

MINUTES
WEBER COUNTY COMMISSION

Tuesday, October 25th, 2022 – 10:02 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: Gage Froerer and James "Jim" H. Harvey. Scott Jenkins is excused.

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

A. WELCOME: Commissioner Froerer

B. PLEDGE OF ALLEGIANCE: Steve Burton

C. INVOCATION: Craig Brandt

D. THOUGHT OF THE DAY: Commissioner Froerer: This past Saturday evening I had the opportunity to listen to Dr. Ben Carson. He was joined on stage by our own Ricky Hatch. I wanted to share a few thoughts from his presentation. His message wasn't so much partisan as much as concerns for democracy being at greatest risk from extremes on both sides. We need to have all people involved in government. It's important for people to get out to vote. The most important thing we have to offer our kids and grandchildren is the democracy we have enjoyed in our lives.

E. PUBLIC COMMENT: None.

F. PRESENTATION AND STALL OF FAME:

1. Rick Grover: We sent Iris Hennon to National Code Enforcement Officers convention in Atlanta. She brought home National Code Enforcement Officer of the Year for the entire country.

Commissioner Jenkins: Related to that, we want to give you the Stall of Fame for the next month. That award is no little thing, this is a big deal.

Commissioner Froerer: That is a thankless job and she has a way of de-escalating people while remaining professional.

Commissioner Harvey: You are a good person and we are sure glad you work here. My life is better because I know you.

G. CONSENT ITEMS:

1. Warrants #6448-6547, #472055-472311 and #211-213 in the amount of \$2,534,732.03.

2. Purchase orders in the amount of \$124,236.48.

3. Summary of Warrants and Purchase Orders.

4. Minutes for the meeting held on October 18, 2022.

5. Parcel #11-340-0001 as surplus property for Community Development Department.

6. Request for approval of a contract by and between Weber County and the Weber High School to hold the Lacrosse Team Fundraiser Stomp at the Golden Spike Event Center.

7. Request for approval of an amended Inter-local Agreement by and between Weber County and Ogden City to provide 24 hour surveillance on a ballot box.

8. Request for approval of an amended Inter-local Agreement by and between Weber County and South Ogden City to provide 24 hour surveillance on a ballot box.

9. Request for approval of a Facility Rental Agreement by and between Weber County and the Utah Division of Wildlife Resources to hold Regional Advisory Council meetings in the Weber Center.

10. Request for approval of the second amendment to a Development agreement by and between Weber County and SMHG to allow the developer to amend concept area plans without amending the development agreement every time a change to a development area is proposed.

Commissioner Harvey moved to approve the consent items; Commissioner Froerer seconded.

Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – N/A

H. ACTION ITEMS:

1. **APPROVE RESOLUTION 45-2022 FOR AN INTERLOCAL AGREEMENT WITH HUNTSVILLE TOWN RELATED TO VOLUNTEERS ON POLICE SERVICE (VIPS).**

Sgt Tyler Greenhalgh (Sheriff's Department): Agreement grants access to the volunteer vehicle to cover their parking enforcement mainly during summer months. This is a renewal of a previously expired agreement. They agreed to cover any maintenance and fees related to operating the vehicle.

Commissioner Froerer moved to approve Resolution 45-2022 for an interlocal agreement with Huntsville Town related to Volunteers on Police Service (VIPS); Commissioner Froerer seconded.

Roll Call Vote: Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

2. **FINAL APPROVAL OF TC GAILEY SUBDIVISION, CONSISTING OF SIX RESIDENTIAL LOTS AND FOR THE ACCEPTANCE OF A SUBDIVISION IMPROVEMENT AGREEMENT FOR \$568,802.50- LVT080221.**

Felix Lleverino (Planning): Final approval of a six lot subdivision located at 1400 S 2900 W in western Weber County. Dividing 8.6 acre parcel into six 1-2 acre lots. Staff recommends approval with conditions as stated in the Staff report.

Commissioner Harvey moved for final approval of TC Gailey Subdivision, consisting of six residential lots and for the acceptance of a subdivision improvement agreement for \$568,802.50- LVT080221; Commissioner Froerer seconded.

Commissioner Froerer – aye; Commissioner Harvey – recused; Chair Jenkins – aye

3. **APPROVAL OF A RIGHT OF WAY CONTRACT BY AND BETWEEN WEBER COUNTY AND BRIAN PAINTER AND TONI PAINTER TO PURCHASE RIGHT OF WAY ALONG 2550 SOUTH FOR CORRIDOR PRESERVATION.**

Ashley Thoman (Engineering): UDOT acquisition process followed with hired agent working with ‘willing buyer/willing seller’. This is one of over a dozen property owners we have contacted regarding right of way purchases. About twenty total property owners in the subject zone not all of which are in favor of this preservation.

Commissioner Froerer moved for approval of a Right of Way Contract with Brian Painter and Toni Painter to purchase right of Way along 2550 South for corridor preservation; Commissioner Harvey seconded.

Commissioner Froerer – aye; Commissioner Harvey – recused; Chair Jenkins – aye

4. **FINAL APPROVAL OF OSPREY RANCH SUBDIVISION PHASE 1, CONSISTING OF 31 LOTS AND TWO OPEN-SPACE PARCELS. THIS PROPOSAL ALSO INCLUDES DEDICATION OF A NEW COUNTY ROADWAY.**

Tammy Aydelotte (Planning): 31 lot subdivision in a geohazard area with only a couple of lots exceeding 25% slope. Second phase of this subdivision will connect to Highway 158. Final approval recommended by both staff and Engineering with conditions as noted in the Staff report. This property in question is in a geohazard area however only a couple of lots are required by our Land Use Code to show a buildable area due to slopes that exceed 25% and will be reflected on the final plat. Wolf Creek Water and Sewer has approved of the infrastructure installed. Separate escrows for infrastructure within subdivision boundaries and conveyance infrastructure specific to sewer outside of the subdivision boundaries. Escrow has been received for all improvements within the subdivision; along with this request for final approval is a development agreement in the amount of \$3,437,023. Part of the agreement stipulates there will not be any building permits issued until all infrastructure has been installed and accepted by the appropriate improvement districts. Developer has agreed to all terms. All proposed roadways are to be public roadways. Nordic provided a will-serve letter earlier this year and confirmed recently they do have water available for this subdivision.

John Lewis (Osprey Ranch LLC) from Eden, Utah: Thank you to staff involved. This is a huge project that lays groundwork for sewage access not just in this subdivision but also in the valley. We appreciate the separate escrows as we eat this elephant one bite at a time. Wanted to share density decision levied in November 2021 and make sure it was counted up front. We chose to have 61 units with larger lots and send remaining density to the village already earmarked for high density. If we are going to have any say in the future of our valley, this is the way we need to do it.

Chair Jenkins: We received millions of ARPA funds and are dispersing to different agencies in the county to start sewage effort in the valley. This is a major step in the upper valley.

Chair Jenkins: I want to thank Rick Grover and his staff. This is a large project that has been in work for some time.

Commissioner Harvey moved for final approval of Osprey Ranch Subdivision Phase 1, consisting of 31 lots and two open-space parcels. This proposal also includes dedication of a new County roadway; Commissioner Froerer seconded.

Commissioner Froerer – aye; Commissioner Harvey – recused; Chair Jenkins – aye

I. COMMISSIONER COMMENTS:

1. Commissioner Froerer: This past weekend we had our first storm of the year. It's a good start to the water year. I hope it's something we continue to see.

J. ADJOURN

Commissioner Harvey moved to adjourn at 10:40 a.m.; Commissioner Froerer seconded.
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – N/A

Attest:

Scott K. Jenkins, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor