



MORGAN COUNCIL OF GOVERNMENTS

Meeting Packet

09-19-22

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, September 19, 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) – August 15, 2022

ITEMS FOR DISCUSSION

1. New Growth Updates – YTD Building Permits & Occupancy – City / County
2. County Local Option Sales Tax – Jared Andersen / Blaine Fackrell
3. Reports from COG Members Assigned to Attend WFRC Meetings
 - Jared Andersen – CDBG Regional Review Committee (CDBG RRC) – August 16, 2022
 - Matt Wilson / Mike Newton – Regional Growth Committee (RGC) – August 18, 2022
 - Jared Andersen / Robert McConnell – Transportation Coordinating Committee (Trans Com) – August 18, 2022
 - Mike Newton / Blaine Fackrell – Wasatch Front Regional Council (Council) – August 25, 2022
 - Jared Andersen – Joint Policy Advisory Committee (JPAC) – September 1, 2022

ACTION ITEM

4. Approval of Adding Weber River Floodplain Mapping Study to the WFRC CIB List – Jared Anderson
5. Other Business
6. Adjourn

Next Meeting: October 17, 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 September 16, 2022

/s/ Denise Woods, COG Secretary

**MINUTES OF MEETING HELD BY MORGAN COUNCIL OF GOVERNMENTS
IN REGULAR SCHEDULED OPEN PUBLIC SESSION ON
MONDAY, AUGUST 15, 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, Steve Gale, Kelly Preece, and Ron Blunck

**MEMBERS PRESENT
ELECTRONICALLY:** Blaine Fackrell

GUESTS PRESENT: Denise Woods, COG Secretary

EXCUSED MEMBERS: Jared Andersen, Bret Heiner, Doug Jacobs, and Ty Bailey

This meeting was called to order at 4:07 p.m. by Chairman London

APPROVAL OF MINUTES: June 27, 2022

MOTION: Boardmember Blunck moved to approve the minutes of the Morgan Council of Governments meeting held on June 27, 2022.

SECOND: Boardmember Fackrell

The vote was unanimous to approve the minutes as written.

ITEMS FOR DISCUSSION/APPROVAL

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

Chairman London reviewed the City subdivisions and the number of vacant lots, which included the Riverstone Townhomes and the Rupp Subdivision, and there were 111. He clarified the Rupp Subdivision hadn't received final approval yet, but they would receive it shortly. There were no new City building permits issued in July. The Pheasant Run Subdivision was almost completely built out. He mentioned with the increase of interest rates it would be interesting to see what happened to the housing market. He mentioned the County had reported 23 building permits issued in July.

Boardmember Fackrell mentioned the status of the following subdivisions in the County: the Roam Subdivision in Mt. Green was moving along, Whisper Ridge Subdivision had received final approval, Cottonwoods, Phase 7B Spring View, Heather Meadows, Northside Creek, Shady Creek Estates, and Golden Hills.

Boardmember Blunck said in the Cottonwoods roads were being installed to the next phase and had approximately seven homes with foundations and the townhomes were being built quickly.

Denise Woods clarified the subdivisions in red on the County's list had not been approved as of the date of this meeting.

TRAILS

Chairman London explained with the construction of Young Street Bridge the City was going to continue the Mickelsen Mile up to the fairgrounds/the City boundary and also the trails would connect to the end of Commercial Street.

Boardmember Fackrell explained the preliminary trail plans for the County. He was working on applying for grants for trails from Commercial Street down and up the Weber River, potentially past Round Valley Golf Course. He said the planning of the County trails should be completed in October. He said the Trails Advisory Committee met on the last Monday of every month. He mentioned the committee discussed education regarding bicycle awareness and safety being presented in the schools. He said the WFRS Active Transportation Committee had discussed an education component with the trail program which would teach students from age 5 and up about bicycle safety.

Boardmember Blunck said he would mention this to the school's safety committee.

Denise Woods, COG Secretary, mentioned that Weber Morgan Health held a safety fair in the park. She suggested Boardmember Fackrell speak with Amanda Webb.

RDA AGREEMENTS WITH CITY, COUNTY, AND SCHOOL DISTRICT

Chair London updated the Board regarding the RDA Agreements between the RDA and the City, County, and School District. The City Council had approved the amendment to the RDA Agreement which restructured the payments going forward, and the County, and the School District needed to present them to the School Board and County Commission for their approval. He expressed his appreciation to the County and the School Board for their continued participation with RDA.

Boardmember Blunck expressed his appreciation to Ty Bailey, City Manager, for his work on making the RDA more beneficial to everyone.

Boardmember Preece mentioned that with the growth in the last five years, the COG meetings and the participation from the School District, City and County had become very beneficial and a partnership had developed between the entities involved.

WASATCH PEAKS RESORT PROJECT – BLAINE FACKRELL

Boardmember Fackrell updated the Board regarding Wasatch Peaks Resort Project. He said there were a total of 52 lots recorded and 46 of those had contracts, with 20 of those contracts being closed. He said some adjustments may be made in the first phase which would increase the total number of lots to 55 instead of 52 and they were virtually all sold. He said the next phase had 25 lots and it would be coming shortly for approval and there were people lined up for Phase 3. The maintenance fees each year would be in the range of \$150,000.00 per year, which included a minimum of \$50,000.00 for the HOA, the PID and club dues. He said the majority of the homes would be second homes, but he had been told 5 could possibly be residential.

COUNTY LOCAL OPTION SALES TAX – FUNDS TO COG – Jared Andersen

Boardmember Fackrell stated Julie Bjornstad, WFRS, would be giving a presentation at the next COG meeting.

REPORTS FROM COG MEMBERS ASSIGNED TO ATTEND WFRC MEETINGS

ACTIVE TRANSPORTATION COMMITTEE (ATC) – AUGUST 10, 2022 – Blaine Fackrell

Boardmember Fackrell said during the meeting they discussed bicycle education which he mentioned earlier. He mentioned the components to the Active Transportation Committee were to build, to educate, and to implement. He stated there was funding available as soon as the trail plan was finalized. He said there had been discussions regarding a mountain bike facility which could be used year-round. He was currently talking to landowners throughout the County regarding a trail system throughout the County.

OTHER BUSINESS

Chair London informed the Board the City had closed on the property they purchased from the School District for the realignment of Commercial Street.

Denise said Ty had requested his appreciation to the COG (School District and the County) for the money to purchase the property be mentioned.

Discussion regarding the Young Street Bridge and possible funding. Mayor said he had a conversation with UDOT regarding the possibility of a second off/on ramp to Morgan City.

Boardmember Fackrell updated the Board regarding the Croyden Bridge Project. He said construction would begin November 1st and the bridge would be closed for most of the winter. He asked the opinions of the School District and the City regarding an entrance to Como Springs being on 100 South.

Mayor Gale stated historically the entrance had been by the fairgrounds and there had been signage directing traffic down Commercial Street to that entrance for over 70 years. He mentioned several issues, i.e., the school crossing which became very congested at certain times of the day, historically where the entrance had been, and it was not a safe entrance to the park. The City had received vocal and written complaints regarding this issue. The City was not in favor of the entrance on 100 South.

Boardmember Fackrell asked if the City had decided what would be done with the Train Depot once it was finished. He suggested having a discussion regarding the best use of the Train Depot.

Chair London and Mayor Gale mentioned there had been discussion about a possible information/visitor's center or museum.

This meeting was adjourned at 4:56 p.m.

Denise Woods, COG Secretary

These minutes were approved at the September 19, 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	0	0
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
9/1/2022

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	17	7	10	0	0
Sept					
Oct					
Nov					
Dec					
TOTAL	139	63	76	7	14
%All Permits in Mtn Green				45%	
%SFH in Mountain Green				11%	

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 - Approved	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 Approved	2	2	100%
Lee's Market Place Commercial Subdivision	4	0	0%
Canyon View Commercial Approved	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

