

MORGAN COUNTY COMMISSION MEETING AGENDA



September 16th, 2025

3:00 WORK SESSION & 5:00 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 Vaughn 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)
Planning Director Josh Cook
Public Works Director Bret Heiner
Recreation Director Lydia Hebdon
Deputy Attorney Janet Christoffersen (DA)

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelly
Ed Schultz
Jeff Glum
Kent Singleton
Dana Bauer
Randy Sessions
Randy Parker
Nancy Moss
Ty Reese
Gary Derck
Trevor Price
John Triplett
Robert My
Bret Smith
Maddie Maloney
Paul Clayton
Kyle Abbott
Cathrin Astle
Ben Hetland
Trent Wynn
Joann Weaver
Jeff Madsen
Brett Smith
Brad Madsen
Lonnie Desmarais

3:00 WORK SESSION

(A) Review draft feasibility study from LRB Finance for compilation and submission of comments.

[Note: draft document will not be available until the day of this work session.]

- i. The County Commissioners reviewed the draft feasibility study from LRB Finance and raised concerns related to county maintenance costs, geotechnical challenges, infrastructure phasing, public safety, and long-term taxpayer impacts. Commissioners noted that while the study incorporated county per-mile maintenance costs, the projections—such as WPR’s estimated \$181,000 annually at year five—appeared inadequate given the higher costs of maintaining steep, highland roads requiring specialized equipment. They emphasized the need for more accurate modeling, particularly in light of unique storm water management challenges in the highlands. Commissioners also questioned the alignment of infrastructure and occupancy timelines, expressing concern that the phasing plan begins at the mountain top without sufficient infrastructure to support rapid construction. It was further noted that UDOT would not fund the proposed intersection, requiring

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developers to hire from an approved contractor list, yet long-term maintenance costs for such infrastructure were not reflected in the study. Commissioners stressed the importance of accounting for worst-case scenarios and potential county liability if the development fails. They also highlighted the lack of analysis on the impact to county taxpayers, unaddressed public safety costs, and insufficient storm water drainage planning. The Commissioners concluded that sustainable infrastructure and realistic cost assumptions must be incorporated before moving forward.

(B) Review and discussion on a development agreement for Eagle Vista Subdivision.

[Note: this is a work session with the County Commission as it is the first development agreement inside a town center zoning designation.]

- i. The County Commissioners reviewed and discussed the proposed development agreement for the Eagle Vista Subdivision, focusing on referendum compliance, zoning, density, and coordination among developers. The Planning Director introduced Brandon Green from Flagship Homes, who outlined the project's mix of single-family homes, townhomes, and commercial areas. Commissioners raised concerns about adhering to the prior referendum agreement and fire chief memorandum of understanding to avoid legal challenges. Discussion centered on balancing commercial and residential zoning, with Commissioner Blocker suggesting relocating commercial areas closer to the highway for improved traffic flow and land use, while Commissioner Fackrell advocated for rezoning to allow higher density and a more cohesive transition from larger lots to smaller units. Chair Wilson and the Commissioners emphasized the need to centralize commercial development near the city center and limit excessive density. Additional concerns were raised about coordination, with Commissioners noting communication gaps among developers and with the County, as well as the absence of finalized development agreements under the TC zone. Commissioners stressed the need for collaboration, potential text amendments to zoning requirements, and a unified development plan. To move the process forward, the Commission discussed scheduling a special work session meeting for all relevant developers.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from September 2nd, 2025.
2. Approval of **CR 25-49** County Asset Acquisition Approval Policy
3. Approval of **CR 25-50** County Employee Appreciation Expenditures Policy
4. Approval of **CR 25-51** County Overnight Livestock Layover Rules
5. Notice: Open non-user seat on the Morgan County Airport Board; Accepting applications.

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6. Notice: Open seat on the Weber Basin Water Conservancy District; Accepting applications.

Commissioner Newton moved to remove items 2 and 3 to be moved to action items to discuss and approve 1, 4, 5 and 6 of the consent agenda items.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

(C) Commissioner Declarations of Conflict of Interest

- None.

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

- Jeff Glum addressed the Commission stating under Utah's Public Waters Access Act (2010), public use of private streambeds is limited to incidental contact, with no legal or prescriptive easement on Kent Singletons property or the Lower Weber River. He cited U.S. and Utah Supreme Court rulings confirming the river is not navigable for title and that historical use does not create present-day easements. Glum emphasized that certainty of title and the right to exclude are fundamental constitutional property rights, and that further policy considerations rest with the legislature.
- Kent Singleton addressed the Commission regarding delays in processing his FEMA-required floodplain fence permit and lack of transparency in responses to his requests and appeals. Speaking as a member of the Utah Farm Bureau, he emphasized the organization's 2025 policy supporting landowners' rights to maintain lawful fences without undue government interference. He requested that the Commission provide proof of his business license payment, complete his permit processing promptly, and uphold property rights policies, stressing the importance of integrity, transparency, and certainty of title.
- Dana Bauer of Mountain Green addressed the Commission regarding the Ponderosa Rollins Ranch development agreement. She expressed concern over proposed changes to the plot map and road layout, emphasizing the negative impact on neighboring homeowners who purchased their properties based on existing plans. Bauer highlighted potential loss of property value, reduced peace and views, and unsightly double or triple frontage lots. She also raised concerns about existing drainage and sewer issues, noting that changes to easements and road placement could exacerbate these problems. Bauer urged the Commission to consider the emotional and financial impacts on affected residents and recommended declining approval of the proposed road modifications.
- Nancy Moss of Mountain Green expressed support for prior comments opposing the proposed road change in Rollins Ranch. She emphasized safety concerns, particularly for children, and noted that altering the road would inconvenience existing residents and disrupt the character of the neighborhood. Moss referenced the Planning Commission's careful consideration of public input and urged the Commission to follow their recommendation. She also raised concerns about adequate ingress and egress for emergency access, citing a past neighborhood fire as a reminder of the importance of proper access roads in future developments.
- Randy Parker addressed the Commission he is the CEO of the Utah Farm Bureau, he emphasized that state and federal law firmly protect private streambeds, with public use limited to incidental contact under the 2012 Public Waters Access Act. He cited multiple U.S. Supreme Court rulings affirming the need for certainty of title and stated that claims of the Lower Weber River being unsettled or navigable contradict established law.

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- Randy Sessions addressed the Commission stating regarding the final plat approval for Wasatch Peaks Ranch, noting concerns about an irrigation ditch running through the proposed subdivision. He recommended the ditch be piped, citing three reasons: consistency with other piped sections for roads and ski runs, safety risks if the ditch leaks or dams, and prevention of stormwater intrusion. Sessions emphasized the distinction between an irrigation ditch and a drainage system, highlighting their different purposes and values. He acknowledged discussions about relocating the ditch but noted challenges with wetlands and Army Corps of Engineers regulations, adding his belief that fixing the leaking ditch could reduce wetland issues. With construction already underway, he requested a written agreement, similar to a prior ditch relocation with Wasatch Peaks, to ensure clarity before the plat is finalized and lots are sold. Sessions urged resolution within two weeks to provide closure for all parties.

(E) Presentations

(F) Action Items

- **Cr-25-49 County Asset Acquisition Approval Policy**
 - a. The County Attorney clarified that the current language applies only to departments and does not include county offices. Since the Sheriff's Office is classified as an office rather than a department, additional language needs to be added to ensure coverage of both departments and offices.

Commissioner Newton moved to approve CR-25-49 as amended and discussed.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

- **CR-25-50 County Employee Appreciation Expenditures Policy**
 - b. Commissioner Fackrell asked for clarification on budgetary guidelines related to staff events and celebrations. Also regarding parades and unplanned expenses.
 - c. The CAM clarified that staff events is all covered under "celebrations" and that unplanned expenses for the Commission would come from the Commission budget rather than the general celebrations policy.

Commissioner Newton moved to approve CR-25-50 with the adjustments discussed.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

1. Lonnie Desmarais – Discussion – Citizen Request

Discussion on drainage and speeding issues.

- d. Lonnie addressed the Commission with concerns about speeding traffic on Morgan Valley Drive and Hardscrabble, including near misses and property damage.

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- e. The Commission suggested potential solutions like speed signs, yield signs, and speed bumps to address traffic issues. And also moving a stop sign to be more visible to oncoming traffic that isn't currently very visible.
- f. Lonnie also discussed the need for a drainage pipe to address flooding issues, noting previous promises and the impact of irrigation changes on water flow for a ditch near her home.
- g. The Public Works Director commented on the flooding stating that that an engineer's estimate exists for installing a pipe, which would help manage normal runoff but would not fully control extreme flood events. He clarified that no funding had previously been designated for the project, though flood mitigation funds could be considered.
- h. The Commissioners directed staff to move the project forward by putting it out to bid, with the intent of completing the work before winter if possible.

Discussion only, no motion taken.

2. Bret Heiner – Discussion/Decision – Morgan County Public Works Director

Discussion and approval of a backup generator for the Public Works building and another for the County Library.

- a. The CAM stated that the item was placed back on the agenda at the Commissioner's request to ensure unused capital improvement funds were reconsidered, as current projects will not be completed this year and are budgeted for 2026. Therefore the money is available this year to purchase a generator.
- b. The Commission would like bids on a mobile generator to better facilitate more buildings to include Public Works Building and the Library and Fairgrounds.

Commissioner Fackrell moved to postpone this item.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

3. Bret Heiner – Discussion/Decision – Morgan County Public Works Director

Discussion and decision on Phase II of the Fairgrounds Trail project.

- a. The CAM introduced this stating that the Public Works Director obtained an engineer's estimate for Phase Two of the trail and inquired about moving the project forward. It was noted that funding for the trail was not included in the FY26 budget and that the priority remains completing the multi-use fields planned for the same area. The final decision on project order rests with the Commission. Additionally, The Recreation Director raised concerns regarding the proposed trail route.
- b. The Recreation Director stated her concern relates to if the fields are the priority are routing the trail differently.
- c. The Commission agreed that the multi use fields will come first before the trail due to budgeting.

Commissioner Newton moved to postpone this item to our next meeting.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

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Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

4. Lydia Hebdon, Morgan Recreation Director – Discussion/Decision – Multi-Use Fields

Discussion and decision on applying for a permanent transfer of water shares for the well at the multi-use fields.

- a. The Recreation Director provided an update on the multi-use fields, noting coordination with the Utah State Engineer's Office to identify a water right with availability that could support a permanent change to the shallow well at the fairgrounds. An application has been prepared, requiring only a signature to proceed. It was clarified that this application is the first step in the process and does not itself transfer the rights. The State will conduct a review, including public notice and impact evaluation, to determine if the change can be approved.

Commissioner Blocker moved to approve the application for permanent water with State of Utah.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell ABSTAIN
The Vote was 4 AYE, 1 ABSTAIN. The Motion passed.

5. Kate Becker, Morgan Administrative Manager – Discussion/Decision – UOT COOP

Discussion and decision on a grant agreement within the Utah Cooperative Marketing Program through the State of Utah: Utah Office of Tourism. This is a matching grant and Morgan County would be committing 1:1 match funds from its tourism tax revenue.

Contract Number: 260632789.

- a. The CAM introduced this stating requests approval to receive a \$73,906 grant from the UOT Co-Op, with matching funds budgeted from tourism tax advisory board funds.

