



August 4, 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)
County Attorney Garrett Smith (CA)
County Clerk/Auditor Leslie Hyde
Deputy Clerk/Auditor Chloe Adams
Deputy Clerk/Auditor Penny Butler
Planning and Zoning Director Josh Cook
Planner Kent Page
Deputy Chief Erika White
Chief Brad Wilkes
Code Enforcement Chris Tremea
County Assessor Janell Walker
Mountain Green Fire Marshall Golden Barrett
Attorney Janet Christofferson
County Recorder Shaun Rose

OTHERS IN ATTENDANCE

Debbie Sessions
Tina Kelley
Jeff Mathews
Wanda Adams
Traca Wardell
Jeremiah Cunningham
Sam Nickerson
Amy Everhart
Lillith Allen
Ryan Everhart
Ray Nettleton
Jon Cannon
Brian Nesteroff
Buster Delmonte
Ed Schultz
Brian Brendel
Cynthia Mattson
John Lannefeld
Brandon Green
Jeremiah Cunningham

4:00 WORK SESSION

Flagship BCP Development Agreement Joint Concept Plan and Rezone

Applicant Brandon Green (Flagship Homes) presented a revised concept for the 44-acre Flagship property, proposing 267 units — roughly two-thirds single-family homes and one-third town homes — with smaller lots near the town homes, larger lots to the east, about six acres of open space, a trailhead and trail along Cottonwood Creek, and a clubhouse and amenities to be maintained by the HOA. Under a 2025 Town Center (TC) zone text amendment, the project could reduce its required commercial component to zero if certain conditions are met; the applicant's proposal did so.

Commissioner Newton objected strongly, stating the TC zone was created and intended as a highly commercial zone (originally envisioned at 50% commercial) and that reducing commercial to zero was never the intent, though he credited the applicant for working with neighboring developers to consolidate commercial space. Commissioner Nickerson and Commissioner Blocker both said they never intended the text amendment to eliminate commercial entirely, and Blocker noted that outside economic-development advisors she consulted also recommended against going to zero. Commissioner Fackrell said he now favors keeping the area fully residential but argued the correct path is a formal rezone to a residential or PC zone rather than allowing zero commercial within a TC zone. Chair Wilson pressed the applicant on the project timeline and on whether the amenities offered — a clubhouse, park space, and trail connectivity — adequately offset the loss of commercial space.

County Attorney Garrett Smith clarified that under the TC zone as originally written, the applicant must meet a 35% commercial threshold, but the amended code allows flexibility to trade commercial for other benefits; legally, the application as submitted complies with the amended code, though the Commission retains discretion over whether to accept that trade-off. The applicants urged the Commission to make a decision and

place findings on record rather than continue postponing. The Commission opted to have Commissioners assist the applicant in reaching a revised proposal before its return as a regular agenda item.

5:00 COMMENCEMENT OF MEETING

(A) Opening Ceremonies

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

(B) Consent Agenda Items

1. Approval of the Morgan County Commission Minutes from July 21st, 2026.
2. Notice of vacancy on the Morgan County Planning Commission representing Stoddard & Milton – contact Commissioner Wilson if interested in this vacated seat.

Commissioner Newton moved to approve all consent agenda items.

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.

(C) Commissioner Declarations of Conflict of Interest

Commissioner Wilson declared a conflict of interest on Item 5 (Buster's VRBO).

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

Golden Barrett (Fire Marshal, Mountain Green Fire Protection District): spoke in support of the Flagship development, noting the applicant's agreement to provide property for a future fire-station expansion to support full-time staffing. He also addressed Item 5 (Buster's VRBO), stating that fire and building code generally do not independently restrict a use in a given area — that determination comes down to zoning.

Chair Wilson acknowledged feedback that he keeps a relatively informal atmosphere at the podium and stated he would aim to keep the meeting more orderly going forward, while still allowing latitude for open commission discussion.

(E) Action Items

1. Emergency Management Director Erica White – Discussion/Decision – Interlocal Response

Discussion and decision on an entering into an interlocal cooperation agreement with North Summit Fire District regarding paramedic transport services.

Emergency Management Director Erica White explained the agreement formalizes an existing working relationship: North Summit now staffs paramedic-level service and will be billed quarterly only when its paramedics transport a patient in Morgan County, so cost is not passed on to residents unless the service is used. Commissioner Nickerson noted the agreement addresses resident questions about why North Summit responds in Morgan County and confirmed it improves response coverage on the county's north end. Commissioner Fackrell asked whether the agreement was reciprocal; Ms. White clarified that Morgan County does not charge for fire (as opposed to EMS/paramedic transport) response under the existing statewide mutual aid compact, so North Summit does not separately owe Morgan County under this specific agreement, though the county already recoups its own costs whenever it transports patients into North Summit's district.

Commissioner Newton moved to approve the interlocal cooperation agreement with North Summit Fire District regarding paramedic transport services.

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.

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

Wasatch Peaks Ranch (WPR) Phase 6B Final Plat: A request for approval of final plat for Wasatch Peaks Ranch Phase 6B in the Peterson area.

This is a 16-lot single-family subdivision; the Planning Commission approved the preliminary plat for Phase 6B (together with Phase 6D) on March 26, 2026. Ed Schultz, a representative for Wasatch Peaks Ranch, presented the final plat. Commissioner Fackrell asked about shared driveway access to several interior lots and about a trail/ski-run corridor shown crossing multiple lots; Brian, another Wasatch Peaks Ranch representative, confirmed shared driveway access is provided via the previously approved Phase 6A plat, and that the area alongside the ski run is part of each adjoining lot but is recorded and restricted as open space.

Commissioner Nickerson moved to approve the WPR Phase 6B Final Plat.

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.

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

Wasatch Peaks Ranch (WPR) Phase 6D Final Plat: A request for approval of final plat for Wasatch Peaks Ranch Phase 6D in the Peterson area.

Staff presented this 5-lot single-family subdivision, also recommended for approval by the Planning Commission on March 26, 2026. Commissioner Fackrell asked about a wetland area shown on one of the lots; Ed Schultz (Wasatch Peaks Ranch) and Administrative Manager Kate Becker confirmed the wetland/open-space portion is not buildable and confirmed the acreage in that phase is not eligible to be placed back into greenbelt status, as all of Phase 6 has previously been removed from greenbelt.

Commissioner Newton moved to approve the WPR Phase 6D Final Plat.

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.

4. Hon. Commissioner Matthew Wilson – Discussion/ Decision – Commissioner Request

“Many complaints of our policy to assume home bought and built are secondary residence and taxed that way unless proven otherwise, should be just the opposite. This will over burden the BOE and is unnecessary. [No supporting documents submitted with request.”; Statute attached for reference]

Commissioner Wilson raised concerns from residents who have lived in their homes for many years and recently received notices requiring them to file a primary-residence declaration or be taxed as a secondary residence, expressing concern that elderly and other residents may not understand the notice or the appeal process, and that the volume of resulting Board of Equalization (BOE) appeals is burdensome.

County Assessor Janell Walker and Administrative Manager Kate Becker explained that state law (not a policy originated by the current Assessor) requires the county to obtain a signed primary residential exemption (PRE) declaration on file for each parcel receiving the exemption, and that a 2003 county ordinance implementing this has been enforced inconsistently in the past. Without a signed declaration on file, the state could audit the county and "claw back" up to three years of exempted tax value. Residents who miss the standard filing deadline retain the right to file a late appeal through the BOE process; the Assessor's office reported having already corrected 18 cases in the current cycle and stated it has not reclassified any long-term resident's home to secondary status without cause. Commissioner Newton noted the exemption does not change the county's total tax revenue but shifts the tax burden among property owners, making accuracy important. The Assessor noted a new state law takes effect January 1, 2027, making the declaration requirement uniform statewide and removing individual county discretion. Commissioner Fackrell asked whether Ms. Walker could provide commissioners a list of residents who have not yet filed so they could assist constituents directly; County Attorney Garrett Smith cautioned commissioners selectively contacting individual residents, recommending instead a public information effort (e.g., county website or social media).

No motion was made and no vote was taken on this item; it was discussion only.

5. Hon. Commissioner Matthew Wilson – Discussion/ Decision – Commissioner Request

"Discussion and decision on CUP for Busters VRBO hangar. Being held up by attorney with no letter or phone call to explain the reason." [No supporting documents submitted with request]

Commissioner Wilson raised a commissioner request regarding a CUP for a hangar remodel at the Morgan airport. Buster Del Monte at the Morgan County Airport raised concerns to Commissioner Wilson describing delays and lack of communication from the County Attorney's office; Wilson also addressed and rejected public social-media criticism directed at him personally on the matter and disclosed his own prior conflict of interest and abstention on a related earlier vote.

