

WEBER COUNTY PLANNING DIVISION

Administrative Review Meeting Agenda

January 25, 2017

4:00-5:00 p.m.

1. Consideration and action on final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123.
2. A request for approval of Gibson Hill Subdivision 1st Amendment that would remove the depiction of a 60' access and utility easement located in the south west corner of Lot 1.
3. *Adjournment*

The meeting will be held in the Weber County Planning Division Conference Room, Suite 240, in the Weber Center, 2nd Floor, 2380 Washington Blvd., Ogden, Utah unless otherwise posted



In compliance with the American with Disabilities Act, persons needing auxiliary services for these meetings should call the Weber County Planning Commission at 801-399-8791



Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: Consideration and action on final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123

Type of Decision: Administrative

Agenda Date: Wednesday, January 25, 2017

Applicant: SMHG Phase 1, LLC

Authorized Representative: Rick Everson

File Number: UVS111816

Property Information

Approximate Address: 7947 East Heartwood Drive

Project Area: 0.530 Acres

Zoning: DRR-1 Zone

Existing Land Use: Resort Development/Open Space

Proposed Land Use: Resort Development/Open Space

Parcel ID: 23-129-0004

Township, Range, Section: Township 7 North, Range 2 East, Section 5

Adjacent Land Use

North:	Ski Resort	South:	Ski Resort
East:	Ski Resort	West:	Ski Resort

Staff Information

Report Presenter: Ronda Kippen
rkippen@co.weber.ut.us
801-399-8768

Report Reviewer: RG

Applicable Ordinances

- Title 101, Chapter 1, General Provisions, Section 7, Definitions
- Title 104, Chapter 29 Ogden Valley Destination and Recreation Resort Zone (DRR-1)
- Title 104, Zones, Chapter 28, Ogden Valley Sensitive Lands Overlay Districts
- Title 106, Subdivisions, Chapter 1-8 as applicable
- Title 108, Standards, Chapter 22 Natural Hazards Areas

Development History

- Summit Eden Phase 1B received preliminary subdivision approval in conjunction with the County Commission's approval of the Summit at Powder Mountain PRUD on April 9, 2013 with subsequent amendments on July 9, 2013
- Summit Eden Phase 1B received final subdivision approval on January 21, 2014 and was recorded on January 27, 2014
- A rezone petition along with a Zoning Development Agreement was finalized and approved in January 2015
- The PRUD was amended on July 19, 2016 reducing the PRUD to the following areas: The Ridge Nests PRUD, Horizon Neighborhood PRUD, Village Nests at Powder Mountain and Spring Park PRUD.

Background and Summary

The Planning Division recommends final approval of the Summit Eden Phase 1B Amendment 1, a small subdivision consisting of one residential lot (see Exhibit A). The proposed subdivision is located at approximately 7947 East Heartwood Drive, and is in the DRR-1 zone.

The applicant would like to remove the self imposed building envelope that was identified on the original plat (see Exhibit B). The proposed amendment will consist of 0.530 acres. The Zoning Development Agreement Master Plan has identified the proposed area as an area anticipated for residential development. The proposed subdivision and lot

configuration is in conformance with the current zoning and the Zoning Development Agreement Master Plan (see Exhibit C) as well as the applicable subdivision requirements as required in the Uniform Land Use Code of Weber County (LUC).

Analysis

General Plan: The proposal conforms to the Ogden Valley General Plan by encouraging development within the existing resort-related commercial areas.

Zoning: The subject property is located in the Ogden Valley Destination and Recreation Resort Zone more particularly described as the DRR-1 zone. The purpose and intent of the DRR-1 zone is identified in the LUC §104-29-1 as:

"The purpose of this chapter is to provide flexible development standards to resorts that are dedicated to preserving open space and creating extraordinary recreational resort experiences while promoting the goals and objectives of the Ogden Valley general plan. It is intended to benefit the residents of the county and the resorts through its ability to preserve the valley's rural character, by utilizing a mechanism that allows landowners to voluntarily transfer development rights to areas that are more suitable for growth when compared to sensitive land areas such as wildlife habitats, hazardous hillsides or prime agricultural parcels. Resorts that lie within an approved destination and recreation resort zone shall, by and large, enhance and diversify quality public recreational opportunities, contribute to the surrounding community's well-being and overall, instill a sense of stewardship for the land."

As part of the subdivision process, the proposal has been reviewed against the current subdivision ordinance in LUC §106, the approved Zoning Development Agreement and the standards in the DRR-1 zone in LUC §104-29. Small subdivisions as defined in LUC §101-7 can be administratively approved per LUC §106-1-5(b)(1). The proposal has been reviewed against the adopted zoning and subdivision ordinances to ensure that the regulations and standards have been adhered to. The proposed subdivision is in conformance with county code. The following is a brief synopsis of the review criteria and conformance with the LUC.

Lot area, frontage/width and yard regulations: The applicant would like to vacate the self imposed building envelope that was part of the initial plat to allow the new property owner the flexibility to build their home anywhere they desire on the amended lot. The DRR-1 Zone does not have a minimum lot area or a minimum lot width requirement per LUC §104-29-2(h) for a single family residential dwelling. The following development standards will be reviewed upon submittal for single family building permit:

- Front yard setback: 0 feet
- Side yard setback: 8 feet with a total of two required side yards of not less than 18 feet
- Rear yard setback: 10 feet
- Average building height: 35 feet

The proposed lot configuration meets the area and width standards in the DRR-1 Zone. The proposal is in conformance with previous approvals and updates to the PRUD and the Zoning Development Agreement.

Culinary water and sanitary sewage disposal: Culinary and sewer services are provided by Powder Mountain Water and Sewer Improvement District. Based on the original approvals, additional proof of culinary and sanitary sewage services will not be required at this time. A letter and connect fee from Powder Mountain Water and Sewer District will be required to be submitted with the building permit application.

Natural Hazards Areas: The proposed subdivision is located in a Zone "D" as determined by FEMA to be an area of undetermined flood hazards. Areas designated as Zone "D" are typically areas in which no analysis of flood hazards has been conducted. The proposed lot is not located within a potential geologic hazard unit per the UGS published Ogden 30 x 60 Quadrangle map.

Review Agencies: The Weber County Surveyor's Office and Weber County Engineering Division have reviewed and approved the proposed subdivision amendment. To date, the Weber Fire District has not reviewed the application. A condition of approval has been included to ensure that all applicable review agencies requirements will be met prior to recording the subdivision Mylar.

Additional design standards and requirements: There may be additional site preparation in conjunction with an approved building permit. The proposed subdivision does not require the realignment of or the creation of a new street system. With the exception of the recommended conditions identified in this staff report additional standards and requirements are unnecessary at this time.

Tax clearance: The 2016 property taxes have been paid in full. The 2017 property taxes will be due in full on November 1, 2017.

Public Notice: The required noticing for the final subdivision plat approval has been mailed to all property owners of record within 500 feet of the subject property regarding the proposed small subdivision per noticing requirements outlined in LUC §106-1-6(c).

Staff Recommendation

Staff recommends final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123. This recommendation for approval is subject to all applicable review agency requirements and is based on the following findings:

1. The proposed subdivision conforms to the Ogden Valley General Plan.
2. With the recommended conditions, the proposed subdivision complies with all previous approvals and the applicable County ordinances.
3. The proposed subdivision will not be detrimental to the public health, safety, or welfare.
4. The proposed subdivision will not deteriorate the environment of the general area so as to negatively impact surrounding properties and uses.

Administrative Approval

Administrative final plat approval of Summit Eden Phase 1B Amendment 1, removing the self imposed building envelope from the previously platted Lot 27 in Summit Eden Phase 1B, to be re-platted as Lot 123, is hereby granted based upon its compliance with the Weber County Land Use Code. This approval is subject to the requirements of applicable review agencies and is based on the findings listed in this staff report.

Date of Administrative Approval: _____

Rick Grover
Weber County Planning Director

Exhibits

- A. Summit Eden Phase 1B Amendment 1
- B. Summit Eden Phase 1B-Original plat
- C. Approved Conceptual Plans

Map 1



SUBMITTER'S CERTIFICATE
I, SUBMITTER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR...



LEGAL DESCRIPTION

LEGAL DESCRIPTION
THE PART OF THE WEST HALF OF SECTION 16, T12N, R10E, S12E, COUNTY OF HARRIS, STATE OF TEXAS...

SUPPORT EDEN PHASE IB COVER SHEET, SIGNATURES, & VICINITY MAP

LOCATED IN THE SOUTH & WEST QUARTERS OF SECTION 16, T12N, R10E, S12E, COUNTY OF HARRIS, STATE OF TEXAS...

SUMMIT EDEN PHASE IB

LOCATED IN THE SOUTH & WEST QUARTERS OF SECTION 16, T12N, R10E, S12E, COUNTY OF HARRIS, STATE OF TEXAS...

PLAT NOTES

PLAT NOTES
THIS IS A PART OF THE EDEN PHASE IB SUBDIVISION... THE TOTAL AREA OF THE EDEN PHASE IB SUBDIVISION IS 10.00 ACRES...

PLAT NOTES (CONT.)

PLAT NOTES (CONT.)
A RECORD COPY OF THIS PLAT IS TO BE FILED IN THE PUBLIC RECORDS... THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE TEXAS SURVEYING ACT...

OWNER'S DEDICATION

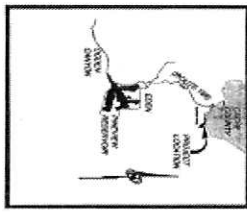
OWNER'S DEDICATION
I, THE UNDERSIGNED, HEREBY DEDICATE TO THE PUBLIC... THE DEDICATION IS SUBJECT TO THE APPROVAL OF THE COMMISSIONERS OF THE PUBLIC LANDS...

ACKNOWLEDGEMENT

ACKNOWLEDGEMENT
I, THE UNDERSIGNED, HEREBY ACKNOWLEDGE... THE ACKNOWLEDGEMENT IS SUBJECT TO THE APPROVAL OF THE COMMISSIONERS OF THE PUBLIC LANDS...

VICINITY MAP

N.T.S.



Sheet 1 of 3

STATE OF TEXAS COMMISSIONERS OF THE PUBLIC LANDS

STATE OF TEXAS COMMISSIONERS OF THE PUBLIC LANDS
APPROVED FOR FILING AND RECORDING...

75-82

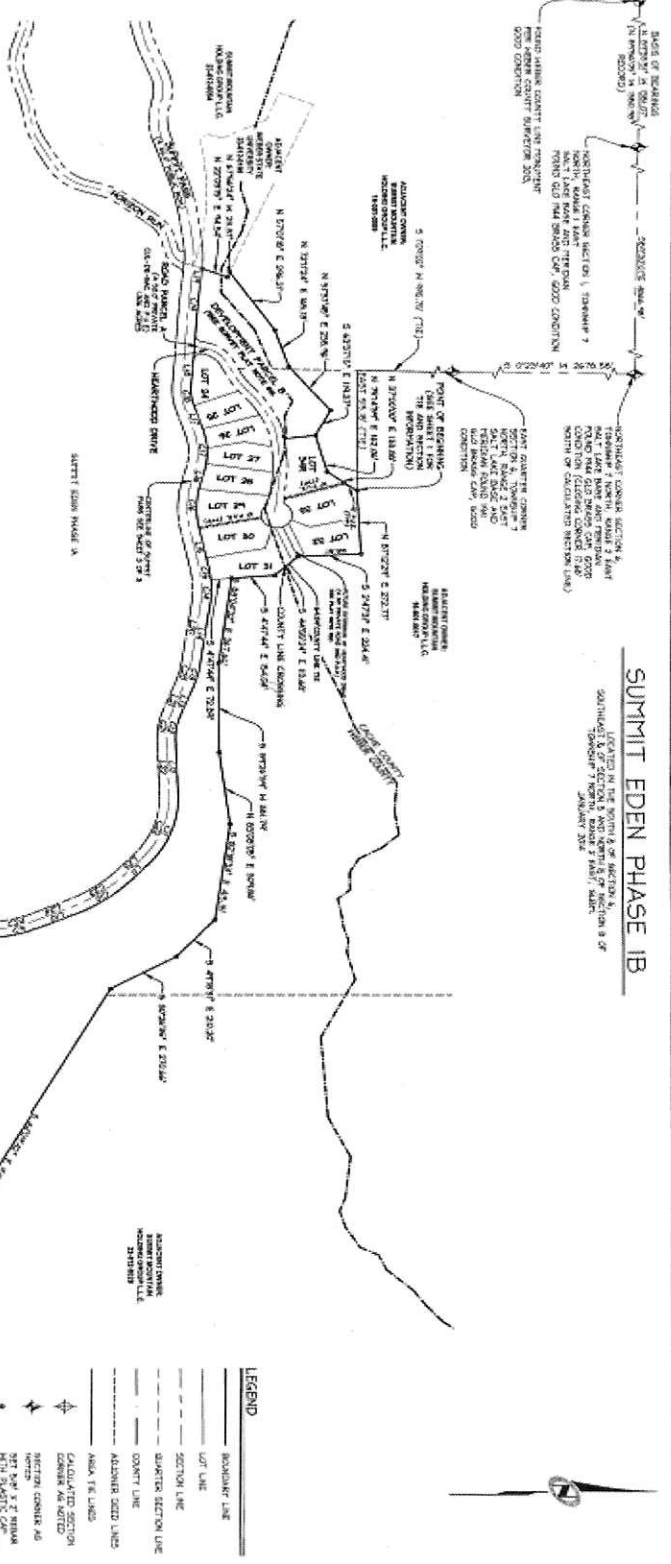
Exhibit B-Summit Eden Phase 1B-Original Plat

EE-92

SUMMIT EDEN PHASE 1B

LOCATED IN THE NORTH 1/4 OF SECTION 4,
TOWNSHIP 7 NORTH, RANGE 2 EAST, MOUNTAIN
COUNTY, UTAH

DATE OF RECORDATION
JANUARY 2012



LINE NUMBER	DIRECTION	LINE NUMBER	DIRECTION
1	N 89° 59' 00" W	11	N 89° 59' 00" W
2	S 89° 59' 00" E	12	S 89° 59' 00" E
3	N 89° 59' 00" W	13	N 89° 59' 00" W
4	S 89° 59' 00" E	14	S 89° 59' 00" E
5	N 89° 59' 00" W	15	N 89° 59' 00" W
6	S 89° 59' 00" E	16	S 89° 59' 00" E
7	N 89° 59' 00" W	17	N 89° 59' 00" W
8	S 89° 59' 00" E	18	S 89° 59' 00" E
9	N 89° 59' 00" W	19	N 89° 59' 00" W
10	S 89° 59' 00" E	20	S 89° 59' 00" E
21	N 89° 59' 00" W	31	N 89° 59' 00" W
22	S 89° 59' 00" E	32	S 89° 59' 00" E
23	N 89° 59' 00" W	33	N 89° 59' 00" W
24	S 89° 59' 00" E	34	S 89° 59' 00" E
25	N 89° 59' 00" W	35	N 89° 59' 00" W
26	S 89° 59' 00" E	36	S 89° 59' 00" E
27	N 89° 59' 00" W	37	N 89° 59' 00" W
28	S 89° 59' 00" E	38	S 89° 59' 00" E
29	N 89° 59' 00" W	39	N 89° 59' 00" W
30	S 89° 59' 00" E	40	S 89° 59' 00" E

CURVE NUMBER	BEGINNING POINT	END POINT	LENGTH	CHORD	ANGLE
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Sheet 2 of 3

NVS

DATE: 7/5/12

SCALE: 1" = 40'

PROJECT: SUMMIT EDEN PHASE 1B

OWNER: ...

PREPARED BY: ...

CHECKED BY: ...

APPROVED BY: ...

DATE OF RECORDATION: JANUARY 2012

STATE OF UTAH, COUNTY OF MOUNTAIN

RECORDED AND RETURNED TO THE OFFICE OF THE COUNTY CLERK

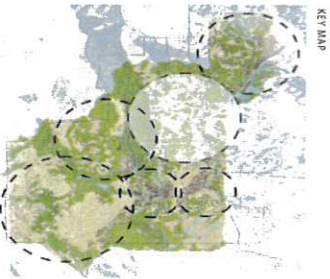
BOOK: 75 PAGE: 93

78-335

The Ridge Illustrative Plan



Placement of development within the Ridge area has been sensitive to the existing ski experience at Powder Mountain with future hotels and multi-family units designed to be within ski access to the existing mountain while maintaining the existing ski accesses. Single family units have been located on the mountain within existing tree massing to provide visual and physical protection as well as to maintain those important open meadow and hillside for the remainder of the Resort.





Staff Report for Administrative Subdivision Approval

Weber County Planning Division

Synopsis

Application Information

Application Request: A request for approval of Gibson Hill Subdivision 1st Amendment that would remove the depiction of a 60' access and utility easement located in the south west corner of Lot 1.

Agenda Date: Wednesday January 25, 2017

Applicant: Richard Gibson

File Number: LVG092016

Property Information

Approximate Address: 2698 South 4550 W

Project Area: 5.49 Acres

Zoning: Agricultural Zone (A-1)

Existing Land Use: Residential

Proposed Land Use: Residential

Parcel ID: 15-416-0001

Township, Range, Section: T6N, R2W, Section 32

Adjacent Land Use

North: Agricultural	South: Residential
East: Agricultural	West: Agricultural

Staff Information

Report Presenter: Felix Lleverino
flleverino@co.weber.ut.us
801-399-8767

Report Reviewer: SM

Applicable Ordinances

- Title 101 (General Provisions) Section 101-1-7 (Definitions)
- Title 104 (Zones) Chapter 5
- Title 106 (Subdivisions)

Background and Summary

The applicant has submitted a request to vacate the 60 foot access and public utility easement (PUE) located in the south west corner of Lot 1 of the Gibson Hill Subdivision so that he may use that space for agricultural purposes. The area of lot 1 is 5.48 acres. This subdivision has frontage on a public road called 4550 West Street, where the road terminates at a cul-de sac. See Exhibit A for proposed plat. On October 11, 2016 approval was granted from the County Commission to vacate this easement. See Exhibit C for County Commission public hearing minutes.

Due to the topography of the south west corner of the Gibson Hill Subdivision, it has been recommended by the utility providers to allow for a PUE that is wider than the typical 10 feet. It has been agreed by Richard Gibson, that Questar Gas complete the gas line installation. It is from the location of the new gas line, that a new width of the PUE be established. To provide for maintenance and access, Richard Gibson has agreed to an additional five foot utility access easement. See Exhibit E for a street view photo of the topography.

Analysis

General Plan: This subdivision plat amendment is not contrary to the West Weber General Plan. The current agricultural land will be maintained as an agricultural parcel exceeding the required 5.25 acres.

Small Subdivision: The Weber County Land Use Code (Title 101) defines a "small subdivision" as "An amended subdivision consisting of five (5) or fewer lots and for which no streets will be created or realigned." This subdivision consists of one lot and no new streets are being created or realigned. The Land Use Code (LUC § 106) also states "With the exception of small subdivisions, the preliminary plan/plat including the phasing plan shall be presented to the Land Use Authority who, for the purposes of this section, shall be the Planning Commission, for their review and decision based in compliance with applicable ordinances." Based on these provisions, this subdivision qualifies for administrative approval as a small subdivision.

Public utility, drainage and canal maintenance easements: It is required that area be dedicated as a perpetual right over and under land for the use as public utility where installations such as, public utility service lines, storm drainage facilities, and irrigation canals may be placed to service owners within the subdivision.

Culinary Water Provider: In Exhibit F, Taylor West Weber Water has provided a letter stating that they approve of the vacation of the 60' Public Utility Easement (PUE) excepting that a 15' PUE be reserved in its place.

Questar Gas: In Exhibit G, Questar gas has provided a letter stating that the new line has been placed at a distance of 16'2" from the fence on the southerly lot line, which has been rounded up to 17'. There will also be an additional five foot utility access strip placed parallel to the PUE.

Review Agencies: County reviewing agencies have posted comments for this proposal. The Surveying and Planning Departments have stated specific requirements that must be addressed prior to the final Mylar being recorded. The review agencies comments can be adequately address prior to approval and recording.

Utah State Code: Bellow is a section of Utah State Code that is pertinent to this subdivision amendment. These subsections are taken from Title 54, Chapter 3, Section 27, (Public Utility Easement).

- (5) *A subdivision plat that includes a public utility easement may not be approved by a county or municipality unless the subdivider has provided the county or municipality proof that the subdivider has, as a courtesy, previously notified each public utility that is anticipated to provide service to the subdivision.*
- (6) *A person may not acquire, whether by adverse possession, prescription, acquiescence, or otherwise, any right, title, or interest in a public utility easement or protected utility easement that is adverse to or interferes with a public utility's full use of the easement for the purposes for which the easement was created.*
- (7) *A gas corporation's, electric corporation's, or telephone corporation's failure to possess, occupy, or use a protected utility easement does not diminish or extinguish any right that the gas corporation, electric corporation, or telephone corporation has under the easement.*
- (8) *Nothing in this section may be construed to affect the right of a condemner to condemn a public utility easement as provided by law.*

Tax Clearance: There is no outstanding tax payments currently related to this parcel.

Public Notice: Noticing requirements, according to LUC 106-1-6(c), have been met by mailing notices out to all property owners of record within 500 feet of the subject property, and posting the agenda to the state website. This proposal was heard and tabled on December 14 in order to gain a definite PUE width that can be agreed on by all parties.

Staff Recommendation

Staff recommends approval of the Gibson Hill Subdivision 1st Amendment. This recommendation for approval is subject to all review agency requirements and is based on the following condition:

1. Reserve a 17' minimum PUE with an additional 5' utility access strip to be shown on the plat.

The recommendation is based on the following findings:

1. Amending the subdivision will not have a negative effect on the Western Weber General Plan.
2. The public interest or any person will not be materially injured by the proposed vacation and subdivision amendment.
3. The proposed subdivision amendment meets applicable codes.

Administrative Approval

Administrative final approval of Gibson Hill Subdivision 1st Amendment is hereby granted based upon its compliance with the Weber County Land Use Code and Utah State Code. This approval is subject to the requirements of applicable review agencies and the conditions of approval listed in this staff report.

Date of Administrative Approval: Wednesday, January 25, 2017.

Rick Grover
Weber County Planning Director

Exhibits

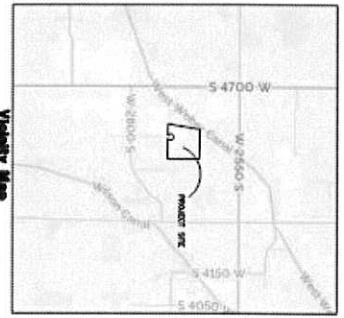
- A. Proposed Gibson Hill Subdivision 1st Amendment
- B. Original Gibson Hill Subdivision Plat
- C. October 11 Commission Public Hearing Minutes
- D. Subdivision Application
- E. Site Image Showing topography

Area Map



Gibson Hill Subdivision 1st Amendment

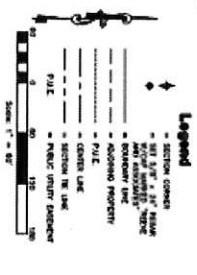
PART OF THE NORTHEAST QUARTER OF SECTION 32, 18N., 82W., S.L.B.M.,
WEBER COUNTY, UTAH
JULY, 2018



Parcel Info.
200 DOWN AND WEST SIDE, THE EAST SIDE OF SECTION 32, 18N., 82W., S.L.B.M., WEBER COUNTY, UTAH

Current Table

OWNER	ACRES	AREA
...



Beats Of Beatings

The beats of the subdivision are shown on the map. The beats are numbered 1 through 10. The beats are shown in the map.

Narrative

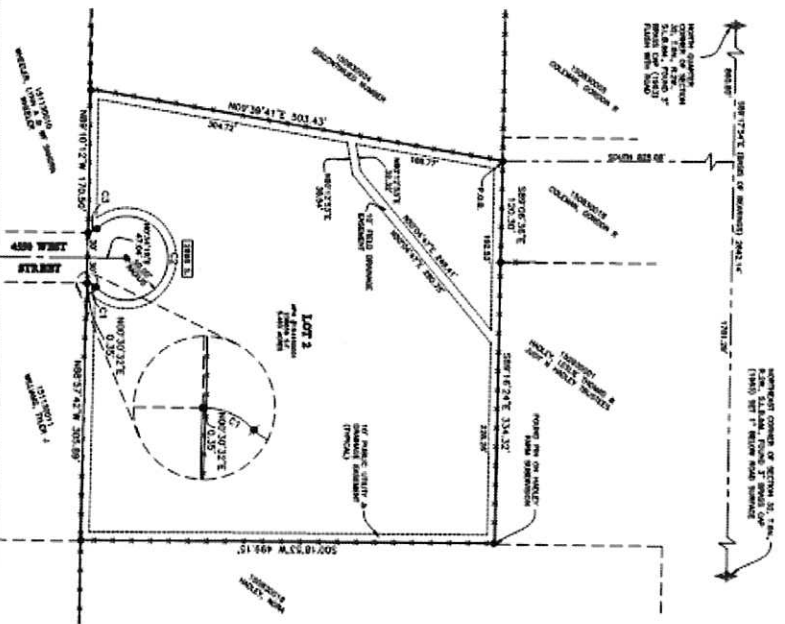
The purpose of this map is to show the subdivision of the land shown on the map. The subdivision is shown on the map.

Zoning Note

All zoning notes are shown on the map. The zoning notes are shown in the map.

Boundary Descriptions

The boundaries of the subdivision are described as follows: The boundaries are shown on the map. The boundaries are described in the text.



OWNER'S DECLARATION AND CERTIFICATION

I, the undersigned, being the owner of the land shown on the map, do hereby certify that the map is a true and correct representation of the land shown on the map. I do hereby certify that the map is a true and correct representation of the land shown on the map.

ACKNOWLEDGMENT

STATE OF UTAH, County of WEBER, ss. I, _____, County Clerk, do hereby certify that the map is a true and correct representation of the land shown on the map.

ACKNOWLEDGMENT

STATE OF UTAH, County of WEBER, ss. I, _____, County Clerk, do hereby certify that the map is a true and correct representation of the land shown on the map.

ACKNOWLEDGMENT

STATE OF UTAH, County of WEBER, ss. I, _____, County Clerk, do hereby certify that the map is a true and correct representation of the land shown on the map.

Reve & Associates, Inc.

Professional Engineer

1000 North Main Street, Suite 100, Ogden, UT 84401

Phone: (435) 765-1111

WEBER COUNTY PLANNING

1000 North Main Street, Suite 100, Ogden, UT 84401

Phone: (435) 765-1111

WEBER COUNTY PLANNING

1000 North Main Street, Suite 100, Ogden, UT 84401

Phone: (435) 765-1111

WEBER COUNTY ENGINEER

1000 North Main Street, Suite 100, Ogden, UT 84401

Phone: (435) 765-1111

WEBER COUNTY COMMISSIONER

1000 North Main Street, Suite 100, Ogden, UT 84401

Phone: (435) 765-1111

WEBER COUNTY ATTORNEY

1000 North Main Street, Suite 100, Ogden, UT 84401

Phone: (435) 765-1111

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Phone: (435) 765-1111

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Phone: (435) 765-1111

WEBER COUNTY ATTORNEY

1000 North Main Street, Suite 100, Ogden, UT 84401

Phone: (435) 765-1111

51-83

Basis of Bearings

THE NORTH OF SECTION 32 OF THE WEST COUNTY...

Narrative

THE PURPOSE OF THIS SUBDIVISION IS TO...

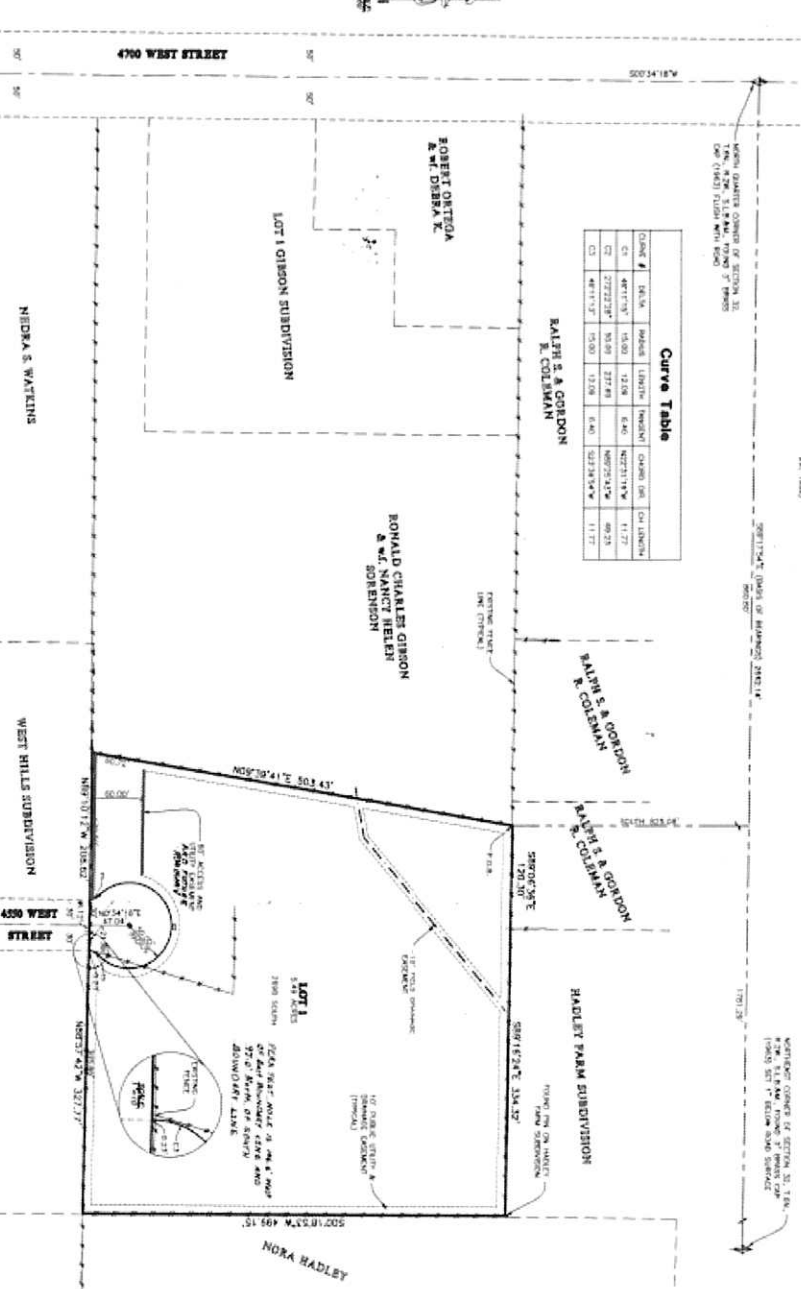
Gibson Hill Subdivision

PART OF THE NORTHEAST QUARTER OF SECTION 32, T.6N., R.2W., S.16E.B.M., WILDER COUNTY, UTAH NOVEMBER, 2005

Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 32, T.6N., R.2W., S.16E.B.M. U.S. SURVEY CORNER OF SECTION 32...

Curve Table with columns: Curve #, Radius, Length, Chord, Chord BE, Chord LB, Chord LN, Chord NB, Chord NE, Chord SE, Chord SN, Chord LN, Chord NB, Chord NE, Chord SE, Chord SN, Chord LN, Chord NB, Chord NE, Chord SE, Chord SN.



Water County Planning Commission Approval, Water County Engineer, Water County Assessor, Water County Auditor, Water County Health Department, Water County Board of Health.

Survey Certificate, Owners Acknowledgment and Confirmation, Acknowledgment, Affidavit.

Professional seal and signature of Robert E. Wilson, Surveyor.

Professional seal and signature of Paul A. Taylor, Surveyor.

Professional seal and signature of Robert E. Wilson, Surveyor.

Professional seal and signature of Paul A. Taylor, Surveyor.

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

Tuesday, October 11, 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: James Ebert and Kerry W. Gibson. Matthew G Bell was excused.

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

A. WELCOME – Commissioner Ebert

B. MOMENT OF SILENCE

C. PLEDGE OF ALLEGIANCE – Felix Lleverino

D. THOUGHT OF THE DAY – Commissioner Gibson

E. CONSENT ITEMS:

1. Warrants #409895 - #410062 in the amount of \$927,236.89
 2. Purchase orders in the amount of \$77,033.48
 3. Minutes for the meeting held on October 4, 2016
 4. Request from Weber County Tax Review Committee to refund \$1,309.85 to Liberty Pipe Line Company, parcel 20-260-0001
 5. Request from Weber County Tax Review Committee to refund \$236.05 to Brian Monson, parcel 17-187-0012
 6. Request from the Weber County Animal Services Department to surplus a Toro 21" commercial mower
- Commissioner Gibson moved to approve the consent items; Commissioner Ebert seconded.
Commissioner Gibson – aye; Commissioner Ebert – aye

F. ACTION ITEMS:

1. TRAINING REIMBURSEMENT AGREEMENTS WITH THE FOLLOWING INDIVIDUALS:

Trista Speicher	Jacob Stanger
Kirk Fisher	Austin Pifer
Brexton Winterbottom	

Steffani Ebert, of the County Sheriff's Office, presented these agreements with individuals hired to attend the Fred House Training Academy. The agreement requires them to remain in the county's employment for two years after completing the training.

Commissioner Gibson moved to approve the Training Reimbursement Agreements with the above listed individuals; Commissioner Ebert seconded.
Commissioner Gibson – aye; Commissioner Ebert – aye

2. MEMORANDUM OF UNDERSTANDING WITH THE HILL AIR FORCE BASE 75TH AIR BASE WING TO PROVIDE HOUSING OF MILITARY MALE AND FEMALE DETAINEES IN THE WEBER COUNTY CORRECTIONAL FACILITY

Steffani Ebert, with the County Sheriff's Office, noted that this agreement is to provide housing of military male and female detainees in the county's facility. This agreement was signed in April, however, there has been a change in commander and they are updating all of their agreements.

Commissioner Gibson moved to approve the Memorandum of Understanding with the Hill Air Force Base 75th Air Base Wing to provide housing of military male and female detainees in the Weber County Correctional Facility; Commissioner Ebert seconded.
Commissioner Gibson – aye; Commissioner Ebert – aye

G. PUBLIC HEARING:

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

2. **PUBLIC HEARING TO CONSIDER AND TAKE ACTION ON A REQUEST TO VACATE A ROAD EASEMENT FOR A FUTURE RIGHT OF WAY IN THE GIBSON HILL SUBDIVISION. THE 60' PUBLIC UTILITY (PUE) EASEMENT IS LOCATED IN THE SOUTHWEST CORNER OF LOT**

Felix Lleverino, of the County Planning Division, stated that the applicant had requested to vacate this 60 foot easement. The 60 ft. access had been designated for a future roadway in 2005 on the southwest corner of the lot. After review, it has been found that there is no roadway dedicated for the property to the west or for a roadway to continue; it does not appear that there is a viable connection between the two main roads. The Planning Division recommends vacating the 60 foot access and utility easement for a future roadway in the southwest corner of Lot 1 of the Gibson Hill Subdivision. They also recommend that it be replaced with a 20 foot PUE and a 6 foot dedicated pedestrian access to provide connectivity for future development to the north/northwest. However, this item is only for the vacation of the road easement and the other two recommendations will be discussed as part of the subdivision. This item will go before the Western Weber Planning Commission tonight for their feedback.

3. Public comments: Commissioner Ebert invited public comments and none were offered.

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

5. **ACTION ON THE PUBLIC HEARING:**

G.2.-VACATE ROAD EASEMENT FOR A FUTURE RIGHT-OF-WAY IN THE GIBSON HILL SUBDIVISION – ORDINANCE 2016-14

Commissioner Gibson moved to adopt Ordinance 2016-14 vacating a road easement for a future right of way in the Gibson Hill Subdivision; Commissioner Ebert seconded.
Commissioner Gibson – aye; Commissioner Ebert – aye

H. PUBLIC COMMENTS: None**I. ADJOURN**

Commissioner Gibson moved to adjourn at 10:14 a.m.; Commissioner Ebert seconded.
Commissioner Gibson – aye; Commissioner Ebert – aye; Chair Bell – aye

Attest:

James Ebert, Vice Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor

AMENDMENT

Weber County Subdivision Application

All subdivisions submittals will be accepted by appointment only. (801) 399-8791. 2380 Washington Blvd. Suite 240, Ogden, UT 84401

Date Submitted / Completed <i>July 18, 2016</i>	Fees (Office Use)	Receipt Number (Office Use)	File Number (Office Use)
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Subdivision and Property Information

Subdivision Name <i>Gibson Hill subdivision 1st amendment</i>		Number of Lots <i>1</i>
Approximate Address <i>2698 S. 4550 W</i>		Land Serial Number(s) <i>154160001</i>
Current Zoning <i>A-1</i>	Total Acreage <i>5.49 ac.</i>	

Culinary Water Provider <i>Taglor West Weber</i>	Secondary Water Provider <i>Hooper water improvement</i>	Wastewater Treatment _____
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Property Owner Contact Information

Name of Property Owner(s) <i>Richard B. Gibson</i>		Mailing Address of Property Owner(s) <i>2698 S. 4550 W Ogden (Taglor) Utah</i>
Phone Home <i>801 731 7453</i>	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address <i>cell 801-814-8190</i>		

Authorized Representative Contact Information

Name of Person Authorized to Represent the Property Owner(s)		Mailing Address of Authorized Person
Phone	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address		

Surveyor/Engineer Contact Information

Name or Company of Surveyor/Engineer <i>Reeve</i>		Mailing Address of Surveyor/Engineer
Phone <i>801-621-3100</i>	Fax	Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input type="checkbox"/> Mail
Email Address		

Property Owner Affidavit

I (we) *Richard Gibson*, depose and say that I (we) am (are) the owner(s) of the property identified in this application and that the statements herein contained, the information provided in the attached plans and other exhibits are in all respects true and correct to the best of my (our) knowledge. I (we) acknowledge that during the subdivision review process, it may be determined that additional requirements, covenants and/or agreements may be required to be constructed or entered into.

Richard B. Gibson
(Property Owner)

(Property Owner)

Subscribed and sworn to me this *18* day of *July* 20*16*



Angela Martin
(Notary)



TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT

2815 West 3300 South
West Haven Utah 84401

Dec.16 2016

To: Weber County Planning
Attn. Felix Lieverino

Subject: Easement Gibson Hill Subdivision lot 1

Taylor West Weber Water District has no problem with the 60'
road easement being vacated as long as the utility easement
Of 15 foot stays in place.



Val Surfrage

Manager
Taylor West Weber Water District

Scott Slater (Questar) [Scott.Slater@questar.com]

1-17-2017 3:08 PM

Questar installed the gas line Friday and finishing up today. The furthest North point from the fence is 16.2', so as agreed a 17' PUE will need to be recorded along with the additional 5' access strip. If you need any more info let me know. Thanks

Scott Slater

Operations Engineering

Questar Gas Company