

**MINUTES OF MORGAN CITY
COUNCIL HYBRID MEETING**

JULY 13, 2021; 6:01 P.M.

**MAYOR AND COUNCILMEMBERS
PRESENT IN-PERSON:**

**Mayor Ray W. Little, Jeff Wardell, Jeffery Richins
and Eric Turner**

STAFF PRESENT IN-PERSON:

**Gary Crane, City Attorney; Chad Kramer, Water
Senior Operator; Denise Woods and Wanda Adams**

EXCUSED:

**Dave Alexander, Tony London and Ty Bailey, City
Manager**

OTHERS PRESENT IN-PERSON:

**Olivia Rees, Morgan County News, Jon Cannon,
Jennifer Vesper, Kimberly Vesper, Brent and Debra
Fenstermaker, and Cole Rowser**

This public meeting was held in a ‘hybrid’ in person / electronic format in accordance with House Bill 5002, Open and Public Meetings Act Amendments, signed into law on June 25, 2020. In-person attendance was allowed in the Morgan City Council Room at 90 West Young Street, Morgan, Utah. In consideration of the COVID-19 pandemic and to accommodate social distancing, attendance was monitored and limited to 12 individuals.

Due to technical difficulties, there was no audio recording or YouTube video available of this meeting.

This meeting was called to order by Mayor Ray W. Little.

The pledge of allegiance was led by Councilmember Turner.

The opening ceremony was presented by Councilmember Richins.

MINUTES AND WARRANTS

MOTION: Councilmember Turner moved to approve the following:
Minutes of the City Council Hybrid Meeting – June 8, 2021; and
Warrants.

SECOND: Councilmember Richins

The vote was unanimous to approve the minutes as written and one set of warrants.

CITIZEN COMMENTS

Jennifer Vesper, 278 South Fox Drive: Jennifer addressed the Council and requested the Council amend the current ordinance regarding chickens. She asked the Council to consider a Residential Chicken Ordinance. Jennifer addressed the current lot size for chickens within Morgan City. Many other Utah cities allowed 4 chickens no matter the size of the lot. She stated as a rural county which valued a small-town environment and supported agriculture, she suggested that backyard chickens not be classified as livestock. She stated a neighbor would still have the ability to report to Animal Control any problem with care or

upkeep. This was a matter of self-sufficiency in uncertain times. She would like to have eggs to share with neighbors, etc. She stated most people's small flocks were like pets and were well cared for.

Gary Crane, City Attorney, suggested the Council review Layton City's code because they had recently restructured their small animal code.

Discussed lot size, run requirements, and no roosters to avoid disturbance. The Council agreed to have staff draft an ordinance for residential chickens for small lot sizes in Morgan City. Wanda would gather samples of the ordinances supplied by Jennifer.

NEW BUSINESS

FINAL APPROVAL – RIVERSTONE TOWNHOMES PHASES 3, 4, AND 5; PROPERTY LOCATED AT APPROXIMATELY 275 NORTH 100 WEST

Mayor stated final approval for Riverstone Townhomes Phases 3, 4, and 5 had been requested by the applicant. The property was located just west of 275 North Main Street. He stated the development was surrounded by the Weber River to the North, Tractor Supply to the east, a vacant parcel to the south, which was zoned R-1-20, and a vacant parcel to the west which was zoned R-R. He stated Planning Commission had reviewed and approved the preliminary plat approval for Phases 3, 4, and 5. Phases 1 and 2 received final approval in March 2020. Phases 3, 4, and 5 were the last phases to be approved. The development consisted of ninety-five (95) units on 11.31 acres. Phase 3 contained 12 lots, Phase 4 contained 26 lots, and Phase 5 contained 14 lots. The final plat for each phase complied with the physical development standards as outline in 11.06.050 of the Morgan City Municipal Code.

Mayor stated the Planning Commission unanimously recommended the City Council approve the final plats for Riverstone Townhomes Phases 3, 4, and 5. Staff supported the recommendation of the Planning Commission

MOTION: Councilmember Turner moved to grant final approval to Riverstone Townhomes Phases 3, 4, and 5; Property located at approximately 275 North 100 West.

SECOND: Councilmember Wardell

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Dave Alexander – absent
Jeff Wardell – aye
Tony London – absent
Eric Turner – aye

Vote was 3 ayes; Motion passed unanimously to grant final approval to Riverstone Townhomes Phases 3, 4, and 5; Property located at approximately 275 North 100 West; Councilmember Alexander and Councilmember London were absent.

PETITION TO CITY COUNCIL FOR WATER SERVICE; PROPERTIES LOCATED AT APPROXIMATELY 510 AND 610 HIGHWAY 66 – JON CANNON

Jon Cannon petitioned the Council for City water service for properties located at approximately 510 Highway 66 and 610 Highway 66. The properties were located in the City's Annexation Policy Declaration.

He explained the water line currently crossed the property he was developing and connected to an existing home at the end of his development.

Mayor stated an easement from the State would be required for the new water line.

Discussion regarding the issue of septic tanks and getting a permit from the Health Department. The Health Department had a distance requirement from an existing sewer line before allowing septic tanks. The Council discussed the maintenance costs of the laterals and placement of fire hydrants. The current water shortage was discussed, and a comment was made for a possible moratorium on new developments being approved until the water shortage improved. Question was raised if this was approved would it be setting a policy for other petitions.

Gary Crane, City Attorney, stated the fundamental question was whether the City allowed new construction in the County to hook up to City services without requiring annexation. He suggested the Council decide what policy they wanted in place before allowing water service outside the City boundaries. The decision would set precedence going forward.

Councilmember Richins, Turner and Wardell expressed thoughts of not accepting the petition with annexation into the City.

John asked for the decision to be tabled until August 10th so he could get additional information regarding the septic tanks and fire protection.

MOTION: Councilmember Turner moved to table the Petition to Morgan City Council for Extraterritorial Water Service from Jon Cannon until August 10, 2021.

SECOND: Councilmember Richins

Discussion on the Motion: None

ROLL CALL VOTE: Jeffery Richins – aye
Dave Alexander – absent
Jeff Wardell – aye
Tony London – absent
Eric Turner – aye

Vote was 3 ayes; Motion passed unanimously to table the Petition to Morgan City Council for Extraterritorial Water Service from Jon Cannon until August 10, 2021; Councilmember Alexander and Councilmember London were absent.

SPECIAL REPORTS

Mayor

Mayor updated the Council regarding the following:

- Postcards the City sent out to each resident regarding the water shortage. The cards gave information about the conservation of water and available state websites for further information;
- The City received a grant to partially remodel the basement with offices for Weber Morgan Health Department to conduct business/services;

- Conversation with Mahogany Ridge HOA regarding changing the City's park strip ordinance to allow for xeriscape, changing greenery requirement, etc.;
- The Union Pacific Railroad gave the Robinson Spring to the City and therefore should not be receiving fee water. The Mayor will confirm and let Chad know whether they should have a meter; and
- Suggested having the Planning Commission review the City's ordinance regarding landscape requirements and allowing xeriscapes and lengthen the time before yards had to be completed in subdivisions.

Discussion regarding the levels of spring flow in the Robinson Spring and North Morgan Spring. Chad will work with Jesse to get SCADA working with the new fiber network.

Gary would be contacting Weber Basin to get a contact person for the secondary water in Morgan City. He suggested the City have a meeting with Morgan Secondary Water Association regarding the City's questions.

Wanda Adams gave an update regarding the July 4th Celebration. She stated one of the concerns the Chamber mentioned at the recap meeting was the attendance for the concert. Also, they discussed the need for more food trucks next year.

Councilmember Richins reported on the Boat Regatta and mentioned that half of the boats entered this year were from county residents/businesses.

Councilmember Turner expressed appreciation to Chad and City staff for the efforts regarding water conservation.

This meeting was adjourned at 8:18 p.m.


Denise Woods, City Recorder

These minutes were approved at the August 10, 2021 meeting.