



MORGAN COUNTY COMMISSION MEETING MINUTES

December 2, 2025

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.

4:00 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 Vaugh Nickerson
Commissioner Raelene Blocker
Commissioner Mike Newton/remotely
Commissioner Blaine Fackrell

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Sherry Stevens
Ross Keogh
Valerie Craussen

OTHER EMPLOYEES

IT Director Jeremy Archibald
Deputy Clerk/Auditor Cindee Mikesell
Administrative Manager Kate Becker/remotely
County Attorney Garrett Smith (CA)
Deputy Attorney Janet Christoffersen (DA)
Clerk/Auditor Leslie Hyde
Assessor Janell Walker
Sherriff Corey Stark
Chief Deputy Jim Wagner
Treasure Kimberly Harrison
Recorder Shaun Rose
Planning and Development Josh Cook
Bret Heiner Public Works

4:00 WORK SESSION

Work Session on December 2, 2025, focused on the rural economic blueprint for Morgan County. Sherry Stevens and August Granath presented the draft, highlighting key points such as Morgan County's population growth slowing by half, a high median household income, and a young demographic. The blueprint identified strengths like community cohesion and high-quality recreation assets but noted weaknesses such as limited retail and commercial activity and a lack of accessible public land. Opportunities include developing a commercial land inventory and promoting tourism. The session concluded with a discussion on implementing the blueprint and addressing feedback.

Action Items

- [] Explore opportunities for tourism development on private land in Morgan County.
- [] Incorporate feedback from the Commissioners into the final draft of the rural economic blueprint.
- [] Bring the final version of the rural economic blueprint to the Commission for approval in two weeks.
- [] Revise the SWOT analysis to include a note about people commuting into Morgan County for jobs and residents spending money outside the county.

MORGAN COUNTY COMMISSION MEETING MINUTES

- [] Send the draft blueprint to the Commissioners for additional feedback before the 12/24/2025 next meeting.
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5:00 COMMENCEMENT OF MEETING

1. Opening Ceremonies

2. Welcome
3. Invocation and/or Moment of Reflection: Hon. Commissioner Vaughn Nickerson
4. Pledge of Allegiance: Commissioner Nickerson
5. Commissioner Mike Newton/ remotely

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from November 18, 2025.
2. Approval of the Morgan County Request for Qualifications for Indigent Defense Services (Public Defender RFQ) and authorization to publish and solicit submissions, with a submission deadline of Friday, December 19, 2025, at 5:00 p.m.

Commissioner Fackrell raised a question about the Indigent Defense Services RFQ, asking how the set amount in the proposal was determined and what the county has paid for such services in the past. He suggested the item might need to be pulled from the consent agenda until clarified. Garret Smith, CA confirmed the question related to the RFQ and explained that the amount was based on the available budget. He added that his office cannot participate in interviews or make decisions due to a conflict of interest. Commissioner Fackrell asked whether past payments had been fixed or hourly, and Garret Smith, CA clarified that it was not an hourly rate and that hourly billing would cost significantly more.

Commissioner Fackrell Moved to approve 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)

-None

(E) Presentations – none

(F) Action Items

1. **Erica White, EMS Deputy Chief** – Discussion/Decision – Approval of contract with CMOE (Center for Management & Organization Effectiveness) for a one-day onsite “Courageous Conversations” workshop on January 27, 2026, at 48 W. Young Street, in the fixed amount of \$7,500 (including facilitator and travel expenses).
 - a. Garret Smith, CA noted that Erica White was at training but reminded the group that the item in question had already been previously discussed and approved. However,

MORGAN COUNTY COMMISSION MEETING MINUTES

there was a follow-up question about fixed costs, specifically those listed on page 33 related to travel and similar expenses. Garret Smith, CA confirmed that emails and documentation show that pricing is fixed and includes travel, shipping, and other associated costs. To ensure accuracy and confirm the current pricing structure, Commission agreed that a new motion should be made.

Commissioner Blocker moved accept the Contract for Management & Organization.

