

**MINUTES OF MORGAN CITY
COUNCIL MEETING**

October 28, 2025; 7:00 P.M.

**MAYOR AND COUNCIL MEMBERS
PRESENT:**

**Tony London, Jeffery Richins, Jeff Wardell and Dave
Alexander**

**COUNCIL MEMBERS PRESENT
ELECTRONICALLY:**

STAFF PRESENT IN-PERSON:

Gary Crane, City Attorney; Janet Pace, City Recorder

STAFF PRESENT ELECTRONICALLY:

Jake Young, City Planner, Mayor Steve Gale

EXCUSED:

Eric Turner, Ty Bailey, City Manager

OTHERS PRESENT:

**Cheri Jensen, Scott Jensen, Linda Gale, Garth
Palmer, Joyce Palmer, Kade Sargent,
Thayne Kilburn, Korey Adams, Annette Mortenson,
Corbin Urbick, Katie Tilby, Chris Carrigan, Nick
Mortenson, Ray Little**

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

This meeting was called to order by Mayor Pro-Tem Tony London

The pledge of allegiance was led by Korey Adams

The opening ceremony was presented by Dave Alexander

APPROVAL OF MEETING AGENDA

MOTION: Council Member Jeff Wardell moved to approve the agenda

SECOND: Council Member Jeffery Richins

Vote was 4 ayes; Motion passed unanimously to approve the agenda

MINUTES AND WARRANTS

MOTION: Council Member Dave Alexander moved to approve the following:

SECOND: Council Member Jeffery Richins

Vote was 4 ayes; Motion passed unanimously to approve the minutes and warrants; Council Member Eric Turner was absent.

CITIZEN COMMENTS

Scott Jensen, who lives at 696 North 700 East next to the proposed project site at 690 North 700 East, thanked the council for the opportunity to speak and referenced written comments he had already submitted. He expressed concern about the Wardell Brothers' proposal to build a 14-unit apartment building on the corner lot, stating that while he understands it complies with the new zoning, he feels it does not fit the character of the neighborhood. He asked the city council, the developer, and the Planning Commission to work together to amend the proposal, so it better reflects the wishes of the surrounding residents.

Annette Mortenson, who lives at 630 North 700 East, expressed concern about the impact of multiple high-density housing projects near her home. She explained that existing and planned apartment units behind her property have created a "fishbowl" effect, with a tall retaining wall nearly as high as her roof and additional units planned above it. She described a recent emergency where fire and emergency vehicles struggled to access the area due to congestion and parking, and she worries this will worsen with more units, including the proposed 14 additional apartments. Annette also raised serious safety concerns about speeding and heavy traffic on her street, stating that she does daycare there and that drivers frequently ignore the stop sign at Jenny Lane, creating a risk for children and residents.

Cheri Jensen, of 696 North 700 East, stated that the proposed site plan's driveway onto 700 East is only about three feet from her driveway, with no turnaround for 14 units and no room for overnight parking. She believes directing traffic to Jenny Lane would be much safer. She is also concerned that even if the units are initially sold, they may later become rentals, leaving neighboring residents uncertain about who is living next door.

Thayne Kilburn, of 721 North 700 East, shared concerns about heavy traffic and questioned how much planning is being done before new projects are approved. He noted speeding and increased truck traffic on the street and suggested lowering and enforcing the speed limit. He also questioned whether the existing spring can support additional homes and asked that these issues be addressed before approving more development.

Kade Sargent, of 100 South 707 East, questioned the long-term vision for Morgan and the move toward mixed residential and condo-style high-density housing. He said he wants to live in a community without those concerns and feels such development negatively affects surrounding neighborhoods and traffic, as seen in the north part of town. He acknowledged the state may be encouraging higher density but does not believe the city is required to follow that trend, and he disagrees with mixing townhomes and single-family houses.

Linda Gale, of 699 North 700 East, said she grew up on that street and is saddened by the impacts of the previously approved Mahogany development, including tight spacing, parking shortages, and conflicts between neighbors. She said that developers leave but residents and the city are the ones who live with the consequences. She urged the council to carefully evaluate what they are already experiencing in that

area and, going forward, to prioritize long-term neighborhood livability over simply meeting zoning and developer wishes.

Nick Mortenson reported that the retaining wall behind the development is bulging and moving, and that water and mud have already flowed into nearby backyards. He warned that removing soil so deeply will lead to ongoing settling and movement, and he feels the project is being done as cheaply as possible for profit. He expressed concern that this kind of high-density development is becoming more than the city can safely manage.

ACTIVE AGENDA

A RESOLUTION AUTHORIZING THE FREEMONT SOLAR PPA PROJECT TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UTAH ASSOCIATED MUNICIPAL POWER SYSTEMS, AND RELATED MATTERS. RESOLUTION 25-25

Tony explained that Morgan City is considering participation in the Fremont Solar Project in Iron County, expected to come online around 2027, which would give the city 200 kilowatts of solar generation with an option to increase to 400 kilowatts, plus about four hours of battery storage to help cover evening demand. The project would require no upfront city money and would be paid for through electric rates, with Morgan holding only a 0.2% interest through UAMPS, paying only for power actually produced and retaining future off-ramps if it becomes fiscally unwise. Dave expressed his concerns about long-term solar and battery technology but felt comfortable because the city does not own the physical assets and is only committed to a power-purchase stream at a fixed price. Both Ty Bailey and Power Superintendent Clark support the project, and Mayor Steve Gale added that while power has been a learning curve, he trusts Clark's judgment and feels this is a good way to help replace lost coal-fired generation while the city continues looking at other power sources.

MOTION: Council Member Jeffery Richins moved to adopt Resolution 25-25 - A Resolution Authorizing the Freemont Solar PPA Project Transaction Schedule Under the Master Firm Power Supply Agreement with Utah Associated Municipal Power Systems, and Related Matters.

SECOND: Council Member Dave Alexander

Discussion on the Motion: No discussion

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

Vote was 4 ayes; Motion passed unanimously.

**A RESOLUTION ADOPTING AND APPROVING A LAND PURCHASE AGREEMENT
BETWEEN MORGAN CITY CORPORATION AND UTAH DEPARTMENT OF
TRANSPORTATION, FOR THE PURCHASE OF PROPERTY LOCATED APPROXIMATELY
450 EAST 426 NORTH, MORGAN, UTAH – RESOLUTION 25-26**

Tony explained that the city is purchasing a 1.67-acre property near the UDOT snowplow sheds, extending out toward the railroad tracks, which will allow a future road connection to Clark Field and provide additional city opportunities in that area. He noted that the original appraisal was \$720,000, but after Ty Bailey highlighted issues such as the property being landlocked and without water, a new appraisal reduced the value to \$440,000. The county agreed to contribute \$400,000 from corridor preservation funds, leaving the city responsible for about \$40,000 plus title fees.

MOTION: Council Member Dave Alexander moved to adopt Resolution 25-26 – A Resolution Adopting and Approving a Land Purchase Agreement Between Morgan City Corporation and Utah Department of Transportation for the Purchase of Property Located Approximately 450 East 426 North, Morgan, Utah.

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 – absent

Vote was 4 ayes; Motion passed unanimously.

**AN ORDINANCE AMENDING THE ZONING DESIGNATION OF PARCELS OF PROPERTY
CONTAINING A TOTAL OF APPROXIMATELY 0.45 ACRES LOCATED AT
APPROXIMATELY 60 WEST 100 SOUTH, 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 EFFECTIVE DATE – ORDINANCE 25-15**

The council reviewed a proposed rezone of a 0.45-acre vacant lot currently zoned R-1-8 to RM-15, which could allow 4–5 townhomes. Jake explained that while the general plan shows the area as medium-density residential and utilities are available, the property is surrounded by single-family homes, is not near any existing RM-15 zones, and staff does not recommend the rezone; the Planning Commission already held the required public hearing and forwarded a recommendation of denial. Gary outlined that a rezone is a legislative decision: the Planning Commission serves as an advisory body, the council must base its decision on rational zoning reasons (such as timing, access, surrounding uses, and consistency with the general plan), and the council may deny the request, approve it as proposed, or amend it to a different zone; if denied,

an identical application cannot return for one year. Tony clarified that the council's action would be taken on Ordinance 25-15, and Gary requested that when a motion is made, council members clearly state their reasons for their vote to create a good record.

