

Exhibit C

Minutes of the Ogden Valley Township Planning Commission meeting held December 04, 2012 in the Weber County Commission Chambers, commencing at 5:00 p.m.

Present: Kevin Parson, Chair; Pen Hollist, John Howell, Laura Warburton, Dennis Montgomery, Ann Miller
Member(s) Excused: Greg Graves

Staff Present: Rob Scott, Director; Ben Hatfield, Planner; Sean Wilkinson, Planner, Chris Allred, Legal Counsel; Sherri Sillitoe, Secretary

Pledge of Allegiance

Roll Call

1. Minutes:

- *Pledge of Allegiance*
- *Roll Call*

1. Minutes:

- 1.1. Approval of the October 23, 2012 meeting minutes
Commissioner Hollist indicated that he submitted a couple of non-substantive changes to the minutes to Sherri. Commissioner Miller indicated that the word "retired" should possibly be "reformed." The members indicated that Mr. actually said the word "reformed." Commissioner Miller also clarified the paragraph referring to her experience in special education and gave the changes to Sherri. Chair Parson declared the October 23, 2012 meeting minutes approved as amended.

2. Consent Agenda

- 2.1. Consideration and action on a request to vacate the Lance Roylance Subdivision located at approximately 5358 E 2625 N
- 2.2. Consideration and action on a request for final approval of Valley Lake Estates No. 3 Lot 34 Amended and a request to vacate Lot 34 of Valley Lake Estates No. 3
- 2.3. Consideration and action on a request for final approval for the Hubbard Subdivision (1 lot), located at approximately 963 N 7800 E

Commissioner Warburton indicated that the lot in Item 2.2 looks like it has three roads on three sides of it and one road is a private road. However, the subdivision ordinance indicates that they cannot have two access points but in this case it seems reasonable to allow the second access point. Sean Wilkinson indicated that the Subdivision regulations prohibit the second access unless there are special conditions. Commissioner Warburton indicated that they believe that the lot would meet those special conditions.

MOTION: Commissioner Warburton moved to approve Consent Agenda Items 2.1, 2.2 and 2.3 as presented, with the requirement that they add a no-access restriction on that lot in Item 2.2. Commissioner Hollist seconded the motion. A vote was taken and Chair Parson said the motion carried with all members present voting aye.

3. New Business:

- 3.1. Consideration and action on a request for a new Zoning Development Agreement (Contract 2006-62) – John Lewis Applicant

Jim Gentry indicated that when the zoning changed in the Ogden Valley in 1998 from 1-acre to 3-acre zoning, a lawsuit was filed by a property owner who owned two large tracks of land. One parcel is located in Nordic Valley and the other parcel is in Wolf Creek. The property in Wolf Creek is the only remaining parcel from the lawsuit. As part of a settlement to solve any potential litigation, the County, through a consent agreement allowed one dwelling per one and one-half acres. This Consent Agreement between the County and property owner was entered into in 2002, and was to run for 10 years. In 2006, the property in Wolf Creek was rezoned to Forest Residential FR-3, Residential Estates RE-15, and Open Space O-1, and was incorporated into the Wolf Creek Resort Master Plan. As part of the rezoning the

Exhibit D

Ordinance _____

An ordinance of Weber County vacating Lot 1 of Lance Roylance Subdivision

Whereas, Lot 1 of Lance Roylance Subdivision had been amended and incorporated as part of a new subdivision called Lance Roylance Subdivision 1st Amendment; and

Whereas, the vacation of Lot 1 of Lance Roylance Subdivision is recommended by the Weber County Planning Division and Recorder/Surveyor's Office because it will reduce the potential for future mistakes in transfer of title; and

Whereas, the owners of Lot 1 of Lance Roylance Subdivision have requested the vacation of these subdivision lots; and

Whereas, a public hearing was held by the Ogden Valley Planning Commission on December 4, 2012, after meeting applicable notice requirements; and

Whereas, the Ogden Valley Planning Commission unanimously recommended approval of the vacation of Lot 1 of Lance Roylance Subdivision; and

Whereas, no public comments were made during the public hearing held by the Ogden Valley Planning Commission on December 4, 2012; and

Whereas, the Weber County Commission considered the vacation of Lot 1 of Lance Roylance Subdivision on February 5, 2013; and

Whereas, the vacation of Lot 1 of Lance Roylance Subdivision will not adversely affect the public health, safety, or welfare;

Now Therefore, the Weber County Board of Commissioners ordains and vacates the following:

All of Lot 1 of Lance Roylance Subdivision

Adopted and ordered published this ____ day of _____, 2013 by the
Weber County Board of Commissioners,

Commissioner Bell	Voting _____
Commissioner Gibson	Voting _____
Commissioner Zogmaister	Voting _____

Kerry W. Gibson, Chair

ATTEST:

Ricky D. Hatch, CPA Weber County Clerk/Auditor

Summary of Ordinance _____

An ordinance of Weber County vacating Lot 1 of Lance Roylance Subdivision, adopted and ordered published this 5th day of February, 2013, by the Weber County Board of Commissioners with Commissioners Bell, Gibson, and Zogmaister voting _____. Copies of the complete ordinance may be reviewed in the Weber County Clerk/Auditor's office 2380 Washington Blvd, Suite 320, Ogden, Utah.