



**August 17, 2026**

**4:00 WORK SESSION WITH FLAGSHIP HOMES**

*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

**OTHERS IN ATTENDANCE**

Debbie Sessions  
Tina Kelley  
Brandon Green  
Kameron Spencer

**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  
Janet Christoffersen  
Christ Tremea  
Kent Page

**4:00 WORK SESSION**

**Flagship BCP Development Agreement Joint Concept Plan and Rezone**

Flagship Homes presented a revised concept plan for the Flagship BCP Development Agreement Joint Concept Plan and Rezone, responding to feedback previously received from the Commission requesting more open space, larger lots, and continued commercial development. The revised plan includes a larger park area for recreational use, such as soccer fields, a parking area, and a commercial area located along the old highway next to the Mountain Green Fire department to maximize visibility and community access. The Commission generally expressed support for the revised layout, including the higher-density housing near the Gardner property, the larger residential lots, and the park's placement near the fire station and main road access.

Commissioner Blocker requested a specific acreage figure for the public park rather than a general open-space reference, noting that unusable areas such as detention basins, slopes, and buffers should not count toward usable park acreage. Discussion covered whether to prioritize soccer fields or a playground within that acreage, as playground safety setbacks would reduce space available for athletic fields; a playground is also planned within the development's HOA-maintained area.

The Commission discussed the risk of a future rezone request converting commercial acreage to residential use and agreed that any rezone should remain strictly commercial. Flagship indicated a preference to dedicate trails and park space to the County rather than the HOA. The Commission raised concerns regarding the County assuming maintenance of private roadways and cul-de-sacs within the development, noting the cost and difficulty of plowing cul-de-sacs, and asked the developer to plan for snow storage areas along the main road corridor.

The Commission discussed the possibility of including a small number of deed-restricted units to help County employees such as teachers, firefighters, and police officers afford housing in Morgan County. The Commission indicated any deed-restriction proposal would need to bring pricing into the mid-\$300,000s to low-\$400,000s to be meaningful, in exchange for a reduction in required commercial acreage. Flagship noted it has had limited success with deed restrictions historically and that its smallest townhome currently costs

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approximately \$360,000 to build, with homes generally unable to be priced below approximately \$380,000 without a loss.

Commissioner Fackrell questioned the need for a commercial component at all, citing limited available parking; the remainder of the Commission reiterated support for retaining a smaller, easily accessible commercial area to serve residents without requiring travel through residential streets.

Flagship indicated it would incorporate the Commission's feedback and bring a revised concept plan back for consideration. Materials for the next work session are due in the packet by noon on August 25, 2026, and the next work session was scheduled for September 1, 2026, at 4:00 p.m.

**Commissioner Fackrell moved to adjourned at 5:43**

**Seconded by Commissioner Newton The motion carried unanimously.**

APPROVED: *Scott Wick* DATE: *9/01/26*  
Morgan County Commission Chair

ATTEST: *Chloe Adamo* DATE: *9/01/26*  
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](mailto:Jeremy@morgancountyutah.gov) at least 48 hours before the scheduled meeting.**