

MINUTES
WEBER COUNTY COMMISSION

Tuesday, October 7th, 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: Craig Brandt

D. COMMISSIONER COMMENTS: STALL OF FAME.

1. Stall of Fame for October: Chad Meyerhoffer (Engineering)

Sean Wilkinson (Community Development Director): Chad has been here for over 20 years. He oversees sewers here and in... .. He is the first to get calls when something goes wrong. It's not easy work but he is always calm and always... I wish we had 100 Chads working at Weber County.

Chad Meyerhoffer: I am only the way that I am because of the people next to me. They are the ones helping me shine.

Commissioner Froerer: Sometimes we do get communications about sewers from the public. He does a great job settling people down and getting the job done. We appreciate what you do.

Commissioner Harvey: Over 20 years ago a big flood was coming down 4 Mile Creek. Chad was able to come and he knew what valves to use to divert the water to ... retention ponds. More importantly, Chad, I consider you are great friend. You are kind, humble, smart, ...

Chair Bolos: The problem solvers often find themselves in the worst environments.

E. PUBLIC COMMENT: NONE.

F. CONSENT ITEMS:

1. Purchase orders in the amount of \$8,437.57.
2. Warrants #106094-106149 and #493269-493360 in the amount of \$1,191,993.40.
3. Summary of Warrants and Purchase Orders.
4. New business licenses.
5. Minutes for the meeting held on September 30th, 2025.
6. Facility Rental Agreement with the Utah Department of Natural Resources Division of Wildlife Resources to hold Regional Advisory Council meetings in the Weber Center for the 2026 year.
7. Right of Way Agreement with the Utah Department of Transportation as part of the acquisition process for the bridge replacement on Buhrley Lane.

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

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

G. 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, 10:12 a.m.; Commissioner Harvey seconded.

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

2. Public Hearing regarding an ordinance adopting a development agreement amendment for The Exchange, a previously approved master planned development in the Wolf Creek area.

Charlie Ewert (Planning): Current zoning for the Wolf Creek node is CVR-1 with a small area of ... The currently approved Master Plan goes up to the roadway. Applicant proposes a division into subzones including mixed use commercial,, and ... Planning Commission asked for architectural standards to be put back in the development agreement. The Planning Commission recommended approval with conditions including not having TDRs; the applicant requests to maintain TDRs. There are 84.... TDRs will have to be brought off the valley floor. UDOT asked for generic wording leaving them options on future work. Parking.... The applicant has volunteered to go up to Elk Horn Drive for trails. The Planning Commission

placed a condition for Staff to work with the applicant to make this happen but there are too many unknowns to resolve in the short term. There is a hotel going on the property larger than previously covered in prior agreements.

Commissioner Harvey: Could you go over the TDR clause again?

Mr. Ewert: There are 84 units currently assigned to the property. The applicant requests 144 with the remainder coming off the valley floor. The Development Agreement would have to specifically state where these would come from.

3. Public hearing regarding an application to rezone approximately 8.73 acres of land from the AV-3 zone to the FB zone, to amend the Eden Crossing development agreement, and to amend the Eden Street Regulating Plan in county code.

Charlie Ewert (Planning): Current Street Regulating Plan shows arrows to potential road connections. The applicant is proposing to actually make some of those connections.

The Planning Commission placed twelve specific conditions on this project. The only one I am concerned about looking to the future is for a drainage system. It is currently not in the Development Agreement and if it does not get added but the developer installs it, we could be billed for that work. The original intent of a roundabout would see the developer provide \$2M where \$1M is a gift and the other \$1M paid back over time through impact fees or other means.

4. Public Comment:

a. The Exchange:

- i. Jan Fulmer, 4731 Red Hawk Circle, Eden, UT: The first plan for The Exchange was after the.. bankruptcy in 2011. None of the plans came to fruition. This is now the third plan in a highly, highly congested area. ... This has to be considered. Additionally, parking needs to be addressed. Parking during tournaments is very limited.

b. Eden

- i. Jeff Barber, East Huntsville, Ogden Valley Planning Commission Vice Chair: I am not involved in any of the valley incorporation issues or politics. This is the fourth mountain area I have lived in the West. The details matter. I am a supporter of Eden Crossing and other projects. Of the twelve findings for the Eden Crossing project, I will focus on the ones the applicant has issue with. ...storm drain is not in any of the current development agreements. This DA should include that storm drain. Building height... the developer wants to go to 50 feet when the Form-Based zone allows only 40 feet. Step backs are the way buildings are built in mountain communities. The original approval allowed for 100 rooms or less. If that is to increase, TDRs will need to be used. Parking is one of the biggest problems in mountain communities. Weber County's parking rules were not written with mountain communities in mind. The developer wants to be allowed 3000 foot walking from parking. This ... Setbacks... There are two issues that impact this development and The Exchange and they include noise, dust, hours of operation, ...
- ii. Bruce Baird, Counsel for the Project: Want to thank the Staff and Planning Commission. Second, regarding the height Charlie has done a great job...
- iii. Jan Fulmer.....: The comments reply to Eden Crossing and The Exchange that go back to Commissioner Harvey at... in 2023. You made great recommendations that I have not seen implemented. You suggested height restrictions and said the hotel on Highway 66 would not be something people would want to look at. You also suggested the units be occupied... Public plaza... Reduction of STRs by 75%. I do not see where those have been included in the plan. I request you please accept the twelve conditions recommended by the Planning Commission.
- iv. Miss Lombardi, 2453 N Sierra Drive, Eden, UT: We live in Eden Acres and will be most impacted by Eden Crossing. I would ask you consider not installing the proposed east gate. ...And the go-around is through Eden Acres. ... No emergency vehicle in their right mind will use that road. Emergency vehicle two blocks away will use the two new planned roads

to access Eden Crossing. Increased traffic would ruin our subdivision. People will always take the path of least resistance and they will go through our neighborhood.

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, 11:15 am; Commissioner Froerer seconded.

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

6. Action on public hearing:

G2: Approval of an Ordinance adopting a development agreement amendment for The Exchange, a previously approved master planned development in the Wolf Creek area.

Commissioner Froerer: There were twelve conditions associated with this project from the Planning Commission. We are not punishing the new city but instead are following state code.... I think this DA should be consistent across the board.

Commissioner Froerer moved to table until time certain the Ordinance adopting a development agreement amendment for The Exchange, a previously approved master planned development in the Wolf Creek area. Commissioner Harvey seconded with comment...

Chair Bolos - ...

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

G3.1: Approval of an Ordinance to rezone approximately 8.73 acres of land from the AV-3 zone to the FB zone and to amend the Eden Crossing development agreement.

Commissioner Harvey moved to table until time certain at the end of October the Ordinance to rezone approximately 8.73 acres of land from the AV-3 zone to the FB zone and to amend the Eden Crossing development agreement; Commissioner Froerer seconded with comment....\$1M donation should only go to roads, water, and sewer.

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

G3.2: Approval of Ordinance **2025-24** to amend the Eden Street Regulating Plan in county code.

Commissioner Froerer moved to approve Ordinance **2025-24** to amend the Eden Street Regulating Plan in county code; Commissioner Harvey seconded.

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

H. ADJOURN

Commissioner Harvey moved to adjourn at 11:03 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