



May 19th, 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 Matt Wilson
Commissioner Mike Newton
Commissioner Raelene Blocker
Commissioner Blaine Fackrell
Commission Vice Chair Vaughn Nickerson

OTHER EMPLOYEES

IT Director Jeremy Archibald
Administrative Manager Kate Becker (CAM)
Deputy Clerk/Auditor Chloe Adams
County Attorney Garrett Smith (CA)
Josh Cook
Brett Heinner
Casey Basaker
Janette Kristofferson
Kent Page

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Liliana Allen
Heidi Nettleton
Ed Shultz
Brian Nesteroff
Cameron Cutler
Eric Plyer
Dave Wilkins
Michelle Stocking
Jeff Mathews
Heidi Dorius
Matt Wilkinson
Lousie Early
Ray Nettleton
Ted Taylor
Jennifer Lance
Cade Erickson
Jeff Morgan
Matt Larsen
Jennifer Lance

4:00 WORK SESSION

Applicant's request from Heidi Nettleton discussing Cottonwoods Development Agreement Amendment.

The Commission held a work session to review the proposed amendment to the Cottonwoods Development Agreement. Representatives Heidi Nettleton and Ray Nettleton presented an updated proposal on behalf of the landowners of adjusted Phases 6 and 9. Their presentation, which was not included in the packet prior to the meeting, outlined revised densities, the removal of townhomes, maintaining 10,000-sq-ft minimum lots, removal of the equestrian center requirement, and added amenities including expanded trail networks and small park areas.

County Attorney Garret Smith provided clarification on procedural requirements, the status of ongoing legal review, and the applicants' obligations under the original development agreement. Commissioners asked questions regarding HOA membership, voting rights, trail easements, deed-restricted open space, and amenity adequacy. Concerns were raised about park sizes, overall density, and whether proposed amenities sufficiently offset requested increases.

Additional comments were provided by Eric Plyer, who addressed accessibility and park size concerns.

Commissioners emphasized that higher density requires proportionally greater amenities and expressed that further refinement is needed before action can be taken.

5:22 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from May 5th, 2026.
2. Notice of vacancy on the Morgan County Rifle Range Advisory Board – Open to Submissions
3. Approval of the Memorandum of Understanding with Northern Economic Alliance
4. Approval of the Dominion Payroll Services, LLC Service Agreement
5. Approval of Utah Outdoor Recreation Grant Award Agreement for Phase B of the Fairgrounds trail.

Commissioner Newton moved to approve consent agenda items 1-5

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.

(C) Commissioner Declarations of Conflict of Interest

None

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

Cameron Cutler (Attorney for the Cottonwoods MOA):

Mr. Cutler outlined the MOA's primary concerns regarding the proposed amendment. He emphasized that the existing development agreement requires new phases to join the MOA and transfer open space to the association. He noted the MOA disagrees with the applicant's interpretation of the master declaration and maintains that land may be added to the MOA without a 75% member vote. The MOA remains concerned about increased density and the perception that remaining density is being concentrated into Phases 6 and 9 without comparable amenities.

Cade Erickson (Cottonwoods Resident):

Mr. Erickson expressed concern about the loss of native open space and the lack of transparency residents experience during development changes. He stated that open space should be owned by the MOA to prevent future development and preserve the character of the neighborhood. He noted that some lands intended as open space have not been transferred to the MOA as originally required. He encouraged the Commission to cap density and ensure unused density cannot be carried forward.

Zack Burton (Cottonwoods Resident):

Mr. Burton stated that residents support responsible development but want to ensure open space and amenities are protected. He noted that the prior developer has only recently agreed to transfer open space into the MOA and raised concerns that new land added through the amendment would remain private and limit public access. He also clarified that the proposed park is only a half-acre and does not serve broader community needs. He encouraged the Commission to consider total existing homes compared to proposed units when evaluating density.

Chad Crowther (Cottonwoods Resident):

Mr. Crowther echoed concerns regarding communication, MOA participation, and density. He stated that residents do not want portions of new development removed from the MOA, as parks, sidewalks, and other shared spaces are funded by existing homeowners. He noted the community is in need of larger park and field space and shared that 577 residents signed a petition expressing concerns about increased density and loss of open space.

(E) Action Items

1. Casey Basaker – Discussion/Decision – Morgan County Human Resources

Discussion and decision on giving Casey authorization to do the tax forms on behalf of the county like Atty. Garret Smith's authorization to sign for the opioid settlements.

Casey Basaker requested approval to complete items 2–6 of the new payroll vendor's welcome packet to ensure a smooth transition. The service agreement will be signed separately once finalized. **Garrett Smith (CA)** recommended approval.

Commissioner Blocker moved to give **Casey Basaker** permission to do tax documents for the county.
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. Casey Basaker – Discussion/Decision – Morgan County Human Resources

Discussion and decision on withdrawing from UCIP Worker's Compensation; Commission voted to move to the trust, but we need to send an official withdrawal letter to UCIP.

Kate Becker explained that the county must formally record its withdrawal from the Workers Compensation program, as required by statute. Although the Commission previously voted to join the Trust, a separate action item is needed to document the withdrawal. The notice will reflect an effective date of January 1, 2027. Commissioners discussed timing and past requirements before moving forward with the clarification.

Commissioner Newton moved to approve the letter to USIP to withdraw from the Workers Compensation program

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.

3. Bret Heinner – Discussion/Decision – Morgan County Fairgrounds

Discussion and decision on awarding a bid for window replacement of the Morgan County Fairgrounds Exhibit Building using the Quilt Sales Fund.

Commissioner Newton reviewed the history of the Fair Quilt Auction and noted that the dedicated fund currently holds approximately \$44,000. **Bret Heiner** outlined needed repairs to the exhibit building, including door replacements, HVAC and swamp cooler updates, and painting. **Chair Willson** indicated he may be able to secure donated paint from a supplier. All work will be completed by county staff except for the window installation.

Commissioner Newton moved to award the low bid to replace the window and other necessary fixes

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

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Commissioner Blocker: Aye
Commission Vice Chair Nickerson: Aye
Commissioner Fackrell: Aye
The vote was unanimous. The motion passed.

4. Josh Cook – Discussion/Decision – County Planning & Zoning
Wasatch Peaks Ranch Plat 3A First Amendment: A request for final plat approval for 13 single family lots.

Kent Page presented the final plat for Wasatch Peaks Ranch Plat 3A, a first amendment proposing 13 single-family lots on 25.90 acres. The preliminary plat was approved on March 3. He explained that one lot previously removed during an earlier approval is now being added back. Commissioners asked clarifying questions regarding lot layout and prior approvals, and Kent confirmed that surrounding lots had already been approved. Staff recommended approval of the final plat.

Commissioner Newton moved to approve Wasatch Peaks Ranch Plat 3A First Amendment
Seconded by Commissioner Nickerson

VOTE:

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

5. Josh Cook – Discussion/Public Hearing/Decision – County Planning & Zoning
Cottonwoods Development Agreement Amendment: County Ordinance CO 26-02. A request to approve an amendment to the Cottonwoods Development Agreement and the Cottonwoods PUD Overlay District to add additional land from adjoining parcels into the Cottonwoods Development.
This was noticed for Public Hearing for the February 17th, 2026 Commission meeting and at that meeting was continued to a date-certain being May 19th, 2026.

Commissioner Newton moved to postpone this to July 7th Meeting
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.

6. Kate Becker – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on awarding the RFP for Transportation Master Plan. [Tabled from the April 7th meeting and May 5th meeting.]

Kate Becker (CAM) reviewed the Transportation Master Plan proposal and noted that the consultant reduced the cost by \$17,000 from the original \$70,000 award. **Commissioner Fackrell** asked questions regarding impact fee use and the incorporation of the existing trails plan. **Kate Becker (CAM)** explained that the project will be short less than \$20,000, which would come from the general fund unless auditors—currently on site—determine impact fees may be used. She requested approval to move forward so the plan can stay aligned with the ongoing impact fee study.

Commissioner Nickerson moved to approve Transportation Master Plan per funding being approved
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.

Questions by Kate: Park city wants a half day tour of the ranch with the commission.

Wants direction on if the fairground lease should be changed for things in mountain green

Do we want to have for profit things done on parks

Does the commission want her to add this or not Can parks be used to commercial parks yes or no. they want it to be separate. Where could there be a spot in Mountain Green? Temporary use permit?

(F) Commissioner Comments:

Commissioner Willson stated that he would be surprised if the developers did not intend for the Mountain Green Town Center area to include commercial uses. He noted that representatives from PV3 previously indicated their desire to maintain commercial development in that location and that commercial uses remain an important component of the long-term vision for the area.

Commissioner Newton did not have any Comments.

Commissioner Blocker expressed condolences to Commissioner Willson and reported that Weber Human Services highlighted programs at the Morgan Senior Center, including a June 24 shred event. She walked the Mountain Green trail with Horrocks Engineering, who agreed to return and correct sections affected by UDOT work. She announced she has joined the McKay-Dee Hospital Community Relations Committee, which is exploring healthcare expansion in Morgan County. She also reported that the Kent Smith Park proposal is no longer feasible because the Mountain Green Sewer Improvement District now wishes to lease only 2.5 acres for ten years, which does not allow adequate field space, parking, or road access.

Commissioner Nickerson reported that Deep Creek residents contacted him with concerns about the county road, and he will forward their information to the County Attorney. He noted that the county received a conservation grant to support weed-control efforts and encouraged residents to use the chemical reimbursement program available on the county website. He stated that Dyer's Woad continues to spread, that UDOT is treating its right-of-way, and that the county cannot spray private property without permission. He also provided a fairgrounds update, reporting that LED screens should arrive in mid-June and that electrical work is progressing. He mentioned receiving notice of a Summit County work session about the 9-10 Cattle Ranch.

Commissioner Fackrell reported that he and Commissioner Blocker attended a meeting on childcare needs in the county. A local resident may bring forward a proposal for a childcare facility with potential grant support, though questions remain about funding a countywide survey. He also provided updates from a tourism and destination-management meeting, including volunteer needs for the 2034 Olympics and interest in highlighting pioneer-trail history ahead of the Salt Lake Temple open house. Finally, he noted community concerns about stalled commercial development near Golden West but confirmed that delays are due to site issues and that commercial zoning in the area remains in place

Commissioner Newton moved enter a Closed Session for a strategy discussion regarding pending or reasonably imminent litigation, and to discuss the purchase, exchange, or lease of real property

Commissioner Fackrell seconded.

VOTE:

Commission Chair Wilson: Aye

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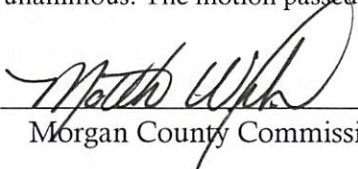
Commissioner Newton: Aye
Commissioner Blocker: Aye
Commission Vice Chair Nickerson: Aye
Commissioner Fackrell: Aye
The vote was unanimous. The motion passed

Public Meeting Adjourned at 6:45.

Commissioner Fackrell moved to go out of Closed Session
Commissioner Nickerson seconded.

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

APPROVED: 
Morgan County Commission Chair

DATE: 6/2/26

ATTEST: 
Morgan County Deputy Clerk/Auditor

DATE: 6/2/26

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 48 hours before the scheduled meeting.