Commissioner Fackrell moved to approve the agreement of the Utah Cooperative Marketing Program grant.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

6. Josh Cook, Planning & Development Director – Discussion/Decision – Rollins Ranch

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Rollins Ranch Development Agreement, Fifth Amendment: A request for a minor amendment to a street layout depicted within the conceptual development plan for the Rollins Ranch Development Agreement, which is identified by parcel number 00-0063-3521 and serial number 03-005-029 and is approximately located at 6113 N Hidden Valley Rd in unincorporated Morgan County.

- a. Planner I introduced this stating an application was submitted by Fernwood LC for a minor amendment to the Rollins Ranch development agreement, requesting a road realignment near 6113 North Hidden Valley Road on a 250-acre parcel zoned R-1-20 and R-1-A. The change would shift the planned road from the four-way stop at Ranch Boulevard and Hidden Valley Road to a new alignment to the west. The Planning Commission recommended denial (6-0, one abstention), citing property impacts, traffic concerns, and that the issue arose from the developer's pump house placement. Staff recommends approval, noting the new alignment offers safer access and reduced traffic speeds, supported by engineering analysis.
- b. The DA clarified that while the request was initially considered legislative, it is properly classified as an administrative item under county code (MC 150-5.464(b)(3)), which allows for minor amendments to lot and street layouts. Typically, such amendments are administrative; however, because this involves a development agreement, the Commission retains discretion to approve or deny the request, making it both administrative under code and discretionary due to the contractual nature of the agreement.
- c. The Planning Director detailed the specifics of the development agreement, including the need for fire department approval and the phased construction of the Ponderosa subdivision. He added that there are no code violations based on the current submittal and that the applicant has provided a PowerPoint to address concerns.
- d. The Planning Director and the Commissioners discussed the existing road layout and the proposed changes, including the impact on lot 22.
- e. Ty Reese the applicant, presented a PowerPoint detailing the Fifth Amendment to the development agreement, including changes to the road alignment for safety and compliance with fire department conditions.
- f. Trevor Price of Horrocks Engineers explained that the original development agreement relied on less precise USGS topography, which created challenges for road alignment. A direct route would require navigating steep slopes, resulting in safety and design issues. The revised alignment uses more accurate survey data and provides a straighter road with larger curve radii, improving line of sight, pedestrian safety, and overall vehicle travel conditions.
- g. Paul Clayton, a resident at Ranch Boulevard, expressed concerns regarding the proposed road relocation near his property. He noted that the change could increase setbacks along his east property line from 10 feet to 30 feet, limiting his ability to build structures such as a shed or garage. He also raised safety concerns, as the relocation would surround his home with three roads, creating visibility issues for his young children crossing the street, particularly given the mature landscaping. Additionally, he cited flooding from recent water runoff that affected his basement and requested assurances that infrastructure improvements would mitigate future issues. While he acknowledged that the developer has made some concessions, including shifting the road an additional 10 feet, he remains uncertain about lot boundaries, HOA rules, and the preservation of his property rights, and stated that he would ultimately prefer the road not be relocated.

Commissioner Fackrell moved to deny the other road and leave it as the existing.

Seconded by Commissioner Newton

VOTE:

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Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

7. Josh Cook, Planning & Development Director – Discussion/Decision – WPR Phase 6A
WPR Phase 6A Final Plat – A request for final plat approval of a subdivision of 36 lots, which is identified by parcel numbers 00-0093-1280, 00-0091-4038, 00-0002-6722, and 00-0001-1583 and serial numbers 12-004-008-01-1, 12-005-072-03-2, 12-005-071, and 12-004-009, and is approximately located at 5086 West Wasatch Peaks Road in unincorporated Morgan County.

- a. Planner I introduced this stating the Wasatch Peaks Ranch Subdivision, Phase 6A (Application 25.026), is a request for final plat approval of 36 single-family lots on 111.3 acres located at approximately 5086 West Wasatch Peaks Road. The property is zoned Resort Special District and governed by a development agreement approved in October 2019, which authorized up to 475 lots under Concept Plan 2. The 36 lots proposed tonight fall within that original plan. The County Commission previously approved the preliminary design on May 6, 2025. Staff review, including input from the county engineer, surveyor, recorder, fire department, and planning staff, confirms the application meets all code requirements, with all comments addressed. Staff recommends approval.
- b. The Planning Director addressed the public comment earlier regarding storm drainage, explaining that drainage issues were reviewed and approved during the preliminary plat process.
- c. Ed Schultz representing Wasatch Peaks Ranch, explained the irrigation ditch system and the company's efforts to maintain and work with adjacent property owners.

Commissioner Blocker moved to approve the WPR phase six, a final plat application, 25.026 allowing for 36 lot subdivision of land located at approximately 5086 West Wasatch Peaks Road in unincorporated Morgan County.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE
Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The Vote was unanimous. The Motion passed.

- 8. Kate Becker, Morgan Administrative Manager – Discussion/Decision – Budget Adjustment**
Discussion and decision on budget adjustment out of Non-Departmental: Services not Otherwise Classified, for one-time costs identified during the 2026 Budget hearings.
- a. Indexing the scanned historical documents of the Morgan County Recorder's Office.
Request \$10,000
 - b. Mapping services from the State Tax Commission's PUMA software to Morgan County's Tax software for the use of the Assessor's Office.
Request \$5,000

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- c. The purchase of two replacement LUCAS batteries and four replacement LifePak batteries for the Morgan County Ambulance Department.
Request \$4,500
- d. The outright purchase of two Sheriff's department fleet vehicles in lieu of leasing.
Request \$90,572
 - i. The CAM introduced this and explained that several budget adjustments are being proposed based on prior budget hearings. These include funding for scanning and indexing historic records, PUMA, batteries, and two sheriff's fleet vehicles. She clarified that all funding would come from the **non-departmental account**, not the fund balance, noting that sufficient funds remain available even after these allocations. She emphasized that, even accounting for potential costs related to a pending credit card service contract, the account would still retain approximately \$88,000.

Commissioner Newton moved to approve all a-d as noted, for the budget adjustments to be paid from non-departmental.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

9. Hon. Morgan County Commission – Discussion/Decision – Support Contributions

Discussion and decision on disbursing support contributions as follows:

- a. Children's Justice Center (care of Weber County Treasurer)
- b. Morgan County Food Pantry
- c. YCC: Family Crisis Center
 - i. The CAM introduced this stating the commission reviewed additional proposed contributions, which will also be funded from the non-departmental services account. These include: \$1,000 to the Children's Justice Center (via Weber County Corporation as a restricted contribution for support services), \$6,000 to the Morgan Food Pantry, and \$5,000 to YCC, separate from the spring sponsorship. She confirmed these amounts align with prior budget discussions and noted the funds could be processed immediately for the next check run.

Commissioner Newton moved to approve the contributions as listed to the children's Justice Center Morgan County Food Pantry and the YCC crisis center.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

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10. Kate Becker, Morgan Administrative Manager – Discussion/Decision – Budget Adjustment

Discussion and decision on potentially paying off some vehicle leases.

- a. The CAM introduced these were the payoff estimates for current leases, including the fire truck. The amounts were calculated through the end of August and, while no longer current, are provided separately from the budget discussion for consideration of potential early payoff options.

Commissioner Newton moved to pay off the 2022, tradesmen in the amount of \$40,187.36, to come from non-departmental.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

11. Hon. Morgan County Commission – Discussion/Decision – UTIA Membership

Discussion and decision on membership with the Utah Tourism Industry Association.

- a. The CAM introduced this stating this is a request for a \$1,000 membership to the Utah Tourism Industry Association is included in this year's non-departmental budget, with sufficient funds available, and the budget allows for renewal next year.

Commissioner Fackrell moved to pay the membership of the Utah Tourism Industry Association of \$1,000.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

12. Kate Becker, Morgan Administrative Manager – Discussion/Decision – Fee Study

Discussion and decision on going out for RFP for Fee Study.

- a. The CAM introduced this stating this is the updated fee study and impact fee analysis. She noted that the corrected 2025 fee study from Zions includes multi-tiered fees totaling approximately \$50,000, with impact fees estimated at \$34,000 over a three-month timeline. The study will also evaluate public safety (fire and EMS) and incorporate Taggarts and Kent Smith into the community and regional park analysis.
- b. The Commissioners reviewed which fees to include in the RFP. It was agreed to move forward with the comprehensive fee study and impact fee analysis but exclude animal control and garbage fees, as these were deemed de minimis or already established.
- c. Commissioner Newton highlighted the importance of having data to substantiate potential fee changes for out-of-county users.

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Commissioner Newton moved to approve to go out for RFP, for the fee study costs, with the changes that were noted this evening, removing animal control and garbage.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson ABSENT

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The Vote was 1 Absent, 4 AYE. The Motion passed.

13. Kate Becker, Morgan Administrative Manager – Discussion/Decision – Interchange

UDOT's response to request to leave exit 92 eastbound open after the I-84 Mountain Green Interchange.

- a. The CAM provided a background on the I-84 interchange issue, including the environmental assessment and the Commission's efforts to keep exit 92 open.
- b. The Commission discussed the need for public input and the potential impact of closing exit 92 on safety and economic development.
- c. Kyle Abbott a resident near Kent Smith Park, urged the Commission to close the existing interchange, citing unsafe traffic speeds, dangerous passing, and a recent fatality near his home. He emphasized that through-traffic offers no local economic benefit and creates serious safety hazards for residents, cyclists, and children. Abbott also raised concerns about emergency evacuations from Highlands, recommending an alternate route toward Trappers Loop. He concluded that keeping the interchange open is irresponsible and detrimental to residents' quality of life.
- d. The Commission asked for the citizens who were present in the meeting who was for closing the exit, there were 3 votes for closing, the rest of the citizens would like it left open.
- e. Cathrin Astle a Mountain Green resident, emphasized the need for more than one freeway exit due to the community's significant growth and high fire danger in the Highlands area. She noted that relying on a single exit could create bottlenecks during emergencies such as fires, earthquakes, or accidents. Astle highlighted the importance of maintaining access for subdivisions, businesses near Exit 92, and future development, warning that closure would harm local investment and discourage growth. She also stressed the impact on residents like herself in Monte Verde, who would face daily backtracking if the exit were closed. Finally, she requested information on UDOT's evaluation criteria and how to provide input directly.
- f. Another citizen who live in the Highlands, in favor of keeping the exit open due to ambulance response times.
- g. Ben Hetland addressed the Commission and emphasized what he feels is a lack of public awareness and input regarding the potential closure of Exit 92, noting that many residents were unaware of the issue until informed. They stressed the need for greater public involvement and expressed determination to facilitate it, including the possibility of organizing a petition with broad community support from the western part of Mountain Green, which relies heavily on Exit 92. He suggested that such a petition could be a strong tool in discussions with UDOT. They also raised the idea of appealing to the governor and welcomed the possibility of involving the Federal Department of Transportation, expressing appreciation for the Commission's shared commitment to keeping the exit open.
- h. Trent Wynn a Highlands resident, expressed appreciation for the Commission's candid discussions and noted his concern about traffic safety near the exit. He explained that while leaving the interchange open is convenient for his personal use, the reality is that it poses significant safety risks, particularly with heavy ski-season traffic and speeding vehicles on Old Highway. He described frequent concerns when turning into the Highlands, citing recent

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accidents and the danger of vehicles approaching from behind. Trent also acknowledged the importance of nearby businesses and amenities, such as the Phoenix House and the park, and stated he does not want them harmed. However, he ultimately suggested the Commission give serious consideration to closing the interchange, emphasizing safety over convenience.