Gary explained that the city's general plan is meant to be flexible and advisory, not a mandate, so the council can consider timing, surrounding uses, access, and issues like geotechnical concerns when making zoning decisions. He emphasized that the Planning Commission did look at those factors before recommending denial of the rezone. Jake added that the general plan is broad, zoning is more specific, and construction plans are very detailed, and that the city is already updating its general plan and expects to add new zoning tools.

Dave said changing the zoning on this parcel is difficult because it isn't surrounded by similar zoning, reinforcing his concerns about timing. Jeff and Jeffery said they rely on the Planning Commission's expertise and are not ready to convert single-family areas in the center of town to multifamily housing yet, even though the general plan anticipates higher density closer to the core in the long term. Tony and Steve agreed it's not a good fit at this time, citing ongoing work on the general plan and current problems in the Mahogany development, including safety and access concerns, as reasons to step back and avoid repeating mistakes. Jake reminded the council that other tools, such as ADUs and flag lots, can help meet housing needs without a rezone. When Tony asked for a motion on Ordinance 25-15, no motion was made, so the item died for lack of motion; Gary clarified that because it was not formally denied, the applicant could bring it back in the future.

MOTION: No motion was made to adopt Ordinance 25-15 – An Ordinance Amending the Zoning Designation of Parcels of Property Containing a Total of Approximately 0.45 Acres Located at Approximately 60 West 100 South 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 the Repealer; Providing for Severability; and Providing for Effective Date.

SECOND: Not applicable

Discussion on the Motion: No discussion

ROLL CALL VOTE: Dave Alexander
Jeffery Richins
Jeff Wardell
Tony London
Eric Turner - absent

No vote was taken

Final Acceptance of Quail Hollow Subdivision Phase 2

The council discussed the final acceptance of Quail Hollow Subdivision Phase 2. Gary explained that developers post a bond for required improvements and, once those improvements are completed and verified, the council must approve release of the remaining escrow funds. Dave noted that the city engineer, Jones & Associates, recommended releasing all remaining escrow and then made a motion for the council to approve that release.

Fraud Risk Assessment

Tony introduced the annual fraud risk assessment completed by city staff and asked if the council had any questions, also confirming with Gary that no formal motion was needed since it was for information only. Jeffery mentioned that the city lost points on the scoring because it does not have a formal internal audit committee or a fraud hotline, but felt the overall report still looked very good. Dave added that the assessment is similar to past years and that the city's small size and scope make its results appropriate, unlike what might be expected in a much larger city such as Salt Lake.

CITY REPORTS AND BUSINESS – UPDATES

General Plan

Tony asked if the city council had any reports or business to share. Dave said most of what was discussed—Ordinance 25-15 and general plan issues—had already been covered in last Tuesday's Planning Commission meeting. Ray Little, Planning Commissioner added that the Planning Commission is working on updates to the trails plan and downtown plan and will be incorporating those into the general plan, including revisiting land use, density, and high-density wording. He noted there is a draft copy of the updated general plan that the commission will be reviewing over multiple upcoming meetings.

City Manager E-mail Updates

Jeffery asked whether the periodic city manager update emails from Ty should be included in the official minutes or kept as internal information for the council. Gary said they could be made part of the minutes if desired but are not required. Dave said the reports help council members stay informed and reduce the need for lengthy in-meeting updates, especially on smaller subdivisions that don't come to the council, but he also worried that formally including them might change how discussions occur. Tony and Dave added that, to comply with open meetings laws, Ty has asked council members not to use the email updates for back-and-forth group discussion, but rather to contact him individually with any questions.

This meeting was adjourned at 8:45 p.m.

Janet Pace, City Recorder

Steve Gale, Mayor

These minutes were approved at the November 25, 2025, meeting.