

**MINUTES**  
**WEBER COUNTY COMMISSION**

Tuesday, September 30<sup>th</sup>, 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 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:** Tammy Aydelotte

**D. COMMISSIONER COMMENTS:** NONE.

**E. PUBLIC COMMENT:** NONE.

**F. CONSENT ITEMS:**

1. Purchase orders in the amount of \$628,281.67.
2. Warrants #106042-106093 and #493173-493268 in the amount of \$2,239,434.05.
3. Summary of Warrants and Purchase Orders.
4. New business licenses.
5. Surplus computers and printer/copiers for Weber-Morgan Health Department.
6. Minutes for the meeting held on September 23, 2025.
7. New Weber County Sheriff's Office sworn pay grades.
8. New Weber County General Employee pay grades.
9. Contract with Carol Mortensen for representation of indigent persons in the Second District Juvenile Court.
10. Contract with GVH Distribution Northwest, Inc. for installation of a security fence.
11. Contract with Whiskey Throttle School District, LLC to hold the Whiskey Throttle Race Nights event at the Golden Spike Event Center.
12. Contract with Select Health for the 2026 Select Health Contract.
13. Contract with Intermountain Health for the 2026 Employee Assistance Program (EAP).

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

**G. ACTION ITEMS:**

1. **APPROVAL OF A CONTRACT WITH HOGAN & ASSOCIATES CONSTRUCTION, INC. FOR ASSISTANCE AS NEEDED DURING CONSTRUCTION AT ICE SHEET.**

Marty Smith (Culture, Parks, and Recreation Director): We are in the middle of the \$3.8M Ice Sheet renovation. This agreement is for access for access to subcontractors. Hogan came in at no cost. The Ice Sheet renovation was funded solely from funds for legacy Olympic venues from the State. This renovation takes the Ice Sheet basically back to a new with new mechanical room, new ice plant, paint, flooring, locker rooms, audio/video, and internet.

Commissioner Harvey moved to approve a contract with Hogan & Associates Construction, Inc. for assistance as needed during construction at Ice Sheet; Commissioner Froerer seconded..  
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, 10:11 a.m.; Commissioner Harvey seconded.  
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

2. Public Hearing regarding annexation of unincorporated islands into Plain City.

Sean Wilkinson (Community development Director): Weber County and Plain City have been working together to improve unincorporated areas of 2200 North, which is located within an unincorporated island surrounded by Plain City. The County has asked Plain City to annex a portion of the unincorporated island in exchange for the County improving 2200 N. Plain City would then provide road maintenance to that portion of the road. JDC Ranch is within a portion of this island but is not part of this annexation. If the

Resolution passes today, Plain City will hold a public hearing to consider a resolution to annex. The biggest issue I have heard is what will happen to my taxes. I worked with the County Treasurer to learn what those taxes would be based on current tax rates. On a \$500k home, residents annexing into Plain City could see an increase of about \$20 per year. However, Plain City has a volunteer fire department, so residents do not pay the Weber Fire District tax. Using the same \$500k home, removing this tax would save properties being annexed over \$200 per year.

Public Comment:

- a. Kevin Allred 2600 N, Plain City: My concern is ordinances from one to the other. Plain City is zoned E0 to E15 around us. I am zoned A1 currently in Weber County with my 2 acres. Plain City's A1 requires 5 acres. I would like to know what Plain City's view are of annexing us. With the election coming up, I would like to know the candidates' views of this proposed annexation.
- b. Debbie Allred, 2600 N, Plain City: This issue has come up over the past 39 years we have lived there. It would have been nice if Plain City and Weber County had worked together to help our little section of land on issues like sidewalks. Who lives in a \$500k home?
- c. Brett Molding, Area 3, Plain City: I own about 40 acres in this area, including two homes. Our property runs along a dirt road they have asked to purchase for frontage from my property; they have said they will take the land as well as Travis Murphy's. Plain City appears to me to be very hostile in their approach to taking over that property, kicking me back and putting in the road that they want to put in and condemning my property. I'm not interested in having a road in there. I'm not interested in having that dirt road be open to traffic. We like it the way it is now. We've had wonderful service from the county and we've had nothing but headaches from the city in their approach to our ownership of property. Travis owns another piece of property up there that's about 30 acres. I have about 40 acres of that property in a lot of little pieces and then like I said a home on both sides of that road. And one way or the other they will they plan to open that up as the development just east of my property is going to be developed and now there's a piece to the west that's been developed. We do not want to be part of Plain City. The services we receive are excellent from Weber County. I enjoy being in Weber County and I don't have any intentions of knowingly going into that area. I like the little open area we have. We have ponds. We have ducks and geese that live out there on that land. We run a cattle herd. I'm a little horse today because I've been herding cattle for two days straight. I have 120 acres to the west in the county out in the West Warren area, and I have 150 acres in Slaterville which are all part of the ranch I have. I would like to remain in this county. I'd like to have my neighbors who want to stay in the county also tell you they enjoy the services of the county. There's no need for us to make this change. I know that some of the developers who have approached me about it want this property be in the city, but I have no intention in my lifetime selling this property or ever developing it. We enjoy where we bought our land many years ago and where we live today. We appreciate you considering denying Plain City the annexation of our property. Thank you.
- d. Carol Manning, 2600 N, Plain City: As an agricultural owner, Plain City would send their Fire Department to tell us we could not burn when we had a permit from Weber County allowing us to burn. We had a permit from Weber County to add on to our home and Plain City put a cease and desist order on our home. I am begging you to not forsake us and annex us to Plain City
- e. John Allen, 2600 N, Area 3, Plain City: I made a conscious decision to move into an unincorporated area of Weber County. I am not seeing any benefits to being annexed into Plain City.
- f. Scott Manning, 2600 N, Plain City: Plain City Fire Department drove onto my field to put out our burn that was approved. Plain City Animal Control drove up to tell me my dog needed to be leashed or in a kennel. Before I knew it, the police showed up. They eventually realized I was in unincorporated Weber County.
- g. John Beasley, Mayor of Plain City: We do not change zoning unless the resident requests. We have not had police or animal control since the 1990s. Commissioners, this is up to you. I have worked with Sean Wilkinson on cleaning up these unincorporated islands. We haven't forced anyone to sell anything.
- h. Responses to Public Comment:

- Commissioner Froerer: If the Resolution is passed, it goes to Plain City's City Council for final decision, correct?
    - Mr. Wilkinson: Correct.
  - Chair Bolos: If we approve this on our end, could Plain City sit on this until after the election?
    - Mayor Beasley: We would have the public hearing the first week of November.
  - Commissioner Harvey: Thank you for compliments for the services we have provided to you. I imagine there will be a time and a day when my own parcel in unincorporated Weber County will be annexed. I am a little chagrined those who have asked for this annexation over the past few years are not here.
  - Commissioner Froerer: That \$500k median value comes from the State Tax Commission.
  - Mr. Wilkinson: JDC Ranch was left off of the annexation as we were told by Plain City it would be a non-starter.
  - Mayor Beasley: That road in question is currently 16 feet wide dirt road that kids use to walk to school. There are safety concerns.
3. Public hearing to consider a request regarding a development agreement to preserve development rights, and allow for phased/an exemption of installation of certain infrastructure for a future three-lot subdivision, located at 6210 E. 2300 N. Eden, UT 84310 in the AV-3 Zone.

Tammy Aydelotte (Planning): This is a request by the property owner. The applicant is developing a few lots in the near future. They are seeking deferral of certain improvements until the remainder of the land is developed. The Planning Commission approved this in August. There have been a few changes since then to include all 40 acres to preserve all 12 development rights. The owner has granted an easement along the southern boundary of his property to enable connectivity for future developments. The applicant has worked with Weber Fire District on those three lots to have fire suppression systems.

Public Comment: None.

4. Public hearing to consider a modification to the Nordic Valley Street Regulating Plan exhibit in the **development agreement only**. These changes include street cross sections and, if approved, would only apply to the Nordic development.

Tammy Aydelotte (Planning): I want to make sure to clarify, in the General Plan, we included a street regulating plan. Nordic is proposing to change the Exhibit within the development agreement to shift one of their roadways further west to shift density further west. No changes to street type, etc. They are also looking to change road cross sections to accommodate areas where current Form-based street regulating plan requires angled parking will not work.

Eric Langvardt, Langvardt Design Group, 336 West Broadway, Salt Lake City (Developer): There are areas where angled parking on 8-10% slopes would cause doors to fly open and damage other cars. So we are proposing parallel parking instead of angled parking. This is additional street parking that is not part of the requirements for the development.

Commissioner Harvey: I have concerns about parallel parking pointing uphill with snow and the ability for vehicles to get out of those spaces. Within that development agreement, I want it required the development has to plow those roads.

Mr. Langvardt: The HOA or resort will have the responsibility to plow those parking spaces and the public entity will plow the street, per the development agreement.

Public Comment: None.

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

Commissioner Harvey moved to adjourn the public hearings and reconvene public meeting, 10:59 am;

Commissioner Froerer seconded.

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

6. Action on public hearing:

**H2:** Approval of Resolution 40-2025\* recommending the annexation of certain parcels within an unincorporated island into Plain City.

Commissioner Froerer: I relate to where you are coming from. As of January 1<sup>st</sup>, I will live in a new city and we do not know what services will be provided.

Commissioner Froerer moved to approve Resolution 40-2025\* recommending the annexation of certain parcels within an unincorporated island into Plain City; Commissioner Harvey seconded.

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

\* NOTE: The correct Resolution number is 40-2025, in lieu of the number 39-2025 voted on in the meeting. These meeting minutes and the signed Resolution on file in the Clerk's office reflect the correct number.

**H3:** Approval of a development agreement to preserve development rights, and allow for phased/an exemption of installation of certain infrastructure for a future three-lot subdivision, located at 6210 E. 2300 N. Eden, UT 84310 in the AV-3 Zone.

Commissioner Froerer moved to approve a development agreement to preserve development rights, and allow for phased/an exemption of installation of certain infrastructure for a future three-lot subdivision, located at 6210 E. 2300 N. Eden, UT 84310 in the AV-3 Zone; Commissioner Harvey seconded.

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

**H4:** Approval of a modification to the Nordic Valley Street Regulating Plan exhibit in the development agreement only.

Commissioner Froerer moved to approve a modification to the Nordic Valley Street Regulating Plan exhibit in the development agreement only; Commissioner Harvey seconded.

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

**I. ADJOURN**

Commissioner Harvey moved to adjourn at 11:03 am; Commissioner Froerer seconded

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

Attest:

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Sharon Bolos, Chair  
Weber County Commission

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Ricky D. Hatch, CPA  
Weber County Clerk/Auditor