- i. Joann Weaver a resident living near Monte Verde expressed support for keeping both the east and west interchanges at Exit 92 open. She noted having already shared their opinion with UDOT and echoed earlier comments that Mountain Green is growing and will need multiple interchanges to handle increasing traffic. She also acknowledged concerns raised by another community member about safety but suggested those issues may be alleviated once the new interchange at Trappers Loop is completed, as traffic would likely shift to that route.
- j. Jeff Madsen stated that he supports keeping the exit open but emphasized the need to address safety concerns. He noted the speed limit is too high for the narrow road, and there are no pedestrian signs, making the pathway unsafe and largely unusable. Madsen, who frequently uses the pathway and rides his bike in the area, said he often has to watch for traffic from behind due to safety risks. He also pointed out that many “no parking” signs along the road have been removed, leading to congestion during park events and contributing to accidents, including a recent fatality. He urged consideration of lowering the speed limit and improving pedestrian safety, though he acknowledged the road is state-managed rather than county-controlled.
- k. Clarissa, a longtime Monte Verde resident, expressed concerns about traffic, safety, and limited access. She noted past efforts to widen the road were voted down, which could have addressed safety by adding turn lanes, a median, and a proper trail. Currently, children must wait for buses along Old Highway Road despite safety risks, and she does not allow her own children to walk there due to traffic dangers. She added that when freeway accidents occur, Old Highway Road becomes the only access point, creating serious delays and concerns for emergencies such as wildfires or medical needs. She would like it open.
- l. Brent Binder, a Highlands resident, voiced strong support for keeping the 92 exit open. He emphasized that with collective effort and persistence, the community can work together to ensure UDOT maintains this critical access point.
- m. Brett Smith a Highlands resident, suggested that if the 92 exit remains open, it could potentially be converted from a state road to a county road. This change would allow the county to lower the speed limit, which could reduce traffic and improve safety while still accommodating snowplow access.
- n. Brad Madsen emphasized the importance of keeping the 92 exit open, noting that UDOT’s own rules prohibit freeway exits within five miles, yet the Peterson exit is only 2.8 miles from the rest stop. He argued that enforcement and reduced speed limits could manage traffic effectively and urged officials to prioritize the needs and safety of local residents over tourism interests, while holding the state accountable for inconsistencies in its policies.
- o. Commissioner Blocker addressed the some public comments, the Commission has worked with UDOT to improve safety along Old Highway Road. Measures include installing four speed feedback signs (two purchased by the county and two by a resident), lowering the speed limit from 45 to 40 mph, and conducting a left-turn study. UDOT also requested increased police presence to enforce speed limits and parking restrictions. Additionally, the county is collaborating with the Mountain Green Sewer Improvement District to lease land near Kent Smith Park for expanded parking and the addition of two more fields to address congestion during community events.
- p. Commissioner Newton addressed the public comments and explained that once the new interchange is built, Old Highway between Trappers Loop and Exit 92 will revert to county control, giving the county authority over speed limits but adding maintenance costs. He clarified that widening Old Highway was considered by UDOT as an alternative to building an interchange, but the commission opposed it due to concerns about increased

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neighborhood traffic. He emphasized that UDOT's criteria for a new interchange, traffic counts, number of homes, and businesses, do not justify the project, meaning it can only move forward if the state legislature allocates funding directly. To that end, the county has hired a lobbyist and worked with state legislators for several years, securing \$5 million for the environmental study, which found no major impacts. The next challenge is securing construction funding, an estimated \$80 million project far beyond county resources. He stressed the need to balance advocacy with maintaining a cooperative relationship with UDOT, which manages critical federal grants, such as the \$3 million repaving of Old Highway. He cautioned against making Exit 92 the sole focus, as UDOT could respond by denying an interchange altogether. He encouraged residents to contact their legislative representatives to support funding, noting that the interchange is key to future development of Mountain Green.

- q. The CAM addressed some other public comments and provided updates regarding safety and pedestrian concerns along Old Highway. The Morgan County Trails Foundation, in coordination with Public Works, is installing over 20 "Share the Road" and pedestrian signs. Work is also underway with Sinclair to restore an ADA-compliant ramp at Kent Smith Park that was removed during a parking lot renovation, which will improve trail access. Additionally, the county is expanding Kent Smith Park and its parking lot. A Wasatch Front Regional Council study estimated the cost of widening Old Highway for a dedicated biking and hiking trail at \$30.6 million, excluding land acquisition, making the project financially unfeasible at this time. However, the county is exploring other options such as adding turn lanes at key points. Once Old Highway fully transfers to county control, officials will have greater authority to lower speed limits and implement additional safety measures.
 - r. The CA addressed some other public comments, he clarified how residents can access UDOT's letter and stay informed on county matters. He explained that the letter, including UDOT's contact information, is available on the Morgan County website under Public Notices and RFPs within meeting packets. He also recommended using the Utah Public Notice website, where residents can subscribe to receive automatic email notifications whenever Morgan County Commission agendas are posted. This allows the public to review upcoming items, determine relevance, and attend meetings when important issues are scheduled. Public hearings must be posted at least 10 days in advance (or 24 hours for standard agendas), ensuring residents have notice and opportunity to participate.
- The CAM stated that she met with our downtown businesses to see how the filming went and the filming company, all said it was very successful.

(G) Commissioner Comments

- **Commissioner Blocker**
 - She reported on the she attended the UAC Convention.
 - She addressed the importance of mental health support following the recent incident at UVU. She noted that people can receive help by calling or texting 988 Crisis Lifeline, SafeUT App which provides access to professional counseling and support services, as well as Safety.org for professional assistance.
- **Commissioner Newton**
 - None.
- **Commissioner Fackrell**
 - He reported on a new state legislative requirement (Senate Bill 202) mandating Commissioners attend training in order to vote on BOE matters starting next year.
 - He attended a meeting that discussed Transportation taxes, the discussion centered on ensuring fairness in transportation-related taxes. He emphasized that if taxes apply to one

MORGAN COUNTY COMMISSION MEETING AGENDA

- group (e.g., electric or hybrid vehicles), fairness should extend to all users, including cyclists and pedestrians.
- He reported on a meeting with Wasatch Front Economic Development, he mentioned available funding and assistance programs, including TAP support and planning grants. He suggested exploring opportunities that could benefit county projects, such as the regional park at Taggart.
- He provided an update from the regional Outdoor Recreation Committee, noting \$19 million in available funding and encouraging consideration of the Water Trail and possible support for local park and trail projects.
- **Commission Vice-Chair Nickerson**
 - He met with COG where they discussed concerns about the increasing use of e-bikes and the need for consistent regulations and enforcement across the county and city.
 - He discussed the possibility of revitalizing the old trappers loop road for bicycle traffic, which could reduce the need for bike lanes on trappers loop.
- **Commission Chair Wilson**
 - **ABSENT.**

Commissioner Newton moved to close public meeting and convene a closed session to discuss imminent or pending litigation, ensuring confidentiality and proper legal procedures.

Seconded by Commissioner Fackrell

VOTE:

- Commission Chair Wilson ABSENT
- Commission Vice Chair Nickerson AYE
- Commissioner Newton AYE
- Commissioner Blocker AYE
- Commissioner Fackrell AYE

The Vote was 1 Absent, 4 AYE. The Motion passed.

Commissioner Newton moved to convene closed session and adjourn the public meeting.

Seconded by Commissioner Fackrell

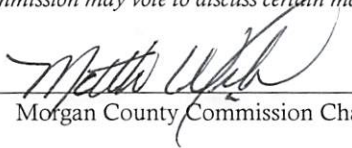
VOTE:

- Commission Chair Wilson ABSENT
- Commission Vice Chair Nickerson AYE
- Commissioner Newton AYE
- Commissioner Blocker AYE
- Commissioner Fackrell AYE


The Vote was 1 Absent, 4 AYE. The Motion passed.

Adjourn – 9:19 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

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

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.