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

2. Valerie Craussen, Planning Outpost – Discussion/[Public Hearing](#)/Decision – Water Element update to Morgan County General Plan.12/24/2025

Valerie Craussen/ Josh Cook: clarified that the current update is a **stop-gap update** to meet the state-mandated water element requirement in the general plan by December 2025. Only residential water systems need to be included; agricultural systems are not required at this stage. The ordinance is temporary and will be revised with the full general plan update in 2026.

- **Public vs. private water systems:** under state definitions, a “public” water system can still be *privately owned* if it serves the public.
- **Purpose of the ordinance:** this ordinance is intended as a quick compliance step, not the final or comprehensive plan. More detailed reviews and future updates are expected.
- **Next steps from Commission:** Commissioner Fackrell will send his notes and questions for consideration during development of the 2026 plan.
- **County staff responsibilities:** County staff will continue reviewing information and incorporate additional data as needed.

Commissioner Fackrell Moved to go into Public Hearing for Water Element update to Morgan County General Plan. 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

MORGAN COUNTY COMMISSION MEETING MINUTES

Commissioner Fackrell Moved to go out public Hearing for Water Element update to Morgan County General Plan

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

Commissioner Nickerson moved to approve CO-25-22 Emergency Amendment of the Water Element Update

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

- b. **Bret Heiner** – Public Works – Discussion/Decision – Hardscrabble Road Culvert Project and bids review; Letter to Neil Kilburn regarding easement agreement.

Bret Heiner, Public Works, brought up a project on Morgan Valley Drive dealing with spring runoff water. The group reviewed two bids for the project. Garret Smith, CA emphasized the need to ensure access for maintenance to avoid wasted infrastructure, confirming that the property trustee had agreed to the easement. Bret Heiner, Public Works and Garret Smith, CA confirmed all approvals and signatures were in place with Mr. Kilburn, and Commissioner Fackrell noted the funds would come from the Flood Mitigation Fund.

Commissioner Fackrell moved to approve bid 1 for \$24,975, funds coming from Flood Mitigation Fund.

Seconded by Commissioner Nickerson

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

- 4. Hon. Recorder Shaun Rose** – Discussion/Decision – GIS PowerPoint Presentation, ESRI contract. **ESRI contract signing.**

GIS and PLSS Discussion/Decision, Shaun Rose, Morgan County Recorder, Updating commissioners on the county's GIS (Geographic Information System) development, infrastructure improvements, PLSS (Public Land Survey System) issues, and plans for in-house surveying.

The county reviewed its plans to modernize GIS and address major issues with the Public Land Survey System (PLSS). GIS is being reorganized into an in-house department so all county mapping—parcels, addresses, zoning, subdivisions, voting districts, and historical data—can be

MORGAN COUNTY COMMISSION MEETING MINUTES

managed in one unified system instead of the eight outdated and inconsistent maps currently in use. The new consolidated GIS map is planned to launch January 1, giving both the public and county staff a single transparent and accessible source of information. Commissioners supported the effort, noting past difficulties navigating multiple maps.

Shaun Rose, Morgan County Recorder, went on to explain that Morgan County is facing significant problems with its land survey monuments. Many monuments have been lost, destroyed, or buried over time, and the county's records are often outdated or incomplete, with much of the available information coming from more than 20 years ago. This causes major inconsistencies when new surveys are submitted because the county cannot verify them against reliable data. Out of more than 2,500 monuments in the county, only 102 have usable coordinates, about 123 have partial information, and although the county has 317 tie sheets, many of them lack the bearings and distances needed to properly locate monuments on GIS. Limited funding and reliance on a contract surveyor have made it difficult to update or rehabilitate these monuments.

This lack of accurate information creates conflicts between private surveyors and leads to issues where property sizes appear to change because surveys are based on inconsistent or missing data. If two surveyors disagree on a boundary, the county cannot resolve it, and it becomes a civil matter. A recent subdivision application revealed a monument that will be destroyed by development, and although the developer noted its existence, the county cannot record or preserve the data because it does not have the equipment, a certified surveyor, or staff capacity to collect it. While state code allows developers to be required to pull permits or coordinate monument removal, the county still lacks the means to verify the information.

Commissioners discussed possible solutions, such as requiring surveyors or developers to report monument locations or making it part of subdivision approval requirements. Planning staff confirmed that developers can be required to relocate monuments. Shaun Rose, County Recorder emphasized that the long-term solution is to establish a full-time county surveyor position with proper equipment so the county can collect accurate data, prevent further loss of monuments, verify subdivision surveys, and properly maintain the county's land records.

Garrett Smith, CA stated that the contract with ESRI includes a provision stating that if funding isn't available for government entities, as long as they are notified before the start of the next year, the contract isn't required to run for the full three-year term."

Commissioner Fackrell moved to approve contract with ESRI.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

MORGAN COUNTY COMMISSION MEETING MINUTES

Commissioner Fackrell AYE

The vote was unanimous. The motion passed

5. Hon. Clerk Leslie Hyde – PUBLIC HEARING at 6:00 PM – Morgan County Clerk/Auditor.

a. Discussion/[Public Hearing](#)/Decision – Executive County Officer wage increases per UCA Section 17-66-401.

- Leslie Hyde, Morgan County Clerk/Auditor, confirmed that notes from the September 5 meeting indicated elected officials would receive a 4% increase, while Commissioners would receive 2%. Commissioner Nickerson and Commissioner Newton's notes matched that understanding. The group clarified that elected officials receive a 2% COLA plus a 2% increase in lieu of a merit review, since they are not evaluated under the merit system. Other department heads and employees receive COLA plus whatever merit increases their evaluation justifies.
- Some discrepancies appeared in the percentage calculations on the spreadsheet provided. Casey Basaker, Human Resource, explained that excel rounding caused small variances (e.g., 1.96% appearing instead of 2%) due to rounding to the nearest dollar or cent. The underlying amounts still reflect the correctly intended percentage. He will adjust the presentation to align the displayed percentages more clearly.
- A question was raised about a long-term employee earning the same as a new hire; Casey Basaker /Human Resource noted this can occur when positions receive only COLA adjustments and market rates set the minimum starting wage.
- **Commissioner Blocker moved to go into Public Hearing about County Officer wage increases per UCA Section 17-66-401.**
- **Seconded by Commissioner Nickerson**
- 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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- **Commissioner Blocker Moved to go out Public Hearing about County Officer wage increases per UCA section 17-66-401**
- **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

b. Discussion/[Public Hearing](#)/Decision – adopting the Operating and Capital Budgets of Morgan County for the 2026 year.

MORGAN COUNTY COMMISSION MEETING MINUTES

Leslie Hyde, Morgan County Clerk/Auditor, presented the 2026 Morgan County budget, outlining the full budget process. Budget requests were submitted by August 20, followed by departmental work sessions on September 3–5. Commissioners then issued recommended budgets. The county faced a 12% increase in medical insurance costs and a 4% increase in dental insurance. Morgan County currently employs 75 full-time and 42 part-time employees.

The tentative budget was approved on October 28, properly noticed, and made available for public inspection on November 20. The county is not seeking a tax increase for 2026, though some fund balance will be used to balance specific budgets. Leslie Hyde, Morgan County Clerk/Auditor, thanked departments for submitting conservative requests, noting the challenge of operating under tight budgets and the county's commitment to fiscal responsibility.

Commissioner Nickerson moved to go into Public Hearing to Adopt the Operating and Capital Budgets of Morgan County for the year 2026.

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

Commissioner Nickerson moved to close public hearing to Adopt the Operating and Capital Budgets of Morgan County for the year 2026.

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

Commissioner Nickerson move to approve CR-25-58 the 2026 Morgan County Operating and Capital Budgets for the year 2026

Second by Commissioner Blocker

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. Discussion/Decision for Fourth Quarter 2025 Budget Amendments.

Approved all budget adjustments Nickerson 2nd Fackrell all approved

Leslie Hyde, Morgan County Clerk/ Auditor reviewed several budget adjustments and corrections:

1. Tourism Budget Requests (2026)

MORGAN COUNTY COMMISSION MEETING MINUTES

- **\$3,200** for web hosting and plugins, including the community calendar.
- **\$1,000** to attend a tourism conference.
- Discussion clarified these should be funded now rather than waiting until next year, with considerations about reallocating from event funds.
- 2. **Garbage Enterprise Fund (2025)**
 - Employee benefits were miscalculated.
 - Request to move funds from the fund balance to cover the shortfall.
- 3. **Emergency Management**
 - **\$1,000** for a temporary employee/intern to help with overdue emergency planning work.
 - Funding moved from non-departmental to Emergency Management.
- 4. **Flood Disaster Fund**
 - **\$10,000** moved from the fund balance to flood projects for the Hardscrabble flood fix.
 - Clarification that this is separate from the \$24,000 approved earlier.
- 5. **Planning & Zoning**
 - Adjustments to pass-through accounts for surveying and inspection services (increasing both revenue and expenditure to match activity).
- 6. **Recreation Department (2025)**
 - Internal budget cleanup across several youth sports program lines to prevent overages:
 - \$569.60
 - \$610.96
 - \$129.27
 - \$5
 - All are reallocations within the department.
- 7. **Assessor's Office Fleet Vehicle**
 - Vehicle was in an accident; insurance reimbursement received.
 - Budgeting the insurance revenue and moving funds from Recreation to help cover costs since the Rec Director was driving the vehicle.

Commissioner Nickerson moved to approve the fourth quarter 2025& 2026 budget amendment as 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

6. Josh Cook – Discussion/[Public Hearing](#)/Decision – Morgan County Planning & Zoning – Title 17 Code update to Morgan County Land Use Code.

The State Legislature recently renumbered sections of Title 17 related to land use, zoning, and other regulations, which made existing references in the county code obsolete. This text amendment updates the county code to match the new state numbering, ensuring that residents and applicants can locate the correct state statutes. No substantive changes are being made to the county code itself; only the reference numbers are updated. County code sections, such as 31.01 and 30.01, remain the same, and the amendment allows for future corrections if additional references are discovered. The Planning Commission recommended approval, and the changes improve clarity and accessibility without altering the content of the code.

MORGAN COUNTY COMMISSION MEETING MINUTES

**Commissioner Nickerson moved to go into Public Hearing Title 17 Code to Morgan County Land Use Code.
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

**Commissioner Blocker Moved to go out Public Hearing Title 17 Code to Morgan County Land Use Code.
Second by Commission 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

Commissioner Nickerson moved to approve the Utah Code Title 17 text amendment, as outlined on December 2, 2025, memorandum. The approval includes the proposed changes and authorizes staff to correct any minor technical, clerical, or reference errors discovered during ongoing review. Any minor future adjustments of this type will also be treated as administrative corrections.

Second by Commissioner

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

7. Hon. Treasurer Kimberly Harrison – Discussion/Decision – Cash Handling Policy.

a. Garrett Smith, CA, explained that the cash handling policy included in the packet still needs additional work. Since Kimberly has already discussed this with him and Janet, he requested that the item be postponed to the December 16 meeting.

**Commissioner Fackrell moved to postpone Cash Handling Policy to December 16, 2025, meeting. Seconded by
Second by Commissioner Nickerson**

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

MORGAN COUNTY COMMISSION MEETING MINUTES

8. IFAC Grant application – Discussion/Decision – Memo on IFAC uses, requirements, and current application requests.

a. An application focused on a public-private partnership was submitted, but it provides limited benefit to the county and lacks UDOT participation. Garret Smith, CA, recommended not moving forward this year, as the application could misrepresent the county's position and stakeholders have not agreed. Instead, he suggested conducting a deeper review to create a more county-focused application for next year, ensuring proper commission approval and involvement. The recommendation includes formally withdrawing the current application to clarify that the county did not authorize it

b. Commissioners discussed whether to pursue the grant next year. Commissioner Nickerson supported revisiting it through proper channels and ensuring UDOT participation to strengthen the county's position. UDOT's lack of support stems from concerns that the county would have to assume ownership and long-term maintenance of major infrastructure, potentially disrupting planned interchange designs and increasing county costs. Despite drawbacks, the grant could offer advantages, including stronger ranking due to connections with Snowbasin and future Olympic activity. Garret Smith explained that withdrawing now and reapplying next year would allow the

county to submit a county-driven application focused on public benefits—such as asset inventory, corridor safety assessments, staff training, and coordination with UDOT and UTA—without misrepresenting stakeholder support. The group agreed that a future presentation from staff would help outline what a properly structured application could accomplish.

Commissioner Newton moved to withdraw IFAC Application that was submitted on behalf Morgan County, but Next application Morgan County will give permission for application.

Seconded by Commissioner Nickerson

VOTE

Commission Chair Wilson abstain from voting

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The vote was 4 aye one Abstain vote. The motion passed

Commissioner Fackrell Moved to convene as Board of Equalization

Second by Commission Nickerson

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. Morgan County Board of Equalization – Discussion/Decision – Hearing Officer's Decisions & Fully Executed Stipulations.

a. **CR 25-07-BOE – Resolution(s) Approving or Denying Fully Executed Valuation Stipulations Entered into by the Assessor and Taxpayers for the 2025 BOE to date (Group). Individual**

i. **CR 25-09-BOE – Payne Real Estate Investments, LLC**

ii. **CR 25-10-BOE – Nevell Living Trust 12-29-1999**

MORGAN COUNTY COMMISSION MEETING MINUTES

- iii. **CR 25-11-BOE** – 5961 N. Roper Drive, LLC
- iv. **CR 25-12-BOE** – Wagner, John
- v. **CR 25-13-BOE** -- See Ten, LLC
- vi. **CR 25-14-BOE** -- Hyde, Leonard

Janell Walker, Morgan County Assessor, explained she was assisting Leslie A. Hyde Morgan County Clerk/Auditor, in presenting the Board of Equalization (BOE) items and walked the commission through how the BOE hearing officer's recommendations work. If the commission approves the BOE hearing officer's recommended value, that becomes the county's value—but property owners may still appeal to the state unless they *stipulated* to the value. Items over a **\$1 million change in value** require separate agenda items, which is why so many appear individually.

She reviewed an Excel sheet showing three groups:

- **Green items:** owners stipulated to the value and cannot appeal further.
- **Non-stipulated items:** owners may still appeal to the state.
- **Pink numbers:** show the amount of change from assessed value to recommended market value.

Commissioners asked several clarifying questions about which properties require individual approval, how stipulations work, and why certain value changes appear large. Janell Walker Morgan

County Assessor explained differences were due to market value adjustments, greenbelt status, partial construction percentages, and updated data from appeals.

The largest discussion centered on **Wasatch Peaks Ranch (WPR)** properties:

- Many are partially completed homes with percentages of completion ranging from ~8% to ~100%.
- Appraisal adjustments were made after receiving additional data during appeals, including some cost information, state surveys, and clarification on **intangible club membership value**, which cannot be taxed.
- Several WPR parcels received significant downward adjustments to ensure equity and consistency, given limited disclosed sales data.
- Some lot values (without improvements) also stipulated reduced values.

Commissioners questioned how values could be lower than purchase prices. Walker clarified that Utah is a **non-disclosure state**, so the county does not receive actual purchase prices. Values must be based on market indicators, not rumored sales prices.

Commissioner Newton moved to approve CR25-07-BOE

Seconded by Commissioner Nickerson

VOTE:

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

MORGAN COUNTY COMMISSION MEETING MINUTES

The vote was unanimous. The motion passed

Commissioner Newton moved to approve all BOE in top section- (CR25-09-BOE, CR25-10-BOE, CR25-11-BOE, CR25-12-BOE, CR25-13-BOE, CR25-14-BOE)

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell NAYE

The vote was 4 Aye 1 Naye . The motion passed

b. CR 25-08-BOE – Resolution(s) Approving or Denying the BOE Hearing Officer's Recommendations and Decisions Issued on Appeals Heard to Date (Group).

- i. **CR 25-15-BOE -- WPR01, LLC**
- ii. **CR 25-16-BOE -- Wasatch Lot, LLC**
- iii. **CR 25-17-BOE -- Fox, Clifford**
- iv. **CR 25-18-BOE -- Snowshoe Trek, LLC**
- v. **CR 25-19-BOE -- DJWPR, LLC**
- vi. **CR 25-20-BOE -- Snowberry Lane C2, LLC**
- vii. **CR 25-21-BOE -- Coleman, Matt**

Commissioner Newton moved to approve (CR-25-15-BOE, CR25-16-BOE, CR25-17-BOE, CR25-18-BOE, CR25-19-BOE, CR25-20-BOE, CR25-21-BOE.)

