

MINUTES
WEBER COUNTY COMMISSION

Tuesday, July 1st, 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

STAFF PRESENT: Ricky Hatch, County Clerk/Auditor; Liam Keogh, 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: All in attendance were invited to recite the Pledge.

C. INVOCATION/MOMENT OF SILENCE: Commissioner Harvey: Weber County family lost a good man in ... He was laid to rest yesterday and I think it would be good to remember him with a moment of silence.

D. COMMISSIONER COMMENTS: NONE.

E. PUBLIC COMMENT: NONE.

F. CONSENT ITEMS:

1. Purchase orders in the amount of \$115,031.20.
 2. Warrants #105387-105448 and #491601-491735 in the amount of \$4,699,257.31.
 3. Summary of Warrants and Purchase Orders.
 4. New business licenses.
 5. New beer license.
 6. Change Order #07R1 on a contract with Wadman Corporation for the construction of the Weber-Morgan Children's Justice Center.
 - a. Commissioner Froerer: I was told this will be the last change order for this project. We are expecting \$900k in funds from sale of the prior CJC building.
 7. Interlocal Cooperation Agreement with the Weber County Library and Davis County Library for Cooperative Borrowing.
 8. Interlocal Cooperation Agreement with the Weber County Library and Logan City Library for Cooperative Borrowing.
 9. Amended Subrecipient Agreement with Little Mountain Service Area to establish amended terms to the ARPA funding agreement, reflecting a revised scope of work and budget for the lagoon rehabilitation and sewer infiltration mitigation projects.
 10. Change Order on a contract Staker Parson on the 12th Street Phase 4 project.
 11. Ratification of an amendment to a contract with the State of Utah Attorney General's Office to add additional one time funding from the state to offset final expenses for the new CJC building.
 12. Contract with Runbeck Election Services for the printing and posting of election materials. (added to Consent Items during the meeting)
- Commissioner Freorer moved to approve the consent items; Commissioner Harvey seconded.
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

G. ACTION ITEMS:

1. **APPROVAL OF A CONTRACT WITH RUNBECK ELECTION SERVICES FOR THE PRINTING AND POSTING OF ELECTION MATERIALS.**

Lauren Shafer (Elections Director): *[Item G1 was added to the Consent Items, F12]*

Commissioner Froerer moved to approve a contract with Runbeck Election Services for the printing and posting of election materials; Chair Bolos seconded..
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

2. **APPROVAL OF ORDINANCE 2025-17 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 was presented a couple of weeks ago and all items brought up by the Commission have been addressed.

Commissioner Harvey: Tell me how the frontage/footage has been addressed

Mr. Ewert: Trail frontage is about a mile. ... horsehoe about 20 feet.. Applicant will provide 20 feet for farm access...

Commissioner Harvey: ... 300 feet?

Mr. Ewert: ...

Commissioner Harvey: ...?

Mr. Ewert: ... on the other person's property.

Commissioner Harvey:

Mr. Ewert: Yes.

Commissioner Froerer: The park district's needs are being met? Has anything been recorded yet?

Mr. Ewert: Yes, the park district was comfortable with the land donation, trail building, a bird observation platform, and two trailheads, all of which are in the development agreement. The plat has not been recorded.

Commissioner Froerer:

Mr. Ewert: If the development agreement is not recorded within 6 months, the project does not proceed.

Harvey: Who is responsible to build the bridge between this project and any future project on the other side of the river?

Mr. Ewert: The County would provide some funding. Marriott-Slaterville, if they see benefit in those bridges, could.... ... You'll see 400 or so of those residents contributing through impact fees, which have to be spent within six years of collection.

Commissioner Froerer moved to approve Ordinance 2025-17 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 seconded.
Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

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, 10:16 a.m.; Chair Bolos seconded.
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

2. Public Hearing for an ordinance and development agreement to rezone approximately 32.112 acres from A-1 to R1-15. The proposal is located at approximately 601 South 3600 West. The project is called the Herrick Estates Development- ZMA 2025-01.

Felix Lleverino (Planning): This proposal allows for 93 medium to large residential units. ... Mr. Musgrave's request to be included in the rezone came after Planning Commission's approval. This would add 2.4 acres to the project. The Planning Commission's recommendations are as follows:

Commissioner Froerer: It looks like improvements to 3600 West have been identified? How far are those improvements running? Given the number of homes being added, I want to make sure ...

Mr. Lleverino: The road improvements will not go to 3600 West.

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, 10:29 am;
Commissioner Froerer seconded.

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

5. Action on public hearing:

H2: Approval of Ordinance 2025-18 and development agreement to rezone approximately 32.112 acres from A-1 to R1-15. The proposal is located at approximately 601 South 3600 West. The project is called the Herrick Estates Development- ZMA 2025-01.

Commissioner Harvey moved to approve Ordinance 2025-18 and development agreement to rezone approximately 32.112 acres from A-1 to R1-15. The proposal is located at approximately 601 South 3600 West. The project is called the Herrick Estates Development- ZMA 2025-01; Commissioner Froerer seconded.
Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

I. ADJOURN

Commissioner Harvey moved to adjourn at 10:30 am; Commissioner Froerer seconded
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

Attest:

Sharon Bolos, Chair
Weber County Commission

Ricky D. Hatch, CPA
Weber County Clerk/Auditor