



**December 16<sup>th</sup>, 2025**

**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 Matthew Wilson  
Commission Vice Chair Vaugh Nickerson  
Commissioner Raelene Blocker  
Commissioner Mike Newton  
Commissioner Blaine Fackrell

**OTHERS IN ATTENDANCE**

Sherry Stevens  
Debbie Sessions  
Roe Howard

**OTHER EMPLOYEES**

IT Director Jeremy Archibald  
Deputy Clerk/Auditor Cindee Mikesell  
Clerk/Auditor Leslie Hyde  
Administrative Manager Kate Becker (CAM)  
County Attorney Garrett Smith  
Sheriff Corey Stark  
Recorder Shaun Rose  
Library Director Erin Bott  
Deputy Clerk/Penny Butler

**4:00 WORK SESSION**

County Administrative Manager: Triage of Projects

**Activating the Fair Venmo Account**

Kate Becker (CAM) discusses the ongoing process of activating the fair's Venmo account, which is linked to the fair's email and the county's phone number.

The PayPal account needs to be set up first before Venmo can be live, with a target date of end of July 2026.

A meeting is scheduled for Thursday to assist with the process.

**Cattle Grazing Contract Issues**

The cattle grazing contract for the fairgrounds was awarded to Adam Tune, but the agreement did not match the RFP, leading to complications.

Garret Smith, Morgan County Attorney, explains that the contract included additional terms not in the original RFP, such as moving cattle for events which Adam Tune was not anticipating.

The county wants the flexibility to move cattle for events like the fair and the cardboard Regatta. The original RFP was for a three-year contract, but no contract has been signed, and the county needs to decide whether to repossess with new terms or negotiate under the current agreement.

Commissioner Newton suggests including the contract terms in the RFP to ensure bidders are aware of the conditions.

## **America 250 Initiative**

Kate Becker (CAM) discusses the receipt of swag money for America 250 and the need for the Historical Society to take on the board role.

The Historical Society and library are willing to handle the America 250 board responsibilities, but they have questions about the county's vision and funding.

The county's vision is to incorporate America 250 into existing events like the County Fair, Front Street Festival, and Fourth of July celebrations.

The county received a logo licensed for use in promoting America 250 events.

## **Coordination of America 250 Events**

Commissioner Newton suggests involving the Historical Society, library, city, school district, chamber, and other stakeholders in planning America 250 events.

The chamber is already planning the Fourth of July celebration, and the school district and other entities should be included.

The county needs to coordinate with these entities to ensure a cohesive plan for incorporating America 250 into existing events.

The county commission needs to approve the use of America 250 funds and ensure they are budgeted for.

## **RFPs for Grant Writer and Public Defender**

Kate Becker (CAM) mentions that there are currently two RFPs posted: one for a grant writer and one for a public defender.

The county has received very few applicants for these positions, and Kate Becker (CAM) plans to repost the RFPs on additional sites.

The county is considering using LinkedIn and other job posting sites to increase visibility.

The public defender RFP is particularly challenging, as the county needs someone with experience to represent indigent defendants.

## **Animal Control Contract**

Kate Becker (CAM) discusses the animal control contract, which was not awarded due to a disagreement with Morgan County Attorney.

The county is reposting the RFP for the vet contract and will consider creating its own animal control service.

Morgan County Attorney Garrett Smith disagreed with the cost analysis for creating an in-house service, leading to the decision to repost the RFP.

The county is working with Mountain Green Vet Clinic on a temporary solution until the RFP is reposted in February.

## **Short Term Rental Survey**

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Kate Becker (CA) explains the delay in conducting the short-term rental survey due to the 3% public safety sales tax survey.

The county plans to use Every Door Direct Mail (EDDM) for both surveys to increase response rates.

The surveys will be designed to be completed using a single QR code to streamline the process. The county is working with a mailing company to print and distribute EDDM flyers.

### **Playground Equipment Inspection**

Kate Becker (CAM) updates the commission on the playground equipment inspection being conducted by the Recreation Director, Lydia Hebdon.

Lydia is a certified playground equipment inspector and is inspecting all county-owned playgrounds.

The inspection will include a presentation to the commission on the status of the playground equipment.

The county is considering applying for a grant to replace or upgrade playground equipment.

### **Rural Health Initiative and Revolving Loan Fund**

Commissioner Blocker mentions the potential for the county to apply for a one-time project grant under the Rural Health Initiative.

The county is considering using the grant for an exercise park along the Morgan Valley trails. The CEO board is discussing the possibility of creating a revolving loan fund for small business grants.

The county is considering whether to use the state's format for the revolving loan fund and how to ensure compliance with state regulations.

### **Fire Department Employee Handbook**

Kate Becker (CAM) discusses the need for the commission to approve the Fire Department employee handbook by resolution.

The handbook includes health and physical requirements for fire and ambulance team members. The county is considering providing a bulk membership to a gym for fire department employees. The county is working on cleaning out the fire station basement to make room for fitness equipment.

### **Airport Beautification Grant**

Kate Becker (CAM) mentions the airport's beautification grant of \$44,000, which has not been disbursed due to a lack of RFP.

The airport board is working on designing the project, but they are facing challenges with water access.

The county is considering using runoff from Cottonwoods mutual for the airport's water needs. The employee handbook has been rewritten and is undergoing a final review by the county attorney.

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**5:00 COMMENCEMENT OF MEETING**

**(A) Opening Ceremonies**

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

**(B) Consent Agenda Items**

1. Approval of the Morgan County Commission Minutes from December 2nd, 2025.
2. Acknowledge receipt of the letter of resignation of Planning Commissioner Tom Telford.
3. Notice of Mountain Green Planning Commission Seat – Open to Submissions
4. Notice of Community & Economic Opportunity Board Seat – Open to Submissions
5. Approval of Resolution CR 25-61 Morgan County Historical Society By-Laws
6. Approval of Resolution CR 25-67 updating CR 24-06 the County's Website Privacy Statement
7. Approval of Resolution CR 25-68 updating CR 24-40 the County Breach Notification Policy

Commissioner Newton moved to approve Consent item B1,2,3,4,6,7 and postponing B5 until January 6, 2026

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson 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**

Deputy Cole Ricks and canine "Ace" who recently graduated from academy.

Sherriff Corey Stark introduced the department's new narcotics detection dog, Ace, a one-year-old Labrador who has completed training and certification with his handler, Officer Cole Ricks. Ace is trained to detect methamphetamine, cocaine, heroin, and fentanyl using scent-based, toy-reward methods that do not harm the dog. He indicates finds by sitting or lying down and focusing on the source.

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Ace has already been deployed and recently helped locate seven grams of meth. Stark explained that the county previously relied on other agencies' K-9 units, which caused delays during traffic stops. To improve efficiency, the department started its own program and obtained its own K-9.

Ace is a non-bite dog and will also be used at schools. The dog and handler are full partners—living, bonding, and certifying together. Officer Ricks has prior K-9 experience through his family background. Commissioners expressed support and appreciation for the program and the demonstration.

### **(F) Action Items**

- 1. Hon. Kimberly Harrison – Discussion/Decision – Morgan County Cash Handling Policy**  
Discussion and decision Morgan County Resolution CR 25-65 County's Cash Handling Policy.

The cash handling and deposit policy was reviewed and is largely finalized, with only a few clarifying updates made. Kimberly Harrison, Morgan County Treasurer explained that approvals for changes to payment systems, including Venmo, must come from the Treasurer, Clerk/Auditor, County Attorney, and the Commissioner over the relevant portfolio. Venmo use remains limited to the county fair, with any future expansion requiring joint approval, staff training, and follow-up reviews to ensure compliance. The discussion acknowledged potential future uses for other county events or departments, emphasizing the need for consistent oversight and education.

Additional revisions included clarifying responsibilities of receiving offices by removing a requirement to report discrepancies and instead requiring monthly transaction reports to the treasurer's office. The policy title was confirmed to already include deposits. Record retention language was simplified to reference state statutes and State Archives policies as amended, rather than listing specific retention periods. Clarification was made if payments received on the last day of the month must be recorded within that month, even if reconciliation occurs the following month. Finally, enforcement language was refined to specify that referrals to the County Attorney are for ethical, civil, or criminal evaluation.

**Commissioner Newton moved to approve CR-25-65 Morgan County Cash Handling Policy with the policy amendments discussed**

**Seconded by Commissioner Blocker**

**VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

- 2. Hon. Shaun Rose – Discussion/Decision – 2026 Budget Adjustment**

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Discussion and decision on making the Recorder's GIS Specialist responsible for all GIS duties County-wide, dissolving any need for third party GIS contracted services and adjusting the salary and benefits accordingly.

The discussion focused on a request for approval of a 2026 budget change to provide a pay increase for the county's GIS specialist, who would take on countywide GIS responsibilities as third-party GIS contracts are dissolved. Commissioners clarified that this change is tied to eliminating outside GIS contracts and questioned whether existing budgeted funds for those contracts across departments could be reallocated to cover the increase. Speaker 3 explained that while some funds are being freed up by ending contracts such as Jeff Ward GIS, departments should be consulted before reallocating those dollars, as they may wish to use the savings to improve their own operations. Commissioners acknowledged this concern but noted that the budget process had already occurred and that adjustments are sometimes necessary when circumstances change. Additional questions were raised about the requested amount, whether it applied to the current year or 2026, and whether benefits were included, particularly given several recent budget change forms reflecting unexpected increases in benefits. Shaun Rose, Morgan County Recorder explained that, at least for their office, the shortfall was due to a prior employee transfer between departments where pay and benefits were never properly adjusted in the receiving department's budget. Staff clarified that the benefits increase was documented in the Q4 budget presentation and that an error in the packet caused some confusion. Overall, commissioners expressed support for moving GIS in-house and were generally positive about the proposal, while seeking clarity on funding sources and benefit adjustments.

**Commissioner Newton moved to approve 2026 Budget adjustment for the Recorders GIS Specialist.**

**Second by Commissioner Nickerson**

**VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Newton AYE

The vote was unanimous. The motion passed.

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### 3. Hon. Shaun Rose – Discussion/Decision – Boundary Verification Survey Work

Discussion and decision on awarding or declining RFP submission for Summit/Morgan Boundary verification survey work.

