

MORGAN COUNTY COMMISSION MEETING AGENDA



January 6th, 2026

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

OTHER EMPLOYEES

IT Director Jeremy Archibald
Deputy Clerk/Auditor Cindee Mikesell
Clerk/Auditor Leslie Hyde
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith
Charles Phillips GIS Specialist
Recorder Shaun Rose
Library Director Erin Bott
Assessor Janell Walker
Josh Cook Morgan County Planner
Jeremy Lance Planning

OTHERS IN ATTENDANCE

Debbie Sessions
Douglas Perkins
Jeff Holden
John Williamson
Sarah Williamson
James Wilson
Violet Webster
Shaylee Mills

4:00 WORK SESSION

Hon. Garrett Smith, Morgan County Attorney

Annual Open Meetings Act Training 'OPMA' UCA 52-4 along with the review and possible revisions of the following:

CR 25-02 The Established County Commission Rules of Order and Procedure

CR 25-28 Morgan County Travel Expense Policy

The meeting opened with a welcome and transitioned to training led by County Attorney Garret Smith on Utah's Open and Public Meetings Act (OPMA). The purpose of the law was emphasized: government decisions and deliberations must be conducted openly so the public can understand and participate in matters affecting them. Members were reminded not to deliberate or predetermine decisions outside noticed meetings, even though sharing information in advance is allowed. Deliberation and voting must occur in public meetings to ensure fairness, transparency, and reduced legal risk.

Discussion covered what constitutes a meeting, including quorum requirements, notice obligations, and the distinction between receiving information versus deliberating or acting. Public comment rules were reviewed, stressing respect for free speech, limits on disruption, and

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the importance of treating speakers equally without engaging in selective dialogue. An example of unusual but permissible public comment was shared to illustrate the need for professionalism and restraint.

Closed meetings were reviewed, with the most common lawful reasons identified as personnel matters, pending or imminent litigation, and real property negotiations. Restrictions on closed sessions were noted, including limitations related to filling vacancies. Notice requirements were reviewed, including 24-hour notice, emergency meeting standards, and when discussion without action is allowed for items raised during public comment.

Enforcement provisions were outlined, noting that actions taken in violation of OPMA may be voided and subject to legal challenge within specified time limits.

The session then shifted to a review of the Commission's policies and procedures. Key topics included decorum rules, handling disruptive behavior, and clarifying that removal of individuals is handled through coordination with law enforcement rather than direct instruction. Concerns about texting or private communications during meetings were raised due to implications of public records.

Conflict-of-interest policies prompted significant discussion. The distinction between legal conflicts (financial or business interests defined by statute) and personal bias (relationships or familiarity) was clarified. Members discussed transparency, optics, and whether voluntary disclosure or abstention should be encouraged even when not legally required. No immediate policy change was adopted, but the issue was flagged for possible refinement.

Travel and expense policies were reviewed, including approval requirements, reimbursement thresholds, and clarification that certain expenses do not require preapproval under set limits. Members discussed updating language to reflect modern travel practices (e.g., ride-share services), use of county fleet vehicles as a priority over mileage reimbursement, and approval processes for out-of-state travel.

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5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Election of County Commission Chair & Commission Vice-Chair CR 26-01

Commissioner Nickerson moved to nominate Commissioner Wilson for Chair

Commissioner Fackrell second

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 Fackrell moved to nominate Commissioner Nickerson for Vice Chair

Commissioner Wilson second

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) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from December 17th, 2025.
2. Acknowledge receipt of the letter of resignation of Weed Abatement Board Member Lewis Dillree.
3. Notice of opening on the Weed Abatement Board – Open to Submissions
4. Notice of opening on the Community & Economic Opportunity Board – Open to Submissions
5. Approval of RFP verbiage for remodeling to meet state election security requirements.

Commissioner Newton moved to approve Consent Items #1-#4 and dropping #5 for a later Commission meeting

Commissioner Second 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

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(D) Commissioner Declarations of Conflict of Interest

(E) **Public Comments** (please limit comments to 3 minutes)

No public Comments

(F) Presentations

1. Blair Stringham, Northern Region Supervisor of the Utah Division of Wildlife Resources; Presenting the County's Payment in Lieu of Taxes check. Blair Stringham was introduced to the commissioners. Shortly after, a representative from the Utah Division of Wildlife Resources addressed the commission to present the annual payment in lieu of taxes to the county. For this year, the payment totaled \$5,064.84, which compensates the county for approximately 20,000 acres of state-owned land managed by the division. The land supports wildlife habitat and provides hunter and angler access, including habitat for mule deer, upland birds, and other species. Stringham expressed appreciation for the county's cooperation and partnership, noting ongoing collaboration with several commissioners, including Commissioner Nickerson's involvement on the deer committee. The commission acknowledged the amount and thanked the presenter.
2. James Wilson, Morgan County Fire Warden; Introduction – James Wilson introduced himself to the commission, noting that he was not responding to a fire call at the time. He shared that he was new to working with the commissioners and expressed appreciation for the long service of Dave Cickers, acknowledging the high standard set by his predecessor. James described his background, including growing up near Chicago, living in Utah for the past 13 years, and his experience in snowboarding, backcountry recreation, and snow studies. He outlined his wildland firefighting career, including six years on a hotshot crew with leadership roles, and his more recent work as an assistant warden for Davis and Utah counties, which allowed him to be closer to home before getting married.

James emphasized his enthusiasm for collaborating with local fire departments, including Morgan Fire, Mountain Green, and Wasatch Peaks, and for working with the Morgan County community. He also briefly mentioned recent updates related to House Bill 48, noting that lot assessments would be available through an updated assessment tab and encouraging the commissioners to pay close attention to the calculations. The exchange concluded with lighthearted remarks from the commissioners, who thanked James and welcomed him, expressing that they looked forward to working with him.

3. Hon. Shaun Rose, Morgan County Recorder; Introducing the new all-inclusive GIS Map

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Shaun Rose Morgan County Recorder provided an overview of the new Morgan County GIS map that officially went live on January 2, 2026. All older maps have been removed, and the county is now fully using this updated GIS system. The map defaults to a countywide view and reveals tax parcels as users zoom in, with white lines showing parcel boundaries. Recorded subdivisions appear as blue overlays, and users can click directly on parcels to view, download, or print subdivision PDFs. The map is accessible on phones and other devices, allowing the public and staff to easily retrieve information.

As users explore further, additional layers become available, including digital tax parcel maps used for ownership and tax purposes. Ownership data updates weekly, a major improvement from the previous system where updates could take up to a year. The county hopes to move to daily updates once the transition to a new system is fully complete. Charles Phillips, Morgan County GIS specialist, has been instrumental in building and maintaining the new system.

The presentation highlighted that the map consolidates data from multiple departments into a single countywide platform, including recorder, surveyor, planning and development, elections, auditor, assessor, and emergency management layers. Each department retains control of its own layers, but everything can now be viewed together or turned on and off as needed. New features will also show recorded surveys in a distinct color, with links to survey numbers and a matching county ledger.

Commissioners asked questions about updating timing, survey records, and how city boundaries are represented. It was clarified that the red outline shows the official Morgan City boundary and that parcels and ownership within the city are still displayed because they are reported at the county level. Concerns about potential “islands” of county or private property within city limits were addressed, with staff explaining that what appeared to be islands were connected areas within the city boundary. A legend was added to help clearly identify what each color and layer represents.

Additional discussion covered future collaboration opportunities, including interest from the school district in adding attendance boundary layers, as well as existing clerk, auditor, trash district, and election layers that show routes and service areas. Commissioners expressed appreciation for the new system, noting its transparency, flexibility, and usefulness to both staff and the public. The presentation concluded with thanks to the commissioners for supporting the project and enabling the county to modernize and centralize its GIS capabilities.

(G)

Action Items

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

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Discussion and decision on creating a Full-Time Surveyor position within the Morgan County Recorder's office for the budget year of 2026.

Shawn Rose Morgan County Recorder followed up on prior discussions about the significant surveyor workload in Morgan County, particularly related to PLSS section corners and subdivision plat reviews and formally requested approval to create an in-house county surveyor position. Based on comparisons with other counties, the proposed salary range was identified as \$85,000 to \$100,000 annually, with a recommendation to start closer to \$100,000 to attract a qualified, licensed surveyor, given that private surveyors typically take a pay cut to work in government.

Historical cost data was presented showing that since 2015 the county has spent approximately \$414,500 on PLSS-related work and about \$506,600 on subdivision reviews, totaling over \$1 million in ten years. Shawn Rose Recorder noted that despite this spending, the county has little lasting PLSS progress to show for it. An in-house surveyor was described to improve turnaround times, allow direct collaboration with staff, and reduce delays associated with contracted reviews.

Commissioners discussed logistics including benefits, office space, and equipment needs. It was acknowledged that benefits would be in addition to salary and that office space would need to be worked out. Questions were raised about startup costs such as computers, furniture, surveying equipment, vehicles, and software, and staff emphasized the importance of fully identifying these costs upfront based on lessons learned from prior hires.

There was discussion about whether to post the position first and set a salary range rather than a fixed amount, with suggestions to consider a range such as \$75,000 to \$100,000 depending on certification and experience. Clarification was if Surveyor I and II positions are not licensed and work under a licensed surveyor, while a Surveyor III is certified and licensed. Comparisons were made to other counties' pay levels, and the value of county benefits was noted as an important factor in recruitment.

The commission generally expressed support for moving forward and agreed to task staff further with developing the proposal, including a detailed budget and equipment breakdown, to bring back at a future meeting for formal consideration.

Commissioner Newton moved to determine official and total budget for the potential of hiring a full time Surveyor Position within Morgan County Recorder's Office.

Commissioner Nickerson second

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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2. **Erin Bott** – Discussion/Decision – Morgan County Library Director

Request to go out for RFP to repair the rain gutters on the Morgan County Library/Senior Center building and identify funding source.

Kate Becker raised concerns about long-deferred maintenance issues at the county library building, particularly deteriorated and improperly connected rain gutters that have never been maintained in the building's 28-year history. Leaking gutters have caused visible staining on the rotunda, water damage in the lobby, and ongoing erosion near the Senior Center foundation due to poor drainage from a past addition that was incorrectly constructed. She also noted unresolved sheetrock damage in the rotunda ceiling dating back to the 2020 earthquake.

Rather than continuing temporary fixes, Becker proposed putting the project in motion by issuing an RFP or request for estimates to determine costs. Once costs are known, the commission can identify an appropriate funding source. Potential funding options discussed included building authority funds, capital improvement money, savings from fairgrounds projects delayed by weather, reduced salt costs, and fund balance if needed.

Commissioners discussed whether procurement was required given cost thresholds and acknowledged the complexity of repairs in the tall rotunda area. Commissioner Matt Willson offered to assist by providing contractor contacts and doing a walkthrough of the library with staff to help prioritize projects. The group agreed to move forward with drafting a request for bids or estimates for the gutter repairs as an initial step.

Commissioner Nickerson moved to approve the RFP to prepare rain gutters at the Morgan County Library and Senior Center

Commissioner Newton second

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 Move to go into BOE Board

Commissioner Second 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

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3. Morgan County Board of Equalization – Discussion/Decision – Late Appeals & Stipulations

Discussion and decision on Morgan County Resolutions requesting late BOE Appeals

CR 26-2501-BOE Late Appeal Request: John P. Williamson

CR 26-2502-BOE Late Appeal Request: Chase Hansen

CR 26-2503-BOE Late Appeal Request: Levi Harper

CR 26-2501-BOE Late Appeal Request: John P. Williamson

Late appeal applications from John P. Williamson and his wife Sara to the Board of Equalization. Sara Williamson raised two issues: that her property had a Greenbelt classification error and that the assessed value was too high because the home is modular. Staff repeatedly clarified that the Board was **not deciding the merits of those issues**, only whether to **accept the late appeal**.

Commissioners asked about the criteria for accepting a late appeal, which include factual error, medical emergency, death, or other extraordinary and unanticipated circumstances. There was some confusion among members about whether they had to determine if a factual error existed, but staff emphasized the decision point was only whether to allow the appeal to be opened.

Janell Walker Morgan County Assessor explained that the Greenbelt issue stemmed from countywide cleanup of properties under the acreage threshold. The parcel is 5.1 acres total, but one acre is removed for the homesite, leaving less than five acres for agricultural use. Because Greenbelt requires at least five acres of qualifying ag land (effectively six acres if there is a home), the property does not qualify. She went on to state that this change had already been made for the current year as part of a broader correction effort, not because of a specific mistake unique to this property.

Regarding the modular home, Janell explained that once modular homes are affixed (even if on blocks), they are assessed as real property. While they have a slightly different depreciation schedule, their overall assessed value is treated similarly to other homes.

It was noted that the assessor cannot make further changes because the books are closed unless the Board accepts the late appeal. Some commissioners expressed concern that reopening the appeal could result in higher taxes for the applicants due to the Greenbelt correction already being applied.

The discussion centered on whether the situation qualified as a factual error justifying acceptance of a late appeal, with the assessor recommending that it was not truly a factual error but rather a correction applied consistently across the county.

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John Williamson and Sarah Williamson

The Williams's explained that after purchasing the property, the county reassessed it and determined it never qualified for Greenbelt, resulting in about \$8,000 in rollback taxes. They argue this is unfair because they did not own the property when the error occurred and did not falsify any information—the misclassification was due to a showing incorrect acreage. Once notified, they immediately appealed. The title company could not have caught the issue because the error was not clearly reflected in the records, even though Greenbelt status appeared on file.

Commissioner Fackrell Moved to approve opening CR-26-2501-BOE based on factual error for late appeals process

Commissioner Second 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

CR 26-2502-BOE Late Appeal Request: Chase Hansen

Janell Walker Morgan County Assessor stated that the property owner Chase Hansen already went through the Board of Equalization process, where a factual error was corrected by changing the home from non-primary to primary residence, which benefited the owner. The property value itself was not changed at that time. Now, the owner is attempting to revisit the issue to request a value reduction, even though the valuation was known when the primary status was granted. Commissioners noted that value differences between homes can result from timing of reassessments or physical differences, not errors. The discussion clarified that the current item is not about valuation, but whether the late appeal meets qualifying circumstances, and that there was no mistake in property size or square footage.

Commissioner Fackrell Moved to deny CR-26-2502 BOE late appeal

Commissioner Second 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

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CR 26-2503-BOE Late Appeal Request: Levi Harper

Janell Walker Morgan County Assessor focused discussion on a late appeal by Levi Harper regarding a non-primary residential exemption. Commissioners debated why the issue was raised late, noting the owner filed paperwork after the May 22 deadline and was informed by email that the primary exemption would apply to a future year unless he appealed through the Board of Equalization by September 15, which he did not do. Janell explained that primary residential exemptions are governed by state law, require the owner to declare intent and meet a 183-day occupancy rule, and that county practice has shifted to requiring affirmative declaration rather than assuming primary status. Some commissioners felt the county may not have communicated clearly and supported reopening the matter for review, while others emphasized deadlines, notice, and the limits of what can be corrected through a late appeal

Commissioner Fackrell Moved to approve Opening CR-26-2503 BOE late request

Commissioner Second 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

Commissioner Fackrell second

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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a. **Josh Cook** – Discussion Decision – County Planning & Zoning

LDS Mountain Green Cottonwood Canyon Road Subdivision (First Amended): A request a lot line adjustment to lot 4 of the LDS MTN. Green Cottonwood Canyon Road Subdivision, which is identified by parcel number 00-0084-0774 and serial number 03-LDSMG-0004 and is located at 4210 West Cottonwood Canyon Road in unincorporated Morgan County.

Jeremy Lance Morgan County Planner I presented agenda item G4, the LDS Mountain Green Cottonwood Canyon Road Subdivision First Amended, application 24.067. The applicant is Samuel Perry of the McConnell Law Firm, representing the Corporation of the Presiding Bishop of The Church of Jesus Christ of Latter-day Saints. The property is located at 4210 West Cottonwood Canyon Road and consists of approximately 28.97 acres, zoned primarily R1-20 with a portion zoned A-20.

The request is for a lot line adjustment affecting Lot 4 of the subdivision. The adjustment would shift the northern lot line approximately 42 feet north, adding about half an acre to Lot 4 and increasing its size to approximately 29.47 acres. Staff reviewed the request and determined it meets the intent of county code and is appropriately processed as a lot line adjustment, noting that county code does not reference boundary line adjustments.

The application was reviewed by planning staff, the county surveyor, Mountain Green Fire Protection District, the county recorder, and the county engineer, all of whom recommended approval. Utilities for the property are provided by Cottonwood Mutual Water Company and the Mountain Green Sewer Improvement District.

The Planning Commission heard the item on December 11. There were no public comments and minimal discussion. The Planning Commission voted 4–0 to recommend approval, with Chair Maloney abstaining.

During the commission discussion, Jeremy clarified the location of the lot line change using exhibits, explaining which line would be vacated and where the new line would be established. Commissioner Wilson asked whether the land was being purchased or corrected due to a survey issue. Jeremy indicated he did not know, and Josh Cook Morgan County Planner added that, based on a conversation with the applicant's attorney, the adjustment was being mutually handled between the two property owners, though it was unclear whether money was exchanged.

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Commissioner Blockers moved to approve lot line adjustment to lot 4 of the LDS MTN. Green Cottonwood Canyon Road Subdivision, which is identified by parcel number 00-0084-0774 and serial number 03-LDSMG-0004 and is located at 4210 West Cottonwood Canyon Road in unincorporated Morgan County

Commissioner Fackrell second

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. Josh Cook – Discussion Decision – County Planning & Zoning
Cottonwood Spring View, P.U.D. (Third Plat Amendment): A request for a lot line adjustment to lots 710 and 711 of the Cottonwood Spring View, A P.U.D. Subdivision, which is identified by parcel numbers 00-0089-1016 & 00-0089-1017 and serial numbers 03-COSPR-0710 & 03-COSPR-0711 and is located at 6348 & 6358 S Wasatchback Drive in unincorporated Morgan County.

Jeremy Lance Morgan County Planner I presented agenda item G5, the Cottonwood Spring View PUD Third Plat Amendment, application number 25.028. The applicant is Jeff Holden, who owns two adjacent lots within the subdivision located at 6348 and 6358 South Wasatch Back Drive. The properties are identified by the parcel and serial numbers included in the meeting packet. The two lots together total approximately 1.23 acres. The zoning is Rural Residential One (RR-1) and the subdivision is governed by a development agreement.

The request is for a lot line adjustment between Lots 710 and 711 of the Cottonwood Spring View PUD. The adjustment modifies the existing internal boundary between the two lots, which is currently an L-shaped configuration. The proposal reshapes the boundary but does not create additional lots or combine the two into one.

During discussion, questions were raised regarding zoning and minimum lot size. Jeremy Morgan County Planner I explained the zoning is RR-1, but Josh Cook Morgan County Planner clarified that the development agreement, overlay agreement, and PUD ordinance together control the subdivision. Staff reviewed all governing documents and found no stated minimum lot size. Josh, noted that other lots within the same phase are smaller than the proposed configuration, and therefore the adjustment is consistent with existing development patterns.

Additional concern was raised about whether the new lot configuration could allow future subdivisions. Josh confirmed it would not, as the lots would not have the required frontage for further division. While an accessory dwelling unit could be added, it could not be sold separately or used as a short-term rental. This clarification addressed the commission's concerns.

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Commissioner Blocker Moved to approve lot line adjustment to lots 710 and 711 of the Cottonwood Spring View, A P.U.D. Subdivision, which is identified by parcel numbers 00-0089-1016 & 00-0089-1017 and serial numbers 03-COSPR-0710 & 03-COSPR-0711 and is located at 6348 & 6358 S Wasatchback Drive in unincorporated Morgan County.

Commissioner second 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. **Hon. Raelene Blocker** – Discussion/Decision – Commissioner
Discussion and decision on **CR 26-05** Commissioner Blocker's nomination of **Travis Taylor** to the Mountain Green seat on the Morgan County Planning Commission.

Commissioner Blocker moved to accept CR26-05 appointing Travis Taylor to Morgan County Planning Commission.

Commissioner Wilson second

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

d. **Morgan County Commission** – Discussion/Decision – Public Defender
Discussion and decision on awarding the RFQ for Public Defender Indigent Defense Services to **Colton McKay** at the recommendation of the selection committee.

Garret Smith Morgan County Attorney explained that the county will work out the details of an indigent defense contract to align with the previously issued RFQ. He noted that he intentionally avoided involvement in reviewing submissions to prevent any perceived conflict of interest, though he did draft the RFQ outlining the county's needs for indigent defense services. He stated that the selection committee is recommending Colton McKay and asked the commission to approve that recommendation and provide directions for him to draft a contract consistent with the RFQ to be brought back at the next meeting.

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Commissioner Fackrell questioned why an RFQ was needed if the process had already occurred. Garret Smith Morgan County Attorney clarified that the contract would be drafted directly from the RFQ terms and would not introduce anything new or unexpected beyond what was already requested in the solicitation.

Commissioners Newton moved to approve RFQ for Public Defender Indigent Defense Services to Colton McKay at the recommendation of the selection committee.

Commissioner Fackrell second

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

e. **Morgan County Commission** – Discussion/Decision – Portfolio Assignment
Discussion and decision on **CR 26-02** appointment of 2026 Commission Portfolio Assignments. **See attached portfolio assignments**

Commissioner Newton moved to approve CR-26-02 appointment of the 2026 Commission Portfolio assignments as amended in this meeting.

Commissioner Fackrell second

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

Morgan County Commission – Discussion/Decision – Portfolio Assignment

Discussion and decision on **CR 26-03** establishing the Morgan County Commission Rules of Order and Procedure for 2026.

Commissioner Newton moved to Approve CR26-03 establishing the Morgan County Commission rules of order and procedure for 2026 including the amendments made this evening during the work session.

Commissioner Nickerson second

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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- f. **Morgan County Commission** – Discussion/Decision – Portfolio Assignment
Discussion and decision on **CR 26-04** amending the Morgan County Travel Expense Policy.

Kate Becker (CAM) summarized proposed amendments to the county travel policy to be placed on the consent agenda. The changes include adding language at the end of the Travel Authorization and Responsibility section related to out-of-state travel, approving airfare and lodging, clarifying that use of the county fleet takes priority over mileage reimbursement, and expanding the reimbursement section to include ride-share apps and taxis. Kate asked if anything was missing, and after clarification from Commissioner Blaine Fackrell, she confirmed the wording would reference “ride share apps and taxi.”

Commissioner Nickerson moved to approve CR 26-04 amending the Morgan County travel expense policy with the changes discussed this evening.

Commissioner Fackrell second

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

- g. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
UAC Day at the Hill Registration – January 21st at 8 am MST
Commissioner Fackrell-Commissioner Blocker – Commissioner Nickerson have been registered for UAC at the Hill. Commissioner Wilson will not be in attendance this year.

- h. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Postponed from 12/17/2025 meeting; State has not responded with redlines. Request to postpone again; The County’s Predation Management Plan for 2026 and commitment of participating funds from 71-2229-000-000 [Predator Control Trust & Agency Fund].

Commissioner Nickerson moved to postponed 11 and 12 to next meeting

Commissioner second

VOTE:

Commission Chair Wilson AYE

Commissioner Newton AYE

Commissioner Blocker AYE

Commission Vice Chair Nickerson AYE

Commissioner Fackrell AYE

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The vote was unanimous. The motion passed

- i. **Kate Becker** – Discussion/Decision – Morgan County Administrative Manager
Postponed from 12/17/2025 meeting; Attorney's office is still working through redlines.
Request to postpone again; The Morgan County Historical Society By-Laws Post

Kate Becker (CAM) provided several updates. She reported that an interim fire chief has not yet been selected. Erica White, the interim Emergency Management Director and Deputy Ambulance Director, has stepped in to cover the role and is doing an excellent job. Interviews for a permanent fire chief are underway, with hopes of selecting a candidate soon. Interviews are also being conducted for an interim Deputy Fire Chief/Fire Marshal. Chris Tremea will serve in that interim Fire Marshal role, performing inspections and earning comp time billed to the appropriate budget line item. Compensation for Erica White's additional duties is still being evaluated, with her tracking extra hours due to her split funding between Emergency Management and Ambulance Services.

Kate Becker (CAM) also summarized a recent meeting with Summit County regarding land ownership issues tied to the 910 Cattle Ranch area, including a 37.3-acre parcel and a larger 1,800-acre property. Concerns focused on another county owning a significant amount of acreage within Morgan County. A proposed compromise involves attorneys drafting a memorandum of understanding (MOU) that would include deed restrictions preventing annexation without Morgan County approval, a clear separation of law enforcement jurisdiction, a payment in lieu of taxes (PILT) locked at the current tax amount in perpetuity, payment of Greenbelt rollback taxes where applicable, and notice to Morgan County of any future land acquisitions.

Additional discussion covered access, roads, and infrastructure impacts. Summit County indicated it does not currently plan to create access from the Morgan County side, but future perimeter trails are possible. If access is created, Morgan County would need to revisit road maintenance responsibilities and associated costs, potentially through an MOU. The road in question was discussed as a public right-of-way based on long-term public maintenance and historical use, despite the absence of a written easement.

Kate Becker (CAM) emphasized the importance of Morgan County having a "seat at the table" for future planning decisions that could impact county roads, services, and costs. The property will eventually be open to public recreation, with some areas restricted to protect wildlife. Hunting will not be allowed due to deed restrictions. Commissioners expressed appreciation for the work completed and noted that discussions with Summit County appeared generally positive, despite some initial friction.

4. Commissioner Comments

Commissioner Blocker

Commissioner Blocker attended the inaugural ceremony for the new Second District Veterans Court, which will serve Weber, Morgan, and Davis counties. With Hill Air Force Base located in the area, it makes sense to finally have a veteran's court in the Second District, rather than requiring veterans to travel to Salt Lake or Provo. It is an impressive and much-needed program.

Jenny Wilson gave a very compelling speech, Judge Craig Hall explained how the program works, and Governor Cox spoke about how veterans often strong purpose, identity, and community have while in service, but can lose that sense when they return home. This court is designed for veterans with drug-related or criminal offenses and offers an alternative to the traditional court system. Instead of prosecutors and defense attorneys, participants are supported by mentors who are also veterans. The program lasts approximately 18 to 24 months, with the goal of helping participants regain purpose, identity, and community before graduating from the court.

There was discussion about the value of peer connection and support, including the Team RWB (Red, White, and Blue) app, which provides veterans with opportunities for connection, fitness, and social activities at any time, without the pressure of feeling like they are imposing on others. This kind of support aligns well with the mentor-based approach of the veteran's court, especially given how difficult it can be for veterans to reach out when they are struggling.

Judge Hall, who is spearheading the effort, was identified as the main point of contact. When asked how Morgan County could be of service, he indicated that funding for prosecutors and defenders may be a need, though he was not yet certain and said he would follow up. Overall, it was a strong, thoughtful program with meaningful potential to better support veterans in the region.

MORGAN COUNTY COMMISSION MEETING AGENDA

Commissioner Fackrell

Commissioner Fackrell raised two planning and zoning concerns for possible code amendments. First, he asked staff to explore agricultural zoning options for smaller parcels so landowners can split property—often to sell a portion to a family member—without being forced into residential zoning that treats the land as buildable lots. His concern is that current rules push owners into residential zones even when their intent is to keep land in agricultural use and avoid development. Planning staff responded that any subdivision creates lots regardless of zoning, and simply adding smaller agricultural zones would not change that outcome. They noted that agricultural splits already exist but restrict residential use unless a full subdivision process is completed.

Second, Commissioner Fackrell and

several commissioners expressed concern about how the detached accessory dwelling unit (ADU) code is being used. The intent was to allow smaller secondary units for family support, not to enable construction of large new homes while redesigning older homes as ADUs. Commissioners worried this effectively allows two large homes on one parcel, bypassing the spirit of zoning density and subdivision rules, and creating long-term issues when properties are sold together. Suggestions included limiting ADUs so they cannot be larger than the primary residence and preventing reclassification that allows a newly built, larger home to become the primary structure.

Garrett Smith, Morgan County Attorney clarified that ADUs do not constitute subdivisions under state and county code because no new lots are created, though they acknowledged the practical concerns raised. Some commissioners felt the issue warranted a review of the ADU ordinance to determine whether revisions are needed to better align with original intent, while others questioned whether the problem was more about neighborhood perception than actual land-use impacts. The discussion concluded with agreement that the planning department should revisit these issues and clarify specific cases that appear to require rezoning.

Commissioner Newton

Commissioner Newton Brought up discussion about a potential scheduling conflict with the second meeting in March, currently set for March 17, which may coincide with county caucus meetings. There was some uncertainty about whether the caucus meetings were on March 17 or April 25, and whether they applied to all parties or just Republicans. Commissioners

MORGAN COUNTY COMMISSION MEETING AGENDA

acknowledged the confusion and agreed to confirm the correct date before deciding whether any changes to the meeting schedule were necessary.

Commissioner Nickerson, Commissioner Wilson

Commissioner Nickerson also raised concerns about how detached accessory dwelling units (ADUs) are being applied and potentially abused. He explained that some property owners were originally told they would need to demolish an existing home when building a detached ADU, but after policy changes were adopted, they were allowed to designate the new structure as the primary residence and keep the original home as the accessory unit. This has led to situations where owners effectively gain a rental unit, which some residents believe goes against the original intent of the ADU ordinance.

Commissioner Nickerson and Commissioner Fackrell noted that the intent of detached ADUs was to provide smaller, secondary housing for family members, such as parents or adult children, not to allow construction of a larger new home and redesignation of the primary dwelling. Concerns were also raised about size limits, setbacks, and older homes that are legally nonconforming under current zoning standards, particularly when designation changes could create compliance issues.

Commissioner Newton offered a counterpoint, questioning whether it truly matters which structure is designated as primary, if zoning, setbacks, and ADU size limits are met. He noted that ADUs already allows two dwellings on one lot, cannot be sold separately, and that market forces may discourage oversized development. He suggested some objections may stem from neighbor dissatisfaction rather than zoning impacts.

The discussion concluded with general agreement that the ADU code may need to be reviewed to clarify intent, address potential loopholes, and ensure consistency with zoning designations. Commissioners acknowledged receiving multiple constituent inquiries and agreed the issue warranted further discussion with the planning department.

MORGAN COUNTY COMMISSION MEETING AGENDA

Adjourn – 7:22 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: _____

1-20-2026

ATTEST: _____

Morgan County Deputy Clerk/Auditor

DATE

1-20-2026

***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.

Morgan County Commission Meeting

Tuesday, January 6th, 2026

5:00 P.M.

Morgan County Council Meeting Room

48 West Young Street

Morgan, UT 84050

PLEASE SIGN IN

- | | |
|------------------------------------|-----------|
| 1. Debbie Sessions | 22. _____ |
| 2. Douglas Perkins | 23. _____ |
| 3. Chris Philby | 24. _____ |
| 4. Jeff Holden | 25. _____ |
| 5. SHAWN ROSE | 26. _____ |
| 6. Brandon J. | 27. _____ |
| 7. John Williamson | 28. _____ |
| 8. Sarah Williamson | 29. _____ |
| 9. James Wilson | 30. _____ |
| 10. Old Rock | 31. _____ |
| 11. Violet Webster | 32. _____ |
| 12. Shanlee Mills | 33. _____ |
| 13. Janell Walker | 34. _____ |
| 14. Erin Bott | 35. _____ |
| 15. Leslie Hyde | 36. _____ |
| 16. _____ | 37. _____ |
| 17. _____ | 38. _____ |
| 18. _____ | 39. _____ |
| 19. _____ | 40. _____ |
| 20. _____ | 41. _____ |
| 21. _____ | 42. _____ |

2026 PORTFOLIO ASSIGNMENTS FOR COUNTY COMMISSIONERS				
			P = Primary	A = Alternate
NEWTON (801) 317-6275	FACKRELL (801) 668-0101	BLOCKER (801) 865-6062	NICKERSON - Vice Chair (801) 336-8436	WILSON - Chair (801) 725-4457
Conservation District Liaison -A	ATAB - P	Airport -A	Airport -P	Audit Committee
Fair Board -P	Audit Committee	ATAB -A	Audit Committee	Broadband Liaison -A
Fire, EMS, Swift Water, Em Mgmt -P	Broadband Liaison -P	CEO	COG / RPO - Voting	Chamber -P
Historical Society -P	Chamber -A	COG / RPO - Voting	Conservation District Liaison -P	Community Parks Impact Fee -P
Library -P	Community Parks Impact Fee -A	UAC -P	Extension Services -A	Historical Society -A
Planning -P	State Park Liaison -A	Water Feasability Study	Fair Board -A	Library -A
Public Works -A	TTAB -P	Weber Morgan Human Services -A	Fire, EMS, Swift Water, Em Mgmt -A	NACO -P
Regional Parks Impact Fee - P	UAC -A	WFRC Council -A	NACO -A	Planning -A
Wasatch Integrated -P	Water Feasability Study	WFRC Economic Dev. -P	Public Works -P	Water Feasability Study
Weber River -P	Weber River -A	WFRC JPAC -P	Recreation - P	Weber Morgan Human Services -P
WFRC Council - Voting	WFRC Active Transportation -P	WFRC Transportation Comm -A	Regional Parks Impact Fee -A	Rifle Range -P
Extension Services - P	WFRC Economic Dev. -A	YCC - Voting	State Park Liaison -P	
	WFRC Regional Growth -P		TTAB -A	Weber Morgan Local Homeless Council
			Wasatch Integrated -A	Recreation - A
			Weber Morgan Health - Voting	
			Rifle Range -A	
Planning Commission Area: Croydon / Round Valley	Planning Commission Area: Porterville / Richville	Planning Commission Area: Mountain Green	Planning Commission Area: Enterprise / Peterson	Planning Commission Area: Stoddard / Milton
a/o 20260106				

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Fair Board -P	Audit Committee	ATAB -A	Audit Committee	Broadband Liaison -A
Fire, EMS, Swift Water, Em Mgmt -P	Broadband Liaison -P	CEO	COG / RPO - Voting	Chamber -P
Historical Society -P	Chamber -A	COG / RPO - Voting	Conservation District Liaison -P	Community Parks Impact Fee -P
Library -P	Community Parks Impact Fee -A	UAC -P	Extension Services -A	Historical Society -A
Planning -P	State Park Liaison -A	Water Feasability Study	Fair Board -A	Library -A
Public Works -A	TTAB -P	Weber Morgan Human Services -A	Fire, EMS, Swift Water, Em Mgmt -A	NACO -P
Regional Parks Impact Fee - P	UAC -A	WFRC Council -A	NACO -A	Planning -A
Wasatch Integrated -P	Water Feasability Study	WFRC Economic Dev. -P	Public Works -P	Water Feasability Study
Weber River -P	Weber River -A	WFRC JPAC -P	Recreation - P	Weber Morgan Human Services -P
WFRC Council - Voting	WFRC Active Transportation -P	WFRC Transportation Comm -A	Regional Parks Impact Fee -A	Rifle Range -P
Extension Services - P	WFRC Economic Dev. -A	YCC - Voting	State Park Liaison -P	
	WFRC Regional Growth -P		TTAB -A	Weber Morgan Local Homeless Council
			Wasatch Integrated -A	Recreation - A
			Weber Morgan Health - Voting	
			Rifle Range -A	
Planning Commission Area: Croydon / Round Valley	Planning Commission Area: Porterville / Richville	Planning Commission Area: Mountain Green	Planning Commission Area: Enterprise / Peterson	Planning Commission Area: Stoddard / Milton
a/o 20260106				