

MINUTES
WEBER COUNTY COMMISSION

Tuesday, June 17th, 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 (excused), and James "Jim" H. Harvey
STAFF PRESENT: Jason Horne, of the County Clerk/Auditor's office; Chris Crockett, Deputy County Attorney; and Craig D. Brandt, of the County Clerk/Auditor's office, who took minutes.

A. WELCOME: Chair Bolos

B. PLEDGE OF ALLEGIANCE: All in attendance were invited to recite the Pledge.

C. INVOCATION: Sean Wilkinson

D. COMMISSIONER COMMENTS:

Commissioner Harvey: One of the great minds that ever worked in civil law by the name of Dave Wilson. He had a phenomenal impact in my life since I started here 30 years ago. He was exact, smart, caring, and wise individual. He bettered the lives of everyone he came in contact. He is an incredible father. He retired a number of years ago. This great man, Chris Crockett, took his place. Dave is sick and his passing is imminent. I just wanted to thank him publicly for his sharing with me and caring for me.

Chair Bolos: We made an announcement of a new Animal Shelter Director, Siri Main. I want to publicly thank the Animal Shelter staff for carrying the load for the past four plus months during a couple of tough things that happened. The staff has helped make the transition to a new director seamless.

E. PUBLIC COMMENT: NONE.

F. CONSENT ITEMS:

1. Purchase orders in the amount of \$119,009.25.
2. Warrants #105288-105327, #491379-491501 and #450-451 in the amount of \$638,895.33.
3. Summary of Warrants and Purchase Orders.
4. Minutes for the meeting held on June 10th, 2025
5. New business licenses.
6. New beer licenses.

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

G. ACTION ITEMS:

1. **APPROVAL OF THE FINAL READING OF ORDINANCE 2025-13 FOR FEE AMENDMENTS RELATING TO THE WEBER COUNTY TRANSFER STATION.**

Sean Wilkinson (Community Development Director): No change from First Reading approved on 06-10-2025.

Commissioner Harvey moved to Final Reading of Ordinance 2025-13 for fee amendments relating to the Weber County Transfer Station; Chair Bolos seconded.

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

2. **APPROVAL OF THE FIRST READING OF FEE ORDINANCE AMENDING SEWER SERVICE FEES.**

Sean Wilkinson (Community Development Director): The County's fee will go from \$12.95 to \$14.45 for unincorporated areas of the County within Central Weber Sewer Improvement District, plus the Central Weber Sewer District fee. For those not in the Central Weber District, it is a little bit more due to an out of district fee.

Commissioner Harvey moved to approve the First Reading of fee ordinance amending sewer service fees; Chair Bolos seconded.

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

3. **APPROVAL OF THE FIRST READING OF AN ORDINANCE OF WEBER COUNTY UTAH, IMPOSING A TRANSIENT ROOM TAX NOT TO EXCEED 4.5% ON SHORT-TERM RENTALS OF ACCOMMODATIONS AND SERVICES AS AUTHORIZED BY UTAH CODE § 59-12-301(1)(A)(II).**

Sara Toliver (Visit Ogden Director): Utah State legislature passed HB456 transient room tax amendments that include allowing counties to raise their transient room tax collections from 4.25% to 4.5% and the state from

0.32% to 1.07%. The state's increase will go into effect on July 1st. Aiming for July 1st Ordinance approval for October implementation.

Commissioner Harvey moved to approve the First Reading of an ordinance of Weber County Utah, imposing a transient room tax not to exceed 4.5% on short-term rentals of accommodations and services as authorized by Utah Code § 59-12-301(1)(a)(ii); Chair Bolos seconded.
Chair Bolos – aye; Commissioner Froerer – excused; Commissioner Harvey – aye

4. APPROVAL OF THE FIRST READING OF FEE ORDINANCE AMENDING CERTAIN FEES OF THE CLERK/AUDITOR'S OFFICE.

Steff Ebert (Clerk/Auditor's Office): Certified copies of marriage licenses increase by \$1 and voter certificate fees were removed, among other minor fee changes.

Commissioner Harvey moved to approve the First Reading of fee ordinance amending certain fees of the Clerk/Auditor's Office; Chair Bolos seconded.
Chair Bolos – aye; Commissioner Froerer – excused; Commissioner Harvey – 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 hearing, 10:14 a.m.; Chair Bolos seconded.
Chair Bolos – aye; Commissioner Froerer – excused; Commissioner Harvey – aye

2. Public Hearing and decision regarding an ordinance and development agreement to rezone Lomond View development (formerly Terakee the River), approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone.

Charlie Ewert (Planning): This is a request to rezone approximately 147 acres, 38 of those acres are proposed to O1 zone while the rest are R1-15. There are a lot of different infrastructure challenges in developing this property as it is some distance from existing infrastructure. 3600 West will be rebuilt to full County standard from 400 North all the way to their development. A secondary egress will need to be added. They would like to secure the 700 North corridor from their project all the way to 4300 West. They believe they have access to another property for that secondary egress if needed. If that access does not work, there is language in the development agreement saying the developer will not get what they are asking unless that egress is figured out. Only a certain number of homes can be built without secondary egress. Central Weber will provide sewer via the County's collection system and Taylor West Weber Water will provide water. Significant improvements to both sewer and water are required to get those services to their property. At least one pump station will need to be added for the County's waste transfer collection system. In anticipation of 700 North going through, they are willing to cash escrow including the land cost to purchase all of 700 North. In order to get commensurate density as if O1 was R1-15, they will use what is called 'six packs' where multiple single family homes will share one driveway. Two trailheads will be built about one mile apart from each other and the developer will build the Weber River Parkway. They are proposing 8 foot wide pathway in lieu of the standard 10 foot; in exchange, they propose 4 feet of packed soft trail adjacent to the pathway for equestrian or jogger use. They will build 3600 West to 100 foot right-of-way. The development is in Sewer Lift Station area 4. It is possible they end up with the lift station on their property.

Months ago, water wise was discussed. Specialized irrigation mechanisms, smart sprinklers, etc were discussed. Instead of specific technological solutions, it is proposed to require a certain amount of water savings in the Development Agreement. Developer is proposing 50% savings over Western Weber's requirements. The Development Agreement currently does not have this language in it but it can be added.

3. Public Comments: None.

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

Commissioner Harvey moved to adjourn the public hearings and reconvene public meeting, 10:31 am; Chair Bolos seconded.
Chair Bolos – aye; Commissioner Froerer – excused; Commissioner Harvey – aye

5. Action on public hearing:
H2: Approval of Ordinance 2025-14 and development agreement to rezone Lomond View development (formerly Terakee the River), approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone.

Commissioner Harvey: Two things that I have concerns about from your presentation. Street D shows alternate connectivity is a concern. For Street C and 3600 West, if or when a bridge is required, who is responsible for that?

Mr. Ewert: These bridges will be targeted with impact fee, probably on the whole area.

Commissioner Harvey: Approving this now would preclude them from these impact fees?

Mr. Ewert: No, they will be paying all the impact fees for parks and rec, trails, streets, sewers, etc.

Commissioner Harvey: The owner of adjacent property was the prior owner? That is of significant concern to me, for specific reasons.

Mr. Ewert: It is possible to extend the buffer. We could look at that.

Commissioner Harvey: I need more information on that option, I am not prepared to make a decision on this today. There have been concessions made by the current developer. They are men of integrity and I have no concerns. The piece of property 3600 West goes through is not a deal breaker for me. However, the other concern I will need legal counsel before making a decision.

Commissioner Harvey moved to table Ordinance 2025-14 and development agreement to rezone Lomond View development (formerly Terakee the River), approximately 134 acres of land located at approximately 500 North, 3600 West, from the A-2 zone to the R1-15 zone; Chair Bolos seconded.

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

I. ADJOURN

Commissioner Harvey moved to adjourn at 10:38 am; Chair Bolos seconded

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

Attest:

Sharon Bolos, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor