

MINUTES
WEBER COUNTY COMMISSION

Tuesday, May 17th, 2022 – 10:01 a.m.

Via Zoom meeting + at Weber Center, 2380 Washington Blvd., Ogden, UT

In accordance with the requirements of Utah Code Section 52-4-203, the County Clerk records in the minutes the names of all persons who 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: Scott K. Jenkins, James "Jim" H. Harvey, and Gage Froerer.

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

A. WELCOME: Chair Jenkins

B. PLEDGE OF ALLEGIANCE: Rick Grover

C. INVOCATION: Sean Wilkinson

D. THOUGHT OF THE DAY: Commissioner Jenkins: If you're like me, last night I checked for secondary water and it was there! I started watering my garden. This spring we have had 20 something processing plants go down in this country; 11 in the last five weeks. Right now would be a really good time to make sure your pantry is full. I'm not trying to create a panic but we need to be prepared. Ukraine is the breadbasket of Europe. The war there will impact Europe and even us. Pay attention to what is going on around us.

E. PUBLIC COMMENT:

1. Jan Fullmer: Two questions/comments for the Ordinance being considered today.
 1. My assumption is Ordinance does not allow STRs in accessory dwelling units? (To be discussed at the public hearing)
 2. At yesterday's work session, Harvey was rather pleased that amendment was being made to correct this Ordinance and wanted people to remember that the county donated \$50k to put monastery into conversation easement. We are very aware and grateful.
2. Gary Fullmer: Would like to make the commission aware of one more thing. Treasurer Bond broke our expenses and revenue related to the valley. Taxes exceed expense by over \$1M last year.

F. CONSENT ITEMS:

1. Warrants #5537-5571 and #467857-468011 and #173 in the amount of \$2,175,762.78.
2. Purchase orders in the amount of \$63,998.61.
3. ACH payment to USBank in the amount of \$242,984.59.
4. Minutes for the meeting held on May 10, 2022.
5. Change Order #1 on the Granite Construction Company- North Ogden Divide Overlay Project.

Commissioner Harvey moved to approve the consent items; Commissioner Froerer seconded.
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

G. ACTION ITEMS:

1. **APPROVAL OF DONATION OF "PROP 1 FUNDS" IN THE AMOUNT OF \$10,560 TO TRAILS FOUNDATION OF NORTHERN UTAH FOR A CONCEPT REPORT ON THE PINEVIEW LOOP PATHWAY EXTENSION FROM THE NORTH ARM TRAILHEAD TO PINEVIEW SPILLWAY.**

Sean Wilkinson (Director, Community Development): Commission authorized \$200k for trail improvements and maintenance. This is the first request of funds from that allotment.

Commissioner Froerer moved to approve donation of "Prop 1 Funds" in the amount of \$10,560 to Trails Foundation of Northern Utah for a concept report on the Pineview Loop Pathway extension from the North Arm Trailhead to Pineview Spillway; Commissioner Harvey seconded.
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

2. **APPROVE RESOLUTION 27-2022 OF THE COUNTY COMMISSIONERS OF WEBER COUNTY TO APPOINT A MEMBER TO THE WEBER COUNTY WESTERN WEBER PLANNING COMMISSION.**

Rick Grover (Planning): One vacancy with two applicants for consideration, Lewis Decker and Casey Neville. Opening was publicized on county website for at least two weeks as well as through the Planning Commission.

Commissioner Harvey moved to approve Resolution 27-2022 to appoint Casey Neville to the Weber County Western Weber Planning Commission; Commissioner Froerer seconded.
Roll Call Vote: Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

H. PUBLIC HEARINGS:

1. Request for a motion to adjourn public meeting and convene public hearings.
Commissioner Froerer moved to adjourn the public meeting and convene public hearings, 10:20 a.m.;
Commissioner Harvey seconded.
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

2. Public Hearing for discussion and/or take action on a county-initiated ordinance to define specific zones in the Ogden Valley Planning Area where dwelling unit rights may be transferred from for the purposes of constructing detached accessory dwelling units, and to include general administrative and clerical amendments-ZTA 2021-11.
Scott Perkes (Planning): Changes address updates to existing accessory dwelling unit ordinance. No STRs currently allowed in ADUs. Use of a detached ADU requires secondary density right, necessitating transfer from another lot or parcel containing a surplus of density rights. Proposing transfer of density rights for the purpose of constructing detached ADUs be allowed only from RE-15, RE-20, AV-3, FV-3 and S-1 zones.

Commissioner Froerer: This follows the existing General Plan to protect the valley floor. Part of the Affordable Housing Plan required by the state and passed by the County.

3. Public Comments:
Gary Fullmer: A couple of things. You are addressing three hot topics in the Valley. Make sure that this prevents STRs. I know there is a lot of heat in your position as Commissioners. But I know this is more than 8 hour/day, 5 day/week job and we appreciate it.

4. Request for a motion to adjourn public hearings and reconvene public meeting.
Commissioner Harvey moved to adjourn the public hearings and reconvene public meeting, 10:30 am;
Commissioner Froerer seconded.
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

5. Action on public hearing:
H2: Approval of Ordinance 2022-14 defining specific zones in the Ogden Valley Planning Area where dwelling unit rights may be transferred from for the purposes of constructing detached accessory dwelling units, and to include general administrative and clerical amendments-ZTA 2021-11.

Commissioner Harvey moved to approve Ordinance 2022-14 defining specific zones in the Ogden Valley Planning Area where dwelling unit rights may be transferred from for the purposes of constructing detached accessory dwelling units, and to include general administrative and clerical amendments-ZTA 2021-11;
Commissioner Froerer seconded.
Roll Call Vote: Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

I. COMMISSIONER COMMENTS:

1. Commissioner Harvey: I really do appreciate those who take the time to educate themselves on the things we work on. If there is one thing we fall short on is the communication of what we do. Educate and let people know how we make decisions. We have a great civil law team led by Chris Crockett. My goal is to move Weber County forward responsibly. We are a great team here at Weber County. I don't ever remember a greater assembly of team members in the past 29 years.
2. Commissioner Froerer: Neighbors irrigating fields. Very fortunate to have had recent rains. Causey Reservoir is over the spillway. Use the water you need but not more than that.

J. ADJOURN

Commissioner Harvey moved to adjourn at 10:36 a.m.; Commissioner Froerer seconded.
Commissioner Froerer – aye; Commissioner Jenkins – aye; Chair Harvey – aye

Attest:

Scott K. Jenkins, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor