

**MINUTES OF MORGAN CITY  
COUNCIL WORK MEETING**

**SEPTEMBER 12, 2023; 6:00 P.M.**

**MAYOR AND COUNCILMEMBERS**

**PRESENT:**

**Mayor Steve Gale, Tony London, Eric Turner, Jeffery Richins and Dave Alexander**

**STAFF PRESENT:**

**Ty Bailey, City Manager; and Denise Woods, City Recorder**

**STAFF PRESENT ELECTRONICALLY:**

**Gary Crane, City Attorney**

**EXCUSED:**

**Jeff Wardell**

**This meeting was held in the Council Conference Room of the Morgan City Offices, 90 West Young Street, Morgan, Utah. The meeting was streamed live on YouTube and available for viewing on the City's website – [morgancityut.org](http://morgancityut.org).**

This meeting was called to order by Mayor, Steve Gale.

**ITEMS FOR DISCUSSION**

**DISCUSSION – ANNEXATION PETITION FOR 54.36 ACRES OF PROPERTY LOCATED AT APPROXIMATELY 555 WEST OLD HIGHWAY ROAD, 936 NORTH 700 EAST, 1075 NORTH 700 EAST, AND 1050 NORTH 600 WEST, MORGAN, UTAH 84050, AS REQUESTED BY LISA C. PREECE**

Ty Bailey, City Manager, informed the Council the City had received a Notice of Intent from Lisa C. Preece on behalf of herself and Shaun D. Preece, Waylon S. and Michaela Preece, Eugenia H. and Blake E. Rowser, Arlene S. Christensen, Trustee, and Deanne C. Johnson, Trustee, to annex 54.36 acres of property into the City's boundary. He explained where the properties to be annexed were located. He mentioned a previous agreement the City had with Arlene Christensen regarding a sewer easement which allowed for 5 sewer connections and annexation when requested. He said all the property owners had signed the petition for annexation. He explained this was not approving of the annexation, but only notifying the City of their intent. He said the County had sent out notices to property owners within 300 feet of the proposed property to be annexed.

Mayor asked if the road leading to the sewer lagoons would become a City road with annexation.

Gary Crane, City Attorney, clarified that if the description of the road wasn't included in the annexation petition the road would remain in the County.

Discussion regarding the dirt road from the freeway to the sewer lagoons. Gary mentioned the applicant could request for it to become a City road and the County also needed to sign off on it coming into the City.

**Jake Young, City Planner, arrived at 6:14 p.m.**

Discussion regarding the current zoning of the property and possible zoning designations after annexed into the City.

Jake Young, City Planner, clarified the City would assign a zone to the property following the General Plan, but the land use would remain the same.

Gary stated if no zone designation was given to the property, it would automatically come into the City with the Agriculture zone designation. The petitioner would request the zoning designation and it would go through the Planning Commission for recommendation to the City Council.

Ty stated he didn't see an issue with this annexation, and it would solve the problem of extending services out of the City boundary. Currently, these lots have City water and electricity so by annexing they would have all City services. He mentioned curb, gutter, and sidewalk would be required at time of development.

Discussion regarding an annexation agreement requiring the property owners who were annexing agreeing to install the improvements across the front of their properties when the property develops.

Discussion and clarification of the annexation process moving forward. All affected entities were notified and if no protests are received then the annexation would move forward.

#### **DISCUSSION – MIXED RESIDENTIAL OVERLAY (MRO) ZONE**

Jake clarified the changes made to the draft ordinance since the last discussion. He stated the MRO was for variety of home choices and sizes and not for infill development. He said it could be part of a larger development and the minimum size was changed to 4 acres instead of 2.5 acres. He stated this change would allow for a more substantial project because the MRO would require an HOA and it would provide more homes within the HOA so they could survive, and the open space requirement would be more substantial. He said if it was more than 10 acres it would be a 4:1 ratio. He mentioned the base zones where the MRO would be allowed. He said when an application was made the developer could apply for a rezone and the MRO at the same time so the process would not be slowed down. He said the MRO would not be allowed in the commercial corridor (Commercial Street and State Street to Young Street). He explained an addition which required that 75% of the open space must be less than 10% slope and if part of the slope was greater than 10% they would be required to present a grading plan so it could be approved at the same time.

#### **DISCUSSION – CONDITIONAL ACCEPTANCE – VALLEY VISTA PHASE 1 SUBDIVISION**

Ty stated Valley Vista Phase 1 Subdivision was up Jenny Lane and all the improvements had been installed and inspected by the City Engineer and City Staff. He said Ben Slater, JA Jones & Associates, had provided a memorandum recommending conditional acceptance of Valley Vista Phase 1 Subdivision. He explained this would start the one-year guarantee period. He said an escrow had been set up in the amount of \$144,002.35 to cover the 10% guarantee amount and it would be held in escrow until final acceptance was granted.

#### **DISCUSSION – STEEL SOLAR 1B PROJECT SECOND AMENDED AND RESTATED TRANSACTION SCHEDULE UNDER THE MASTER FIRM POWER SUPPLY AGREEMENT WITH UAMPS**

Ty explained UAMPS had already done Steel Solar 1A, which was the connection to the grid and the substation. He said the project had been renegotiated and one of the big benefits was that as part of the solar project UAMPS had secured approximately six acres to do battery storage. He said since they were doing a power purchase agreement with the solar company, UAMPS also had the option to install their own batteries and operate their batteries and discharge them at their leisure. He said the City had 50 kilowatts, which was a small commitment to the project. He said everyone was producing solar, but the need for it

was during the evening when solar died down and everyone came home and turned on everything, but UAMPS would be able to put whatever battery capacity the City needed and discharge it later so UAMPS could still purchase the power at the rate of 32 cents when it was produced.

Discussion regarding transmission to all participants of the project and how it was billed.

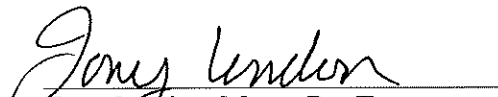
Ty explained the City was a 5.5 megawatt system and in the near future we were going to be about 1.5 megawatt short of our needs and we would be buying out of the pool and sometimes that price could be quite high.

**TRAINING – GARY CRANE, CITY ATTORNEY**

No training was provided.

This meeting was adjourned at 6:57 p.m.

  
Denise Woods, City Recorder

  
Tony London, Mayor Pro Tem

These minutes were approved at the November 14, 2023 meeting.