

# COMMISSIONERS' MINUTES – DAVIS COUNTY

## WORK SESSION MINUTES

February 17, 2022

The Board of Davis County Commissioners met for a Work Session at 2:00 p.m. on February 17, 2022, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Notice of this meeting was given under the requirements of UCA §52-4-202.

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### AGENDA AS POSTED

#### Roll Call

**2:00-3:00 p.m. Hill Air Force Base Compatibility Use Plan—Presented by the Matrix Design Group**

**3:00-3:30 p.m. Community and Economic Development (CED) Office Remodel Discussion**

#### Adjournment

### DISCLAIMER

The meeting was an open dialogue. Critical points in the discussion have only been briefly summarized. The reader may refer to the audio recording and the publicly distributed materials for further clarification of the content. Timestamps have been noted in the minutes to aid in locating points of discussion in the audio record. The audio recording is available based upon the County's current retention schedule.

All documents from this meeting are on file in the Davis County (DC) Clerk/Auditor's office.

### ROLL CALL

Davis County Commissioners in attendance: Randy B. Elliott, Chair; Lorene Miner Kamalu, Vice-Chair; and Bob J Stevenson. Commissioner Stevenson left the meeting at 2:50 p.m.

Davis County Staff in attendance: Shairise Bills, Deputy Clerk/Auditor; Neal Geddes, Chief Civil Deputy Attorney; Mike Kendall, Sr. Civil Counsel; Curtis Koch, Clerk/Auditor; Brittney Whitecar Community and Economic Development (CED) Planner; Kent Andersen, CED Director; Lane Rose, Facilities Director; Chris Bone, Human Resource Director; Shauna Brady, Commission Office Manager; Jeff Oyler, Planning Manager; and Chanel Flores, CED Deputy Director.

Members of the public in attendance: Patrick Small, Deputy Project Manager, Matrix Design Group.

The meeting commenced at 2:01 p.m.

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### WORK SESSION DISCUSSION

**Hill Air Force Base Compatibility Use Plan—Presented by Patrick Small, Matrix Design Group Deputy Project Manager (Minute 00:40)**

Kent Andersen corrected the agenda item as the Hill Air Force Base (HAFB) Compatible Use Plan and gave some background on the project. Some growth occurred in the accident potential zone (south of the runway). In the 80s and 90s, the state came and purchased some easements in that area to restrict certain types of development, primarily residential and high-capacity gathering areas, but didn't purchase all the rights. As a result, storage units were being built within those unrestricted areas, which conflicted with HAFB's mission. CED met with Hill Air Force Base to discuss what could be done to preserve their mission based on the land use around the base, which led to the development of the Compatible Use Plan. Hill Air Force Base is the largest single-site employer in the state and the most significant economic driver in Northern Utah, if not the entire state. The preservation of their mission is critical not only for the northern region but for the state and national defense and security. Their economic impact for 2020 was \$4.5 billion.

Patrick Small said the project started in 2019 and is now at the point of implementing the plan. He gave an overview of the process and explained the compatibility issues and recommendations for appropriate actions. It is a community-led, collaborative process intended to help the elected officials in the surrounding community understand the military mission to help the community make more informed decisions.

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The plan is not legally binding, and the recommendations are only that and not enforceable. The plan is important to protect the health, safety, and welfare of the residents and the military, and safeguard HAFB's mission. The plan was sponsored by Layton City and was guided by a policy committee, advisory committee, and the public and went through several phases in the development process that spanned two and half years.

Twenty-five factors were assessed; 18 of those had compatibility issues, with 43 issues identified in total. There were 110 unique strategies developed to address or mitigate the 43 problems, including acquisition, coordination/communication, education/awareness, master plan/general plan, and partnerships. It is critical to tailor those strategies to the appropriate geographic areas outside the installation boundaries to avoid over-regulating in no impact areas. They created Military Compatibility Areas (MCA) where operations may impact or be impacted by community activities. Those areas were identified as Aircraft Noise, Airfield Safety, BASH (Bird, Wildlife, Aircraft Strike Hazard), and Vertical Obstruction; and created a composite of all the MCAs as an Overlay District. Patrick detailed the MCA strategies to address the compatibility issues.

The next steps are for the County to adopt a resolution to endorse the Compatible Use Plan and the Implementation Coordination Committee, and help with facilitating the plan implementation. The Department of Defense (DOD) has funding to help with implementation. Kent Andersen said there are two resolutions on the agenda for Commission Meeting next week to endorse the Plan and the Implementation Coordination Committee.

*(See Attachments A1-A23 and B.)*

## **Community and Economic Development (CED) Office Remodel Discussion (Minute 1:06:45)**

Kent Andersen, CED Director, said he had requested an office remodel during the last budget process. The Budget Committee approved \$130,000 for the Tourism Building Improvements Fund. The attorneys looked at it and discovered it was only 75% Tourism-related because the office encompasses all of Community and Economic Development, not just Tourism. They considered whether the second floor of the Memorial Courthouse Building could house the Tourism Division instead of remodeling the current space. Moving Tourism to the Courthouse would allow for future growth, whereas the existing space would not, and would also allow them to be more publicly interfacing. Currently, they are not readily accessible to the public. Lane Rose suggested doing the work in-house since it is really late into the Memorial Courthouse project; this way they would not need to do a change order, and the funds are available now in the Tourism Building Improvements Budget. Both Commissioners Kamalu and Elliott agreed the Tourism Department should be moved to the Memorial Courthouse and the space updated for their needs.

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**ADJOURNMENT** The meeting adjourned at 3:22 p.m.

**MATERIALS PRESENTED** All publicly distributed materials associated with this meeting are noted as the following attachments:

A1-A23 Hill AFB CUP Presentation  
B HAFB Economic Statement

Minutes prepared by:  
Shairise Bills  
Deputy Clerk/Auditor

Minutes approved on: 3/29/2022

/s/ Curtis Koch  
Curtis Koch  
Davis County Clerk/Auditor

/s/ Randy B. Elliott  
Randy B. Elliott  
Commission Chair