The commission discussed an RFP for surveying a disputed county boundary related to a cabin that is currently being taxed by both Morgan County and Summit County. After an initial RFP came back at a much higher cost, the scope was narrowed to about 595–600 feet of boundary, but the revised bid was still approximately \$22,000. Commissioners questioned whether it made financial sense to spend that amount to resolve an issue involving roughly \$2,000 a year in property taxes but emphasized that the larger concern is setting a precedent and preventing Summit County from gradually encroaching on Morgan County's boundaries.

Shaun Rose, County Recorder, explained that the issue has been ongoing since at least 2006 and involves uncertainty over where the true boundary lies, with Summit County and the property owner asserting the property is in Summit County, while Morgan County believes the cabin sits within its boundary. Morgan County currently lacks its own survey data to definitively support its position, while Summit County has relied on its own surveys. Several commissioners expressed frustration that Morgan County is being put in a position of having to prove the boundary at significant cost, and concerns were raised about poor return on investment if the county pays for the survey outright.

There was broad agreement that approving the current RFP was not advisable, both because of the high cost and because recent developments, including related boundary and land issues, may create leverage to bring Summit County to the table without incurring this expense. The discussion shifted toward longer-term solutions, with multiple commissioners and staff suggesting that hiring an in-house county surveyor could ultimately be more cost-effective, given the recurring and substantial costs of contracting survey work. Transparency and data were emphasized, with a request to compile information on current surveying expenses versus the cost of employing a surveyor.

The consensus was to decline the current bid, continue assessing taxes until the issue is resolved, pursue discussions with Summit County, and gather data on in-house surveying and the process for a formal boundary appeal through the Lieutenant Governor's office. Further information is expected to be brought back to a future commission meeting for decision-making.

**Commissioner Nickerson moved to decline RFP submission for Summit/Morgan County boundary Verification survey.**

**Second by Commissioner Newton**

**VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

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**4. Morgan County Board of Equalization – Discussion/Decision – Late Appeals & Stipulations**  
Discussion and decision on Morgan County Resolutions requesting late BOE Appeals  
**a. CR 25-22-BOE Late Appeal Request: Wendy Louise Knudsen**

**Commissioner Newton Moved to go into BOE Board**

**Second by Commissioner Nickerson**

**VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

The BOE Board reviewed an application from Wendy Louise Knudsen and discussed confusion she expressed regarding her property tax notice, including a belief that the county had given itself a raise. Janelle Walker, Morgan County Assessor, explained that in 2024 the property was classified as a lot rather than a primary residence, and that in 2025 the home improvement was added but the property remained classified as non-primary because a residential exemption application had not been received. The Assessor's Office had sent notices and communicated with Wendy by email, explaining that she would need to file an appeal through the Board of Equalization to change the classification. Although Wendy indicated she would follow up, no appeal was filed by the September 15 deadline. Morgan County Attorney Garrett Smith advised that Wendy did not meet any of the statutory exceptions that would allow a late appeal to be reopened, such as county error or extraordinary circumstances, and recommended denying the request, while noting that Wendy could still pursue the matter with the state. It was also clarified that Wendy has since submitted the proper application, and the property will be classified as a primary residence for 2026.

**Commissioner Fackrell moved to decline CR-22-BOE late appeal request**

**Second by Commissioner Newton**

**VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

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### **b. CR 25-23-BOE Late Appeal Request: Brooks Fornelius**

The BOE Board reviewed a late appeal request from Brooks Fornelius, who cited multiple reasons for reopening the appeal, including a medical emergency and mailing issues. Janell Walker County Assessor, and legal counsel explained that the property has four owners of record and that notices were properly sent to the mailing address designated by the owners at the time of recording. It was noted that a birth alone is not typically considered a medical emergency, but commissioners discussed complications related to pregnancy, including preeclampsia and hospitalization, and acknowledged that these circumstances could reasonably qualify as an extraordinary medical emergency that diverted attention during the appeal period. Commissioners also discussed ongoing addressing and mail delivery problems in the Rome subdivision, clarifying that postal service issues alone are not a qualifying exception under Board of Equalization rules, though they acknowledged the broader context. After discussion about fairness and consistency with prior decisions, the commission determined that the medical circumstances met the criteria for an exception and approved the late appeal request.

#### **Commissioner Nickerson Move to approve CR-25-23-BOE**

#### **Second by Commissioner Blocker**

#### **VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

#### **Commissioner Newton Moved to go out of BOE Board and back to County Commission**

#### **Second by Commissioner Fackrell VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

### **5. August Granath – Discussion/Decision – Governor’s Office of Economic Opportunity Discussion and decision to adopt CR 25-66 Morgan County’s Rural Economic Blueprint.**

The Commission reviewed an updated recap of the Rural Blueprint Economic Plan following the December 2 work session, with August Granite participating online and Sherry Stevens from the

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Governor's Office of Economic Opportunity present. Sherry and August explained that revisions had been made based on commissioner feedback, including additions from Commissioner Blocker addressing Snowbasin Road and from Commissioner Fackrell regarding regional trail connections with Weber and Davis counties. It was noted that some of the most recent changes were not yet reflected in the meeting packet because they were submitted the same day, but they were included in the final revision. August confirmed that the requested language had been added under the appropriate goals and strategies and that the plan was ready for adoption based on commission input. Commissioners expressed appreciation for the work completed and for the opportunity to participate in the state-supported program.

**Commissioner Fackrell Move to accept the Rural Economic blueprint with the addition that was added tonight**

**Second by Commissioner Blocker**

**VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

### **6. Hon. Morgan County Commission – Discussion/Decision – 2026 Calendar(s)**

Discussion and decision on County Resolutions **CR 25-62** Morgan County 2026 Commission Meeting Calendar, **CR 25-63** Morgan County 2026 Planning Commission Meeting Calendar, **CR 25-64** Morgan County 2026 Holidays and Payroll Calendar.

The commission reviewed and approved several 2026 schedules. Kate Becker (CA) presented the tentative commission meeting calendar, noting no meeting the first week of November due to elections. The 2026 Planning Commission meeting calendar, previously approved by the Planning Commission, was presented. The 2026 payroll, commission meeting, and holiday calendar was reviewed, confirmed to align with city closed dates.

**Commissioner Newton Moved to approve CR 25-62 Morgan County 2026 Commission Meeting Calendar, CR 25-63 Morgan County 2026 Planning Commission second Blocker**

**Second by Commissioner Blocker**

**VOTE:**

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

**Commissioner Nickerson Moved to approve CR-25-64 Morgan County 2026 Holidays and Payroll Calendar.**

**Second by Commissioner Blocker**

VOTE:

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

### 7. Hon. Leslie A. Hyde – Discussion/**PUBLIC HEARING**/Decision – Clerk/Auditor Discussion and decision on Morgan County Resolution **CR 25-60**, fourth quarter amendments to the County’s FY 2025 budget.

Leslie Hyde Morgan County Clerk/Auditor presented the fourth-quarter budget amendments (Resolution CR 25-60) for approval. These amendments include department adjustments, fund balance changes, and updates for grants related to flood disaster relief, economic development, fairgrounds, fire services, and other funds. She noted that some accounts on page three, highlighted on the screen, had not been previously approved because they reflect year-end adjustments. Leslie Hyde, Morgan County Clerk/Auditor, explained that budget variances, particularly in benefits, can occur when employees change their benefit selections, which is why these adjustments are reviewed at year-end rather than monthly.

Kate Becker (CAM) apologized for overlooking payroll and benefits lines when reviewing the budget, focusing only on budgetary lines. Leslie Hyde, Morgan County Clerk/Auditor, added that monitoring benefits and wages will be a topic for the next department head meeting. She also noted a wording change requested by Attorney Garrett Smith: the line under “Attorney” now reads “Budget Adjustment, redesignating funds from code rewrite,” clarifying that funds are being reallocated from the code rewrite rather than covering it. Commissioner Fackrell questioned a numeric change, but Leslie Hyde, Morgan County Clerk/Auditor, clarified that the total amount remains the same; only the wording was updated. Morgan County Attorney Garrett Smith, confirmed that the adjustment reflects funds returning from the code rewrite, not additional spending, and does not require a separate budget adjustment.

**Commissioner Fackrell moved to go into public hearing**

**Second by Commissioner Blocker**

VOTE:

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

### No Public Comment

**Commissioner Fackrell Moved to go out of public hearing**  
**Second by Commissioner Blocker**

VOTE:

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

**Commissioner Newton moved to approve CR-25-60 fourth quarter Amendments to County's 2025 Fiscal Budget.**

**Second by Commissioner Nickerson**

VOTE:

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

8. **Josh Cook – Discussion/[PUBLIC HEARING](#)/Decision – County Planning & Zoning**  
Thurston Rezone: CO 25-17 Request to rezone property from Multiple Use (MU-160) to Rural Residential (RR-10) and reflect that change on the Future Land Use Map from a split designation of Ranch Residential 10 and Natural Resources and Recreation to Ranch Residential 10 completely. The property is identified by parcel numbers 00-0000-4729, 00-0000-4745, 00-0000-5148 and serial numbers 01-003-074, 01-003-076, 01-003-079 and is approximately located at 2240 West Deep Road in unincorporated Morgan County.

**Commissioner Nickerson Moved to postpone F-9 CO 25-17 to a later date**

**Second by Commissioner Blocker**

VOTE:

Commission Chair Wilson AYE

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

**9. Kate Becker – Discussion/Decision – Morgan County Administrative Manager**  
Discussion and approval of the County's Predation Management Plan for 2026 and commitment of participating funds from 71-2229-000-000 [Predator Control Trust & Agency Fund].

Kate Becker (CAM) emphasized that contracts should not be sent directly to a commissioner. She explained that an important document was initially sent to Robert McConnell, and it was only by accessing Jared's email for another reason that they received the necessary notifications. She stressed that contracts should come through the Morgan County Attorney, Garrett Smith or through her email Kate Becker (CAM) to ensure proper handling.

**Commissioner Nickerson Moved to Postpone F-9 to January 6<sup>th</sup> meeting.**

**Second by Commissioner Newton**

**VOTE:**

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

The vote was unanimous. The motion passed.

**10. Kate Becker – Discussion/Decision – Morgan County Administrative Manager**  
Discussion and approval of Appendix A to the County's Fire Warden Agreement setting salary and benefits.

Kate Becker (CAM) reported that the state has hired a new county fire warden, with a start date of January 8. She presented Appendix A to the fire warden agreement for commission consideration, noting that it sets salary and benefits and reflects a lower salary than the previous position due to the new hire's lesser tenure. Commissioner Blaine Fackrell remarked that this was positive news and inquired about the vehicle previously tied to the position. Kate Becker (CAM) clarified that a vehicle is not included in the agreement under consideration and that any discussions with the state regarding a vehicle would take place later, likely in January. She explained that the fire warden is currently assigned a county brush truck, but because the individual lives about an hour away, using a diesel brush truck for regular commuting is not practical. Kate Becker (CAM) indicated she would likely push back on providing a temporary vehicle outside of fire season, citing the limited availability of the county's floating fleet and the need to keep vehicles locally, particularly during the legislative session. She emphasized that no fleet vehicle commitments are included in this agreement and that those discussions will occur after the first of the year.

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**Commissioner Newton moved to approve appendix A to the County's Fire Warden Agreement Setting salary and Benefits**

**Second by Commissioner Nickerson**

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

### **(B) Commissioner Comments**

**Commissioner Raelene Blocker** reflected on the end of her first year of service, expressing that it has been an honor to serve alongside her fellow commissioners and county staff. She shared her appreciation, of getting to know everyone in the county building and praised their dedication, noting that they serve with genuine care for the community and its families. She thanked them for enriching her life over the past year and stated that she looks forward to continuing her service over the next three. Commissioner Blocker briefed the commission on potential legislation from Representative Jill Koford that would make general plans final and a binding document.

**Commissioner Mike Newton** reported updates from Wasatch Integrated Waste, the region's solid waste and recycling provider. The district has been awarded a significant federal Solid Waste Infrastructure for Recycling (SWIFR) grant, totaling several million dollars, which will be used to expand the compost facility, broaden curbside organics collection, and launch a pilot program to detect contamination directly at the landfill. While Morgan County and Morgan City do not currently participate in curbside organics collection, Commissioner Newton noted it could be considered in the future and reminded residents that grass clippings, weeds, and leaves can already be dropped off for free at the Morgan City transfer station. These materials are sent to an aerated compost facility in Layton, where they are processed and resold as compost. Branch disposal, however, is not free due to high transfer costs. There was also discussion about local farmers accepting grass clippings, with cautions about mold and appropriate livestock use. Commissioner Newton concluded by announcing that he will serve as chair of Wasatch Integrated Waste in 2026, marking the first time Morgan County has held that position since the district's creation.

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**Commissioner Blaine Fackrell** Questions were raised regarding the status of the county's Transient Room Tax (TRT) report submitted to the state auditor, as there had been concerns about delayed funding. Kate Becker (CAM) confirmed that the required documentation had been submitted, but the report was returned due to new, more detailed formatting requirements imposed by a state reviewer. The new format requires itemizing all TRT-related expenditures—trash remediation, solid waste, porta potties, public safety, emergency services, and tourist evacuations—and splitting costs among residents, in-state tourists, and out-of-state tourists. Kate Becker (CAM) noted that accurately providing this level of detail is difficult, and the county has until the end of the year to resubmit.

The discussion also highlighted continued scrutiny from the state, including requests to attach PID financial documents to the county's financial statements, despite no statutory requirement. Staff expressed that these additional requests create administrative burdens beyond legal obligations.

Additionally, Commissioner Blaine Fackrell shared information from the state tourism board, indicating that hotel stays are now exceeding short-term rentals like Airbnb's and VRBOs, although the county cannot fully track short-term rental data due to state restrictions. Fast internet access remains a major concern for visitors, and the state's tourism emphasis continues to focus on astro-tourism and Agri-tourism. The discussion concluded with positive remarks about the recent hometown Christmas event, noting it was well attended despite slightly lower turnout than expected.

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**Commissioner Vaughn Nickerson** provided an update on the rifle range and the county weed board. Regarding the rifle range, he noted that remediation is being explored in partnership with the Ogden Gun Club, which conducts lead removal and recovery approximately every six to seven years at no cost, with proceeds from sold lead shared. He has reached out to the gun club president and expects a response soon to schedule an assessment.

On the weed board, Nickerson reported that their first meeting occurred recently, but a member, Smokey, had to resign due to family issues, prompting the need to fill the vacancy. The board discussed major concerns, including rapid weed growth on newly developed land and the need for developers to maintain control of weeds. They also plan to coordinate with Union Pacific and UDOT regarding weed management along with their properties. Commissioner Nickerson emphasized maintaining the county's rights-of-way and ensuring compliance with spraying regulations, including notifying property owners to protect livestock.

The board is exploring ways to notify landowners and users, such as through ditch and water companies, and highlighted a \$10,000 state grant through the Conservation District, which allows reimbursement of up to \$200 for chemical treatments. Kate Becker (CAM) added that any board member resignation must be documented in writing for the Clerk/ Auditor's Office. Commissioner Nickerson confirmed he would obtain the necessary documentation from Smokey and move forward with posting the vacancy. County's 1/6/2026 representative to the Weber Basin Water Conservancy District.

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Commissioner Wilson then addressed two major concerns: short-term rentals (STRs) being advertised in ways that could undermine affordable housing goals, and the resale of airport hangars before proper transfer or approval. He highlighted the risk of out-of-town buyers driving up prices, potentially pricing residents out, and discussed enforcement options with Morgan County Attorney, Garret Smith, including lease termination for noncompliance. The group noted that uncontrolled resale could also affect property assessments for everyone at the airport.

Commissioner Wilson emphasized the productive discussion at the rifle range meeting, stressing that the county has not committed to selling the property without proper arrangements.

Commissioner Fackrell and Commissioner Nickerson provided an update on a regional task force with Senator Curtis, addressing local infrastructure, forest management, and public safety concerns, including road access for the upcoming Olympics and fire mitigation through controlled removal of deadfall. Blocker noted another task force meeting the following day, offering to forward details.

The commission discussed a prefilled priority bill addressing county ownership of land in other counties, with a focus on ensuring taxpayer resources benefit local constituents. They considered strategy for involving the Utah League of Cities and Towns and possibly engaging with local lobbyists to guide the legislation.

**Kate Becker** is asking for Executive Session for Purchase or disposition of real Property.

**Commissioner Newton moved to close Commission Meeting and into Executive session for purchase or disposition of real Property**

**Second by Commissioner Fackrell**

**VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

**Commissioner Newton moved to close Commission Executive Meeting at 7:51pm**

**Second by Commissioner Fackrell**

**VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The vote was unanimous. The motion passed.

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**Adjourn – 6:55 Pm**

*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:

ATTEST: \_\_\_\_\_  
Morgan County Deputy Clerk/Auditor

DATE

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

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If you want to participate virtually in any public comment listed on this agenda, you need to contact  
[Jeremy@morgancountyutah.gov](mailto:Jeremy@morgancountyutah.gov) at least 24 hours before the scheduled meeting.

MORGAN COUNTY COMMISSION MEETING AGENDA

## MORGAN COUNTY COMMISSION MEETING MINUTES



## MORGAN COUNTY COMMISSION MEETING MINUTES FEBRUARY 4<sup>th</sup>, 2025

### 4:00 WORK SESSION & 6:00 PM 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  
Commissioner Blaine Fackrell

#### OTHER EMPLOYEES

IT Director Jeremy Archibald  
Deputy Clerk/Auditor Katie Lasater  
Administrative Manager Kate Becker (CAM)  
County Attorney Garrett Smith (CA)  
Deputy Attorney Janet Christoffersen

#### OTHERS IN ATTENDANCE

Debbie Sessions  
Tina Kelley  
John Barber  
Rulon Gardner  
Josh Bond  
Ryan Halverson  
Jake Allen  
Robert McConnell  
Kerry Gibson  
Darcy Goddard  
Austin Turner

### 4:00 WORK SESSION

Combined discussion on the Village at Trappers Loope & Gardner Development Rezones with Morgan County Planning Commission.

- The work session focused on the development of Mountain Green Village. Key points included the need for a 35-acre town center with 4.5 acres for residential development. The project aims to create a walkable, mixed-use community with commercial, residential, and community spaces. The developers emphasized the importance of consistent architectural standards and the potential for a CRA to support tenant leases. Concerns were raised about the impact of power lines and the need for a regional park. The session also discussed the importance of community engagement. The various development projects and zoning issues were discussed. Key points included the potential impact of major retail developments, the creation of easements for transmission lines, and the realignment of Highway 84. The Commission debated the duration and percentage of CRA benefits, suggesting a more reasonable timeline and percentage. The discussion also covered the setback issues for a new development, the potential for a food truck area, and the need for a comprehensive development agreement. The Commission agreed to schedule another work session to finalize details and involve all stakeholders.

### 6:00 COMMENCEMENT OF MEETING

#### (A) Opening Ceremonies –

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

#### (B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from January 21st, 2025.
2. Notice of Planning Commission Seat open for application in the Mountain Green Area
3. Notice of Planning Commission Seat open for application in the Enterprise / Peterson Area
4. Notice of Planning Commission Seat open for application in the Croydon / Road Valley Area after the resignation of Dustan Little on January 23<sup>rd</sup>, 2025.

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Commissioner Fackrell moved to approve the consent agenda items.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

### (C) Commissioner Declarations of Conflict of Interest

- Chair Wilson does business with the Johnsons which pertains to item 2 on action items.

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

- Austin Turner the Morgan County Emergency Manager addressed the public to acknowledge ongoing water-related challenges across the county since Sunday. He recognized Chair Wilson's efforts in addressing flooding in his area and highlighted that other regions, including Porterville, Milton, Rollins Ranch, and Croydon, have also been affected. He assured the community that emergency resources, including a significant supply of sandbags and sand, are available to protect homes. While these resources are not publicly advertised, he encouraged anyone in need to reach out to him directly.

### (E) Presentations

**Josh Bond**, Chair of Morgan County's Active Transportation Advisory Board & **Ryan Halverson**, UDOT Region One Planning Manager; Presenting on the Utah Trail Network Vision Plan – Regional Workshop.

- Josh Bond and Ryan Halverson presented this to the Commission. They are representatives from the Utah Trail Network, a new division of UDOT, provided an overview of the program and its mission. Based in Ogden, the team serves Region One, which includes Davis, Weber, Box Elder, Morgan, Cache, and Rich counties. The Utah Trail Network aims to develop and maintain a statewide system of paved trails that connect communities and key destinations, similar to how the freeway system serves as a transportation backbone. The initiative is still in its early stages, with ongoing planning and development efforts. The goal is to create a comfortable and reliable trail network to enhance connectivity and accessibility for communities. Additional information is available for those interested in learning more.

### (F) Action Items

#### 1. Jake Allen- Discussion/Request – Morgan County Citizen

Discussion on possible code amendment that would allow for a food truck court.

- a. Jake Allen presented this to Commission. This is a proposed code amendment to allow the establishment of a food truck park in the county. While food trucks are generally covered under existing regulations for restaurants and coffee shops, the current code does not explicitly address them. After discussions with zoning and planning officials, it was recommended that a formal amendment be made. The proposed amendment aims to create a structured and regulated environment for food trucks, ensuring they operate in a more stationary manner rather than moving freely. Key benefits include economic growth, community development, and efficient land use. Several counties, including Salt Lake, Davis, Summit, and Washington, have already incorporated food truck parks into their regulations. Given the food truck industry's projected growth beyond its \$1.8 billion

## MORGAN COUNTY COMMISSION MEETING MINUTES

market value in 2024, adopting this amendment would position the county to take advantage of these economic opportunities. He stated by approving the amendment, the county can support local businesses, expand dining options, and enhance community spaces.

- b. Commissioner Newton asked if there is a specific location in mind.
- c. Jake added this would be within the town center right now. And more specifically, it's zoned, general commercial. The parcel number, if you're interested, it's 00-0003-4098.

**Commissioner Newton moved to task staff with working to develop a text amendment for food truck courts.**

**Seconded by Commissioner Nickerson**

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

### 2. Josh Cook- Discussion/Decision – County Planning Director

**This was previously posted in error as a public hearing; Public comments may still be made during the standard public comment period. However, this item will not have its own public hearing.**

**Village at Trapper's Loop Concept Plan:** A proposed Concept Plan for a subdivision for the construction of townhomes, which is identified by parcel number 00-003-3892 and serial number 03-005-041 and is approximately located 600 feet south of the intersection of North Queens Garden Road and West Old Highway Road in unincorporated Morgan County. // Applicant: Wayne Johnson // Application No. 23.044.

- a. Planner 1 introduced this to the Commission stating application 23.044, the Village Trappers Loop Concept Plan, is an administrative request for approval of a townhome subdivision concept plan. The project, located southeast of the Lee's Marketplace, falls within the RM-15 multiple residential district and spans approximately 8.45 acres. The application has been reviewed by the county engineer, fire department, and planning staff, ensuring compliance with Section 150-5.400 of the code. As it meets all minimum requirements, staff recommends approval.
- b. Planning Director added clarification stating the proposal includes private streets with a total width of 36 feet, incorporating curbs, gutters, and sidewalks. Temporary hammerheads are shown on the northern properties, which are subject to a rezoning request by Mr. Gardner. These streets are planned to eventually connect to the broader roadway network.
- c. It was noted that the Commission was thankful that the roads were made private.

**Commissioner Blocker moved to approve The Village at Trappers Loop Concept Plan, Application Number 23.044.**

**Seconded by Commissioner Newton**

VOTE:

Commission Chair Wilson ABSTAINED

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

4 AYE, 1 ABSTAIN. The Motion passed.

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### 3. Kate Becker – Discussion/Decision – Administrative Manager

**2025 National Day of the American Cowboy County Nomination:** In celebration of the “National Day of the American Cowboy,” Utah Cowboys and Cowgirls (“The Cowboy”) representing all 29 Counties in the State of Utah, will be honored on Saturday, July 19, 2025, during the Ogden Pioneer Days Rodeo. This day is designed to honor ranchers, working cowboys, rodeo athletes, Western musicians and artists, cowboy poets and others who contribute to the Western culture in Utah.

- a. The CAM introduced this stating the county has the opportunity to nominate a cowboy or cowgirl for recognition at the Ogden Pioneer Days Rodeo as part of the National Day of the American Cowboy. While a decision is not required immediately, the nomination must be submitted by March 31. A list of past nominees is available for reference. Officials are welcome to discuss, postpone, or take action on the nomination as needed.
- b. Commissioner Blocker suggested John Schlichte
- c. Commissioner Fackrell suggested Bret Heiner.
- d. Commissioner Newton suggested Mike McMillan or John Toone.

**ITEM WILL BE BROUGHT BACK TO THE FIRST MEETING IN MARCH TO ALLOW THE PUBLIC TO SUBMIT NAMES AS WELL.**

### 4. Kate Becker – Discussion/Decision – Administrative Manager

**Historical Society Appointment:** Discussion, recognition, and approval of **Resolution CR 25-TBD** Appointing a new member and affirming existing members of the Morgan County Historical Society Board of Trustees.

- a. The CAM introduced this stating the next item was an appointment to the Historical Society following the resignation of Shannon Key, who stepped down in August due to inability to attend meetings. The position has remained unfilled, with one applicant, Ryan Windley. Additionally, similar to the process for the Library Board of Trustees, all board appointments should be made by resolution. Therefore, the existing trustees and their remaining terms are also being affirmed.

**Commissioner Newton moved to approve resolution CR-25-08 resolution of Morgan County Commission appointing Ryan Windley to the Morgan County Historical Society Board of Trustees in affirming the appointment of other members.**

**Seconded by Commissioner Blocker**

**VOTE:**

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

### 5. Kate Becker – Discussion/Decision – Administrative Manager

**Recreation Grant Applications** discussion and approval for three recreation grants and request for letter of match intent from the County Commission.

- a. The CAM introduced this stating since several grant applications submitted last year are due by March 17. This discussion provides an opportunity to review them now, with the option to affirm them in the next meeting. Since these grants require a financial match—two at 40% and the Outdoor Recreation Incentive Grant at an unspecified amount—

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county approval is required in a public meeting. A formal letter must confirm the county's understanding of the match requirement and agreement to fulfill it.

- b. Commission Newton added that a priority list should be established and decided collectively rather than individual project decisions being made independently. Given limited funding, preference should be given to completing additional field spaces rather than installing lighting, as field expansion is a higher priority. Since the recreation fund lacks available funds, the required \$80,000 match would need to come from the general fund balance, impacting overall savings. While not opposed to lighting, the concern is that it was not previously discussed as a priority project. A structured approach to prioritizing projects is recommended to ensure effective use of resources.
- c. Commissioner Nickerson added that a meeting is scheduled for Thursday evening with the Recreation Director to establish priorities and align project goals, recognizing that funding constraints prevent addressing all requests at once. The objective is to develop a structured priority list to guide decision-making. While the efforts being made are appreciated, the concern remains about the scope of requests, emphasizing the need to determine where to start and how to allocate resources effectively.

### ITEM POSTPONED.

#### 6. Hon. Vaughn Nickerson – Discussion/Decision – Morgan County Update on Summit County's 910 Cattle Ranch Acquisition.

- a. Commissioner Nickerson introduced this stating last week, he attended an open house for the 910 Cattle Ranch Aquisition in Summit County where they shared information and updates. During the event, discussions took place with Summit County council members, who expressed appreciation for Morgan County's participation. Summit County has acquired over 8,800 acres, with approximately 1,700 acres located in Morgan County.
- b. Commissioner Newton raised concern with Summit County's request for their Sheriff to have full jurisdiction over the property located within Morgan County, which may not be legally permissible. It appears that an interlocal agreement is being proposed to justify this authority, which has caused frustration. Additionally, there is dissatisfaction with the way Morgan County was excluded from the initial land acquisition process. While the county was required to approve the purchase of land within its jurisdiction, Morgan County was not invited to participate as a partner, nor was financial collaboration considered. Although Summit County is now open to discussions, Morgan County has yet to be given a formal seat at the table, further contributing to concerns about fairness and cooperation.
- c. The CA added that there has been some lead time on this matter, with various interlocal discussions and outreach to his office. Efforts have been made to address access for residents who are closer to Summit County services. However, it is important to clearly outline all details before proceeding with any further agreements.
- d. Commissioner Newton reiterated that Summit County has requested significant flexibility from Morgan County while simultaneously expressing concerns about the use of their roads during projects like the Croydon Bridge detour. This has led to frustration, as Morgan County has made efforts to be a good neighbor, but the cooperation has not always been reciprocal. There is a concern that Summit County tends to act independently and only seeks input from Morgan County after decisions have already been made. Moving forward, it is important to carefully evaluate their proposals and ensure their long-term intentions align with collaborative interests.
- e. Commissioner Nickerson added that they brought up a conservation easement and they would sent that over to us for the County Attorney and the Commission to review.

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f. Commissioner Fackrell provided more information on the easement stating Summit County intends to keep the area private rather than designating it as a public state park. The portion within Morgan County falls under Summit County's jurisdiction, not the state park system. Additionally, a conservation easement would be placed on the land, ensuring it remains undeveloped.

**CLOSED SESSION:** To hear a report from Darcy Goddard regarding UCA [52-4-205](#) (1) (a) discussion of the character, professional competence, or physical or mental health of an individual; and (1) (d) strategy sessions to discuss the purchase, exchange, or lease of real property, including any form of a water right or water shares [...]

Commissioner Fackrell moved to close public meeting and convene a closed session.

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

Commissioner Newton moved to close the executive session and reconvene public meeting.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

The Vote was unanimous. The Motion passed.

### 7. Morgan County Commissioners – Discussion/ Decision Portfolio Assignments.

Commissioner Newton moved to approve the portfolio assignments for Commissioner Blocker and Commissioner Nickerson.

Seconded by Commissioner Nickerson

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell ABSTAINED

4 AYE, 1 ABSTAIN. The Motion passed.

#### (G) Commissioner Comments

- Commissioner Blocker
  - **None.**
- Commissioner Newton
  - **None.**

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- Commissioner Fackrell
  - **None.**
- Commission Vice-Chair Nickerson
  - **None.**
- Commission Chair Wilson
  - **None.**

**Adjourn – 10:30 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: Matt Wilson

DATE: 1/7/24

Morgan County Commission Chair

ATTEST: Andrea Miller

DATE

Morgan County Deputy Clerk/Auditor

1/07/2024

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