County Attorney Garrett Smith responded that the criticism of him personally was unwarranted, and reminded the Commission that mutual respect should go both ways — noting that Assessor Janell Walker had similarly felt attacked earlier in the meeting, and that the Commission should hold itself to the same standard of civility it expects of the public. Garrett Smith then clarified his role and responsibilities as County Attorney: on the civil side, he enforces the Open Meetings Act, manages executive sessions, vets ordinances and resolutions, reviews and approves contracts and agreements, advises the Commission on legal risk, and defends the county against claims; he also carries criminal prosecution duties. He stated that advising individual residents or business owners on how to make their private business work is not part of his role, and that when he provides legal guidance, his priority is defending the county's interests rather than any individual applicant's. He further noted no CUP application specific to this VRBO use has actually been filed, and that his office cannot be said to be "holding up" an application that does not yet exist.

Commissioners Newton, Nickerson, Blocker, and Fackrell each gave their views. Newton said if code prohibits the use, the existing lease language allowing it should be revised; if no code prohibits it, the county should honor what was agreed. Commissioner Nickerson had his son, Sam Nickerson, report his research into other airports' practices (including a hotel operated on a public airport in Colorado) and expressed general support for allowing limited, low-impact use, tied to the county's practice of keeping airport-generated revenue within the airport fund; he also questioned why a short-term rental requires a business license but is not treated as a commercial use under county code. Blocker expressed concern that permitting an Airbnb-style use sets a precedent, raises liability questions, and was not what she understood the commission to have approved when it granted the original CUP (which she understood to cover overnight storage of aircraft, not lodging for people). Fackrell supported allowing the use, citing past efforts to increase airport revenue and reduce the general fund's subsidy of the airport, and stated that in his own view, any activity conducted for profit — including a home-based business — is inherently a commercial use regardless of the zone it occurs in.

Deputy Clerk/Auditor Chloe Adams stated that if a business license application for this type of short-term rental came to her desk, she would deny it based on the county's current code, consistent with her training through the Utah Business License Association. Planning Director Josh Cook explained that short-term rentals are treated as a residential use under county code (distinct from a home occupation permit/business license for a business operated inside a residence), and that hotels and motels — unlike short-term/VRBO rentals — are separately permitted uses within a commercial buffer zone.

County Attorney Garrett Smith advised that a CUP is a separate process from a lease, and that a lease does not itself grant a CUP; no CUP authorizing short-term residential rental currently exists for this hangar. He further explained that the airport is zoned as a commercial buffer zone, which does not permit residential uses of any kind, and that under Morgan County's short-term rental code, a short-term vacation rental is defined as a residential unit (or portion of one) rented for fewer than 30 consecutive days — a definition that only applies to residential units in residential zones. Because there are no residential units on the airport, he advised that short-term/VRBO-style rentals are not permitted there under current code, regardless of lease terms, and that a code text amendment would be required to allow the use. He distinguished this from hotels and motels, which are permitted in the commercial buffer zone but are not "apples to apples" with a VRBO, since hotels have full-time staff and are not classified as residential use. The applicant (Buster Del Monte) stated he believed the use was covered under his existing CUP based on prior public statements, including from the County Attorney. Planning Director Josh Cook separately noted the applicant is currently out of compliance with certain existing CUP conditions (including a required water-will-serve letter), which is a separate matter from tonight's discussion.

No motion was made and no vote was taken on this item. The Commission agreed to hold a future work session to discuss options with the applicant.

6. Hon. Commissioner Matthew Wilson – Discussion/ Decision – Commissioner Request

Discussion and decision on a motion to reconsider pursuant to Morgan County Resolution CR 26-03 'Commission Rules of Order and Procedure,' Rule VIII (10); Motion for reconsideration is a vote on action item 6 from the June 16th Commission Meeting regarding the "P-C Zoning Code Text Amendment."

Procedural Note: *If motion to reconsider is approved, the action item will be brought back for discussion and decision at the next scheduled County Commission meeting.*

Administrative Manager Kate Becker explained that only a commissioner who voted on the prevailing (denying) side of the original motion may bring a motion to reconsider. Commissioners Wilson, Newton, and Nickerson had voted on the prevailing side; Wilson stated he cannot make motions as chair, Newton stated he did not wish to make the motion, and Nickerson stated he was not prepared to make a motion at this meeting but wanted time to consider potential safeguards before revisiting the ordinance. **Commissioner Newton** reiterated concern that any change to the code would apply to all qualifying parcels countywide, not just the one project under discussion.

No motion to reconsider. No vote was taken.

7. Hon. Shaun Rose – Discussion/ **Public Hearing /Decision – Morgan County Recorder**

Discussion and decision on County **Ordinance CO 26-16** Morgan County Monument Preservation Ordinance. This ordinance creates a consistent process for Monument Encroachment Permits and Monument Construction Permits, requires Monument Tie Sheets to improve future monument recovery, and updates the administration of the existing Public Land Corner Preservation Fund.

Procedural Note: *The two Resolutions in the packet with this Ordinance are for illustration only and will be passed at a future Commission meeting.*

County Recorder Shaun Rose, with contracted county surveyor Jeremiah Cunningham, presented the ordinance, explaining it establishes a permitting process for monument encroachment and construction, requires monument tie sheets, updates the Public Land Corner Preservation Fund, and places the cost and responsibility for monument protection and replacement on developers rather than general taxpayers. Mr. Rose gave a specific example of an existing subdivision (in the Mountain Green/Cottonwood area) currently held up because a section-corner monument was destroyed during construction; the ordinance would require the party responsible to install and document reference monuments before further approvals proceed. Mr.

Cunningham reported roughly 800 monuments countywide, with replacement costs historically ranging from about \$1,800 to \$4,500 each, funded in part through a state monument-restoration grant program. Commissioner Nickerson noted the ordinance would place monuments deeper underground in agricultural areas to withstand plowing. Ordinance fees themselves were not adopted with this ordinance, as fee adoption requires a separate public hearing; two related resolutions in the packet were presented for illustration only and will be considered at a future meeting. Following the hearing, Recorder Rose also requested that staff be directed to review related ordinances for consistency; Planning Director Josh Cook noted he cannot initiate that review without Commission direction, and the Commission verbally directed staff to proceed.

Commissioner Nickerson moved to go to public hearing

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.

Commissioner Newton moved to close the public hearing and reconvene the regular 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.

Commissioner Nickerson moved to approve Ordinance CO 26-16, the Morgan County Monument Preservation Ordinance.

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.

8. Josh Cook – Discussion/ Public Hearing /Decision – County Planning and Zoning

Flagship Homes Development Agreement: A request for approval of County Ordinance **CO 26-17** Flagship Development Agreement for 37 acres in the Mountain Green Area.

Brandon Green summarized the proposal for the public record: a single-family and town-home development of up to 267 units, with town homes concentrated on the west end transitioning to larger single-family lots on the east; a trailhead parking area, creek crossing, and paved trail along Cottonwood Creek; one of two proposed pickleball courts open to the public; a clubhouse (approximately 2,000 square feet) reserved for residents; and property proposed to be deeded to the Mountain Green Fire Protection District for a station expansion. The proposal would reduce the required commercial component to zero under the town-center (TC) zone text amendment. A related rezone request for adjoining acreage is a separate matter proceeding through the Planning Commission and was not part of this hearing.

Commissioners raised concerns about development-agreement language allowing the applicant to adjust the unit mix (between town homes and single-family homes) up to the 267-unit cap without formally amending the agreement; Commissioner Newton and Commissioner Blocker asked for a firmer cap on how much the

August 4, 2026 – County Commission Meeting

mix could shift without returning to the Commission. Planning Director Josh Cook noted the county's standard PC-zone amendment provision (allowing minor changes up to 5%) could be incorporated; the applicant agreed to work with staff to add that limit. Commissioner Blocker stated she was not prepared to support the agreement without a defined framework for how much commercial value the county would be giving up in exchange for the proposed amenities.

Commissioner Nickerson moved to enter public hearing.

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.

Public Comment:

Lilia Allen (Mountain Green): stated she did not believe the proposed amenities were a fair trade-off for the community.

John Lannefeld (Cottonwoods area, 40-year Mountain Green resident): opposed further town-home development, stating the community cannot sustain additional units of that type and citing worsening traffic on Old Highway.

Zach Burton (Mountain Green): argued that single-family homes are not an equivalent tax-base substitute for commercial development and questioned the proposed trade-off of amenities in exchange for eliminating the commercial requirement.

Tyler Nelson (Mountain Green, Mountain Green Fire Department): spoke in support of the project, citing its benefit to the fire department.

Jennifer Lance (Mountain Green): urged the Commission not to approve the project without a commercial component.

Ryan Everhart (Mountain Green): stated that if the property is going to be developed as residential, it should be zoned residential rather than granted an exception within the town-center zone.

Commissioner Blocker moved to leave 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.

Planning Director Josh Cook clarified after the hearing that, because this item concerns an existing development agreement rather than a rezone, it should technically have been noticed as a public meeting rather than a public hearing; the actual rezone-related public hearing will occur separately before the Planning Commission. The Commission continued discussing whether the applicant should be held to the 35% commercial standard versus an all-town-home layout, agreeing the outcome need not be all-or-nothing and that the applicant could return with a revised, negotiated proposal. The applicant and Commission agreed to hold an additional work session, with the applicant submitting a list of proposed "substantial" commercial/amenity concessions in advance; a follow-up work session was scheduled for Monday, August 10 at 4:00 p.m.

Commissioner Newton moved to postpone Item 8, the Flagship Homes Development Agreement, to the August 18, 2026 meeting.

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.

9. Josh Cook – Discussion/ Public Hearing /Decision – County Planning and Zoning

3rd Amendment to the Cottonwoods DA, PRUD, and Overlay Report: A request for approval of Morgan County Ordinance CO 26-02 pertaining to the third amendment of the Cottonwoods Development Agreement, Cottonwoods Planned Residential Unit Development (PRUD) Ordinance, and the Cottonwoods Overlay Report.

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. At the July 7th, 2026 it was continued to a-date-certain being August 4th, 2026.

Commissioner Nickerson moved to postpone Item 9 to the first meeting in September (September 1, 2026), with Commissioners Blocker and Wilson assigned to work with the applicant.

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.

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

Discussion and decision on an amendment to the Exclusive Right-of-Way Easement Grant between Morgan County and Questar Gas Company previously approved at the July 7th, 2026, Commission meeting. Questar is now requesting that section five been removed from the final easement grant.

Attorney Garrett Smith recommended against removing Section 5, explaining that because the easement is exclusive — restricting the county's own access to and control over the property — removing the indemnification language would leave the county holding liability for a property it cannot access, maintain, or monitor, without a corresponding benefit.

Commissioner Newton moved to reject the amendment to the agreement with Questar Gas company requesting exclusive right-of-way easement.

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.

August 4, 2026 – County Commission Meeting

(F) Commissioner Comments:

Commissioner Blocker: Reported on the UAC annual convention (September 9–10) and asked Kate Becker to register attendees; discussed a possible Browning firearm for a convention basket/drawing; said the fair and rodeo were well received, with positive feedback on assigned seating; reported meeting with Celeste Malloy at the fairgrounds regarding I-84, and with the Northern Utah Economic Alliance Board, which will help the county build a real estate database for market analysis.

Commissioner Fackrell: No comments recorded, other than fair-related parking discussion addressed under Commissioner Newton's comments below.

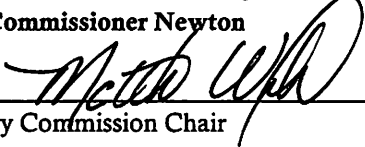
Commissioner Nickerson: Called the fair the highlight of the week despite the heat, and invited public feedback ahead of a debrief. Raised concern that members of the public are operating businesses (e.g., paid training courses, private lessons) out of county amenities such as the rifle range and pickleball courts without the intended community access or any compensation to the county. Also raised similar concern regarding private airport hangar tenants subleasing hangar space for profit at low county-set rates, noting that airport-generated revenue stays within the airport fund; asked whether the county should consider a fee structure to recoup value from these uses. Noted the Airport Advisory Board is scheduled to discuss the issue and may draft a letter to the Commission.

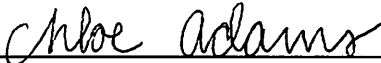
Commissioner Wilson: Thanked staff and volunteers for their work on the fair; clarified he did not intend to question County Attorney Garrett Smith's integrity earlier in the meeting and was frustrated with timing, not with him personally; said the primary-residence declaration issue (Item 4) came to his attention through resident complaints, including from his own mother, and that the notice/process is not easy for elderly or first-time homeowners to navigate.

Commissioner Newton: Thanked fair volunteers, county staff, and public works for a successful event, noting strong Friday and Saturday attendance; reported the new sound and screen system performed well and that improved power infrastructure eliminated the need for generators, aside from an unrelated city power outage; noted the county should acquire additional spider boxes and extension cords for future events. Raised ongoing concerns about unauthorized camping and resource use at the fairgrounds, and about individuals conducting paid riding lessons or similar business activity in county arenas without paying for facility use, calling it an unfair subsidy by residents. Discussed with Commissioner Fackrell possible adjustments to fair parking layout (tightening rows, using the barefoot-tubing lot) to increase capacity next year.

Commissioner Fackrell moved to adjourn at 9:24 p.m.

Seconded by Commissioner Newton

APPROVED:  DATE: 8/18/2026
Morgan County Commission Chair

ATTEST:  DATE: 8/18/2026
Morgan County Deputy Clerk/Auditor

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.