



Staff Report to the Weber County Commission

Weber County Planning Division

Synopsis

Application Information

Application Request: Public Hearing to consider and/or take action on a request to amend Chapter 18C (Architectural, Landscape, and Screening Design Standards) of the Weber County Zoning Ordinance by permitting the use of chain link fencing, within the Ogden Valley Manufacturing (MV-1) Zone, where it is currently a prohibited (fencing) material type.

Agenda Date: Tuesday, November 06, 2012

Applicant: Ray Bowden/Chandra Borong; Applicant

File Number: ZTA 08-2012

Property Information

Approximate Address: NA

Project Area: NA

Zoning: NA

Existing Land Use: NA

Proposed Land Use: NA

Parcel ID: NA

Township, Range, Section: NA

Staff Information

Report Presenter: Scott Mendoza
smendoza@co.weber.ut.us
801-399-8769

Report Reviewer: RS

Background

The petitioner is requesting that Weber County amend sub-section 18C-7(1)(A) within Chapter 18C (Architectural, Landscape, and Screening Design Standards) of the Weber County Zoning Ordinance by permitting the use of chain link fencing where it is currently a prohibited (fencing) material type. For contextual reference, see Exhibit "F" for the existing Chapter (18C) in its entirety.

Currently, sub-section 18C-7(1)(A) of the Architectural, Landscape, and Screening Design Chapter reads as follows:

18C-7. Minimum Standards - Screening and Buffering

1. **Screening Device Materials:**
 - A. A non-plant material screening device may be constructed of textured, non-reflective metal, concrete, vinyl, wood, brick or stone. Chain-link fencing shall not be allowed. If painted or stained, the screening devices shall be of a neutral, muted earth tone color and have a non-reflective finish. This color shall be approved along with other colors during the Site Plan Review or Conditional Use Permit.
 - B. A combination of earth berming or mounds and plant materials may be used as a screening device, and is recommended where practicable.

Below is the petitioner's request:

18C-7. Minimum Standards - Screening and Buffering

1. **Screening Device Materials:**
 - A. A non-plant material screening device may be constructed of textured, non-reflective metal, concrete, vinyl, wood, brick or stone. Chain link fencing shall not be allowed in any zone except for the Ogden Valley Manufacturing Zone. If painted or stained, the screening devices shall be of a neutral, muted earth tone color and have a non-reflective finish. This color shall be approved along with other colors during the Site Plan Review or Conditional Use Permit.
 - B. A combination of earth berming or mounds and plant materials may be used as a screening device, and is recommended where practicable.

The intent of this proposed amendment is to allow chain link fencing within the landscape or setting of projects that are located in the Ogden Valley Manufacturing (MV-1) Zone. Projects that are subject to the Ogden Valley's architectural and landscape design requirements include all commercial, industrial, manufacturing, public or quasi-public use projects, and all multi-family dwelling projects that consist of three or more units. See Exhibit "A" for the Petitioner's request. See Exhibits "B, C, and D" for example ordinances from other mountain resort communities that are similar to the Ogden Valley. See Exhibit "E" for a general description of chain link fencing material provided by the U.S. Department of Transportation – Office of Planning, Environment & Realty. See Exhibit "H" for a map showing the MV-1 Zone. See Exhibit "I" for a draft ordinance (legislative style) that reflects the petitioner's requested amendment to Section 18C-7 of the Ogden Valley Architectural, Landscape, and Screening Design Standards.

Below is the purpose and intent statement for Chapter 18C:

18C-1. Purpose and Intent

The purpose and intent of the Architectural, Landscape, and Screening Design Standards is to preserve the rural, mountainous landscape that exists in the Ogden Valley, and also accommodate new growth in commercial and industrial uses. The design standards include the following specific purposes:

1. *Provide for commercial, industrial development that is aesthetically pleasing and compatible with the rural nature and natural setting of the Ogden Valley.*
2. *Provide a variety of colors, textures and forms in the environment that blend together in a harmonious manner.*
3. *Protect and preserve the appearance, character and public health, safety and welfare of the Ogden Valley.*
4. *Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and other objectionable activities or impacts conducted or created by an adjoining or nearby uses.*
5. *Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views and reduce heating and cooling costs.*
6. *Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the adverse effects of large expanses of paving.*
7. *Promote the efficient use of water and conservation of natural resources.*

Summary of Suggested County Commission Considerations

The request has been made that Weber County make a policy decision; therefore, the County Commission may consider the following:

- Does the proposed ordinance amendment meet the goals and objectives of the Ogden Valley General Plan?
- Has there been a change in the value that Weber County has placed on the aesthetic qualities of building materials used in the Ogden Valley?

Conformance to the General Plan

The proposal to amend Chapter 18C, of the Weber County Zoning Ordinance, does not conform to the Ogden Valley General Plan, due to its contradiction with the following Plan statements:

- A vision described in the Ogden Valley General Plan is one that *"Maintains the Valley's rural atmosphere and rural lifestyle."* A prescribed objective, related to this vision, is to *"Encourage development that is compatible with cultural and historic resources."*
- The Ogden Valley General Plan discusses how the Valley's rural setting and natural beauty adds to its unique characteristics. It states how it has an *"unspoiled character"* and *"unassuming charm"* which are recognized as *"qualities that should be protected, preserved, and fostered with foresight and wisdom."*
- The rural character of the Ogden Valley and the historical/cultural/recreational resources located within it provide economic and quality-of-life benefits to Weber County and its residents. Due to this, an important goal listed in the Ogden Valley General Plan is to *"Require that development be compatible with the Valley's rural character and natural setting."* The prescribed objective, related to this goal, is to *"Determine the types of residential and commercial building materials and design that are compatible with the Valley's rural character."*

- Architectural standards that regulate building materials are very common and are designed to accommodate commercial, industrial, and residential development while maintaining a community's character. This is especially the case in areas that have opportunities for a tourism based economy. The Recreation Element of the Ogden Valley General Plan describes the importance of *"maintaining the qualities that make the Ogden Valley a unique destination"*. It states that *"Weber County and its residents are going to have to find ways to keep the rural character"* in order to be able to *"compete with such popular resort destinations as Park City, Sun Valley, and Snowmass"*. The existing standard that prohibits chain link fencing is a component of an overall policy/strategy that is intended to maintain and preserve the rural character of the Ogden Valley.

Ogden Valley Planning Commission Recommendation

The Ogden Valley Planning Commission, in a 4-2 vote, is recommending that the County Commission approve the request to amend Chapter 18-C by permitting the use of chain link fencing materials in the Ogden Valley Manufacturing (MV-1) Zone. See Exhibit "G" for Ogden Valley Planning Commission meeting minutes from July 31, 2012.

Planning Division Staff Recommendation

Based on guidance found in the Ogden Valley General Plan, the Planning Division Staff is recommending that the County Commission deny the request to amend Chapter 18-C of the Weber County Zoning Ordinance by permitting the use of chain link fencing where it is currently a prohibited (fencing) material type.

Exhibits

- A. Petitioner's Application/Request.
- B. Ordinance regulating chain link fencing – Town of Telluride, Colorado.
- C. Ordinance regulating chain link fencing – Park City Municipal Code.
- D. Ordinance regulating chain link fencing – Town of Hailey, Idaho.
- E. Description of chain link fencing – U.S. Department of Transportation, Office of Planning, Environment & Realty.
- F. Chapter 18C (Architectural, Landscape, and Screening Design Standards) of the Weber County Zoning Ordinance.
- G. Ogden Valley Planning Commission Meeting Minutes.
- H. Zoning Map – MV-1 Zone.
- I.

Weber County General Plan or Text Amendment Application

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

Date Submitted 6	Received By (Office Use) \$300⁰² #881	Added to Map (Office Use) ZTA 2012-08
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Property Owner Contact Information

Name of Property Owner(s) Ray Bowden		Mailing Address of Property Owner(s) 5393 East 3850 North Eden, UT 84310
Phone 801	Fax _____	
Email Address _____		Preferred Method of Written Correspondence <input type="checkbox"/> Email <input type="checkbox"/> Fax <input checked="" type="checkbox"/> Mail

Ordinance Proposal

Ordinance to be Amended
18C-7 The Arch

Describing the amendment and/or proposed changes to the ordinance:

1. Screening Device Materials:
 1. A non-plant material screening device may be constructed of textured, non-reflective metal, concrete, vinyl, wood, brick or stone ~~and chain link~~. If painted or stained, the screening devices shall be of a neutral, muted earth tone color and have a non-reflective finish. This color shall be approved along with other colors during the Site Plan Review or Conditional Use Permit.
 2. A combination of earth berming or mounds and plant materials may be used as a screening device, and is recommended where practicable.
2. Parking areas shall be screened or buffered from view along all street rights-of-way or along any property line which is contiguous to a residential use or zoning district, or along those separated by an alley, as specified in this ordinance.
3. The side and rear screens or buffers of parking areas, whether plant material or non-living device, shall be a minimum of size (6) feet in height as measured from the parking surface. The first twenty-five feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not exceed four (4) feet in height.
4. Loading, delivery and service docks or bays shall be located in the rear or side yards of the property and shall be screened from view from the street right-of-way by a screening device at least six (6) feet in height.
5. Mechanical equipment, whether roof or ground mounted shall be screened from street and residential district view by a screening device.
6. Trash dumpsters:
 1. Trash dumpsters shall be located in an area shown on the approved Site Plan. Specific approval of this item is required.
 2. All trash dumpsters shall be screened from street or public view by a six (6) foot screening device on three (3) sides. The fourth side shall be a gate constructed of opaque materials.
 3. The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six (6) inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for positive drainage.
 4. All dumpster enclosures or screens shall be illustrated and submitted with the site plan for review and approval.

TOWN OF TELLURIDE
GENERAL STANDARDS FOR REVIEW

B. FENCE MATERIALS SHOULD BE SIMILAR TO THOSE USED TRADITIONALLY.

- 1) Appropriate materials for all locations are:
 - Painted wood pickets
 - Wrought iron or cast metal
 - Twisted, decorative wire
- 2) In addition, solid wood plank fences may be used in rear yards.
- 3) Inappropriate materials are:
 - Chain link
 - Slatted "snow" fences
 - Mesh "construction" fences

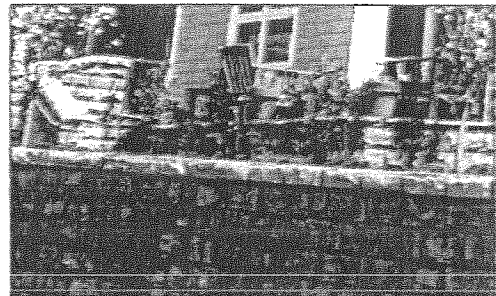
C. MINIMIZE THE HEIGHT OF RETAINING WALLS.

- 1) When feasible, contour the site to reduce the need for retaining walls.
- 2) Where a wall is necessary, limit its height to less than 30 inches, when feasible. Use a series of terraces with short walls where the overall retaining height must be greater.
- 3) If a fence is to be placed on top of a wall, the combined height should be in scale with walls and fences seen historically.

D. RETAINING WALL MATERIALS SHOULD APPEAR SIMILAR TO THOSE USED HISTORICALLY.

- 1) A simple wall of native rock is preferred. A dry stack design is appropriate.
- 2) Where mortar is used, it should appear similar to that used traditionally.
- 3) Alternative materials may be considered but they should convey the general scale, texture and character of rock walls. Appropriate materials are: Stone, brick and cast stone. Plain concrete walls may be used for low walls in side and rear yard conditions. Wood timbers also may be considered in rear yards and outside the historic district.

Refer to GS(12)(A) for retaining walls in steep hillsides.



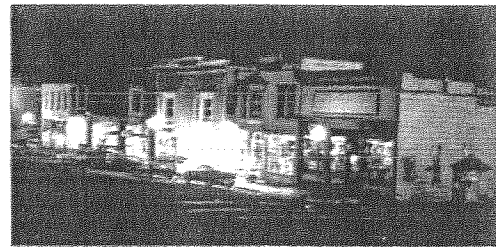
Stone retaining walls should be similar in design and height to historic walls.

19. Policy: Exterior Lighting

The character and level of lighting is a special concern in the community. Exterior lighting should be a subordinate element so that the stars in the night sky are visible. Traditionally, exterior lights were simple in character. Most used incandescent lamps, which cast a color similar that of day-light. These were relatively low in intensity and were shielded with simple shade devices. This overall effect should be continued.

A. EXTERIOR LIGHTS SHALL BE SIMPLE IN CHARACTER AND SIMILAR IN COLOR AND INTENSITY TO THAT USED TRADITIONALLY.

- 1) The design of a fixture should be simple in form and detail. Designs similar in character to those used historically are encouraged.
- 2) Lights along alleys should be utilitarian in design.
- 3) All exterior light sources should have a low level of luminescence. Lamps with a maximum equivalent of a 40 watt incandescent bulb (490 lumens) are preferred for site lighting. Lower intensities should be used in architectural fixtures such as step lights.



The above photo of Main Street at night illustrates the use of subdued lighting along Colorado Avenue.

PARK CITY MUNICIPAL CODE - TITLE 15 LMC, Chapter 5 - Architectural Review

15-5-1



TITLE 15 - LAND MANAGEMENT CODE (LMC)
CHAPTER 5 - ARCHITECTURAL REVIEW

Chapter adopted by Ordinance No. 02-07

**CHAPTER 5 - ARCHITECTURAL
 REVIEW**

15-5 -1. POLICY AND PURPOSE.

As a community dependent upon the tourism industry, the atmosphere and aesthetic features of the community take on an economic value for the residents and Property Owners of Park City.

It is in the best interests of the general welfare of the community to protect the aesthetic values of the community through the elimination of those architectural styles, and those Building materials, which, by their nature, are foreign to this Area, and this climate, and therefore tend to detract from the appearance of the community.

Most of Park City's Main Street and many homes in Park City's older neighborhoods are listed on the National Register of Historic Places as well as being locally designated as Historic Sites, which is a point of considerable importance to the tourism industry. New Development, while distinct from surrounding Historic Sites, should not detract from them. Park City is densely

developed due to the shortage of level, buildable land.

The effect of one Development is felt on the community as a whole. It is the policy of the City to foster good design within the constraints imposed by climate, land ownership patterns, and a Compatible architectural theme.

It is also the intent of this section to encourage lighting practices and systems which will minimize light pollution, glare, and light trespass; conserve energy and resources while maintaining night time safety, utility, and security; and curtail the degradation of the night time visual environment.

It is recognized that the topography, atmospheric conditions and resort nature of Park City are unique and valuable to the community. The enjoyment of a starry night is an experience the community desires to preserve. The City of Park City, through the provisions herein contained, promotes the reduction of light pollution that interferes with enjoyment of the night sky.

(Amended by Ord. Nos. 06-56; 09-23)

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PARK CITY MUNICIPAL CODE - TITLE 15 LMC, Chapter 4 - Supplemental Regulations

15-4-2

Master Planned Development or Conditional Use permit. Prior to issuance of an Administrative Conditional Use permit the Property shall be posted and affected adjacent Property Owners shall be noticed ten (10) days prior to Final Action.

Any Fence or retaining wall greater than six feet (6') in height requires a Building Permit.

(B) RESTRICTIONS ON

MATERIALS. Chain link Fences are prohibited in all zones with the following exceptions, which must be approved by the Planning Director.

- (1) For recreational facilities such as tennis courts,
- (2) As temporary limits of disturbance, fencing during construction as approved by the Planning Department.
- (3) Chain link Fences within the required Yard Areas may be permitted in other circumstances by the Planning Director when it is found that the Fence is necessary in the interest of security or public safety, and when the Fencing needs cannot be reasonably met with any other type of Fencing .

(C) BERMS. Berms within the required Yard Area may be constructed subject to the following:

- (1) Landscaping shall be

incorporated into the design of the berm and shall extend its entire length.

(2) Berms shall be designed with sufficient undulation to provide visual relief and shall meander for the entire length.

(3) Within Front Yard Areas berms may not be constructed to interfere with required sight distance and may not obstruct driver's line of sight from Streets and roads.

(Amended by Ord. Nos. 06-22; 07-25; 09-10)

15-4 - 3. HOME OCCUPATION.

A Home Occupation is a permitted Accessory Use, conducted and carried on entirely within a dwelling, or within an accessory Structure on the same Lot, by Persons residing in the dwelling, which Use is clearly incidental and secondary to the Use of the dwelling for dwelling purposes and does not change the residential character thereof.

Only those Persons making the home their primary residence may be employed in a Business operated from that home.

A Home Occupation shall not include the on-Site sale of goods or merchandise except those, which are produced on the premises, or those that are clearly Incidental Retail Sales, and shall not involve the Use of any outdoor yard space to conduct the Business, with the exception of permitted agricultural

ARTICLE VIII
FENCES, SIGNS

8.1 Fences.

8.1.1 General Provisions. The following requirements shall apply in all districts:

- a. No fence may be located, constructed, or maintained in such a way as to obstruct the view of intersections by motorists and pedestrians.
- b. Fences shall not be located within seventy five (75) feet of the centerline intersection of two (2) streets.
- c. No barbed wire or other sharp pointed metal fence and no electrically charged fence shall be permitted, unless after consideration, the Commission makes a determination that such materials are necessary for security purposes.
- d. A fence permit, issued by the Building Official, shall be required for all fences in all districts.

8.1.2 Specific Standards. The following provisions shall apply in addition to those specified in Section 8.1.1.

- a. Except as otherwise provided, for all uses in the LR, GR, LB and TN districts, fences shall not exceed four (4) feet in height when located within the required front yard setback and six (6) feet when located within the required side and rear yard setbacks.
- b. For all uses in the LI, TI, SCI-SO and B Districts, fences shall not exceed six (6) feet in height.
- c. For all uses in the SCI-I District or for Public Uses or Public Utility Facilities in all zoning districts, fences shall not exceed eight (8) feet in height.
- d. Arbors, trellises, entry arches and similar yard or landscape features may be permitted within a required yard setback provided they are not more than eight (8) feet high, five (5) feet wide and three (3) feet deep.
- e. Multiple features shall not be placed in a linear fashion for the purpose of creating a fence-like barrier.
- f. Chain link material is prohibited except for Public Uses or Public Utility Facilities with an approved Conditional Use Permit.
- g. For the purpose of applying the above height standards, the average height of the fence along any unbroken run may be used, provided the height at any point is not more than 10% greater than the maximum height.

(Ord. 1063 §1, 2010)

US Department of Transportation
Office of Planning, Environment, & Realty (HEP)



Type-III

Chain-Link

Chain-link fences are popular due to their effectiveness in keeping trail users off the tracks, relative low cost, and ease of maintenance. Chain-link fence may not be appropriate for rural areas where there is no history of trespassing, or for areas with a high history of trespassing, since it is very easy to cut and vandalize.

Most chain-link fences are visually unappealing -- and tend to project an image of an urban industrial environment. For this reason, trail designers should explore using other, more appealing types of fences whenever possible.

CHAPTER 18-C

ARCHITECTURAL, LANDSCAPE AND SCREENING
DESIGN STANDARDS

- 18C-1. Purpose and Intent
- 18C-2. Definitions
- 18C-3. Applicability
- 18C-4. Minimum Standards - Architectural
- 18C-5. Minimum Standards and Guidelines - General Landscape
- 18C-6. Minimum Standards – Landscape - Off-Street Parking
- 18C-7. Minimum Standards - Screening and Buffering
- 18C-8. Clear Sight Distance for Landscaping and Screening
- 18C-9. Landscape Plan

18C-1. Purpose and Intent

The purpose and intent of the Architectural, Landscape and Screening Design Standards is to preserve the rural, mountainous landscape that exists in the Ogden Valley, and also accommodate new growth in commercial and industrial uses. The design standards include the following specific purposes:

1. Provide for commercial, industrial development that is aesthetically pleasing and compatible with the rural nature and natural setting of the Ogden Valley.
2. Provide a variety of colors, textures and forms in the environment that blend together in a harmonious manner.
3. Protect and preserve the appearance, character and public health, safety and welfare of the Ogden Valley.
4. Minimize the harmful impacts of noise, dust and other debris, motor vehicle headlight glare and other objectionable activities or impacts conducted or created by an adjoining or nearby uses.
5. Help control erosion, absorb solar radiation, divert and control winds, provide shade, frame views and reduce heating and cooling costs.
6. Provide visual cues for circulation, screen unsightly or undesired views, and help minimize the adverse effects of large expanses of paving.
7. Promote the efficient use of water and conservation of natural resources.

18C-2. Definitions

In interpreting the provisions hereof, and clarifying words, terms, phrases or parts thereof, the definitions provided in Chapter 1, Section 1-6 of this ordinance and the following definitions shall apply:

1. Earth-tone Colors: Non-bright colors representing natural, earth colors and values, including browns, black, grays, rusts, etc. White shall not be used as a predominant color, but may be used as an accent.
2. Awning/Canopy: Generally considered to be external window or door coverings having arched, domed, rounded or flat forms that are mounted above the window or door and extend beyond the structure facade. Some awning types, particularly canvas, may be retractable.

3. Hedge: A single or multi-row arrangement of continuous shrubs, designed to act as a screen or buffer. Hedges may be formal, requiring a uniform species, regular spacing, and uniform maintenance, or informal, variety of species, irregular spacing, maintenance specific to the shrubs used.
4. Landscaping: Improvements made to enhance the appearance of the land by planting, grading, and outdoor constructions. Planting materials shall include, but not be limited to, grass, perennials, herbs, ground covers, shrubs, vines, hedges, and trees. Other landscaping materials may include rocks, pebbles, sand, organic and inorganic mulches, top soil, gravel, timbers and mowstrips. Paving for sidewalks, parking and roads is not included.
5. Marquee: A permanent canopy, usually made of metal and glass, projecting over an entrance to a building or extending along and projecting beyond the building's facade and generally designed and constructed to provide protection against the weather.
6. Mowstrip: Divider material used to separate turf grass from other landscape types, often made of wood, concrete, brick, plastic or metal.
7. Mulch: Organic or inorganic matter used as a landscape covering over bare earth. Organic matter often used is chipped or shredded bark. Inorganic materials include gravel, rock or other rock products. Erosion matting, weed barriers or geotextile fabrics are not considered mulches.
8. Parkway: If curb and gutter is present, it is the area within the public right-of-way which lies between the back of curb and the sidewalk or, if the sidewalk is adjacent to the curb and gutter, it is the area between the sidewalk and the property line. In areas where no curb and gutter is present, it is the area between the edge of pavement and the property line.
9. Shrubs: Self-supporting, woody plant species without a trunk.
10. Trees: Self-supporting woody plants having a trunk and canopy.
11. Vines: Woody and herbaceous plants that generally grow by rambling over the ground or climbing on some structure for support.
12. Yurt: A yurt is a circular structure not more than 35 feet in diameter with a maximum building height of 20 feet, which consists of a fabric cover, tension band. And wood frame that includes a lattice wall, radial rafters, and a framed door. 2006-20

18C-3. Applicability

The Architectural, Landscape and Screening Design Standards, as set forth in this ordinance, shall apply to all commercial, industrial, manufacturing, public or quasi-public uses. It shall apply to multi-family dwellings of three (3) or more units, including townhouses, condominiums, apartments and Bed and Breakfast Inns. Single family residential use and its approved accessory uses, agricultural uses, parking or vehicular uses which are under, on or within buildings, and parking areas serving single-family and duplex uses shall be exempt. 2003-6

Yurts are exempt from the requirements of 18C-4B, but shall meet all other requirements of Chapter 18C. Yurts shall only be allowed in zones wherein their use is provided for as a Conditional Use in accordance with Chapter 22 C. 2006-20

"F" 3/9

18C-4. Minimum Standards - Architectural

The following Architectural Design Standards shall apply to exteriors of new and remodeled structures in the Ogden Valley area unless exempted in Section 18C-3 of this ordinance.

1. **Color:** External surfaces shall be predominantly natural, muted earth tones. White may be used as an accent color. Contrasting accent colors may be allowed by the Planning Commission. The roof of an addition to an existing structure, when matching existing colors, shall be exempt.
2. **Exposed fronts and street sides of buildings:** Exposed fronts and street sides of buildings shall be constructed of non-reflective materials and shall be textured concrete, brick, stone and/or natural wood/wood-like materials. Concrete masonry units or block CMU's shall not be considered acceptable materials unless it is specially colored and textured. Vinyl and/or aluminum siding shall not be acceptable.
3. **Glass:** Use of glass for displays and to allow visual access to interior spaces shall be allowed. Mirrored glazing is prohibited on any building. Tinted or solar absorption glazing may be used.
4. **Exposed Metal:** Exposed metal shall be painted, stained, or anodized in permitted colors and shall be non-reflective. Copper, brass and wrought iron may remain untreated and allowed to develop a natural patina.
5. **Awning and Canopies:** Awnings and canopies shall not be backlit or used for signage.
6. **Metal Windows:** Metal as a window framing support or mounting material shall be painted, stained, anodized or vinyl-clad in approved colors.
7. **Colored architectural elevations, colored signage plans and landscape plans shall be included with all Site Plan submittals.**
8. **Architectural detail shall be provided at focal points on all building facades, such as doorways, balconies, roof overhangs and dormers, such that monotonous horizontal lines greater than fifty (50) feet are avoided.**

18C-5. Minimum Standards and Guidelines - General Landscaping

2011-5

1. All commercial sites shall have a minimum of twenty (20) percent of the total lot area landscaped and a minimum of eighty (80) percent of the landscaping shall be living plant materials.
2. All commercial sites shall provide a planting area, excluding sidewalk, of at least fifteen (15) feet in width along front and side property lines adjacent to street rights-of-way unless a zero foot setback and the applicant meeting the requirements of complete streets within the project limits. Side and rear property lines not adjacent to street rights-of-way shall have a planting area of not less than eight (8) feet in width.
3. A maximum of fifty (50) percent of the total landscaped area shall be planted in turf grass.
4. A minimum planting area of at least ten (10) feet in width shall be provided between any parking lot or sidewalk and the front of the building. Minimum planting areas of at least five (5) feet in width shall be provided along the sides and rear of the building except where service areas, docks and entrance points are located.
5. All parkways shall be landscaped with a native grass mixture that is low growing. Manual or automatic irrigation of parkway landscaping shall also be required. Irrigation equipment shall be located outside of the parkway. Parkway landscaping shall not be included in the total area and turf grass percentage requirements listed in A and C of Section 18C-5 of this ordinance.

6. All areas within the site which are not occupied by the primary and accessory uses, structures or parking areas, shall also be landscaped. This includes future expansion areas for either building or parking.
7. All elements of the Landscape Plan, including planting, irrigation, screening, and paving shall be installed as approved. If landscaping improvements are not to be completed until after the occupancy of the primary building, a financial guarantee, not to exceed one (1) year, shall be posted and approved by the County Attorney and the County Commissioners.
8. Plant Material:
 - A.. Quality; Plant materials used in conformance with the provisions of this ordinance shall be healthy and vigorous.
 - B. Size: Plant sizes at the time of installation shall be as follows:
 1. Deciduous trees: All deciduous trees shall have a minimum trunk size of two (2) inches caliper
 2. Evergreen trees: All evergreen trees shall have a minimum height of six (6) feet.
 3. Shrubs: All woody shrubs shall have a minimum height or spread of eighteen (18) inches, depending upon the plant's natural growth habit, unless otherwise specified. Plants in five (5) gallon containers will generally comply with this standard.
 4. Vines: All vines shall be five (5) gallon size minimum unless otherwise specified.
 5. Groundcovers: Areas in which groundcovers are specified in lieu of turf grass, in whole or in part, shall be planted densely enough such that the area will develop reasonably full and even coverage within two (2) growing seasons after planting.
 6. Turf Grass: Turf grass species shall be hardy to the Ogden Valley and be of the type normally specified for this area. Turf may be planted by sodding, plugging, sprigging or seeding. Application rates for plugs, sprigs and seed shall be high enough to provide even and uniform coverage of turf within one (1) growing season after planting. Turf areas where erosion is expected to occur under normal conditions, such as drainage swales and/or slopes greater than 30%, shall be planted exclusively with sod.
 - C. Selection: Plants used in conformance with the provisions of this Chapter shall be hardy and capable of withstanding the extremes of individual site microclimates typical of Ogden Valley. The use of drought tolerant and native plants is preferred within areas appropriate to site conditions.
 - D. Installation: All plant materials shall be installed in accordance with the current professional planting procedures.
 - E. Irrigation: All landscaped areas containing living plant material shall be provided with either a manual or automatic irrigation system.
9. Maintenance:
 - A. Responsibility: The owner of the premises shall be responsible for the maintenance, repair, and replacement of all landscaping materials on the site. Each owner is also responsible for maintenance of the parkway in front or to the side of the property.
 - B. Materials: All plant materials shall be maintained in good condition so as to present a health, neat and orderly appearance. All landscaped areas shall be kept free from weeds, dead plant material, refuse and/or debris.
 - C. Replacement: All dead or removed plants shall be replaced with the same type and size of plant material as originally specified on the approved landscape plan. No substitutions shall be allowed without prior approval of the Planning Commission Staff, whose decisions are appealable to the Planning Commission. Replacement shall be made within thirty (30) days of the plant's demise or removal. In cases where the thirty-day time limit for replacement extends beyond the normal growing season, replacement shall be made at the beginning of the following growing season.
 - D. Fences, walls and hedges: Fences, walls and hedges shall be maintained in good repair.
 - E. Irrigation Systems: Irrigation systems shall be maintained in good operating condition to promote water conservation.
10. Design Guidelines:

- A. Scale: The scale and nature of landscaping materials shall be appropriate to the size of the structures to be landscaped. Large buildings should generally be complemented by larger plants and planting beds.
- B. Selection: Plants shall be selected for form, texture, color, habit and adaptability to local conditions.
- C. Evergreens: Evergreen plant materials shall be incorporated into the landscape to provide some year round structure and enhance screening and buffering.
- D. Softening: Plants shall be placed intermittently against long expanses of building walls, fences and other barriers to create a softening effect and add variety.
- E. Mulch: Planting beds may be mulched with bark chips, decorative stone or similar materials. Mulch shall not be used as a substitute for plant material.
- F. Water Conservation: All irrigation systems shall be designed for efficient use of water. Use of qualified professional irrigation designers is recommended.
- G. Energy Conservation: Placement of plant materials shall be designed to reduce the energy requirements for heating and cooling of the development. Summer shade and blocking of winter winds should be considered.
- H. Berming: Earth berms and existing topographic features should be incorporated into the proposed landscape where appropriate to enhance screening and provide variety in the ground plane.
- I. Trails: Landscape and site design shall encourage pedestrian access and where applicable, accommodate condition of public pathways.

11. Manufacturing Sites Requiring Conditional Uses Permits:

A. In addition to the General Landscape requirements and where a proposed conditional use creates noise and/or dust emissions - through its manufacturing or loading/ transportation process greater than surrounding uses, a landscaped buffer shall be required along the affected area accommodating such uses. A landscaping buffer shall consist of a 4-foot or taller earthen berm incorporated into a 20 foot wide landscape area/strip. The berm shall be planted with a minimum of three (3) evergreen and three (3) deciduous trees per 50 lineal feet and shall be sized at a minimum of 6 feet in height for evergreen trees and 3-inch caliper for deciduous trees.

B. A mixture of shrubs shall also be planted on the berm with a minimum of 15 shrubs per 100 lineal feet of berm and have a minimum height of 36 inches at the time of installation.

2007-32

18C-6. Minimum Standards – Off-Street Parking

1. All off-street parking areas or other vehicular use areas which are twenty (20) feet or closer to any street right-of-way shall have a continuous landscape area between the edge of parking and the right-of-way. The minimum width of this landscape area shall be fifteen (15) feet. The minimum landscaping shall consist of the following:

A. Trees shall be planted and spaced at the equivalent of one (1) tree per fifty (50) lineal feet or fraction thereof along the length of the landscape area. They may be spaced linearly or grouped in clusters. Tree size shall be a minimum of two (2) inch caliper.

B. In addition to trees, an evergreen or deciduous shrub border or hedge shall be planted along one hundred (100) percent of the length of the landscaped area. Shrubs used shall not be less than eighteen (18) inches and not more than forty-eight (48) inches in height at maturity. The remainder of the planting area shall be landscaped with turf grass or groundcovers.

- C. A fence, permanent screen, or wall may also be installed within the landscaping area; however, the non-living screening device shall not exceed four (4) feet in height, and shall not replace the plant material requirement. The minimum plantings specified shall be installed on the street side of the screen. Additional plant materials may be planted on the parking area side of the screen.
2. Off-street parking or other vehicular use areas which are further than twenty (20) feet from any street right-of-way shall also have a continuous landscape area between the edge of parking and the right-of-way. The minimum landscaping shall consist of the following:
 - A. Trees shall be planted and spaced at the equivalent of one (1) tree per fifty (50) linear feet or fraction thereof along the length of the landscape area. They may be spaced linearly or grouped in clusters. Tree size shall be a minimum of two (2) inch caliper.
 - B. Earthen berms shall be constructed along the landscape area to provide some screening. Berm height may be continuous along the entire length, or vary somewhat to create variety. However, a maximum height of three (3) feet shall be maintained for at least seventy-five (75) percent of the entire length of the landscape area.
 - C. In addition to trees, the landscape area shall be planted with low shrubs, groundcovers, or turf grass. The total combined height of earthen berms and plant materials, excluding trees, shall not exceed forty-eight (48) inches. Planting schemes which minimize turf use, and promote xeriscape or water-conserving principles are strongly encouraged. The limit of fifty (50) percent of the total site landscaping being turf grass shall still be applicable.
3. Parking areas within twelve (12) feet of a side or rear lot line shall have a continuous landscape area consisting of an evergreen and deciduous shrub border or hedge planted along one hundred (100) percent of the length of the landscaped area. The minimum width of this landscape area shall be eight (8) feet as specified in this ordinance. Shrubs used shall not be less than three (3) feet in height at maturity. Combinations of shrubs and permanent fences or screens may also be considered by the Planning Commission.
4. Necessary access ways from the public right-of-way through the continuous landscape area to the parking or other vehicular use areas shall be permitted. The width of said access ways, measured from back of curb to back of curb, or edge of pavement to edge of pavement if no curb is present) may be subtracted from the overall linear dimension used to determine the number of required trees.
5. All property lying between the right-of-way and the off-street parking area, including the required landscaped area, shall be landscaped with turf grass, shrubs and/or groundcovers.
6. Landscape exceptions:
 - A. Existing hedges may be used to satisfy this landscaping requirement, provided they meet the specified requirements of this ordinance.
 - B. Areas where the clear sight distance regulations of this ordinance apply
7. Parking areas having more than fifteen (15) spaces shall be required to provide interior landscaping within the boundaries of the parking lot or area that meets the following criteria:
 - A. A minimum of five (5) percent of the interior area shall be landscaped. Landscaped areas located along the perimeter of the parking area beyond the curb or edge of pavement shall not be included as interior landscaping.
 - B. Interior parking area shall be calculated by adding the total area of all parking stalls and adjacent driveway aisles. Excluded are access entrances/driveways and drop-off or service zones and their accompanying driveway aisles.
 - C. Each separate interior landscaped area shall contain a minimum of one hundred twenty (120) square feet and shall have a minimum dimension of five (5) feet as measured from back of curb to back of curb, or from edge of pavement to edge of pavement. Landscaped areas shall be dispersed throughout the parking area to effectively break up the expanse of paving.

D. Landscape treatment shall consist of one (1) tree per each one hundred twenty (120) square feet of the minimum required interior landscape area. A minimum of fifty (50) percent of the ground plane shall be planted with shrubs or groundcovers at the appropriate density to achieve complete coverage within two (2) years. Mature shrub or groundcover height shall not exceed four (4) feet as measured from the parking surface.

E. Interior landscaped areas shall be protected by some type of permanent barriers.

18C-7. Minimum Standards - Screening and Buffering

1. Screening Device Materials:

A. A non-plant material screening device may be constructed of textured, non-reflective metal, concrete, vinyl, wood, brick or stone. Chain-link fencing shall not be allowed. If painted or stained, the screening devices shall be of a neutral, muted earth tone color and have a non-reflective finish. This color shall be approved along with other colors during the Site Plan Review or Conditional Use Permit.

B. A combination of earth berming or mounds and plant materials may be used as a screening device, and is recommended where practicable.

2. Parking areas shall be screened or buffered from view along all street rights-of-way or along any property line, which is contiguous to a residential use or zoning district, or along those separated by an alley, as specified in this ordinance.

3. The side and rear screens or buffers of parking areas, whether plant material or non-living device shall be a minimum of size (6) feet in height as measured from the parking surface. The first twenty-five feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not exceed four (4) feet in height.

4. Loading, delivery and service docks or bays shall be located in the rear or side yards of the property and shall be screened from view from the street right-of-way by a screening device at least six (6) feet in height.

5. Mechanical equipment, whether roof or ground mounted shall be screened from street and residential district view by a screening device.

6. Trash dumpsters;

A. Trash dumpsters shall be located in an area shown on the approved Site Plan. Specific approval of this item is required.

B. All trash dumpsters shall be screened from street or public view by a six (6) foot screening device on three (3) sides. The fourth side shall be a gate constructed of opaque materials.

C. The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six (6) inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for positive drainage.

D. All dumpster enclosures or screens shall be illustrated and submitted with the site plan for review and approval.

18C-8. Clear Sight Distance for Landscaping and Screening

When an access way intersects with a public right-of-way, or when the subject property abuts the intersection of two or more public rights-of-way, all landscaping and screening within the triangular areas described below shall provide unobstructed cross-visibility at a level between two (2) and eight (8) feet in height. Trees may be planted inside the triangular areas, but shall be trimmed such that no limbs or foliage extend into the cross-visibility zone, and placed so as not to create a traffic hazard. Plant materials, excepting turf grass, shall not be located closer than three (3) feet from the edge of any access way pavement. The triangular areas referred to above are defined as follows:

1. The area of property on either side of an access way formed by the intersection of each side of the access way and the public right-of-way line. The two (2) sides of the triangle shall be ten (10) feet in length measured from the point of intersection and the third side (hypotenuse) being a line connecting the ends of these two sides.
2. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way. The two (2) sides of the triangle shall be formed by the street rights-of-way lines for a length of forty (40) feet back from their intersection and the third side being a line connecting the ends of these two sides.

18C-9. Landscape Plan

A landscape plan shall be required whenever landscaping or alteration of landscaping is required by this ordinance. Such landscape plans shall be drawn in conformance with the requirements specified in this chapter. Landscape plans shall be approved by the Planning Commission prior to the issuance of a building permit.

All Landscape plans submitted for approval shall contain the following information, unless specifically waived by the Planning Commission.

1. The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, roadways and rights-of-way, sidewalks, bicycle and/or equestrian paths, ground signs, refuse disposal and recycling areas, bicycle parking areas, fences, freestanding electrical equipment, tot lots and playground equipment, all recreational facilities, and other freestanding structural features deemed necessary to accurately portray existing and proposed site characteristics.
2. The location, quantity, size and name (both botanical and common names) of all proposed plant material. Plant symbols representing trees and shrubs shall be shown on the plan at seventy-five (75) percent of mature size.
3. The location, size and common names of all existing plant material (including trees and other plants in the parkway) and whether they are to be retained or removed.
4. The location of existing buildings, structures, and trees on adjacent property within twenty (20) feet of the site. Where adjacent trees are growing in native or natural clumps or groves such that showing individual tree locations is impractical, canopy outlines are acceptable.
5. Existing and proposed grading of the site, indicating contours at a minimum of two (2) foot intervals. Show any walls or retaining structures proposed, along with their respective elevations. Proposed earth beaming shall be indicated using one (1) foot contour intervals.
6. Water efficient irrigation system (separate plan required). This system shall indicate the locations and types of all equipment, including sprinkler heads, control valves, quick-coupling valves, backflow prevention devices, time clock or controller, lateral lines, and main lines.

"F" 9/9

7. Summary data table indicating the area of the site in the following classifications:
 - A. Total area of the site
 - B. Total area and percentage of the site in landscape area
 - C. Total area and percentage of the site in turf grass.
-

Minutes of the Ogden Valley Township Planning Commission Meeting , July 31, 2012

Present: Pen Hollist, Vice Chair, Greg Graves, Ann Miller, Pen Hollist, John Howell, Laura Warburton, Dennis Montgomery

Excused: Kevin Parson

Staff Present: Rob Scott, Director; Jim Gentry, Assistant Director; Scott Mendoza, Planner; Ben Hatfield, Planner

2.2. ZTA 08-2012 Request to amend Chapter 18C (Agricultural, Landscape and Screening Design Standards) of the Weber County Zoning Ordinance by permitting the use of chain link fencing where it is currently a prohibited (fencing) material type (Ray Bowden, Applicant)

Scott Mendoza presented a staff report and indicated that the intent of this proposed amendment is to allow chain link fencing materials within projects that are subject to the Ogden Valley's architectural and landscape design requirements.

The request has been made that Weber County make a policy decision; therefore, the Ogden Valley Planning Commission should consider whether the proposed ordinance amendment meets the goals and objectives of the Ogden Valley General Plan and whether there has been a change, as it relates to the value that past Commissioners have placed in the aesthetic qualities of building materials.

The proposal to amend Chapter 18C, of the Weber County Zoning Ordinance, does not conform to the Ogden Valley General Plan, due to contradiction with some of the Plan statements.

Based on the information submitted and guidance found in the Ogden Valley General Plan, the Planning Division Staff is recommending that the Ogden Valley Planning Commission deny the request to amend the Weber County Zoning Ordinance by permitting the use of chain link fencing where it is currently a prohibited (fencing) material type.

Chandra Barrong, a Liberty resident, indicated that she asked staff for guidance when she wrote the application. Had she known when she filled out the application that it impacted all commercial zoning, she would have put additional wording in there. It is her intention to ask to amend that chain link fencing be allowed in the manufacturing zoning in the Ogden Valley. There are seven manufacturing lots in the Ogden Valley. Interestingly the ordinance was changed within the past 10-15 years to not allow chain link fence. She would argue that in a manufacturing area it is highly unusual to disallow chain link fencing. Her entire property along the back and Ray Bowden's property has chain link fence. Ray Bowden owns a storage facility next to her facility. Wooden fences within one year are ugly and they deteriorate quickly. There are not a lot of other options when you are talking about 3,000 ft. of fencing. Weber County has issued business licenses for

every business there for the past four years with chain link fence. Chain link is used all over the country for rural and urban settings. Chain link fencing in the Ogden Valley is an interesting material in that it is transparent and you can see the beauty of the area through the fence. You could not view the beauty if a wooden fence was required.

Rob Scott indicated that staff would allow Ms. Barrong's petition to be amended without an additional fee.

Scott Mendoza said staff previously cautioned the Planning Commissioners of allowing commercial businesses in the manufacturing zone. As far as comparing it to the industrial zones out west, the general plan refers to the unspoiled and unassuming charm of the Ogden Valley. It is staff's job to consider this as they bring requests to the Planning Commissioners. Approximately one and a half years ago, the County essentially turned the industrial zone into a commercial zone by adding several commercial uses to the MV-1 Zone.

Chandra Barrong said although the wrought iron is stunning, they would put in wood because it is more economical.

Vice Chair Hollist had Scott Mendoza asked if there is only one manufacturing zone in the Ogden Valley. Mr. Mendoza replied yes.

Vice Chair Hollist asked Ms. Barrong if the principle reason for her amended petition was security, and Ms. Barrong replied not for her but for Ray Bowden.

