

**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.

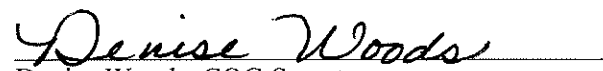
Boardmember Fackrell updated the Board regarding the Croyden Bridge Project. He said construction would begin November 1<sup>st</sup> and the bridge would be closed for most of the winter. He asked the opinions of the School District and the City regarding an entrance to Como Springs being on 100 South.

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.