

MINUTES
WEBER COUNTY COMMISSION

Tuesday, May 6th, 2025 – 10:00 a.m.

Via Zoom meeting + at Weber Center, 2380 Washington Blvd., Ogden, UT

In accordance with the requirements of Utah Code Section 52-4-203, the County Clerk records in the minutes the names of all persons who 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.

WEBER COUNTY COMMISSIONERS: Sharon Bolos, Gage Froerer, and James "Jim" H. Harvey (excused)
STAFF PRESENT: Jason Horne, of the County Clerk/Auditor's office; Chris Crockett, Deputy County Attorney; Courtlan Erickson, of the County Attorney's office; and Craig D. Brandt, of the County Clerk/Auditor's office, who took minutes.

A. WELCOME: Chair Bolos

B. PLEDGE OF ALLEGIANCE: Emily Wilde

C. INVOCATION: Craig Brandt

D. COMMISSIONER COMMENTS:

Commissioner Froerer: Attended the annual legislative updates with UAC. Also was able to attend the LPGA event, it was amazing. The athletic ability of those young ladies was amazing, they are tremendous athletes.

E. PUBLIC COMMENT: NONE.

F. CONSENT ITEMS:

1. Purchase orders in the amount of \$233,316.90.
2. Warrants #104939-104985, #490695-490795 and #434-435 in the amount of \$3,484,309.20.
3. Summary of Warrants and Purchase Orders.
4. Minutes for the meeting held on March 25th, 2025
5. New business licenses.
6. Tax reimbursement in the amount of \$9,617.91 for Parcel #22-289-0002.
7. Contract with HighFlyer Events LLC for the Ogden Showdown Event to be held at the Golden Spike Event Center.
8. Service Agreements with Waste Management to have yard containers dumped at the following Facilities and Parks:

Archery Range

North Fork Park

Pineview Reservoir

Weber Memorial Park

Weber County Fairgrounds

Fort Buenaventura

Commissioner Froerer moved to approve the consent items; Commissioner Bolos seconded.

Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – excused

G. ACTION ITEMS:

1. **APPROVAL OF WEBER COUNTY RECREATION, ARTS, MUSEUMS, AND PARKS BOARD RECOMMENDATIONS FOR RAMP EZ GRANTS.**

Kevin Burns (RAMP Chair): \$83k worth of RAMP EZ grants which are up to \$2k each. These were presented to the mayors last night with no big issues raised. Thank you for the opportunity to serve.

Commissioner Froerer moved to approve Weber County Recreation, Arts, Museums, and Parks (RAMP) Board recommendations for EZ grants; Chair Bolos seconded.

Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – excused

2. **APPROVAL OF A CONTRACT WITH SKYLER NEIBAUR TO HOLD THE MOUNTAIN WEST PULLING NATIONALS.**

Marty Smith (GSEC Director): We are going to give them a discounted rate on the track and split the ticket revenue on this National Truck Pull event.

Commissioner Froerer moved to approve a contract with Skyler Neibaur to hold the Mountain West Pulling Nationals at the Golden Spike Event Center; Chair Bolos seconded..

Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – excused

3. **APPROVAL OF RESOLUTION 25-2025 OF THE COUNTY COMMISSIONERS OF WEBER COUNTY AUTHORIZING THE USE OF FUNDS FOR PROJECTS ON THE PRIORITY LIST APPROVED BY WACOG.**

Sean Wilkinson (Community Development Director): This is for the 2550 South Phase 2 project. \$2.5M allocation of Corridor and Preservation funding approved on the WACOG 2024 Priority Funding List. This

project goes from 4300 West to 4700 West for widening 2550 South to three lanes and 80 feet and shoulder work.

Commissioner Froerer moved to approve Resolution 25-2025 of the county commissioners of Weber County authorizing the use of funds for projects on the Priority List approved by WACOG; Chair Bolos seconded. Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – excused

4. **APPROVAL OF A CONTRACT WITH ORACLE FOR ASSISTANCE IN CONVERTING THE PAYROLL MODULE TO THE NEWLY SUPPORTED REDWOOD DESIGN.**

Emily Wilde (HR Director): This managed service agreement will help transition the payroll module to the new Redwood design.

Commissioner Froerer moved to approve a contract with Oracle for assistance in converting the payroll module to the newly supported Redwood design; Chair Bolos seconded. Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – excused

H. PUBLIC HEARING:

1. Request for a motion to adjourn public meeting and convene public hearings.

Commissioner Froerer moved to adjourn the public meeting and convene public hearing, 10:13 a.m.; Chair Bolos seconded.

Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – excused

2. Public Hearing to consider and possibly take action on an ordinance for a zone map amendment to create a Master Planned Development Overlay Zone and development agreement for the Bridges Development generally located north of Fairways Drive, and to consolidate the various base-zones from the RE-20, RE-15, FV-3, and FR-3 zones to the RE-20 zone to provide better assurance to the community that established historic development rights are limited.

Charlie Ewert (Planning): The Bridges is a project in Ogden Valley north of Fairways Drive. This was approved by the Planning Commission a few years back under a conditional use permit. Since then we have repealed the PRUD ordinance and replaced it. 95 of the lots have been established already. The applicant is requesting to complete what was not previously approved to extend through open space. If you add in the extra FV-3 zone adds additional 13 units for a total of 426. Some of these were already approved as FR-3. 365 units were approved through the PRUD with the remaining approved through the Wolf Creek Development Agreement. STRs were approved through the PRUD.

The Development Agreement is still draft with administrative cleanups remaining. The ordinance allows for the Commission Chair to approve the Development Agreement after those changes are completed.

Commissioner Froerer: If we approve the zoning change, that limits the density to 413 instead of 700 plus, correct? And tell us about the water and sewer situation given the perceived lack of water.

Mr. Ewert: Yes, the total would be less than 450. My understanding of the water is there with water running through the property. Approval of this does not approve the plat. The plat cannot be approved unless they show the County they have sufficient water and sewer connectivity. One of the things we learned about wildfires in California is the grass burns fast so we wanted to have plenty of egress. Planning Commission vote was unanimous. The staff report highlights differences between what they approved and where the Development Agreement stands right now. It now includes STRs.

Chair Bolos: Page 7 of the Staff Report was a little different from the presentation for the FV-3 zone and the proposed rezone.

Mr. Ewert: At the time, I did not know the retention pond was not covered under the development agreement. The Planning Commission agreed to include that against the density for the developer. This results in a lot more open space.

Chair Bolos: Why are we regulating making money on the dirt?

Mr. Ewert: When a profit can be made off of the dirt, they tend to go a little deeper and wider than needed.

Chair Bolos: Why are we, as the government, restricting their ability to make money off their dirt?

Mr. Ewert: You can strike that condition if you want.

Commissioner Froerer: I thought you mentioned the limitations were they had to use the dirt on the same property.

Mr. Ewert: The developer does want to move the dirt to other projects in the Valley within three miles. They are required to video record the roads before and after this effort.

Bruce Baird (counsel for the developer): We believe we have enough water capacity. Litigation was filed yesterday. There is a trade off with not having 3 acre lots with also not having multi-family units. We are ok if you change the language regarding selling dirt for profit. We think it's actually helpful to do that. Charlie mentioned and we agree it's important to clean up these fractured agreements. It shouldn't be up to a judge to determine what is intended. This Development Agreement is 99% perfect with two specifics that need clean up. There seems to be a glitch in the acreage with it settling on closer to 250 acres. Your motion could say 250 acres subject to the development agreement.

3. Public Comments: None.

5. Request for a motion to adjourn public hearings and reconvene public meeting.

Commissioner Froerer moved to adjourn the public hearings and reconvene public meeting, 11:00 am; Commissioner Bolos seconded.

Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – excused

5. Action on public hearing:

H2: Approval of Ordinance 2025-09 to for a zone map amendment to create a Master Planned Development Overlay Zone and development agreement for the Bridges Development generally located north of Fairways Drive, and to consolidate the various base-zones from the RE-20, RE-15, FV-3, and FR-3 zones to the RE-20 zone to provide better assurance to the community that established historic development rights are limited.

Chair Bolos: The language right now makes it seem like we are approving it today in lieu of intent of allowing the Commission to approve once the Development Agreement cleanup is completed.

Mr. Ewert: I think we need to change to the language. If we are going to do final review at next Monday's work session, we should table until next week.

Commissioner Froerer moved to approve Ordinance 2025-09 for a zone map amendment to create a Master Planned Development Overlay Zone and conditionally approve the development agreement for the Bridges Development generally located north of Fairways Drive, and to consolidate the various base-zones from the RE-20, RE-15, FV-3, and FR-3 zones to the RE-20 and MPDOZ zone with the following changes: the Development Agreement will be approved on a conditional basis, subject to final approval by the Commission at a future date, incorporating those provisions indicated by staff and the petitioner regarding acreage, water infrastructure and other issues to ensure the final agreement shows in detail the discussion we had this morning; Chair Bolos seconded.

Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – excused

I. ADJOURN

Commissioner Froerer moved to adjourn at 11:12 am; Chair Bolos seconded

Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – excused

Attest:

Sharon Bolos, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor