



**MORGAN COUNCIL
OF
GOVERNMENTS**

Meeting Packet

04-16-22

4:00 p.m.

**NOTICE OF MEETING
OF THE MORGAN COUNCIL OF GOVERNMENTS**

Pursuant to Utah Code, Title 52, Chapter 4, notice is hereby given to members of the Morgan Council of Governments (COG) and to the general public that the Morgan Council of Governments will hold a meeting in open public session on **Monday, May 16, 2022, at 4:00 p.m.**, at the City Council Room, Morgan City Office Building, 90 West Young Street, Morgan, Utah.

MINUTES

Approval – Minutes of the Morgan Council of Governments (COG) – April 18, 2022

ITEMS FOR DISCUSSION/APPROVAL

1. New Growth Updates – YTD Building Permits & Occupancy – City / County
2. Breakdowns on County Local Transportation Sales Tax Option – Jared Anderson
3. Reports from COG Members Assigned to Attend WFRC Meetings
 - Jared Anderson/Robert McConnell – Transportation Coordinating Committee – Meeting Held on April 21, 2022
4. Other Business
5. Adjourn

Next Meeting: June 27, 2022 at 4:00 p.m. – City Office

In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.

Notice is hereby given that by motion of the Morgan Council of Governments (COG), pursuant to Title 52, Chapter 4 of the Utah Code, the Council may vote to hold a closed session for any of the purposes identified in that Chapter.

In compliance with the American with Disabilities Act, individuals needing special accommodations (including auxiliary communicative aids and services) during this meeting should notify Denise Woods, COG Secretary, at (801) 829-3461 Ext. 3, at least 24 hours before the meeting.

This meeting may be held electronically to allow a member to participate.

Posted on May 13, 2022

/s/ Denise Woods, COG Secretary

**MINUTES OF MEETING HELD BY MORGAN COUNCIL OF GOVERNMENTS
IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON
MONDAY, APRIL 18, 2022 AT 4:00 P.M., IN THE COUNCIL ROOM OF
THE CITY OFFICE LOCATED AT 90 WEST YOUNG STREET**

MEMBERS PRESENT: Chair London, Jeffery Richins, Jared Anderson, Blaine Fackrell, Kelly Preece, and Mayor Steve Gale

GUESTS PRESENT: Denise Woods, COG Secretary

**GUESTS PRESENT
ELECTRONICALLY:** Julie Bjornstad, Wasatch Front Regional Council

EXCUSED MEMBERS: Ron Blunck, Bret Heiner, Doug Jacobs, and Lance Evans,

This meeting was called to order at 4:05 p.m. by Chair London

APPROVAL OF MINUTES: March 21, 2022

MOTION: Kelly Preece moved to approve the minutes of the Morgan Council of Governments meeting held on March 21, 2022.

SECOND: Jeffery Richins

Motion passed to approve the minutes as written; Jared Anderson abstained from voting.

ITEMS FOR DISCUSSION/APPROVAL

NEW GROWTH UPDATES – YTD BUILDING PERMITS & OCCUPANCY – CITY / COUNTY

Chair London explained a new list in the packet which outlined the subdivisions, number of lots in each subdivision and how many of the lots had been built in both the City and County. The Cities list had 265 approved lots and 141 lots had been built. The Counties list showed 6,064 approved lots and 1,575 had been built. Only 26% of the Counties approved lots had been built.

Morgan City had 1 single family and 2 3-plex building permits submitted in March and a total of 6 for the year.

The County had 21 building permits for the month of March and a total of 40 for the year.

**APPROVAL OF THE MORGAN COUNTY LOCAL TRANSPORTATION CORRIDOR
PRESERVATION FUND APPLICATION – COMMERCIAL STREET REALIGNMENT PROJECT,
PURCHASE OF PROPERTY LOCATED AT 88 SOUTH COMMERCIAL STREET – MORGAN
CITY**

Chair London stated the appraisal on the property had been completed and the City had approved the Land Purchase Agreement between Morgan City and the Morgan County School District for the property located at 88 South Commercial Street. The appraisal of the property came in at \$250,000.00. The City's application to

the COG was for the purchase of 1.25 acres of property for the Commercial Street Realignment Project. The property was along the Weber River and north of the bus garage. The purchase of the property was in anticipation of the Young Street Bridge Project next year.

Jared Anderson stated there would be some requests of the COG from the County regarding bridges in the future. He mentioned the cost of the property was a small percentage of the overall cost of the project. He said the City was trying to finance the Bridge Project and he mentioned others needed to assist in making the Bridge Project possible. He asked for the percentage the purchase of the property was for the entire cost of the Bridge Project. The bridge projects the County would be submitting were all qualified projects, but the County was only required to pay 6.7% of the total cost of their projects. He said the City was anticipating paying 50% – 60% of the overall cost of the Young Street Bridge Project.

Chair London said the City had received a grant in the amount of \$2 Million from the STP Non-Urban Fund and had recently applied for another grant in the amount of \$2.5 Million with Congressman Blake Moore's office, but it wasn't guaranteed.

Jared pointed out the COG needed to recognize the percentages the City and the County were both contributing to their projects.

Blaine Fackrell clarified the City was applying to the COG for the \$250,000.00 from the Corridor Preservation Fund to purchase the property. He stated there was \$513,000.00 in the fund and 50% could be used for the purchase of property.

Jared stated the Young Street Bridge Project benefitted everyone in the County and he suggested the COG approve the application and then it would go before the County Commission for approval.

Julie Bjornstad stated legislatively the COG could only do the prioritization once a year. She asked what the policy change was which the County made.

Jared said the prioritization wasn't changed because it was one City and one County, but the policy stated the projects which qualified for minor and major collector roads were the projects which could be funded with the Corridor Preservation Funds. The change to the policy allowed for the City/County to submit and apply for funds on a monthly basis when needed. The intent was to make the process easier instead of waiting a full year in order to get the funds.

Blaine clarified the funds would be used to purchase the property from the School District so Commercial Street could be moved from railroad property to City property, and it would preserve the corridor.

Chair London stated there were some elevation issues regarding the Young Street Bridge and by purchasing the property from the School District and the realignment of Commercial Street onto that property had resolved the elevation issues.

Kelly Preece stated the realignment of Commercial Street also assisted in the walkways the School District wanted to do, it straightened the road out, and fixed the angle of the Bridge for safety.

MOTION: Jared Anderson moved to approve the transition of the Morgan County Local Corridor Preservation Funds in the amount of \$250,000.00 and recommend approval by the County Commission from the COG.

SECOND: Kelly Preece

Vote was 5 ayes; The motion passed to approve the transition of the Morgan County Local Corridor Preservation Funds in the amount of \$250,000.00 for the purchase of property from the Morgan County School District and recommend approval by the County Commission from the COG.

INTER-LOCAL AGENCY AGREEMENT TO ESTABLISH THE MORGAN COUNTY RURAL PLANNING ORGANIZATION – JARED ANDERSON

Jared stated the Inter-Local Agency Agreement to Establish the Morgan County Rural Planning Organization was approved by the County Commission last August and it had been signed by both the County and Wasatch Front Regional Council (WFRC). The signature from the City was needed. He stated the County would pay the amount of \$11,400.00 each year to the WFRC for the Rural Planning Organization (RPO). The City would be part of the organization to create the RPO and assist in the creation of the by-Laws for the RPO. He had a conversation with Ty Bailey, City Manager, regarding the dates listed in the agreement and once the agreement was signed, they would get started on the creation of the by-Laws. He explained the RPO was a mechanism set-up for rural planning and the main function was for the planning opportunities which the state or federal government might have funding available for.

Julie stated with the RPO the WFRC could assist with grant applications and prioritization of projects.

Jared explained that without the RPO the City and County could miss out of funding opportunities.

Julie suggested there be a discussion regarding what the RPO could do for the COG and how they would interact. Once the City signed the agreement the date in the agreement to finalize the by-laws could be changed.

REPORTS FROM COG MEMBERS ASSIGNED TO ATTEND WFRC MEETINGS

Blaine reported on the Active Transportation Committee meeting held on April 13, 2022. He stated the Committee had five main goals they were trying to accomplish, and one was educating the youth of the community about trail etiquette. The County trails committee would meet to discuss things which needed to be worked on before the County's trail plan was completed. He mentioned the month of May was Bike Month and "The Golden Spoke Ride" was scheduled for on May 14th. This was to encourage people to get active outdoors. He mentioned the Golden Spoke Trail which was from Cache Valley to Provo and that Weber County had a trail planned for up Weber Canyon along the southside of the river to the power plant.

Discussion regarding bike trails through the County and the difficulty in creating bike paths along roads within the County, i.e., Morgan Valley Drive and State Street.

Jared mentioned a property acquisition which was taking place with the Geneva Gravel Pit. Geneva was looking at expanding back up the mountain even further. Geneva was speaking with the state and the state wanted public access for hunters. Geneva wanted to keep the property between the old state sheds and The Hitching Post to have access to their property. He said there had been discussion with Geneva about a possible hiking and mountain biking trail along with access to the state property for hunters. He also mentioned an idea of incorporating the Mickelsen Mile, which would connect to the Young Street Bridge, and eventually up to the County property past the pickleball courts and then under the bridge to the property for hiking and biking trails on the mountain.

OTHER BUSINESS

Jared stated the County Commission would be discussing the Local Transportation Sales Tax Option at their next meeting and the Commissioners were ready to move forward with it. He explained there were two quarter percent options available and voter approval wasn't necessary. He stated a certain amount of the one quarter

percent would go towards the City and there was also an amount which would go to COG for future projects like the Bridge.

Kelly mentioned the RAMP tax and the amount of money which had been generated over the last three years. He said educating the community on the benefits the City and County received from these taxes would be beneficial.

Jared explained the floodway along the Weber River. An employee of CRS Engineers created the old floodway map, and it was incorrect because they used old modeling and only did bridge crossings. There was grant funding available of \$100,000.00 to minimize the floodway with a new modeling procedure and the grant would pay for half of it and the County was looking at applying for that grant to minimize the floodway outlined on the floodway map. The area included in the new map from the dump site all the way up to the end of the County property by the golf course.

Blaine informed COG the County had hired a new contract group, Vista Works and Luminary Consulting, who would assist the County and the City with promotion of tourism.

This meeting was adjourned at 5:06 p.m.

Denise Woods, COG Secretary

These minutes were approved at the May 16, 2022 meeting.

MORGAN CITY BUILDING PERMITS AND SUBDIVISIONS

2021		
Month	Single family	Multifamily
October	3	2 4-plex
November	3	1 3-plex
December	1	

2022		
Month	Single family	Multifamily
January	2	0
February	1	0
March	1	2 3-plex
April	4	
May		
June		
July		
August		
September		
October		
November		
December		

SUBDIVISION		
NAME	# LOTS	# Built
Pheasant Run	32	23
Mahogany Ridge 4/5	36	32
Mtn Vista Villas	19	19
Valley Vista Estates	24	4
Rupp Subdivision	24	
Quail Hollow phase 2	32	14
Riverstone Townhomes	98	49

Waiting final approval



MORGAN COUNTY 2011 TO 2020 BUILDING PERMITS

5/2/2022

2022					
Bldg Permits					
Month	All	Mt. Green	All Other County	Single Family MG	Single Family Other
Jan	7	5	2	0	0
Feb	12	5	7	1	3
March	21	7	14	2	2
April	21	8	13	0	4
May					
June					
July					
August					
Sept					
Oct					
Nov					
Dec					
TOTAL	61	25	36	3	9
%All Permits in Mtn Green				41%	
%SFH in Mountain Green				12%	

