



MORGAN COUNCIL OF GOVERNMENTS

Meeting Packet

08-15-22

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, August 15, 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) – June 27, 2022

ITEMS FOR DISCUSSION/APPROVAL

1. New Growth Updates – YTD Building Permits & Occupancy – City / County
2. Update on Trails
3. Update on RDA Agreements with City, County and School District
4. Update on Wasatch Peaks Resort Project – Blaine Fackrell
5. Update on County Local Option Sales Tax – Funds to COG – Jared Anderson
6. Reports from COG Members Assigned to Attend WFRC Meetings
 - Blaine Fackrell – Active Transportation Committee (ATC) – August 10, 2022
7. Other Business
8. Adjourn

Next Meeting: September 19, 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 August 12, 2022

/s/ Denise Woods, COG Secretary

**MINUTES OF MEETING HELD BY MORGAN COUNCIL OF GOVERNMENTS
IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON
MONDAY, JUNE 27, 2022 AT 4:00 P.M., IN THE COUNCIL ROOM OF
THE CITY OFFICE LOCATED AT 90 WEST YOUNG STREET**

MEMBERS PRESENT: Chair London, Steve Gale, Kelly Preece, Ron Blunck, Blaine Fackrell, and Bret Heiner

GUESTS PRESENT: Denise Woods, COG Secretary

GUESTS PRESENT ELECTRONICALLY: Julie Bjornstad, Wasatch Front Regional Council

EXCUSED MEMBERS: Jeffery Richins, Jared Anderson, and Doug Jacobs

OTHERS PRESENT: Chandler Beutler, Northern Utah Director – Senator Mitt Romney’s Office

This meeting was called to order at 4:00 p.m. by Chair London

APPROVAL OF MINUTES: May 16, 2022

MOTION: Boardmember Fackrell moved to approve the minutes of the Morgan Council of Governments meeting held on May 16, 2022

SECOND: Mayor Gale

The vote was unanimous to approve the minutes as written.

ITEMS FOR DISCUSSION/APPROVAL

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

Chair London referenced the information in the packet from the City and the County regarding new growth updates. He pointed out the current City subdivisions, i.e., Riverstone Townhome Subdivision (50% complete), Pheasant Run Subdivision (almost completely built-out), Rupp Subdivision (24 lots – located on Island Road), and Valley Vista Estates (4 building permits issued to date).

Boardmember Preece stated he had been asked if there would be sidewalks installed along Island Road with the development of the Rupp Subdivision for pedestrians to get to 100 North. He asked Chair London what the plan was for the subdivision.

Chair London stated the issue had been discussed in the Planning Commission meeting regarding this subdivision and he said with future development and additional accesses there was a possibility this issue would be addressed at that time. Currently no sidewalks were being installed along Island Road.

Boardmember Fackrell stated Jared Anderson was going to be discussing the County’s lists with Bailey.

Boardmember Blunck mentioned at the High School the number of students had increased by approximately 80 and the District as a whole was up by approximately 130 students. He stated typically there was more growth in the High School. He mentioned when he started on the School Board there were

about 2,000 students and currently there were about 3,200 students. The average class size at the High School was 22 students.

BREAKDOWNS ON THE COUNTY TRANSPORTATION LOCAL OPTION SALES AND USE TAX – JARED ANDERSON

Boardmember Anderson was absent.

Chair London asked Julie Bjornstad, Wasatch Front Regional Council, if she had the information.

Boardmember Fackrell stated the County had approved it and it was his understanding that it would begin in July.

Denise Woods, Secretary, stated Boardmember Anderson had asked for this item to be on the agenda, but at the last County Council meeting the Resolution hadn't been approved yet. It was discussed and the Resolution would be done soon.

Boardmember Fackrell will check and make sure the Resolutions had been done. He said the County had passed two quarters.

Julie explained the percentage to the County from the third quarter would be .15% and the City would receive .01%, and the fourth quarter was based on all of the entities who had adopted the fourth quarter within the State. The state then collected the funds and distributed them 50/50 based on population and location of the tax collected.

Chair London asked what the County's sales tax would be.

Boardmember Fackrell stated the County's sales tax would be 6.7% and the City would be 6.95%.

Chair London asked Julie if she could report back to the COG in August with the estimated amounts the County and the City would receive from the different quarters of the tax collected.

Julie stated she would also give a report in August about the committees which haven't been reported on from the other Boardmembers.

REPORTS FROM COG MEMBERS ASSIGNED TO ATTEND WFRC MEETINGS:

Jared Anderson / Robert McConnell – Community Development Block Grant Regional Review Committee (CDBG RRC) – Meeting Held on May 17, 2022

No update given.

Matt Wilson / Mike Newton – Regional Growth Committee (RGC) – Meeting Held on May 19, 2022

No update given.

Mike Newton / Blaine Fackrell – Wasatch Front Regional Council (WFRC) – Meeting Held on May 26, 2022

Boardmember Fackrell stated one of WFRC's long-term goals was to increase multi-modal transportation, i.e., bus transit or other forms of transportation and possibly here to Morgan. He mentioned the Station Area Plan (SAP) dealt with transportation needs within property zoned for higher density. He also mentioned nonmotorized transportation, i.e., trail systems within the County and the City which linked together and

the trail system from Weber County, which would go through the canyon, and then hook up with a County trail. He mentioned the work he was doing on trying to get the Old Trapper's Loop Road resurfaced into a trail from Weber County to Morgan County. There was a concern from some of the ranchers along the old road that hikers and/or mountain bikers would go over their fences and camp. They were working on ways to mitigate the issue. He discussed the Golden Spoke Trail which went from Brigham City down to Santaquin and there were 'spokes' of the trail which went into different cities. He mentioned it would go through Provo Canyon into Heber Valley.

OTHER BUSINESS

Mayor Gale stated the City hoped to begin the Young Street Bridge in the spring of 2023. The sidewalk project on 100 North was stalled because of the lack of concrete. He mentioned the new parent drop-off area along 100 North for students going to the Middle School. The remodeling of the basement of the City building was almost complete and Weber-Morgan Health Department and Weber Human Services would be leasing the space from the City.

Chair London mentioned the paved trail to be installed from the end of Commercial Street to the County Fairgrounds.

Mayor Gale complimented Brett Heiner on the quick work completing the Peterson Bridge.

Brett Heiner, Morgan County Public Works Director, updated the Board regarding the Stoddard Bridge project. He stated the County would be responsible for the paving and the State was in charge of everything else on the project. He stated the bids for the Croyden Bridge came in high (\$5.1 Million) and the total estimated price for project would be approximately \$7 Million.

Chandler Beutler, Northern Utah Director – Senator Mitt Romney's Office, introduced himself and stated he would be attending the future meetings and then reporting back to Mitt Romney's Office.

Discussion regarding the direction the City planned on going with the remodeled Train Depot, i.e., visitor's center, office for County Historian, etc. Boardmember Fackrell mentioned some ARPA money the County had set aside for the City to assist with the water tank.

Boardmember Preece requested a report back from the County regarding the Wasatch Peaks Resort. The first phase of 52 lots had been sold and the majority of the homes would be second homes.

Boardmember Blunck asked specifically for the number of building permits issued to date in the Wasatch Peaks Resort.

The consensus of the COG Board was to cancel the meeting to be held in July.

This meeting was adjourned at 4:44 p.m.

Denise Woods, COG Secretary

These minutes were approved at the August 15, 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	2	2-3 plex
June	4	0
July	0	0
August		
September		
October		
November		
December		

SUBDIVISION		
NAME	# LOTS	# Built
Pheasant Run	31	25
Mahogany Ridge 4/5	36	32
Mtn Vista Villas	19	19
Valley Vista Estates	22	6
Rupp Subidvision	24	
Quail Hollow phase 2	32	14
Riverstone Townhomes	98	55

Waiting final approval



MORGAN COUNTY 2011 TO 2020 BUILDING PERMITS
8/1/2022

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	16	7	9	1	3
June	22	15	7	2	0
July	23	9	14	1	2
August					
Sept					
Oct					
Nov					
Dec					
TOTAL	122	56	66	7	14
%All Permits in Mtn Green				46%	
%SFH in Mountain Green				13%	

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 8/10/22

<u>Subdivision</u>	<u>Entitled Lots</u>	<u>Built Lots</u>	<u>% Complete</u>
Rollins Ranch	162	156	96%
Highlands	200	189	95%
Whisper Ridge Phase 1	63	57	90%
Whisper Ridge Phase 2	31	0	0%
Ponderosa	101	2	2%
Woodland Heights	30	21	70%
Lamb Subdivision	16	15	94%
Fox Hollow	17	16	94%
Monte Verde	30	28	93%
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%

Warner West Subdivision

	53	0	0%
TOTAL	5918	1376	23%
	Remaining Entitled Lots		4542

Lots in Red are still in the process of getting approval

