

timeline, or findings should be directed to Auditor Hyde so accurate and complete information can be provided. Commissioner Fackrell thanked staff for the clarification.

Commission Chair Wilson shared that a resident had contacted him regarding large builder signs that remain in front of homes after construction has been completed and questioned whether the signs comply with the County's sign ordinance. Kate Becker and Janet Christoffersen explained that the County's sign code addresses temporary signage and includes time limits for builder advertising signs following completion of construction. Janet also noted that while the temporary sign provisions were updated in 2024, the County's sign ordinance would benefit from a comprehensive revision. Chair Wilson requested the applicable sign code information so he could respond to the resident's inquiry.

Commissioner Fackrell moved to enter a closed session for the acquisition of real property
Commissioner Newton seconded.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed

Commissioner Fackrell moved to leave closed session at 8:10 PM
Commissioner Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson: Aye

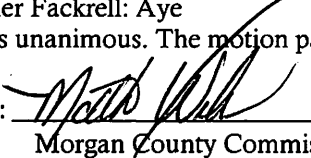
Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed

APPROVED: 
Morgan County Commission Chair

DATE: 7/21/26

ATTEST: 
Morgan County Deputy Clerk/Auditor

DATE: 7/21/26

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 at least 48 hours before the scheduled meeting.

Commissioner Newton moved to continue the Cottonwoods Development Agreement Amendment to the August 4, 2026, County Commission meeting.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Updates from Kate: Kate Becker (CAM) provided an update on planned pedestrian safety improvements at the crosswalks near the schools. She explained that the existing crosswalk striping will remain while a lighted pedestrian crossing system will be installed on the east-west crossing, allowing traffic to stop through an activated flashing beacon. Following a traffic study, crossing guards will receive an additional five seconds to safely cross pedestrians. The City will assist with utility connections, and Public Works will repaint the red curb areas as part of the project. Kate noted the project could take up to one year to complete, depending on approvals. She also reported that the existing 20-mph school zone is expected to be removed because the new pedestrian-activated crossing will provide traffic control. Additionally, the second crosswalk will receive a solar-powered flashing beacon, which is anticipated to be installed by November. Although the roadway angle will not be modified, additional skid-resistant treatment will be installed to improve pedestrian safety.

(G) Commissioner Comments:

Commissioner Blocker shared that a resident requested additional benches within the community. She directed the resident to the Recreation Board for consideration and noted that additional seating would continue to be evaluated as park improvements move forward.

Commissioner Newton thanked everyone who participated in the Fourth of July celebrations and commended the volunteers and staff for another successful event. He also expressed concern about the temporary rock surface left after excavation near the fairgrounds, noting that it is not ADA accessible and could present a safety concern during the upcoming County Fair.

Commissioner Newton moved to authorize an expenditure of up to \$50,000 to complete the Fairgrounds cement project.

Commissioner Fackrell seconded the motion.

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Commissioner Fackrell complimented the Morgan County Arts Council on another successful performance and thanked the volunteers and organizers who helped make the event a success. He also noted that Congressman Blake Moore attended the Fourth of July celebration with his son and participated in the Cardboard Regatta, expressing appreciation for Congressman Moore taking the time to visit Morgan County and engage with members of the community. Commissioner Fackrell then requested an update regarding the status of the County's audit. Kate Becker reminded the Commission that if additional information is needed on agenda items or other County matters, Commissioners should notify staff in advance so the appropriate personnel can be present and prepared to answer questions during the meeting. Chloe Adams explained that the County's financial audit is coordinated through County Auditor/Clerk Lesley Hyde, who serves as the primary liaison with the independent auditors. She advised that questions regarding the audit process,

VOTE:

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

Public Comments:

Tina Kelly (Mountain Green) expressed concern that the proposed ordinance could unintentionally penalize homeowners who rely on generators during power outages, particularly individuals who require medical equipment. She noted that Rocky Mountain Power outages make backup generators necessary for some residents and encouraged the Commission to ensure the ordinance accommodates emergency and medical needs.

Commissioner moved to leave Public Hearing.

Seconded by Commissioner Fackrell

VOTE:

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

Following the public hearing, Commissioners discussed Tina Kelly's concerns and clarified that the proposed amendment was not intended to be punitive but rather to establish reasonable standards for the operation of personal generators while allowing residents to use them when needed. Commissioners also discussed the proposed 70-decibel noise standard and agreed that enforcement would be complaint-driven based on noise measured at the property line. To provide additional clarity, the Commission agreed to add the sentence, "This applies to all property in all zones," to the ordinance before taking final action.

Commissioner Newton moved to approve Ordinance CO 26-14 amending Morgan County Code Sections 155.008 and 155.082 regarding Personal Power Generation, with the addition of the sentence, "This applies to all property in all zones."

Seconded by Commissioner Fackrell

VOTE:

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

25. Josh Cook – Discussion/ Public Hearing /Decision – County Planning & Zoning

Cottonwoods Development Agreement Amendment: A request to approve Ordinance **CO 26-02**. A request to approve an amendment to the Cottonwoods Development Agreement and the Cottonwoods PUD Overlay District amending terms, subject property, and entitlements.

NOTE: This item is being postponed to July 21, 2026, for public hearing at the request of the applicant.

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. At the May 19th, 2026 it was continued to a-date-certain being July 7th.

within designated Wildland Urban Interface (WUI) areas. Commissioners discussed the application of the ordinance to homes exceeding 10,000 square feet, the distinction between State and County requirements, mapping of WUI areas, and concerns regarding homeowners disabling sprinkler systems after installation. Brad explained that the amendment was intended to provide additional clarity while remaining consistent with State requirements and existing fire safety standards.

Commissioner Newton moved to enter Public hearing

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Public Comments:

No public comments were offered.

Commissioner Newton moved to Leave Public Hearing

Seconded by Commissioner

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Commissioner Newton moved to approve Ordinance CO 26-13 amending Morgan County Code Section 152.05 regarding Residential Sprinkler Requirements.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

24. Josh Cook – Discussion/ Public Hearing /Decision – County Planning & Zoning

Personal Power Generation Code Text Amendment: A request to approve Ordinance **CO 26-14** amending Morgan County Code Sections 155.008 and 155.082 regarding Personal Power Generation definition and use regulations.

Josh Cook presented the proposed Personal Power Generation Code Text Amendment and reviewed amendments to the definition and use regulations for personal power generation systems. Commissioners discussed the proposed language, including whether additional wording was necessary, how the ordinance would apply to generators and other power generation equipment, and the proposed noise standard. They also discussed how compliance would be measured and enforced, noting that complaints would be evaluated at the property line. Staff explained that the amendment was intended to clarify the ordinance while establishing reasonable standards applicable throughout the county.

Commissioner Newton moved to Leaving public meeting and enter Public Hearing

Seconded by Commissioner Blocker

**Commissioner Newton moved to Leave Public hearing and rejoin the normal meeting
Seconded by Commissioner Blocker**

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Following the public hearing, Commissioners discussed the concerns raised regarding easements, taxation, and parcels that property owners wished to remain split. Greg Walbach explained that the proposed boundary adjustment would not alter existing easement rights and that private roads would remain unchanged because they are privately owned. Shawn Rose thanked both counties, staff, and the property owners for the collaborative effort to resolve a longstanding issue and noted the proposal represented significant progress. Commissioners also discussed the tax concerns raised by Carol Stephen and acknowledged that any adjustments to tax assessments would occur after the boundary changes were finalized. Staff clarified that the proposed boundary adjustments would have little, if any, effect on existing easements and would primarily align the county boundary with existing property lines.

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Commissioner Newton moved to MC CR-01-JR, CR-02-JR, CR-03-JR a joint resolution between morgan and Summit County

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Summit County:

Council Member Roger Armstrong moved to approve Resolution No. 2026-15, a joint resolution of the Summit County Council and Morgan County Commission adjusting portions of the common boundary involving Preserve Phase III Subdivision

Seconded by Tonya Hanson

Council Member Roger Armstrong moved to approve Resolution No. 2026-16, a joint resolution adjusting portions of the common boundary involving Stagecoach Estates Subdivision Plats A, B, D, and E.

Seconded by Council Member Tonya Hanson

Council Member Roger Armstrong moved to approve Resolution No. 2026-17, a joint resolution adjusting portions of the common boundary involving Pine Meadow Ranch Subdivision Plats D and G.

Seconded by Council Member Tonya Hanson

Following action by both governing bodies, the joint public hearing was adjourned.

23. Josh Cook – Discussion/ [Public Hearing](#) /Decision – County Planning & Zoning

Residential Sprinkler Requirements Code Text Amendment: A request to approve Ordinance **CO 26-13** amending Morgan County Code Section 152.05 addressing when and where residential sprinklers are and are not required.

Fire Chief Brad Wilkes presented the proposed Residential Sprinkler Requirements Code Text Amendment and reviewed the proposed revisions to Morgan County Code Section 152.05. He explained that the amendment was intended to clarify when residential fire sprinkler systems are required under State Code and

Discussion and possible decision on boundary adjustments to the Morgan / Summit County Line. The purpose of this action is to adjust the common boundary, pursuant to Utah Code 17-61-306, a sufficient distance to reach to, and correspond with, the closest existing property boundary of record.

Greg Walbach Surveyor from Summitt County: Move four miles. This effects several land owners. These are questions of why, majority of people get it. This will follow the ridge line to the nearest parcel. This is the 910 ranch and a development, the next was the stage plat E it was approved by morgan county, these lots were moved away from each other when they maybe shouldn't have. Where a land owner wanted to put his house put it in two counties. Pine meadow ranch: Continuance of the previous line. The owners broke them up for stake planning. That is why it goes up and around this is being moved to the existing taxable lines. In 2025 these were on a historic line along plats. Are these planted lots? Plat E was approved in morgan county, there is a private road that goes up the ridge line. They are responsible for their own snow removal

Commissioner Newton moved to leave the meeting and to enter Public hearing
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.

Public Comments:

Michael Fisher (Stagecoach Estates) stated that several property owners remain involved in litigation regarding county boundaries and questioned why some property owners were given the opportunity to eliminate split lots while others were not. He expressed concern that the proposal treated landowners differently and asked how the boundary adjustment related to previous State decisions.

Lisa Knight questioned the location and dimensions of easements affected by the proposed boundary adjustments. Her partner, a property owner within Plat E, also requested clarification regarding the easements and stated they had been unable to determine the specific measurements from the information provided.

Kent Holliday explained that two adjacent lots owned by different individuals appeared to be affected by the proposal and questioned how separate parcels could be addressed through the boundary adjustment. He noted that the properties are currently involved in litigation with Stagecoach Estates.

Carol Stephen, representing the Pioneer Homeowners Association, expressed appreciation for the cooperation between Morgan and Summit Counties in addressing the longstanding boundary issues. She explained that the proposal affects multiple plats within the subdivision and requested that, once the boundary adjustments are finalized, previous tax assessments be corrected and affected property owners not be penalized during the transition.

Matt Meyer, owner of Plat G, Lot 9, explained that the current county boundary divides his property, preventing him from constructing a residence. He expressed support for the proposed adjustment because it would allow full use of the property.

Joseph Pentz questioned why the county boundary could not simply follow the existing roadway rather than the proposed alignment.

Josh Cook presented the Wasatch Peaks Ranch Oaks Lodge Site Plan for a proposed 63,497-square-foot lodge on 4.28 acres and reviewed its compliance with the approved Development Agreement. During the discussion, Commissioners asked questions regarding the height and visibility of the proposed lodge. Ed Schultz explained that although the Development Agreement permits buildings up to 90 feet in height, the proposed lodge would be significantly shorter, with the lower parking level partially below grade, and would be nestled within the existing trees to minimize its visibility from surrounding areas.

Commissioner moved to approve the Wasatch Peaks Ranch (WPR) Oaks Lodge Site Plan

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

20. Josh Cook – Discussion/ Decision – County Planning & Zoning

PEAKS 1st Plat Amendment: A request for approval of plat amendment #1 for the PEAKS.

Josh Cook presented the PEAKS First Plat Amendment and explained the requested revisions to the recorded subdivision plat. Staff reported the application had been reviewed by the appropriate County departments and complies with all applicable County requirements. After a brief discussion and finding no outstanding concerns, the Commission supported approval of the amendment.

Commissioner Newton moved to approve the PEAKS First plat amendment

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

21. Josh Cook – Discussion/ Decision – County Planning & Zoning

Peterson Pipeline CUP Well #2: A request for approval of a Conditional Use Permit for “Public facilities or public service facilities.”

Because the understanding is that this is only done during emergencies, the county _ was not worried about it

Commissioner Newton moved to approve CUP 010

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

At 6pm the agenda order shall be interrupted to hold the following Public Hearings:

22. Hon. Morgan & Summit County Governing Bodies – Discussion/ Public Hearing /Decision – Joint Resolutions on County Boundary Adjustments

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

17. Kate Becker – Discussion/Decision – Morgan County Administrative Manager
Discussion and approval or denial of code text amendments requested by the Morgan County Planning Commission.

Josh Cook discussed the proposed amendments, including concerns with drafting regulations that remain legally enforceable. He explained that the private resort amendment originated from a Planning Commission discussion regarding a property near East Canyon. Josh Cook also discussed updates to commercial design standards, explaining that the current code does not clearly define well-designed architectural metal and that some materials do not provide desired aesthetic standards. He noted that landscaping standards could also be strengthened, including clearer expectations for maintenance and long-term growth.

Commissioner Newton to approve Planning Department time to work on the Planning Commission-requested code amendments, with the exception of Amendment C at this time.

Seconded by Commissioner Fackrell

VOTE:

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

**** Per the published agenda, the Commission proceeded to Action Item 21 to conduct the scheduled public hearings. Following completion of the public hearing agenda items, the meeting reconvened at the end of the Consent Agenda to address the remaining agenda items. ****

18. Josh Cook – Discussion/ Decision – County Planning & Zoning
Cottonwood Spring View A PUD Subdivision Phase 7B 5th Amendment: A request to amend the Cottonwood Spring View A PUD Subdivision Phase 7B for the fifth time.

Josh Cook presented a request to amend the Cottonwood Spring View Phase 7B plat to restore two lots to their original configuration after they had previously been combined through an earlier plat amendment. Staff reported the application complies with County requirements and has been reviewed by the County Engineer, Recorder, and Surveyor, with only final administrative review remaining prior to recording.

Commissioner Newton moved to approve Cottonwood Spring View A PUD Subdivision Phase 7B 2nd Amendment

Seconded by Commissioner Blocker

VOTE:

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

19. Josh Cook – Discussion/ Decision – County Planning & Zoning
Wasatch Peaks Ranch (WPR) Oaks Lodge Site Plan: A request to approve the site plan for the WPR Lodge. Kent introduced

The vote was unanimous. The motion passed.

14. Hon. Morgan County Commission – Discussion/Decision – Rifle Range Board Appointments
Discussion and decision on Resolution **CR 26-33** appointing **Kelli Petty** and **Milton Vierow** to the Morgan County Rifle Range Advisory Board.

Kate Becker presented recommended appointments to the Morgan County Rifle Range Advisory Board. Kelly Petty was nominated by Commissioner Newton and Commissioner Fackrell, Milton Viero was recommended by Commissioner Fackrell, and Matt Fairbanks was recommended by Commissioner Blocker. The appointments would bring the advisory board to its full membership of seven members.

Commissioner Newton moved to approve Matt Fairbanks, Kelly Petty, and Milton Vierow to the Morgan County Rifle Range Advisory Board.

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.

15. Hon. Raelene Blocker – Discussion/Decision – Commissioner Agenda Request
Discussion on tasking staff to draft a county resolution concerning data centers and a data center overlay ordinance.

Commissioner Blocker presented information she gathered from a Utah Association of Counties data summit regarding potential impacts of data centers, including water demands, noise, electricity use, and the importance of having regulations in place before future applications are submitted.

Planning and Zoning Director, Josh Cook, discussed potential options for updating County Code through a text amendment with specific requirements and criteria for data center developments, including restrictions on where such facilities could be located and requirements related to impacts such as water use.

Commissioner Newton moved to direct staff to develop a code amendment to include data centers.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

16. Kate Becker – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on Resolution **CR 26-27** affirming the Building Code of Appeals Board of **Jacob Welker, Roger Randall, and Sam Hunt**, pursuant to Morgan County Code § 151.05 (K).

Commissioners discussed the board members qualifications and what the requirements are in the Building Code. The Commission discussed the professional backgrounds of the members, including architectural and contractor experience.

Commissioner Newton moved to approve CR-26-27 affirming the Building Code of Appeals Board

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

11. Kate Becker – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on 3.5 million or 2 million in liability coverage for the Morgan County Airport.

County Administrator Kate Becker presented renewal options for the County's airport liability insurance coverage and recommended maintaining **\$3.5 million** in liability coverage. Commissioners briefly discussed the available coverage options before considering the recommendation.

Commissioner Newton moved to approve the renewal of liability coverage of the amount of 3.5 million dollars

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

12. Hon. Janell Walker – Discussion/Decision – Morgan County Assessor
Discussion and decision on awarding bids to remediate and replace flooring throughout her office.

Assessor Janelle Walker requested authorization to proceed with remediation of asbestos-containing flooring within the Assessor's Office. She explained that remediation would be completed before new flooring is installed and presented estimates received for the asbestos abatement work. Commissioners discussed the project scope, available funding, and the process for obtaining competitive bids for the flooring replacement following remediation.

Commissioner Newton moved to go out for bid to remediate the asbestos flooring in the Assessors office
Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

13. Kate Becker – Discussion/Decision – Morgan County Administrative Manager
Discussion and decision on two change orders to the Administrative Building project.

- a. Remediation and new flooring of the Clerk's existing office.
- b. Built in cabinetry in the election room for ballot and envelope storage.

The Commission discussed asbestos flooring remediation needs in the Clerk's Office and the need for additional built-in cabinetry in the new election room for secure ballot and envelope storage. Staff explained the cabinetry request would help maximize secured storage space before upcoming election operations.

Commissioner Newton moved to approve going out for bid for remediation and flooring work in the existing Clerk's Office and approve the purchase of election room cabinetry using the lowest bid
Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

Commissioners discussed project costs, the importance of documenting change orders, and the need for contingency planning on future construction projects. Staff explained that the additional work had been anticipated but had not been fully identified when the original contract was approved.

Commissioner Newton moved to approve the change orders in the amount of \$107,492.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

9. Cindee Mikesell – Discussion/Decision – Morgan County Clerk/Auditor's Office

Discussion and approval of the Election Canvass for the June 2026 Primary. [documents to be provided at the meeting.]

Deputy Clerk/ Auditor Cindee Mikesell presented the official canvass of the June 2026 Primary Election. Staff reported a total voter turnout of 2,296 ballots, representing approximately 38 percent voter participation. Commissioners asked questions regarding election equipment, late-arriving ballots, the ballot curing process, and post-election auditing procedures. The Commission thanked election staff for their work in administering the election.

Commissioner Newton moved to approve the election canvas for the June 2026 Primary Election

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

10. Luke Majewski – Discussion/Decision – Citizen Request: Conditional Use Permit

Discussion and decision on a request for a temporary use permit of the Morgan County Airport for the 2026 Cars and Planes Fundraiser for the Mountain Green Fire Department.

Luke Majewski requested approval for the annual Cars and Planes fundraiser at the Morgan County Airport. He explained that the event would follow a similar format to previous years with adjustments to parking and event layout. Commissioners discussed the event and its continued support of the Mountain Green Fire Department.

Commissioner Newton moved to approve the conditional use permit for the 2026 Cars and Planes Fundraiser at the Morgan County Airport.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

6. Hon. Morgan County Commission – Discussion/ Decision – Interlocal Cooperative Agreement
Discussion and decision on entering into an Interlocal Cooperative Agreement with Summit County regarding the 910 Cattle Ranch.

Garrett Smith (County Attorney) reviewed the proposed Interlocal Cooperative Agreement between Morgan County and Summit County regarding the 910 Cattle Ranch. Commissioner Fackrell asked whether future development of the property would require approval from Morgan County. Garrett explained that the provision in question applies only to the Morgan County portion of the property and noted that the land is no longer eligible for Greenbelt designation under the circumstances outlined in the agreement. Commissioners discussed concerns regarding future land use, Greenbelt status, and ensuring the agreement would not allow development to proceed without the appropriate county approvals. Garrett clarified that the agreement does not alter the County's land use authority or applicable approval processes.

Commissioner Fackrell moved to postpone 910 Cattle Ranch until a future date that is not decided.
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. Haley Johnson – Discussion/Decision – Morgan County Fair
Discussion and decision on a contract with the Utah Horse Pullers Association for the 2026 Fair.

Fair Director Haley Johnson presented a proposed contract with the Utah Horse Pullers Association for a horse pull event during the 2026 Morgan County Fair. The contract includes a \$6,000 payment and requires the County to be listed as an additional insured. Commissioners discussed funding for the event and confirmed the event date would remain unchanged.

Commissioner Newton moved to approve the contract with the Utah Horse Pullers Association for the 2026 Morgan County Fair.

Seconded by Commissioner Fackrell

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

8. Kate Becker – Discussion/Decision – Morgan County Fairgrounds
Discussion and decision on multiple change orders to the J & J Electric Bid at the Fairgrounds.

- a. Relocate roping arena main \$12,450
- b. Announcer booth \$9,171
- c. Sound Conduits, power and fiber \$35,000
- d. Morgan City Fees \$31,124

County Administrator Kate Becker presented four change orders to the J & J Electric contract totaling \$87,745 for additional electrical work at the Fairgrounds, including relocation of the roping arena main service, announcer booth improvements, sound conduit and fiber installation, and Morgan City utility fees.

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

4. Hon. Garrett Smith – Discussion/Decision – Morgan County Attorney
Discussion and decision on Morgan County Resolution **CR 26-30** Ethical Behavior Policy.

County Attorney Garrett Smith and Deputy County Attorney Janet Christoffersen recommended against adopting the State Auditor's model Ethical Behavior Policy as written. They explained that several provisions were overly broad, lacked necessary definitions, and could unintentionally prevent elected officials and county employees from participating in matters where disclosure, rather than disqualification, is appropriate under state law.

Commissioners discussed the balance between promoting transparency and maintaining the ability of elected officials to perform their duties in a small county. Staff was directed to review the County's existing policies and develop recommendations that better align with local needs and state law.

Commissioner Fackrell moved to postpone until things are reviewed in further detail.
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. Hon. Blaine Fackrell – Discussion/Decision – Commission Travel Request
Requesting to attend the Utah Tourism Conference in Heber City, UT October 13-16.

Commissioner Fackrell requested approval to attend the Utah Tourism Industry Association Annual Conference in Heber City, Utah. He explained that he would use his personal vehicle and requested reimbursement only for the conference registration fee.

During discussion, Commissioner Newton asked Commissioner Fackrell to summarize the outcomes of previous tourism conferences. He discussed ongoing work with Destination IQ, implementation of the County's tourism strategic plan, opportunities related to agritourism and astrotourism, and preparations for increased visitation leading up to the 2034 Winter Olympics. Commissioner Blocker expressed support for continued participation in tourism organizations.

Commissioner Blocker Commissioner Blocker moved to approve Commissioner Fackrell's travel request to attend the Utah Tourism Industry Association Annual Conference in Heber City, Utah, October 13–16, 2026, in the amount of \$389.00

Seconded by Commissioner Newton

VOTE:

Commission Chair Wilson: Aye
Commissioner Newton: Nay
Commissioner Blocker: Aye
Commission Vice Chair Nickerson: Absent
Commissioner Fackrell: Aye
The vote was not unanimous. But the motion passed.

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

Commissioner Newton moved to adjourn as the Board of Equalization and reconvene as the Morgan County Commission.

Seconded by Commissioner Fackrell

VOTE:

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

2. Bret Heiner – Discussion/Decision – Morgan County Public Works

Discussion and decision on \$915,360 in Transportation Impact Fee projects and the correlating budget adjustment of \$705,466 out of Transportation I.F. fund balance. [28-2951-100-000 > 28-4400-305-000]

Public Works Director Bret Heiner presented two transportation impact fee projects included in the County's Transportation Impact Fee Facilities Plan. The projects include improvements to Silver Leaf and Cottonwood Canyon and have been planned through previously collected impact fees. Commissioner Fackrell asked for clarification regarding the proposed work near the Silver Leaf trail crossing. Bret Heiner explained that the project consists of milling and paving to match the existing crosswalk elevations rather than constructing a new sidewalk. Commissioners discussed project costs, funding sources, and the anticipated construction schedule. Bret Heiner stated construction would begin as soon as contractors completed previously approved projects and that affected residents would receive advance notification.

Commissioner Newton moved to approve \$915,360 in Transportation Impact Fee projects and the adjustment of \$705,466 out of Transportation I.F. Fund Balance.

Seconded by Commissioner Fackrell

VOTE:

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

3. Hon. Garrett Smith – Discussion/Decision – Morgan County Attorney

Discussion and decision to grant an Exclusive Right-of-Way and easement to Questar Gas Company dba Enbridge Gas Utah.

County Attorney Garrett Smith presented an Exclusive Right-of-Way and Easement Agreement with Questar Gas Company dba Enbridge Gas Utah for property located west of the cell tower near the Morgan County Fairgrounds. The easement will facilitate expansion of the natural gas pipeline to improve service capacity within Morgan County. Garrett Smith explained that the agreement provides for payment of \$253,400 to the County and includes provisions requiring the property to revert to the County in reasonable condition should the easement ever be abandoned.

Commissioner Newton moved to moved to approve the Exclusive Right-of-Way and Easement to Questar Gas Company dba Enbridge Gas Utah, conditioned upon receipt of the full payment of \$253,400 prior to final execution.

Seconded by Commissioner Blocker

VOTE:

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

1.10 Approval of Resolution CR 26-31 Morgan County conflict of interest policy.

Deputy County Attorney Janet Christoffersen expressed concerns regarding the proposed policy, explaining that it was a template recommended by the State Auditor's Office and contained language that conflicted with existing county policies and state law. She recommended reviewing the County's current policy and incorporating any necessary updates rather than adopting the template as written. County Attorney Garrett Smith agreed that the proposed policy should be compared with the County's existing policy to identify any deficiencies before adoption.

Commissioner Newton moved to postpone Resolution CR 26-31, Morgan County Conflict of Interest Policy, to allow staff and legal counsel to review the County's existing policy and return with recommended revisions.

Seconded by Blocker Commissioner

VOTE:

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

Commissioner Newton Moved to enter board of equalization policy to allow time for legal and staff to review

Seconded by Commissioner Fackrell

VOTE:

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

1. MORGAN COUNTY BOARD OF EQUALIZATION

Hon. Leslie A. Hyde – Discussion/Decision – Morgan County Clerk/Auditor

Appointment of Brad Neff as Morgan County's Board of Equalization Hearing Office for the 2026 Assessment Appeals via **Resolution CR-26-02-BOE** and approving his 'Contract for Independent Hearing Officer for BOE Appeals.

Clerk/Auditor Leslie Hyde presented the proposed contract appointing Brad Neff as the independent hearing officer for 2026 Board of Equalization assessment appeals. Staff indicated they were satisfied with Mr. Neff's previous service and recommended approval.

Commissioner Fackrell moved to approve CR-26-02-BOE 'Contract for Independent Hearing Officer for BOE Appeals.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye
Commissioner Newton: Aye
Commissioner Blocker: Aye

12. Final report for the 2025-2026 Rural County's Economic Development Grant from the Governor's Office of Economic Development (formerly GOEO).
13. Proposed budget for the 2026-2027 Rural County's Economic Development Grant application from the Governor's Office of Economic Development (formerly GOEO).

Commissioner Newton moved to change consent agenda items 8 and 10 to action items.

Seconded by Commissioner Blocker

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

Commissioner Newton moved to approve consent agenda items 1-7, 9, and 11-13.

Seconded by Blocker Commissioner

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye

Commissioner Blocker: Aye

Commission Vice Chair Nickerson: Absent

Commissioner Fackrell: Aye

The vote was unanimous. The motion passed.

(C) Commissioner Declarations of Conflict of Interest

No Conflict of interests were declared.

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

There were not any public comments at this time.

(E) Presentations:

Assessor Janelle Walker Presentation on the Summer Assessor Workshop

Morgan County Assessor Janelle Walker presented a summary of the Utah Association of Counties Summer Assessor Workshop. She highlighted educational sessions covering current legislative updates, appraisal standards, assessment practices, and emerging issues affecting county assessors throughout Utah. Assessor Walker also discussed opportunities to collaborate with assessors from other counties, share best practices, and remain informed on changes to state requirements and industry standards. She noted that continuing education and professional development help ensure the Morgan County Assessor's Office remains compliant with state law while providing consistent and accurate property assessments.

(F) Action Items

1.8 Approval of the services agreement with Wasatch Civil Engineering.

County Attorney Garrett Smith explained that revisions had been made to the agreement to require invoices to include reasonable detail, including the applicable project or application number and a summary of services performed. Mr. Smith noted that Wasatch Civil Engineering had already begun incorporating additional notes into its invoicing software to provide greater transparency with minimal additional effort.

Commissioner Newton moved to approve the Services Agreement with Wasatch Civil Engineering.

Seconded by Blocker Commissioner

VOTE:

Commission Chair Wilson: Aye

Commissioner Newton: Aye



July 7th, 2026

4:00 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
(Commissioner Nickerson is absent)

OTHER EMPLOYEES

IT Director Jeremy Archibald
Administrative Manager Kate Becker (CAM)
County Attorney Garrett Smith (CA)
Deputy Clerk/Auditor Chloe Adams
Clerk/ Auditor Leslie Hyde
Deputy Attorney Janet Christofferson
County Assessor Janell Walker
Fire Chief Brad Wilkes
Fair Director Haley Johnson
Planning and Zoning Director Josh Cook
Planner Kent Page
Director of Public Works Bret Heiner
Intern Julia Nebeker
Casey Basaker

OTHERS IN ATTENDANCE

Tina Kelly
Debbie Sessions
Jeff Mathews
Mathew Harames
Ed Schultz
Val Potter
Shayne Scott
Martina Nelson
Brian Nesteroff

4:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from June 16th, 2026.
2. Notice of vacancy on the Morgan County Planning Commission representing Stoddard & Milton – contact Commissioner Wilson if interested in this vacated seat.
3. Notice of issued 2026 Payment in Lieu of Taxes (PILT) payment from Department of the Interior.
4. Acknowledgement of submitted 2025 Impact Fee Report on 06/24/2026.
5. Approval of Resolution **CR 26-26** updating the County's Holiday Calendar after 2026 Legislative changes.
6. Notice of Stage 2 Fire Restrictions Order dated 06/26/2026.
7. Approval of Resolution **CR 26-29** adding the Emergency Management and R.A.M.P. logos to the County's Official Branding Standards.
8. Approval of the services agreement with Wasatch Civil Engineering.
9. Notice of Rifle Range closure until further notice.
10. Approval of Resolution **CR 26-31** Morgan County conflict of interest policy.
11. Notice of Utah Transportation Commission meeting from 06/26 that officially moved the I-84 interchange into Phase I of the STIP; Additionally, the I-89 & I-84 interchange will be revamped with construction starting in 2027.