

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

Tuesday, November 19, 2013 - 10:00 a.m.

Commission Chambers, 2380 Washington Blvd., Ogden, Utah

In accordance with the requirements of Utah Code Annotated Section 52-4-7(1)(d), the County Clerk records in the minutes the names of all citizens 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: Kerry W. Gibson, Chair, Jan M. Zogmaister and Matthew G Bell.

OTHERS PRESENT: Ricky D. Hatch, County Clerk/Auditor; Chris Allred, Deputy County Attorney; Fátima Ferneliús, of the Clerk/Auditor's Office, took minutes.

A. WELCOME – Chair Gibson

B. PLEDGE OF ALLEGIANCE – Sylvia Salisbury

C. THOUGHT OF THE DAY – Commissioner Bell

D. CONSENT ITEMS:

1. Purchase Orders for \$23,643.76
2. Warrants #303660 - #303820 for \$510,347.72
3. Minutes for the meeting held on November 12, 2013
4. Surplus a vehicle from Weber/Morgan Health Department
5. Set public hearing for December 10, 2013, 10 a.m., on a request to amend the Concept Development Plan for The Ridge Townhomes (C2006-62, ZP 2006-03, ORD 2006-15) and Conditional Use Permit (CUP) 2013-25 The Ridge Townhomes at Wolf Creek P.R.U.D., a 48 unit Condominium project at approximately 3400 North Moose Hollow Drive based on the new concept plan
6. Set public hearing for December 10, 2013, 10 a.m., for an amendment to the Land use Code Title 108 (Standards) Chapter 13 (Home Occupation; Short Term Vendors; Temporary Outdoor Sales; Farmer Markets) to allow yurts as part of a ski operation to be used for short term vendors
7. Set public hearing for December 10, 2013, 10 a.m., to consider amending the Weber County Land Use Code Title 108 (Flag Lot Access Strip, Private Right-of Way, and Access Easement Standards) by updating access exception standards

Commissioner Zogmaister moved to approve the consent items; Commissioner Bell seconded, all voting aye.

E. ACTION ITEMS:

1. OGDEN/WEBER CONVENTION & VISITOR'S BUREAU (CVB) 2014 MARKETING PLAN

Sara Toliver, CVB President, highlighted the 2013 achievements (including that the Weber County transient room tax increased 6%) and the 2014 goals, which includes increasing revenues.

Commissioner Bell moved to approve the Ogden/Weber Convention & Visitor's Bureau 2014 Marketing Plan; Commissioner Zogmaister seconded, all voting aye.

2. CONTRACT WITH TRAX AV TO PROVIDE LIGHTS AND SOUND AT THE WEBER COUNTY HOLIDAY FESTIVAL – CONTRACT C2013-270

Jim Harvey, with Golden Spike Event Center, presented this contract.

Commissioner Bell moved to approve Contract C2013-270 with Trax AV to provide lights and sound at the Weber County Holiday Festival; Commissioner Zogmaister seconded, all voting aye.

3. CONTRACT WITH TRAX AV TO PROVIDE LIGHTS AND SOUNDS AT THE 2014 HOF GERMAN FEST – CONTRACT C2013-271

Jim Harvey, with Golden Spike Event Center, presented this contract.

Commissioner Bell moved to approve Contract C2013-271 with Trax AV to provide lights and sound at the 2014 Hof German Fest; Commissioner Zogmaister seconded, all voting aye.

4. **AMENDMENT 5 TO THE EXISTING EWP COOPERATIVE AGREEMENT WITH NRCS TO EXTEND THE EXPIRATION DATE TO AUGUST 17, 2014 – CONTRACT C2013-272**

Dan Olsen, County Comptroller, noted that this project started last year to help mitigate the 2011 flooding problems. A time extension is needed at this time and a future one may also be needed.

Commissioner Bell moved to approve Contract C2013-272, Amendment 5 to the existing EWP cooperative agreement with NRCS to extend the expiration date to August 17, 2014; Commissioner Zogmaister seconded, all voting aye.

5. **FINAL APPROVAL OF COMBE SOUTH ESTATES NO. 2 INCLUDING A DEFERRAL OF SIDEWALK IMPROVEMENTS ON MEGAN CIRCLE AND COMBE ROAD**

Sean Wilkinson, with County Planning, noted that this area was addressed in October for a zoning text amendment and a rezone application. A portion of this subdivision changed from RE-15 to R-1-10. There are six lots in the subdivision—two have frontage on Combe Road and the others off of a newly constructed road, Megan Circle. All improvements are installed except sidewalk, and the Planning Commission recommended approval of this item with the deferral. The property is less than 1.5 miles from a school, however, there is no sidewalk in the area. All review agency requirements have been satisfied and staff recommends approval. Commissioner Zogmaister asked if the developer is being required to escrow the money in the event the improvements are called in. Mr. Wilkinson responded that the agreement signed by the developer states that the county can call in the deferral at any time. The improvements would have to be installed within 60 days or the county would install them and collect the money.

Corey Combe, petitioner, stated that curb and gutter are installed on Combe Road and Megan Circle. He will install sidewalk on Megan Circle because there is existing sidewalk to connect to, however, along Combe Road there is no place to install sidewalk. He requested deferral of sidewalk on the Combe Road portion and said that as houses are constructed, sidewalk will be installed on the remainder of Megan Circle.

Commissioner Zogmaister moved to grant final approval of Combe South Estates no. 2 including deferral of sidewalk improvements on Megan Circle and Combe Road; Commissioner Bell seconded, all voting aye.

F. PUBLIC HEARINGS:

1. Commissioner Zogmaister moved to adjourn the public meeting and convene the public hearings; Commissioner Bell seconded, all voting aye.
2. **PUBLIC HEARING TO CONSIDER LEGISLATIVE AMENDMENTS TO THE WEST CENTRAL WEBER COUNTY GENERAL PLAN; MODERATE INCOME HOUSING PLAN ELEMENT**
3. **PUBLIC HEARING TO CONSIDER LEGISLATIVE AMENDMENTS TO THE OGDEN VALLEY GENERAL PLAN; MODERATE INCOME HOUSING PLAN ELEMENT**

Robert Scott, County Planning Division Director, addressed the above two items together. In 2010 discussion took place with WACOG about participating in an overall moderate income housing general plan update for the entire county. Nine of the cities agreed to participate with Weber County in the unincorporated area. Uintah and Huntsville and not required to participate due to their populations. No one else has entertained this type of project in the State. The participating jurisdictions worked with a consulting firm, Lotus Community Development (Lotus), and a sub-consultant. Lotus received a \$15,000 grant along with contributed monies from participating jurisdictions.

The group gathered economic and housing data, solicited information from various stakeholders, prioritized urban inter-jurisdictional goals, and outlined the structure to implement the identified goals of the plan that includes maintaining the quality of existing single and multifamily housing, providing housing choices within neighborhoods, maintaining and establishing data that will help track housing needs. A key component in this project was working with the Weber Housing Authority. The two planning commissions held a joint work session on April 9, 2013, subsequently held their own public hearings, and recommend approval of these plans, which meet local and State standards. The document includes the goals and policies for the nine participating jurisdictions but today's action adopts the portion relating to unincorporated Weber County. Commissioner Zogmaister stated that HB295 requires the county to submit this plan but the county has gone above that in this significant effort and she thanked Mr. Scott and his team for their great work.

Chair Gibson invited public comments and Esther Martinez, with Weber County Assessor's Office, asked for clarification and Mr. Scott stated that these are goals and are established in a general way to give direction to those that implement the plans.

4. Commissioner Bell moved to adjourn the public hearing and reconvene the public meeting; Commissioner Zogmaister seconded, all voting aye.

5. **ACTION ON PUBLIC HEARING:**

F.2.-LEGISLATIVE AMENDMENT TO THE WEST CENTRAL WEBER COUNTY GENERAL PLAN; MODERATE INCOME HOUSING PLAN ELEMENT – RESOLUTION 32-2013

Commissioner Zogmaister moved to adopt Resolution 32-2013, legislative amendments to the West Central Weber County General Plan; Moderate Income Housing Plan Element; Commissioner Bell seconded.

Roll Call Vote:

Commissioner Bell	aye
Commissioner Zogmaister.....	aye
Chair Gibson.....	aye

F.3.-LEGISLATIVE AMENDMENTS TO THE OGDEN VALLEY GENERAL PLAN; MODERATE INCOME HOUSING PLAN ELEMENT – RESOLUTION 33-2013

Commissioner Zogmaister moved to adopt Resolution 33-2013, legislative amendments to the Ogden Valley General Plan; Moderate Income Housing Plan Element; Commissioner Bell seconded.

Roll Call Vote:

Commissioner Bell	aye
Commissioner Zogmaister.....	aye
Chair Gibson.....	aye

G. ASSIGN PLEDGE OF ALLEGIANCE & THOUGHT OF THE DAY FOR TUESDAY, NOVEMBER 26, 2013, 5:30 P.M. (PUBLIC HEARING WILL BEGIN AT 6:00 P.M.)

H. PUBLIC COMMENTS: None

I. ADJOURN

Commissioner Bell moved to adjourn at 10:48 a.m.; Commissioner Zogmaister seconded, all voting aye.

Attest:

Kerry W. Gibson, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor