

**MINUTES
OF THE BOARD OF COMMISSIONERS OF WEBER COUNTY**

Tuesday, August 1, 2017 - 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 Ebert and Kerry W. Gibson. Jim Harvey was excused.

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

A. WELCOME – Chair Ebert

B. INVOCATION – Christopher Crockett

C. PLEDGE OF ALLEGIANCE – Charles Ewert

D. THOUGHT OF THE DAY – Commissioner Gibson

E. CONSENT ITEMS:

1. Warrants #1144-1156 and #419198-419354 in the amount of \$588,009.56.
2. Purchase orders in the amount of \$96,776.08.
3. Minutes for the meetings held on July 18, 2017 and July 25, 2017.
4. Set a public hearing for August 8, 2017, at 10 a.m., regarding the proposal for creation of an Agriculture Protection Area by K. Sanone.
5. Set a public hearing for August 15, 2017, at 10 a.m., regarding the proposal for creation of an Agriculture Protection Area by Chamberlain.
6. Surplus the Cannon Plotter Scanner from the Engineering Department.
7. Amendment #3 to the Emergency Watershed Protection Cooperative Agreement 68-8D43-16-213 with NRCS for a 90-day extension to the work on the Ogden River.

Commissioner Gibson moved to approve the consent items; Chair Ebert seconded.

Commissioner Gibson – aye; Chair Ebert – aye

F. ACTION ITEMS:

1. **CONTRACT WITH GREAT BASIN ENGINEERING FOR AN ALTA SURVEY OF WEBER CENTER PARKING STRUCTURE.**

Devron Andersen, County Surveyor, presented this contract for the survey of the parking structure.

Commissioner Gibson moved to approve the contract with Great Basin Engineering for an ALTA survey of the Weber Center parking structure; Chair Ebert seconded.

Commissioner Gibson – aye; Chair Ebert – aye

3. **ACTION ON THE SUMMIT AT POWDER MOUNTAIN PHASE 1 PRUD, AMENDMENT 3. THE REQUEST WILL AMEND THE PREVIOUS APPROVED SITE PLANS FOR THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN AND VILLAGE NEST AT POWDER MOUNTAIN. THE AMENDMENT TO THE PRUD WILL INCREASE THE OVERALL UNITS IN THE SUMMIT AT POWDER MOUNTAIN PRUD FROM 73 TO 77 UNITS AND WILL ADD ONE LODGE TO THE HORIZON NEIGHBORHOOD. THE AMENDMENT WILL ALSO INCLUDE ANOTHER GARAGE STRUCTURE WITHIN THE VILLAGE NEST @ POWDER MOUNTAIN PRUD. THE REMAINING PRUD AREA WILL REMAIN UNCHANGED.**

The applicant's representative, Rick Everson, was present. Ronda Kippen, of the County Planning Division, stated that the overall PRUD for the Summit at Powder Mountain development was amended last summer, which encompassed all of phases 1A, 1B, 1C and 1D. The amendment limited the PRUD to the Ridge Nests, the Village Nests, Horizon Neighborhood and Spring Park Nest areas. The PRUD's current overall density is 73 units. The developer desires to put four additional units in the Horizon Neighborhood PRUD. The original Will Serve Letter allocates 154 units to the Summit at Powder Mountain development. The Horizon Neighborhood development is in the Powder Mountain Water & Sewer District. This item was reviewed by County Engineering and Planning. Horizon was initially approved on 11/14/2016 for a 26-unit development, with shared parking structures on 5.43 acres. The amendment will allow the Horizon development to increase in size to include 30 units, four garage structures and one lodge. The amendment will increase the total Horizon Neighborhood development area to 6.31 acres, of which 4.96 acres will be dedicated as open space (78%). This CUP also amends the Village Nests at Powder Mountain, which was originally approved as a 20-unit condominium plat. It was amended at the last Commission meeting to a PRUD, eliminating the condominium use. The amendment will increase the parking structures in the Village Nest PRUD from two shared parking structures to three

which will provide an assigned parking space within a parking structure for the residents of the Village Nest development. The Summit at Powder Mountain PRUD amendment 3 development area will increase from 14 acres with 10.67 acres of open space to 15.6 acres with 10.28 acres dedicated as open space. The Planning Commission unanimously recommended approval. Chair Ebert asked about the change to a PRUD and if there were issues with increasing density and Ms. Kippen believes that it was due in part to marketability and stated that there are no issues with density.

Commissioner Gibson moved to approve the Summit at Powder Mountain Phase 1 PRUD, Amendment 3, amending the previous approved site plans for the Horizon Neighborhood at Powder Mountain and Village Nest at Powder Mountain, increasing the overall units in the Summit at Powder Mountain PRUD from 73 to 77 units, adding one lodge to the Horizon Neighborhood, and including another garage structure as noted above; Chair Ebert seconded.

Commissioner Gibson – aye; Chair Ebert – aye

2. FINAL SUBDIVISION APPROVAL OF THE HORIZON NEIGHBORHOOD AT POWDER MOUNTAIN PRUD, AMENDMENT 1.

Ronda Kippen, of the County Planning Division, stated that this is a small change. The amendment adds four units and slightly shifts the remaining 26 units in the development to provide better view sheds for the residents of the Horizon Neighborhood PRUD. Due to the additional units being proposed, the development will increase to four parking garages rather than the three and have an overall of 30 units and one lodge. Initially, discussion was to locate the lodge on a separate parcel but this has changed and it will be an amenity to the HOA as part of the PRUD. The parcel that the lodge was initially being proposed on is being incorporated into the Horizon PRUD to allow the lodge to be paid for/maintained by the HOA. The Planning Commission unanimously recommended approval.

Commissioner Gibson moved to grant final subdivision approval of the Horizon Neighborhood at Powder Mountain PRUD, Amendment 1; Chair Ebert seconded.

Commissioner Gibson – aye; Chair Ebert – aye

4. FINAL APPROVAL OF THE HIDDEN HAVEN ESTATE 2ND AMENDMENT, CONSISTING OF 3 LOTS, AN EXTENDED PRIVATE ROAD, & INCLUDING APPROVAL OF A SUBDIVISION IMPROVEMENT AGREEMENT WITH A FINANCIAL GUARANTEE.

Steve Burton, of the County Planning Division, stated that the applicant desires to take acreage from the two existing lots and make a third building lot. The \$44,221.65 financial guarantee is for extending the street. The Ogden Valley Planning Commission unanimously recommended approval on 4/25/2017.

Commissioner Gibson moved to grant final subdivision approval of the Hidden Haven Estate 2nd Amendment, consisting of 3 lots, with an extended private road, and approval of a Subdivision Improvement Agreement with a financial guarantee; Chair Ebert seconded.

Commissioner Gibson – aye; Chair Ebert – aye

5. CONTRACT WITH HUNTER SHRIBER & JAXON DRIEVER FOR A DANCE PARTY AT THE COUNTY FAIR.

Jan Wilson, with the County Fair, presented this contract for \$4,000.

Commissioner Gibson moved to approve the contract with Hunter Shriber and Jaxon Driever to have a dance party at the 2017 Weber County Fair; Chair Ebert seconded.

Commissioner Gibson – aye; Chair Ebert – aye

6. RESOLUTION APPOINTING MEMBERS TO THE BOUNDARY COMMISSION. RESOLUTION 30-2017.

Christopher Crockett, Deputy County Attorney, stated that three members' terms have expired on this board, two of which have to be county elected officers.

Commissioner Gibson moved to adopt Resolution 30-2017 appointing Commissioner Ebert and Commissioner Harvey to the Boundary Commission for 4-year terms; Chair Ebert seconded with a substitute motion to appoint Commissioner Gibson and Commissioner Harvey. Commissioner Gibson seconded.

Commissioner Gibson – aye; Chair Ebert – aye

G. PUBLIC HEARING:

1.

Commissioner Gibson moved to adjourn the public meeting and convene the public hearing; Chair Ebert seconded.
Commissioner Gibson – aye; Chair Ebert – aye

2. PUBLIC HEARING TO RECEIVE PUBLIC COMMENT AND FOR DISCUSSION AND DECISION ON THE PROPOSED WESTERN WEBER COUNTY RESOURCE MANAGEMENT PLAN.

Charles Ewert, of the County Planning Division, noted that state law changed for CLUDMA (County Land Use, Development, and Management Act) to add the requirement of a County Resource Management Plan to general plans. These plans need to address 28 specific resources. He referred to the plan before the Commission, with the attachment, which includes all of the goals, objectives and policies of public agencies relating to resource management of their own resource responsibilities. The county’s plan documents the existing state of its resource management. For this project, a stakeholder committee and a steering committee were formed that were comprised of business owners, farmers, State lands personnel, etc. Weber County identified five specific resources of importance. One related additional recommendation was received today from the County Surveyor’s Office regarding monuments that are missing or inadequate relating to the lake. The request is to add the following language to the policy for Public Lands Survey Monument, “70% of public lands survey monuments are missing and need to be rehabilitated. The implementation strategy for that policy is for the county to pursue installation and rehabilitation of all inadequate monumentation.”

3. Public comments: None.

4.

Commissioner Gibson moved to adjourn the public hearing and reconvene the public meeting; Chair Ebert seconded.
Commissioner Gibson – aye; Chair Ebert – aye

**5. ACTION ON PUBLIC HEARING:
G.2.- WESTERN WEBER COUNTY RESOURCE MANAGEMENT PLAN.**

This item was tabled until next week. Commissioner Gibson requested more time to study a couple of items.

H. PUBLIC COMMENTS ON OTHER AGENDA ITEMS: None.

I. CLOSED MEETING TO DISCUSS THE PURCHASE, EXCHANGE OR LEASE OF REAL PROPERTY

No closed session was held.

J. ACTION ITEMS CONTINUED:

DISCUSSION AND/OR ACTION ON A RELEASE OF COVENANT BY AND AMONG WEBER COUNTY, ROY CITY AND THE ROY CITY REDEVELOPMENT AGENCY.

This item relates to the closed meeting, which was not held.

K. ADJOURN

Commissioner Gibson moved to adjourn at 10:41 a.m.; Chair Ebert seconded.
Commissioner Gibson – aye; Chair Ebert – aye

Attest:

James Ebert, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor