

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

Monday, July 27, 2026, from 1:00 p.m. to 2:30 p.m., held in the Commission Conference
Room #365, Weber County Commission Office 2380 Washington Blvd, Ste. 360, Ogden, UT

Members Present: Commissioner Gage Froerer, Commissioner Sharon Bolos

Excused Member: Commissioner Jim Harvey

Discussion and/or action for approval of minutes for the Commission Work Session held on July 13, 2026

Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on July 13, 2026. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Discussion regarding proposed changes to Weber County Land Use ordinance include the following: The amendments pertain to minimum setback and height requirements in the F-1 (formerly the FR-1) Zone, uses in the R-3 (formerly FR-3) Zone, and proposed zoning text amendments relating to minimum fencing requirements - Liam Keogh, Charlie Ewert, Rick Grover, Bill Ross, Stephanie Russell, Jessika Clark

Charlie Ewert discussed proposed changes to the Weber County Land Use ordinance, including a proposed setback reduction in Ogden Canyon from the current 30/20 feet to 15/10 feet for front/side setbacks to allow better use of smaller lots, particularly for older homes that need improvements. He also discussed height requirements allowing buildings up to 30 feet tall and adding transient lodging uses to the R3 zone near Powder Mountain along with minimum fencing requirements. He will present this information to the Commissioners tomorrow at the Commission meeting for approval.

Discussion regarding a request for a rezone of approximately 12 acres immediately west of Westfield High School from the A-1 zone to the R1-15 zone - Charlie Ewert, Rick Grover, Liam Keogh, Chad Meyerhoffer, Ashley Thoman, Bill Ross, Valerie Clawson, Jordan Holmes, Stephanie Russell, Jessika Clark

Charlie Ewert discussed a rezone request from A1 to R1-15 zone for 9-10 acres west of Westfield High School, which would create 32 lots with smaller block sizes consistent with the general plan. The discussion included plans for north-south pathways and potential trail investments, with \$7,500 per front door to be donated for pedestrian connectivity, though specific trail locations remain undetermined due to right-of-way expansion challenges along 4700 West. Charlie will finalize the development agreement for the R1-15 rezone request west of Westfield High School and present it at a Commission meeting for approval.

Closed Session To Discuss Litigation

Commissioner Bolos made a motion to go into a closed session to discuss litigation. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Commissioner Bolos made a motion to come out of the closed session and into the public work session. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Discussion regarding Workers Compensation - Chris Crockett, Emily Wilde

This meeting was canceled.

Taylor Area Lift Sewer Discussion - Charlie Ewert, Rick Grover, Chad Meyerhoffer, Ashley Thoman, Bill Ross

Charlie Ewert discussed the sewer capacity issues in the Taylor Area Lift Station, focusing on the Alfonzi development and potential challenges with the current lift station. It has been determined that the current lift station has essentially hit its capacity. He explained that installing a gravity line would be more beneficial in the

long term to avoid future capacity issues and potential need for additional lift stations, even though it would be more expensive for the developer. After discussing the sewer capacity issues, the Alfonzi development agreement will be modified to require installation of a gravity sewer line, sized for the entire area. Charlie will inform Mr. Alfonzi of the changes to the development agreement to require a gravity sewer line. He will also present the sewer impact fee study at a future work session.

Adjourn

Commissioner Bolos made a motion to adjourn. Commissioner Froerer seconded the motion. All voted aye. The motion carries.