2021					
Bldg Permits					
Month	All	Mt. Green	All Other County	Single Family MG	Single Family Other
Jan	14	8	6	4	1
Feb	11	6	5	0	0
March	15	6	9	2	1
April	8	0	8	0	0
May	14	6	8	5	1
June	19	12	7	5	2
July	7	4	3	0	1
August	20	14	6	2	1
Sept	22	14	8	6	1
Oct	21	12	9	3	0
Nov	21	7	14	4	1
Dec	5	2	3	0	1
TOTAL	177	91	86	31	10
%All Permits in Mtn Green				51%	
%SFH in Mountain Green				34%	

2020					
Bldg Permits					
Month	All	Mt. Green	All Other County	Single Family MG	Single Family Other
Jan	14	9	5	5	0
Feb	10	8	2	4	1
March	11	4	7	3	2
April	20	10	10	6	6
May	17	12	5	1	1
June	14	6	8	0	2
July	19	11	8	1	1
August	28	18	10	7	3
Sept	29	20	9	4	1
Oct	31	17	14	4	2
Nov	11	6	5	0	2
Dec	24	14	10	6	2
TOTAL	228	135	93	41	23
%All Permits in Mtn Green				59%	
%SFH in Mountain Green				30%	

2019					
Bldg Permits					
Month	All	Mt. Green	All Other County	Single Family MG	Single Family Other
Jan	5	2	3	0	1
Feb	13	6	7	2	2
March	11	7	4	0	3
April	13	4	9	0	5
May	15	9	6	3	2
June	15	8	7	2	2
July	21	9	12	0	5
August	15	7	8	2	3
Sept	19	7	12	1	2
Oct	28	13	15	4	1
Nov	9	3	6	0	1
Dec	0	0	0	0	0
TOTAL	164	75	89	14	27
%All Permits in Mtn Green				46%	
%SFH in Mountain Green				19%	

Date Updated 3/29/22

<u>Subdivision</u>	<u>Entitled Lots</u>	<u>Built Lots</u>	<u>% Complete</u>
Rosehill	73	73	100%
Rollins Ranch	162	156	96%
Highlands	200	189	95%
Aspen Meadows	28	28	100%
Whisper Ridge Phase 1	63	57	90%
Whisper Ridge Phase 2	31	0	0%
Ponderosa	101	2	2%
Trappers Pointe	67	67	100%
Woodland Heights	30	21	70%
Lamb Subdivision	16	15	94%
Fox Hollow	17	16	94%
Little Horn Subdivison	3	3	100%
Monte Verde	30	28	93%
Mountain View Estates	28	28	100%
West Winds Subdivision	3	2	67%
Cottonwoods Development Agreement	877	428	49%
Cottonwoods @ Rose Hill	69	67	97%
Cottonwood Hills	149	139	93%
Cottonwood Meadows	121	116	96%
Stone Ridge	77	70	91%
Cottonwoods Phase 5A Meadow Park West	68	29	43%
Cottonwoods Phase 7A Spring View	29	5	17%
Cottonwoods Phase 7B Spring View	25	0	0%
Meadow Ridge	2	2	100%
Cottonwoods Phases 6, 8 & 9	337	0	0%
Mountain Green Village Development Agreement	533	0	0%
Snow Basin Development Agreement	2447	0	0%
Circle S Farms	3	0	0%
Northside Creek	22	0	0%
Heather Meadows	7	2	29%
The Ranches at Round Valley	8	0	0%
Paul Warner Subdivision	12	2	17%
Rivala Development Agreement	115	0	0%
Roam Subdivision	183	0	0%
Golden Hills	16	0	0%
Dutchman's Way	3	0	0%
Legacy Hills	3	0	0%
Oak Haven	2	1	50%
Riverbend Estates	7	0	0%
Wiscombe Ranch	4	1	25%
Canyon View Commercial West	9	0	0%
Frontier Estates	10	0	0%
Streadbeck Subdivision	3	0	0%

Kingston Revocable Trust	2	2	100%
Lee's Market Place Commercial Subdivision	4	0	0%
Canyon View Commercial	7	0	0%
Shady Creek Estates	21	0	0%
Rowser Ranch	3	1	33%
Whittier Estates	34	25	74%
TOTAL		6064	1575
		Remaining Entitled Lots	4489
			26%

Lots in Red are still in the process of getting approval

