

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

Tuesday, November 8, 2016 - 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.*

**COMMISSIONERS:** Matthew G Bell, Chair, and James Ebert. Kerry W. Gibson was excused.

**OTHER STAFF PRESENT:** Ricky D. Hatch, County Clerk/Auditor; David C Wilson, Deputy County Attorney; and Fátima Ferneliuss, of the Clerk/Auditor's Office, who took minutes.

**A. WELCOME – Chair Bell**

**B. MOMENT OF SILENCE**

**C. PLEDGE OF ALLEGIANCE – Shelly Halacy**

**D. THOUGHT OF THE DAY – Chair Bell**

**E. PRESENTATIONS:**

1. **PRESENTATION HONORING SGT. STEPHANIE TATTON FOR BEING RECOGNIZED BY KSL FOR GOING BEYOND THE BADGE**

This item was held.

2. **PRESENTATION OF CHECKS TO GRANDFAMILIES AND BRIDGING THE GAP AS RECIPIENTS OF THE 14<sup>TH</sup> ANNUAL WEBER COUNTY COMMISSIONERS' FALL CHARITY GOLF CLASSIC**

Robert Hunter, President, United Way of Northern Utah, thanked county staff and the commissioners for their generosity in holding this charity golf tournament. Maresha Bosgieter, Northern Utah Catholic Community Services Director, and Bacall Hincks, with Grandfamilies thanked the county for its support.

**F. CONSENT ITEMS:**

1. Warrants #410831- #410997 in the amount of \$1,008,209.27
2. Purchase orders in the amount of \$81,112.38
3. Minutes for the meeting held on and November 1, 2016
4. Ratify new business licenses
5. Amend contract with Linden & Linden Management relating to development/partnership of consulting services
6. Change Order No. 8 on contract with Wardell Brothers for the Skyline Drive project
7. Surplus file cabinets from the Weber County Assessor's Office
8. Surplus office equipment and furniture from the Weber-Morgan Health Department

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

Commissioner Ebert – aye; Chair Bell – aye

**G. ACTION ITEMS:**

1. **AMEND COUNTY LAND USE CODE SECTIONS: DEFINITIONS (§101-1-7), GENERAL PROVISIONS (§102-1), NATURAL HAZARDS OVERLAY DISTRICTS (§104-27), SUPPLEMENTARY AND QUALIFYING REGULATIONS (§108-7) AND HILLSIDE DEVELOPMENT REVIEW PROCEDURES AND STANDARDS (§108-14) TO CLARIFY THAT THE PLANNING COMMISSION IS NOT THE ONLY LAND USE AUTHORITY OVER PROJECTS WITH NATURAL HAZARDS, AND TO PROVIDE CLARITY, REMOVE REDUNDANCIES, AND INCLUDE PROCESS STEPS AND APPEAL PROVISIONS FOR NATURAL HAZARDSREVIEWS – ORDINANCE 2016-17**

Charles Ewert, of the County Planning Division, noted that a public hearing was held on 9/6/2016 on the proposed changes, however, the commissioners needed some questions addressed prior to adopting the ordinance, including whether the changes will streamline the process for the applicant. He responded that it does and outlined three primary things that streamlines the development review process, i.e., it takes natural hazards consideration away from the hillside development review process and puts the private market more at the forefront for offering development pattern recommendations on geologic hazard areas. For a more thorough process, the ordinance calls for geologists, civil engineers, geotechnical engineers, etc., to look at each other's work and verify that they have built/designed to the best of the industry's practices.

The ordinance is not affected by the new maps; the new maps have the same application to the old ordinance as to the new ordinance. He then showed both the old and new maps. The new maps have the best available information to help review/determine where natural hazards exist. Regarding the question of how many more property owners are affected by the new map, he responded that this is difficult to address. In an attempt to explain the total land acres affected by the recent map update or the

total lots affected by it, planning and GIS staff tried to find a method of displaying/quantifying the information. However, because the earlier map is a non-digitized image, they have not been able to find an efficient method to do that. He noted that the new and better information from UGS is a result of various projects, including the hydrogeology study done for the Ogden Valley.

This ordinance takes natural hazards/geology out of the hillside development if there is no such issue thereby expediting the building process for developers. Mr. Ewert addressed the commissioners' questions, including that the county will now be looking at geotechnical and civil evaluations to verify compliance with the geologist's recommendations. He stated that the hillside review still applies if the land has more than 25% slope and to lots that have hazardous soil-types. Additionally, if questionable work is submitted, the ordinance gives the County Engineer full discretion to request that the scope of work be reviewed again and address issues. David Wilson, Deputy County Attorney, noted that the county relies on third parties for the certifications.

Commissioner Ebert moved to adopt Ordinance 2016-17 amending the Weber County Land Use Code to update and clarify provisions related to natural hazards regulations and provide clerical edits; Chair Bell seconded.

Commissioner Ebert – aye; Chair Bell – aye

**2. CONTRACT WITH THE PUBLIC LANDS POLICY COORDINATING OFFICE OF THE STATE OF UTAH FOR THE REIMBURSEMENT OF FUNDS SPENT OR TO BE SPENT FOR THE COUNTY RESOURCE MANAGEMENT PLAN**

Charles Ewert, of the County Planning Division, noted that the State requires the county to have this plan and the contract is required for reimbursement of funds spent for the plan.

Commissioner Ebert moved to approve the contract with the Public Lands Policy Coordinating Office of the State of Utah for the reimbursement of funds spent or to be spent for the County Resource Management Plan; Chair Bell seconded.

Commissioner Ebert – aye; Chair Bell – aye

**3. CONTRACT WITH FIVE CHUTE PRODUCTIONS TO HOLD THE RMPRA WINTER SERIES RODEO AT THE GOLDEN SPIKE EVENT CENTER**

Jennifer Graham, with County Culture, Parks & Recreation, briefly presented this contract.

Commissioner Ebert moved to approve the contract with Five Chute Productions to hold the RMPRA Winter Series Rodeo at the Golden Spike Event Center; Chair Bell seconded.

Commissioner Ebert – aye; Chair Bell – aye

**4. CONTRACT WITH THE BAND EUROPA FOR ENTERTAINMENT AT THE 2017 HOF WINTERFEST**

Jennifer Graham, with County Culture, Parks & Recreation, briefly presented this contract.

Commissioner Ebert moved to approve the contract with The Band Europa for entertainment at the 2017 Hof Winterfest; Commissioner Ebert seconded.

Commissioner Ebert – aye; Chair Bell – aye

**5. CONTRACT WITH JAEGERSWALD MUSIKANTAN FOR ENTERTAINMENT AT 2017 HOF WINTERFEST**

Jennifer Graham, with County Culture, Parks & Recreation, briefly presented this contract.

Commissioner Gibson moved to approve the contract with Jaegerswald Musikantan for entertainment at the 2017 Hof Winterfest; Commissioner Ebert seconded.

Commissioner Ebert – aye; Chair Bell – aye

**H. PUBLIC COMMENTS:** None

**I. ADJOURN**

Commissioner Ebert moved to adjourn at 10:56 a.m.; Commissioner seconded.

Commissioner Gibson – aye; Commissioner Ebert – aye

Commissioner Ebert – aye; Chair Bell – aye

Attest:

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Matthew G Bell, Chair  
Weber County Commission

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Ricky D. Hatch, CPA  
Weber County Clerk/Auditor