

MINUTES
WEBER COUNTY COMMISSION
Tuesday, October 2, 2018 - 10:00 a.m.
Commission Chambers, 2380 Washington Blvd., Ogden, Utah

In accordance with the requirements of Utah Code Annotated Section 52-4-203, the County Clerk records in the minutes the names of all persons who appear and speak at a County Commission meeting and the substance "in brief" of their comments. Such statements may include opinion or purported facts. The County does not verify the accuracy or truth of any statement but includes it as part of the record pursuant to State law.

WEBER COUNTY COMMISSIONERS: James "Jim" H. Harvey, James Ebert, and Scott K. Jenkins.

OTHER STAFF PRESENT: Ricky D. Hatch, County Clerk/Auditor; Christopher Crockett, Deputy County Attorney; and Fátima Fernelius, of the Clerk/Auditor's Office, who took minutes.

A. WELCOME – Chair Harvey

It is National Suicide Prevention Month and Commissioner Ebert expressed some thoughts on the topic outlining risk factors and stating the need for us as a community to embrace our responsibility to help prevent suicide. He stated that the Commission was asking each of us to be part of the solution.

B. INVOCATION – Ricky Hatch

C. PLEDGE OF ALLEGIANCE – Ronda Kippen

D. THOUGHT OF THE DAY – Commissioner Ebert

E. PUBLIC COMMENTS: Chris Crockett, Deputy County Attorney, mentioned that tonight Peery's Egyptian Theatre will show the film, *Suicide, The Ripple Effect*—part of a global mission to help reduce the number of suicides.

F. CONSENT ITEMS:

1. Warrants #1557-1562 and #432329-432479 in the amount of \$1,951,512.69.
2. Purchase orders in the amount of \$788,903.02.
3. Minutes for the meeting held on September 25, 2018.
4. Surplus computers and equipment from Information Technology.
5. Change Order #12 for manhole repair & rock wall installation for roadside slope stabilization - Geneva Rock.

Commissioner Jenkins moved to approve the consent items; Commissioner Ebert seconded.

Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

G. ACTION ITEMS:

1. **RESOLUTION APPOINTING BOB BARRETT TO PUBLIC SHOOTING RANGES/FACILITIES STUDY COMMITTEE – RESOLUTION 47-2018.**

Stacy Skeen, of the Commission Office, presented the Committee's recommendation for a vacancy.

Commissioner Ebert moved to adopt Resolution 47-2018 appointing Bob Barrett to the Public Shooting Ranges/Facilities Study Committee; Commissioner Jenkins seconded.

Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

2. **CONTRACT WITH JEFFERSON SOLUTIONS, INC. FOR ACTUARIAL VALUATION – VALUE THE COUNTY'S OPEB BENEFITS IN ACCORDANCE WITH GASB 75.**

Scott Parke, County Comptroller, noted the requirement to have an independent actuary conduct an evaluation every two years on post-employment benefit liability. There are current employees who were promised benefits. Jefferson Solutions received high recommendations in the procurement process and their cost is less than half of the previous contractor's cost. The contract term is six years.

Commissioner Jenkins moved to approve the contract with Jefferson Solutions, Inc. for Actuarial Valuation to value the county's OPEB benefits in accordance with GASB 75; Commissioner Ebert seconded.

Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

3. **IMPACT FEE RELIEF FOR KIMBERLY CLARK.**

Craig Browne, of County Building Inspection, presented Kimberly Clark's request for stormwater impact fee reduction associated with building an addition on the Rulon Blvd. property. The County Ordinance allows the Commission to adjust these fees for unusual circumstances to ensure that they are imposed fairly. He explained that large parcels do not fit well into the impact fee schedule. The stormwater impact fee reduction is \$5,654.50. An additional \$20,000 was reduced from the roadways impact fee. Representatives from Big-D Construction and Kimberly Clark were present and had no comment.

Commissioner Jenkins moved to approve the impact fee adjustments for Kimberly Clark; Commissioner Ebert seconded.

Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

H. PUBLIC HEARINGS:

1. Commissioner Jenkins moved to adjourn the public meeting and convene the public hearings; Commissioner Ebert seconded.
Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

2. PUBLIC HEARING FOR DISCUSSION AND/OR ACTION ON THE FOLLOWING ITEMS:

- a. **REQUEST TO AMEND WEST CENTRAL WEBER COUNTY GENERAL PLAN'S FUTURE LAND USE MAP TO CHANGE SOME OF PROPOSED INDUSTRIAL AREA BETWEEN 7500 W. & 7900 W., JUST NORTH OF 900 S., FROM "INDUSTRIAL" TO "RESIDENTIAL/AGRICULTURAL," & TO EXTEND "INDUSTRIAL" SOUTHWARD TO 900 S.**
- b. **REQUEST TO AMEND THE ZONE MAP TO CHANGE PROPERTY BETWEEN 7500 W. & 7900 W., JUST NORTH OF 900 S., FROM M-1 TO A-2, & FROM A-1 TO M-1.**

Charles Ewert, of the County Planning Division, showed area maps of JP Farms showing the current and the proposed rezoning requests by applicant John Price. County Planning worked with a number of area property owners, and there were 3-4 Planning Commission meetings on the item before the planning commissioners felt comfortable making a decision. In the final discussion, there was no opposition to the rezone. The Planning Commission unanimously recommended approval and staff also recommends approval. Mr. Ewert said that Mr. Price wants to change the zone for future residential development potential, which was part of the discussion at the meetings.

3. **REQUEST FOR THE FIRST AMENDMENT TO THE POWDER MOUNTAIN ZONING DEVELOPMENT AGREEMENT, AMENDING THE TIMEFRAMES AND TRAIL LOCATIONS WITHIN THE ZONING DEVELOPMENT AGREEMENT THAT WERE PREVIOUSLY APPROVED AS CONTRACT #2015-6 AND ADDING LANGUAGE SPECIFIC TO SUPERSEDING, REINVESTMENT FEE AND THE DEVELOPMENT FUNDED RESERVE ACCOUNT.**

This item was held.

4. **REQUEST FOR THE FIRST AMENDMENT TO THE ZONING DEVELOPMENT AGREEMENT TO REINSTATE THE EXPIRED ZONING DEVELOPMENT AGREEMENT & ALLOW FOR A TEMPORARY PARK AND RIDE LOT (IN OGDEN VALLEY). ORDINANCE #96-33 AMENDED THE WEBER COUNTY ZONING MAP OF THE EDEN AREA.**

Ronda Kippen, of the County Planning Division, stated that the property was rezoned in 1997 and the Zoning Development Agreement included conceptual plans. During one of the applicant's requests to renew the temporary conditional use permit, Ms. Kippen researched the concept plan and discovered that temporary parking was not part of that plan. Staff has been working with Terry Phillips, LLC, the petitioner, and agreed to extend the park and ride for another five years. Mr. Phillips will lease the property to Summit Mountain Holding Group which allows free parking there during the snow season. County Planning staff and the Ogden Valley Planning Commission recommend approval of this request to amend the Zoning Development Agreement by amending the conceptual plan to allow for temporary parking on lot 2 of the Little Bear Subdivision. As part of this amendment, the property owner is to install trees according to code along Highway 162 to buffer the park and ride area. Commissioner Ebert praised Ms. Kippen for working out a resolution on this issue.

5. **Public Comments:** Flora Hayes, of Ogden, said that half of her property is currently zoned M-1 and that the front half by 900 S. is zoned A-1. Her family is in favor of zoning it all to M-1. They have been there for 42 years without being able to utilize the front piece of their property and would very much like to do so.

6. Commissioner Jenkins moved to adjourn the public hearings and reconvene the public meeting; Commissioner Ebert seconded.
Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

7. ACTION ON PUBLIC HEARINGS:

H.2A-AMENDING THE WEST CENTRAL WEBER COUNTY GENERAL PLAN’S FUTURE LAND USE MAP TO CHANGE SOME OF THE PROPOSED INDUSTRIAL AREA IN THE BLOCK BETWEEN 7500 WEST AND 7900 WEST, JUST NORTH OF 900 SOUTH, FROM “INDUSTRIAL” TO “RESIDENTIAL/AGRICULTURAL,” AND TO EXTEND “INDUSTRIAL” SOUTHWARD TO 900 SOUTH – RESOLUTION 48-2018.

Commissioner Jenkins moved to adopt Resolution 48-2018 amending the West Central Weber County General Plan to provide more acreage for future residential/agricultural and to extend the future industrial area to 900 South for land in the 7500 West–7900 West block, north of 900 South (12th Street); Commissioner Ebert seconded.

Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

H.2B-AMENDING THE ZONE MAP TO CHANGE PROPERTY IN THE BLOCK BETWEEN 7500 WEST AND 7900 WEST, JUST NORTH OF 900 SOUTH, FROM M-1 TO A-2, AND FROM A-1 TO M-1 – ORDINANCE 2018-17.

Commissioner Jenkins moved to adopt Ordinance 2018-17 amending the West County Zoning Map to rezone property on 7500 West from M-1 to A-2, and on 900 South from A-1 to M-1; Commissioner Ebert seconded.

Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

H.3-REQUEST FOR THE FIRST AMENDMENT TO THE POWDER MOUNTAIN ZONING DEVELOPMENT AGREEMENT, AMENDING THE TIMEFRAMES AND TRAIL LOCATIONS WITHIN THE ZONING DEVELOPMENT AGREEMENT THAT WERE PREVIOUSLY APPROVED AS CONTRACT #2015-6 AND ADDING LANGUAGE SPECIFIC TO SUPERSEDING, REINVESTMENT FEE AND THE DEVELOPMENT FUNDED RESERVE ACCOUNT.

This item was held.

H.4-FIRST AMENDMENT TO THE ZONING DEVELOPMENT AGREEMENT ORDINANCE #96-33 TO REINSTATE THE EXPIRED ZONING DEVELOPMENT AGREEMENT AND ALLOW FOR A TEMPORARY PARK AND RIDE LOT.

Commissioner Jenkins moved to approve the First Amendment to the Zoning Development Agreement to reinstate the expired zoning development agreement and allow for a temporary park and ride lot; Commissioner Ebert seconded.

Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

- I. COMMISSIONER COMMENTS:** Commissioner Ebert expressed thanks to Ronda Kippen, of the County Planning Division, for being a problem solver and customer service-oriented. He referred to Summit Mountain Holding Group’s parking issues and the related concerns by the community about the location of the park and ride (Item H.4). Ms. Kippen worked to reduce the tension in the meeting between the two groups and found a workable resolution. He added that the county has not always had the relationship with Summit and he thanked Ms. Kippen and Rick Grover, County Planning Division Director, for finding resolution to something that works for everyone.

J. ADJOURN

Commissioner Ebert moved to adjourn at 10:50 a.m.; Commissioner Jenkins seconded.

Commissioner Ebert – aye; Commissioner Jenkins – aye; Chair Harvey – aye

Attest:

James “Jim” H. Harvey, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor