MINUTES
WEBER COUNTY COMMISSION
Tuesday, May 26th, 2026 – 10:00 a.m.
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: Gage Froerer**,** James "Jim" H. Harvey, and Sharon Bolos
STAFF PRESENT: Ricky Hatch, County Clerk/Auditor; Chris Crockett, Chief Civil Deputy; and Craig D. Brandt, of the County Clerk/Auditor's office, who took minutes.

A. WELCOME: Chair Froerer
B. PLEDGE OF ALLEGIANCE: All in attendance were invited to recite the Pledge**.**
C. INVOCATION/MOMENT OF SILENCE: Ricky Hatch
D. COMMISSIONER COMMENTS: None.

E. PUBLIC COMMENT: NONE.

F. CONSENT ITEMS:
1. Purchase orders in the amount of $74,775.81.
2. Warrants #108064-108148 #496605-496734 and #530-531 in the amount of $3,973,032.83.
3. Summary of Warrants and Purchase Orders.
4. Minutes for the meetings held on May 19th, 2026.
5. Memorandum of Understanding with United Way for a Partnership in Student Success.
6. Sixth amendment to the Master Service Agreement by and between Weber County and Securus Technologies, LLC to add the Lightning Law technology platform to the services provided.

Commissioner Harvey moved to approve the consent items; Commissioner Bolos seconded.
Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

G. ACTION ITEMS:
1. **APPROVE A COOPERATIVE AGREEMENT BY AND BETWEEN WEBER COUNTY AND THE UTAH DIVISION OF FORESTRY, FIRE AND STATE LANDS OUTLINING RESPONSIBILITIES FOR PROTECTING NON-FEDERAL LAND FROM WILDLAND FIRES.**

Chief Britt Clark (Weber Fire District Chief): We're asking for approval of the Cooperative Wildland Systems or CWS agreement between Weber County and the Utah Forestry, Fire, and State Lands (FFSL). This agreement is required under Utah state law as the County is considered the legally responsible entity for wildland protection and suppression liability on non-federal lands within the County. While Weber Fire District provides all the operational fire service, the County remains statutorily responsible for wildland fire protection and suppression on non-federal state lands. In simple terms, the County holds a legal responsibility and the district holds all the operational responsibility for wildland fire suppression, mitigation, and any prevention efforts. The primary benefit of this agreement is financial protection. If a fire grows beyond the initial attack stages and Forestry, Fire, and State Lands assumes command, the State assumes responsibility for the major suppression costs of the fire. Without the agreement, those suppression costs could fall onto the County; a lot of fires today are running into the millions of dollars per day to fight. So it is essential that we have that financial protection. This year our participation commitment is $158,000. I can tell you right now Weber Fire will more than triple that commitment this year with equipment upgrades, personnel we brought on, mitigation projects we already have planned, and prevention projects. Forestry, Fire, and State Lands reviews this annually with the Fire District and we're responsible to show that we are in compliance. We work with them every year and we have a very strong track record in this program. When this started in 2016, we were serving two high-risk communities. Now we serve over ten communities. We do over 300 pile chipping projects every year. We do home assessments every year. We upgrade our equipment. We provide fire training prevention throughout the community on different mitigation and home defensible projects. We've exceeded the state required participation commitments over the last few years. In 2022 our participation commitment was $76k. That year Weber Fire completed over $769k with in-kind match. In 2024 our commitment was $78k. Weber Fire completed over $325k with in-kind match. In 2025, the state bumped us up to $216k on our agreement. We still we still completed over $447k with in-kind match. You can see from our track record we do not look at this as something that we got to get to a match for. We look at it as a way to protect the community. We're fully invested into it. We do projects all around the County and our goal is to avoid ever getting into a position where we have to fall back on the state to provide relief from some of those payments. We want to put the fires out quick instead of track them out over days.

Commissioner Harvey: Commissioners I respect and realize that this does represent an increase to what we've been paying in the past. Chief, how many times have you put out something that didn't get more than three or 400 square feet or thousand square feet?

Chief Clark: Between lightning strikes and fires that just happen, we respond to 300-400 incidents each year; most are fairly small requiring only one engine to take care of it.
And I do know that many incidents are have been prevented because of the fast acting work of Weber Fire and our partnership between them, the State, and the County. This is basically a wildland forestry insurance policy. For the public's information, we started working on this in October and November of last year. None of us in October, November knew of how dry our winter would be. I'm grateful this agreement is where it is and I can support this without hesitation or reservation.

Chair Froerer: So, Chief, the way I view this, correct me if I'm wrong, this is really just an insurance policy we have if a wildfire broke out. We know for a fact that once these fires start and they get into brush or trees, they can go on and cost millions of dollars. I think this is a great investment in terms of public tax dollars being spent in the right direction.

Chief Clark: That's correct. It is a great insurance policy and as a County we have used it. The Uintah fire back in 2017 we used it; the Art Nord fire, we used it. Air drops can run hundreds of thousands of dollars per drop. You could easily get to millions of dollars a day to fight a fire. Of course, we try to prevent fires and get our fuels to a place where we can get on them quickly. But, as the Commissioner mentioned, this is a dry year. Under the right conditions, fires can spark up quick. So, we need that help.

Commissioner Harvey moved to approve a Cooperative Agreement with the Utah Division of Forestry, Fire and State Lands outlining responsibilities for protecting non-federal land from wildland fires; Commissioner Bolos seconded.
Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

2. **APPROVAL OF RESOLUTION 24-2026 REGARDING THE TRANSFER OF 2026 MUNICIPAL TAX REVENUES TO OGDEN VALLEY CITY.**

Chris Crockett (Chief Civil Deputy): Before you is a resolution regarding the transfer of municipal services taxes for the 2026 year and also for the provision to transfer collected impact fees and outstanding improvement guarantee funds that should be going to the city because it's now within their jurisdiction. Commissioners, the reason that you have this resolution is because under the Utah Incorporation Act, there's a timeline that must be followed. 30 days after the canvas of the election of the municipal officers, the Mayor of the city has to submit to the Lieutenant Governor's office various documents to memorialize the election and also to get the process started for receiving a certificate of incorporation. That was done. The LG's office issued their certificate. However, due to a timing issued over procedure, which I won't get into the details of that, the certificate was not issued on the day that it was expected. It came later. Subsequently, in order to make the incorporation fully effective, the Final (Local) Entity Plat and that certificate have to be filed with the Recorder's office. That was done on January 9th. Given that the fact that it happened after the first of the year, Weber County is the entity that will collect the property taxes for that entire year. However, the statute under 10-2A-219 requires the legislative body in which newly incorporated city is located to share pro rata with the new municipality, based on the date of incorporation, taxes that were collected by the County. Given that it really was a procedural issue with no intentional delay in filing, after talking with the Commissioners individually and in work sessions, this resolution actually transfers the entire amount for the year 2026 of the municipal services tax to the new city for their use.

Chair Froerer: To clarify, State law allows us to keep a portion pro rata of these taxes but we have opted to give the new city all of the collected taxes, correct?

Mr. Crockett: Yes.

Chair Froerer: The commission has taken on some input that maybe we haven't done enough to help the new city. Give me your opinion based upon the experience that you've had with the city officials and our staff

from starting way before January 1. Do you feel that the County has treated them with financial responsibility, that we've done everything possible in the County to make them successful or not?

Mr. Crockett: Yes, under the statute, we were required to continue providing the same municipal services that we were before, even though we knew an incorporation was coming. Also in the amount that we transferred to the new city, that amount was budgeted for and would provide those municipal services throughout the 2026 year as if we would have been providing those services. We've given them the full amount. My personal observation, through various departments and sitting down with city officials, is the County has been very cooperative in finding ways to assist and support from the very beginning of the feasibility study to the petition, from the election to sitting down and negotiating interlocal agreements for continuity of services so none would lapse. There is a legal requirement to continue those services even after the incorporation. They have to continue those services. We have provided that funding that the County would have used if we had been the one providing those services. So, yes, I do think we've been we've done everything we could have.

Chair Froerer: Thank you. We did that long before cooperation with interlocals with the new city back in December and even today we continue to work with their municipal officers, their Mayor and council members that are involved in looking at some alternatives that may exist for us to continue to help them.

Mr. Crockett: Yes. And in fact, we met with the mayor and two city council members on Friday with various staff members to talk about the continuation of those services so that they residents up there don't see any lapse and they continue to enjoy what they always have. We meet with them on a regular basis and we've done that for probably three years since this process started.

Chair Froerer: I just wanted to clear that up. This County has bent over backwards to help them be successful and to help stand up the new city as much as possible from a financial standpoint. At the same time, we have an obligation to the general population to not set a precedence in doing anything for one city that we couldn't do for the others. And I think that's what we need to look at going forward is setting a precedence in terms of low interest rate loans that have been suggested among other things.

Commissioner Harvey: I feel really good about what we've done to help the new city. I think we've gone actually above and beyond. We've focused much more of our attention with this 16th city than we have than the other 15 as far as our efforts and staff time. This has been a huge change for everyone, including some of the residents. Unfortunately some of the messaging that's gone on up there hasn't been accurate. I don't think it has been nefarious, but I think for the most part they haven't chosen to become as informed from the sources that are accurate as opposed from hearsay and social media. I feel really good as a governmental entity that we've gone above and beyond. There are many in this room that I appreciate your extra work to help stand this city up and done the right thing for the right reason.

Mr. Crockett: Thank you, Commissioner. And if I could just add something to support that comment. In my office, we actively litigated a suit that was brought against the county from a different group in the new city, not the elected officials, but that took time and resources from our funds to do that. We were able to separate out that lawsuit and successfully litigate it to a dismissal while also working cooperatively to build a productive relationship with the elected city officials. We ran two different things at the same time even though we were being sued.

Commissioner Bolos moved to approve Resolution 24-2026 regarding the transfer of 2026 municipal tax revenues to Ogden Valley City; Commissioner Harvey seconded.
Roll Call Vote: Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

3. **APPROVAL OF ORDINANCE 2026-09 PERTAINING TO CHANGES TO THE WEBER COUNTY LAND USE CODE REMOVING OR ADJUSTING PROVISIONS MADE IRRELEVANT AS A RESULT OF THE NEWLY INCORPORATED OGDEN VALLEY, AND MAKING OTHER AMENDMENTS THAT BETTER TAILOR THE CODE TO THE NEEDS OF THE GROWING UNINCORPORATED AREA(S).**

Charlie Ewert (Planning): The planning commission held a public hearing and passed a positive recommendation for the proposed changes. They want to make sure the Commission is aware there are additional changes needed in the land use map. It's an evolving item. We're still finding relics from the 1950s in our codes that we're trying to figure out how to flesh out. Ironically, artificial intelligence has helped us start combing through and start verifying what's in there and what's not in there and how to fix that. We didn't use any AI on what's in front of you here. We just used good old fashioned research and went through to find what we could find. Most of what you're looking at is adjusting the ordinances to remove or alter ordinance provisions that pertain to what is now the incorporated Ogden Valley City. A lot of is just not relevant anymore or needs to be adjusted a little bit. One of the bigger two adjustments is to the drinking water source protection ordinance. We talked about that in work session. We are trying to make it more clear what are the County's responsibilities versus what are the water entities and the Health Department's responsibilities. One of the bigger adjustments is in Western Weber where we have not had to deal with a lot of signage, commercial signage primarily. We did in Ogden Valley. We and the planning commission agreed that if we use the Ogden Valley sign code and just call it the unincorporated Weber County sign code, which probably be in the best interest of the growing Western Weber area. Aside from that, it really is just kind of detail work. We made some adjustments to the form based code to make sure it fits Western Weber better now that we don't have any form based areas in the Ogden Valley to work with.

Chair Froerer: This is what we in legislature call a clean-up bill.

Commissioner Harvey moved to approve Ordinance 2026-09 pertaining to changes to the Weber County Land Use Code removing or adjusting provisions made irrelevant as a result of the newly incorporated Ogden Valley, and making other amendments that better tailor the code to the needs of the growing unincorporated area(s); Commissioner Bolos seconded.
Roll Call Vote: Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

4. **APPROVAL OF AN INTER-LOCAL AGREEMENT WITH WEBER HOUSING AUTHORITY FOR WEBER COUNTY TO SPONSOR CDBG FUNDING FOR WEBER HOUSING AUTHORITY.**

Ashley Thoman (Engineering): Before you is this interlocal agreement that was prepared with the help of Courtland Erickson from our Attorney's office and Matt Wilson from the Weber Housing Authorities office legal department. This interlocal agreement defines a partnership between Weber County and the Weber Housing Authority allowing them to receive funding through the CDBG program. This agreement is a requirement as part of that program and is used when an entity like Weber County sponsors another partner allowing them to make an application for funds. This is a three year agreement.

Andy Beadles (Weber Housing Authority Director): CDBG funding is State funding given to local governments. Weber Housing Authority is not local government and therefore required to be sponsored by a county. This is a MoU specifically for the CDBG funding. The Weber Housing Authority has applied for emergency rental and deposit assistance for low-income households in Weber County outside of Ogden City. We want to help households that would otherwise enter the homeless system remain stably housed. There are some components to receiving the funding. The deposit assistance will be used to help individuals exit homelessness and then the emergency rental assistance piece will pay for somebody to remain stably housed. The household has to be able to maintain the rent moving forward and they have to be able to show that they have participated in a budgeting class with Cottages of Hope and they do have to be receiving case management from a partnering agency. They have to be referred by a partnering agency. This specific portion is just to approve the interlocal agreement between the County and the housing authority.

Commissioner Bolos moved to approve Inter-local Agreement with Weber Housing Authority for Weber County to sponsor CDBG Funding for Weber Housing Authority; Commissioner Harvey seconded.
Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

H. PUBLIC HEARING:

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

Commissioner Harvey moved to adjourn the public meeting and convene public hearings, 10:30 a.m.; Commissioner Bolos seconded.
Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

2. Public hearing to provide the opportunity to allow all citizens to provide input concerning the project that was awarded under the 2026 Community Development Block Grant Project.

   Ashley Thoman (Engineering): This is in conjunction with the interlocal agreement just approved (*see Item G4 above*). This is the second public hearing held for this topic. There is a paragraph that needs to be read:

   > Commissioner Froerer opened the second public hearing for the CDBG program. Commissioner Froerer stated that this hearing was called to allow all citizens to provide input concerning the project that was awarded under the 2026 Community Development Block Grant Program. The county has amended its capital investment plan and decided to apply for funds on behalf of the Weber Housing Authority for an emergency rental program. The Commissioner introduced Andrea Beadles from the Weber Housing Authority and has a project for a rental assistance program. The Commissioner explained that the application was successful in the regional rating and ranking process and that the Weber Housing Authority was awarded $100,000 to provide emergency rental assistance to low-income households in Weber County, outside of Ogden City. The project will allow households a one-time payment not to exceed one month's rent in an effort to avoid eviction and the household entering the homeless system. The Commissioner explained the project to those in attendance. The Commissioner then asked for any comments, questions and concerns from the audience.

   The next paragraph would be for any comments received and Chad Meyerhoffer indicated no comments have been received so far.

3. Public Comments: None.

4. Public hearing on an ordinance and development agreement to rezone 14 acres from Agricultural A-1 to Residential R1-15. The proposal is located at approximately 3300 West 2550 South. The project is called the Scott Wynn Zoning Map Amendment. **ZMA 2026-02**

   Felix Lleverino (Planning): This proposal has already been through the Planning Commission, including public hearings, and through County Commission work sessions. This proposal would change the zoning in western Weber County on a 14 acre piece of land near 3300 West and 2550 South with the property fronting directly on 2550 South. The rezone would allow for changing the zoning from agricultural A1 to residential R1-15 leading to a maximum of 40 lots. The developer has provided a concept plan, the documentation needed for the rezone application, the will serve letters from the local water, secondary water, and sewer providers, the parks recommendation plan , and the wetlands study approved and accepted by the Army Corps of Engineers. Taylor West Weber Parks District is in supports the recommended park plan that contributes $7,500 per door. This proposal was presented to the County Commissioners in a work session a couple weeks ago where the Commissioners brought up some questions and comments. Staff feels the ordinance and the Development Agreement cover those questions and concerns, particularly with the emergency egress. County code requires an emergency egress out once you reach 30 lots from a single access. The developer's phasing and concept plans have been adjusted to account for the emergency egress route. The developer has also shown on their concept plan opportunities for roadways and pathways to adjacent properties in conformity with the Western Weber General Plan. The ordinance and Development Agreement are included in your packet. The proposed subdivision name is the Cottonwood Square subdivision.

   Commissioner Harvey: Years ago, we did some extra sewer work. Is this within that area?

   Mr. Lleverino: I'm not familiar with that. That's a good question. I'd have to get back to you on that one.

   Commissioner Bolos: Was the Planning Commission approval unanimous? And does this adhere to the General Plan.

   Mr. Lleverino: Yes to both.

5. Public Comments: None.

6. Public hearing and consideration and possible action on an application to amend the Western Weber General Plan's Future Land Use Map to change the future land use designation of the Halcyon Estates Subdivision dedicated open space, located at approximately 1700 South 4150 West, from parks and recreation open space to medium-to-large residential lots.

   Charlie Ewert (Planning): *[This discussion covers both Items H6 and H8]* This is a two pronged request, one to the West Weber General Plan and a rezone change from A1 to R1-15. The County does own an open space conservation easement in all 10 acres of the subject property. There is no obligation for the County to approve either the General Plan change, the rezone, or the open space easement. The applicant would need to come in and request to amend the easement if the General Plan and zoning changes are approved. The Planning Commission recommended approval with a number of items to resolve that the developer could not reach resolution on. Therefore, there is no negotiated Development Agreement or rezone Ordinance to present. If you want to approve this today, I would recommend tabling until those issues could be resolved.

   Commissioner Bolos: How many homes were approved in the initial approval?

   Mr. Ewert: I do not know off the top of my head. The applicant did get the full amount of bonus density for the original development, including the open space.

7. Public Comments: None.

8. Public hearing and consideration and possible action on an application to rezone the Halcyon Estates Subdivision, located at approximately 1700 South, 4150 West, from the A-1 zone to the R1-15 zone.

   Charlie Ewert (Planning): *See above Item H6.*

9. Public Comments: None.

10. Request for a motion to adjourn public hearings and reconvene public meeting.
    Commissioner Bolos moved to adjourn the public hearings and reconvene public meeting, 10:46 am; Commissioner Harvey seconded.
    Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

11. Action on public hearing:
    H2: No action required.

    H4: Approval of Ordinance 2026-10 and development agreement to rezone 14 acres from Agricultural A-1 to Residential R1-15. The proposal is located at approximately 3300 West 2550 South. The project is called the Scott Wynn Zoning Map Amendment.

    Commissioner Bolos moved to approve Ordinance 2026-10 and development agreement to rezone 14 acres from Agricultural A-1 to Residential R1-15. The proposal is located at approximately 3300 West 2550 South. The project is called the Scott Wynn Zoning Map Amendment; Commissioner Harvey seconded.
    Roll Call Vote: Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

    H6: Approval of an application to amend the Western Weber General Plan's Future Land Use Map to change the future land use designation of the Halcyon Estates Subdivision dedicated open space, located at approximately 1700 South 4150 West, from parks and recreation open space to medium-to-large residential lots.

    Commissioner Harvey moved to deny both the application for an amendment to the General Plan and the application for an amendment to the zoning map (Item H8 below) based on the following findings:
    1) It is the Commission's legislative judgment that the public interest is best served at this time by adhering to the comprehensive planning efforts and general plan already adopted by the County.

2) At this time, a general plan amendment would not advance the purposes of the County Land Use, Development, and Management Act.
3) It is the Commission's legislative judgment that the public interest is best served at this time by adhering to the comprehensive planning efforts and zoning already adopted by the County.
4) A zone amendment at this time would not advance the purposes of the County Land Use, Development, and Management Act.

Commissioner Bolos seconded.
Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos – aye

H8: Approval of an application to rezone the Halcyon Estates Subdivision, located at approximately 1700 South, 4150 West, from the A-1 zone to the R1-15 zone.

See motion for Item H6 above.

J. ADJOURN

Commissioner Bolos moved to adjourn at 10:50 am.; Commissioner Harvey seconded.
Chair Froerer – aye; Commissioner Harvey – aye; Commissioner Bolos - aye

Attest:

Gage Froerer, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber Country Clerk/Auditor