center, cooperation is necessary to achieve this vision, particularly given the 35% density requirement across multiple property owners.
- The Developers from Gardner Development and Flagship Homes along with the Commission reviewed how to meet the 35% density requirement and considered combining allocations to create a cohesive commercial center.
- Significant concerns were raised about Rocky Mountain Power transmission lines, including cost, placement, and restrictions on development beneath them. Possible solutions include shifting alignments or using affected areas for green space and trails.
- The group discussed amending the ordinance to clarify commercial acreage requirements and zoning flexibility.
- The Developers shared challenges related to market viability, tenant sustainability, and the importance of timing new projects with supporting infrastructure, particularly the interchange.
- Much of the discussion centered on coordinating access, sewer, and water connections across properties, and whether responsibilities for roads, bridges, and utilities should be shared or remain with individual property owners.

MORGAN COUNTY COMMISSION MEETING MINUTES

- The Developers will work with engineers to draft a concept plan incorporating all properties, identify commercial viability, and reconvene with the county to review options for a coordinated development agreement.

Adjourn – 4:20 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: _____

Morgan County Commission Chair

DATE: _____

10/7/25

ATTEST: _____

Morgan County ~~Deputy~~ Clerk/Auditor

DATE

10.7.2025

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