Seconded by Commissioner Blocker.

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell NAYE

The vote was 1 Naye and 4 aye – motion passed

Commissioner Blocker moved to approve CR25-08-BOE

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commissioner Fackrell AYE

The vote was unanimous – motion passed

Commissioner Nickerson moved to close Board of Equalization and reconvened as County Commission.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

MORGAN COUNTY COMMISSION MEETING MINUTES

Commission Vice Chair Nickerson AYE
Commissioner Newton AYE
Commissioner Blocker AYE
Commissioner Fackrell AYE
The vote was unanimous – motion passed

10. Kate Becker – Administrative Manager – Discussion/Decision

a. Adoption of the 2006 Wildland-Urban Interface (WUI) Code and direction on mapping Morgan County WUI zones pursuant to HB 48.

Commissioner Vaughn Nickerson expressed concern that the county's WUI (Wildland Urban Interface) map—created by the Fire Marshal—could be drawn too broadly, potentially labeling the entire county as WUI. Commissioner Blaine Fackrell noted that during their meeting, it was mentioned that a commissioner should serve on the committee that determines WUI boundaries.

Vaughn emphasized that while some areas clearly qualify, he is uneasy about areas in the middle of town being included. Commissioner Fackrell responded that major urban areas like Los Angeles and Hawaii have burned despite being densely populated, showing that even central locations can be at risk.

They also mentioned that the state is still finalizing a new map that won't be ready for two more weeks, yet the county must act before that. The group compared this situation to the recent water ordinances, something they are required to pass now, even though more detailed information will come later.

They agreed it may be helpful to have the Fire Marshal come December 16, 2025, meeting to walk the commission through the details.

Commissioner Nickerson moved that this be postponed until December 16, 2025, Meeting to have the new Fire Warden come and explain and go over.

Seconded by Commissioner Fackrell second

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

b. 910 Ranch Letter Draft.

Commissioner Nickerson updated the Commission on concerns about Summit County's purchase of 1,800 acres in Morgan County. State Forestry advised the county to submit a formal letter outlining its objections, since Summit County is directing decisions on the property without Morgan County's involvement.

MORGAN COUNTY COMMISSION MEETING MINUTES

Commissioners raised issues including Summit County using federal funds without partnering with Morgan County, keeping the land privately owned while relying on Morgan County for patrol, limiting access to walk-in only, prohibiting motorized use and hunting, and potentially removing agricultural operations—which could trigger rollback taxes and loss of greenbelt status. They also emphasized that private ownership should require full property taxes.

Garret Smith, CA, stated that a draft letter had been prepared, and the Commission agreed to adopt it with the additional concerns discussed.

Commissioner Fackrell moved to approve the drafted letter, including the additional concerns discussed during the meeting, and to send it to both Summit County and the State Forestry and Fire agency. Seconded by Commissioner Nickerson

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

G. Commissioner Comments

Commissioner Blocker

Commissioner Blocker stated that she was receiving messages from Mountain Green about a gas leak on Old Highway Road that forced the closure of the on- and off-ramps. Traffic became severely backed up, requiring drivers to reroute through Peterson, which also became congested all the way into the canyon. Residents were asking that UDOT keep the ramps open, to avoid the gridlock.

Commissioner Newton

None

Commission Fackrell

The Tourism Office met with the State Office of Tourism to discuss plans for bringing international visitors to Morgan County. The state will include the county in its 2026 rotation, specifically hosting groups from Canada and France. When the visit is scheduled, the commissioner will be informed, and the goal is to showcase the county to these visitors.

Commissioner Wilson

Commissioner Wilson shared that attending USAC this year was both enjoyable and helpful. He said he gained valuable insight, especially regarding the need for continued vigilance against scams, and noted that some of the tactics presented were quite alarming. He concluded by thanking everyone involved in planning and presenting at the event.

MORGAN COUNTY COMMISSION MEETING MINUTES

Commissioner Nickerson moved to go into closed session to discuss the Character and Professionalism, Competency or Mental health of an individual.

Second 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

Adjourn – 8:27 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: 12/26/25
Morgan County Commission Chair

ATTEST:  DATE 12/26/2025
Morgan County Deputy Clerk/Auditor

***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.

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.