Kerry Wangsgard, a resident in North Ogden said he is an owner and operator of Storage Units on Hwy 39 in the Ogden Valley. His units are in a CV-2 Zone. Right now, he does not have any fencing around his storage units due to the cost.

MOTION: Commissioner Warburton moved to recommend to the County Commission that they allow chain link in the MV-1 Zone only. Commissioner Montgomery seconded the motion.

DISCUSSION:

Commercial Graves indicated that he is still opposed to chain link because he does not believe it is the look they want in their manufacturing zone. Even though they may have new commercial uses coming in, he does not want it to look like a manufacturing zone.

Vice Chair Hollist said on the photo with the chain link fence, he saw the clutter not the beauty of the mountains beyond it. He wonders if wood would be a better choice to screen the property. Commissioner Howell said in junkyard areas they allow chain link fencing on the sides and wood

across the front. Commissioner Graves said that wood is not the only choice as far as the material options listed.

Commissioner Warburton said she believes sometimes they are too controlling due to fear. However, there are times that they need to mitigate detrimental effects, but in this case, they are not protecting anyone because of where the manufacturing zone is located.

VOTE: A vote was taken and Vice Chair Hollist indicated that the motion tied with Commissioners Howell, Warburton and Montgomery aye, and Commissioners Miller, Graves and Vice Chair Hollist voting nay.

DISCUSSION:

Commissioner Miller said that she was leaning toward a positive vote, but after hearing Mr. Wangsgard speak as to why they allow chain link here but not in the commercial zones, an issue of fairness came into play. She would like to see more screening and believed chain link was going in the wrong direction. If they allow chain link in the manufacturing zones, it would open it up for arguments to allow it in all zones. Commissioner Warburton petitioned Commissioner Miller to hear her concerns if the owners have to remove their chain link fence, would it be appropriate or fair to see that the county would also have to remove theirs. Commissioner Miller replied yes.

Vice Chair Hollist indicated that he is on the middle of the fence. Commissioner Miller said she is also on the middle of the fence with her vote.

Commissioner Graves clarified that if the existing chain link fence has to be replaced it would have to meet code. Would the fence need to be replaced if the business license was renewed? Rob Scott indicated that the pre-existing fences could remain unless there is a violation.

Commissioner Montgomery indicated that he could see as much clutter through the wrought iron fence just as well as through the chain link fence.

VOTE: Another vote was taken and Vice Chair Hollist indicated that the motion carried with Commissioners Miller, Warburton, Montgomery, and Vice Chair Hollist voting aye and Commissioners Howell and Graves voting nay.

Commissioner Miller said she changed her vote because she wants to trust an owner's integrity as Commissioner Warburton previously stated. If a business owner was in the MV-1 Zone and if it is appropriate for chain link they would have chain link, otherwise they would have use another appropriate fencing material.

Exhibit "H"



September 27, 2012

||| Zoning Area

1:24,586

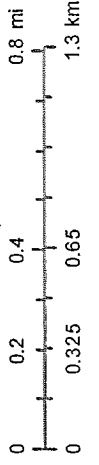


Image courtesy of USGS © 2012 Microsoft Corporation © 2010 NAVTEQ © AND



ORDINANCE _____

An ordinance of Weber County amending Section 18C-7 within Chapter 18C (Architectural, Landscape, and Screening Design Standards) of the Weber County Zoning Ordinance by permitting the use of chain link fencing materials on properties located within the Ogden Valley Manufacturing (MV-1) Zone.

WHEREAS, The Ogden Valley General Plan and the Weber County Zoning Ordinances are intended to protect and promote the general welfare, safety, health, convenience and economic prosperity of the residents of the County; and

WHEREAS, The Ogden Valley Township Planning Commissions provided appropriate notice, held a public meeting and has recommended approval of the proposed ordinance amendment; and

WHEREAS, The Board of County Commissioners of Weber County, Utah, find that the proposed ordinance amendment complies with the goals and objectives of the Ogden Valley General Plan and will promote the general welfare of the residents of the County; and

WHEREAS, The Board of County Commissioners of Weber County, Utah, after appropriate notice, held a public hearing on October 9, 2012, to allow the general public to comment on the proposed ordinance amendment; and

NOW THEREFORE, The Board of County Commissioners of Weber County, State of Utah, ordains as follows:

18C-7. Minimum Standards - Screening and Buffering

1. Screening Device Materials:
 - A. A non-plant material screening device may be constructed of textured, non-reflective metal, concrete, vinyl, wood, brick or stone. Chain-link fencing shall not be allowed in any zone except for the Ogden Valley Manufacturing Zone. If painted or stained, the screening devices shall be of a neutral, muted earth tone color and have a non-reflective finish. This color shall be approved along with other colors during the Site Plan Review or Conditional Use Permit.
 - B. A combination of earth berming or mounds and plant materials may be used as a screening device, and is recommended where practicable.
2. Parking areas shall be screened or buffered from view along all street rights-of-way or along any property line, which is contiguous to a residential use or zoning district, or along those separated by an alley, as specified in this ordinance.
3. The side and rear screens or buffers of parking areas, whether plant material or non-living device shall be a minimum of size (6) feet in height as measured from the parking surface. The first twenty-five feet of the side lot line screen or buffer, as measured from the street right-of-way, shall not exceed four (4) feet in height.
4. Loading, delivery and service docks or bays shall be located in the rear or side yards of the property and shall be screened from view from the street right-of-way by a screening device at least six (6) feet in height.
5. Mechanical equipment, whether roof or ground mounted shall be screened from street and residential district view by a screening device.

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- 6. Trash dumpsters;
 - A. Trash dumpsters shall be located in an area shown on the approved Site Plan. Specific approval of this item is required.
 - B. All trash dumpsters shall be screened from street or public view by a six (6) foot screening device on three (3) sides. The fourth side shall be a gate constructed of opaque materials.
 - C. The screening device for a metal dumpster shall be placed adjacent to or on a concrete pad six (6) inches in thickness. The concrete pad shall match the adjacent grade and paving and provide for positive drainage.
 - D. All dumpster enclosures or screens shall be illustrated and submitted with the site plan for review and approval.

Passed, adopted and a synopsis ordered published this _____ day of _____, 2012, by the Board of County Commissioners of Weber County, Utah.

Commissioner Zogmaister	Voting _____
Commissioner Dearden	Voting _____
Commissioner Gibson	Voting _____

Craig L. Dearden, Chair

ATTEST:

Ricky Hatch, CPA
Weber County Clerk/Auditor