

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

Tuesday, December 2<sup>nd</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, 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/MOMENT OF SILENCE:** Sean Wilkinson

**D. COMMISSIONER COMMENTS:**

1. Food Drive: 11 turkeys, 17 hams, and three 50 gallon barrels of food donated by our staff for local food banks. There will be a coat drive starting soon.

2. Stall of Fame:

Rick Grover (Planning Director): One of our planners always goes above and beyond and does great things in the community. Charlie always provides a lot of comic relief in our department. He brings spice and excitement to our office but at the same time professionalism. He finds solutions and looks for ways to make the community better and create connectivity. He loves street trees. He always takes time to "dot the i's and cross the t's". We are so grateful he is here with us.

Charlie Ewert: I grew up in a fairly poor family in a wealthy community. In third grade, our teacher would award the student with the best handwriting. I worked hard to earn that award. The very last week I said, "This is my week. I've got the best handwriting of this entire class. I know it. She knows it. I know everybody else knows it." The award went to someone else and my teacher realized I was gloomy. When she asked why, I told her I thought I was going to win. She said, "You've got the best handwriting in the class. How can we have not already recognized you? I thought you were at the top of the list." I realized all that matters is that I am comfortable and happy with what I do and to make sure my cup is full and not worry about someone else's cup. The Planning and Engineering staffs are real incredible people. We are under great leadership under Rick who has taught me so much since I started working here, both personally and professionally. I appreciate the recognition. It is ironic that I started to ride my bike to work.

Commissioner Froerer: Charlie has been a great addition; he provides good commentary. He and the entire staff have tough jobs dealing with tough issues working with planning commissions, developers, builders, who sometimes are not on the same page. He understands land use laws and state code and knows how to educate our planning commissioners, who are not professional land use attorneys.

Commissioner Harvey: You are a good teacher, you are kind and patient. What you do is hard and oft misunderstood.

Chair Bolos: I spend a lot of time in Charlie's office and appreciate his ability to teach. You are a good teacher who helps people understand. Thanks Charlie, I appreciate all that you do!

**E. PUBLIC COMMENT:**

Jan Fulmer, 3741 Red Hawk Circle, Eden, UT: First, I want to congratulate Charlie on his award, we go back a long way. I want to comment on the Commission's appointment to the new Planning Commission. There is an item on the new commission's agenda next week that has the potential for misperceptions. I understand why it happened and it's no one's fault but you cannot manage perceptions. I only ask if there is any other item that comes up before this new committee involving anything within the boundaries of the new Ogden Valley City, please note there no representation from our new city. Please let our new city make decisions on zoning, especially TDRs. We do not want to stop development; we just want it well planned and sustainable with the water issues we have. Thank you.

**F. CONSENT ITEMS:**

1. Purchase orders in the amount of \$92,038.61.
2. Warrants #106555-106594, #494131-494252 and #494217-494238 in the amount of \$8,287,048.87.
3. Summary of Warrants and Purchase Orders.
4. Minutes for the meeting held on November 25<sup>th</sup>, 2025.
5. New business licenses.
6. Weber County Policy 28: Generative Artificial Intelligence Usage.
7. Amendment to contract with Etix to add an additional organization.
8. Retirement Agreements by and between Weber County and the following individuals:

Bowdie Malan

Stephen Larson

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

**G. ACTION ITEMS:**

**1. APPROVE RESOLUTION 48-2025 APPOINTING MEMBERS TO THE WEBER COUNTY PLANNING COMMISSION.**

Rick Grover (Planning Director): Eight applications were received for the seven member board. Some of these individuals have served on the West Weber Planning Commission. They will be handling planning efforts for all unincorporated areas throughout Weber County.

(Names were proposed and lots drawn to determine term length):

June 30<sup>th</sup>, 2026: Andrew Favero

June 30<sup>th</sup>, 2027: Kyle Lindsey

June 30<sup>th</sup>, 2027: Casey Neville

June 30<sup>th</sup>, 2028: Camie Clontz

June 30<sup>th</sup>, 2028: Sarah Wichern

June 30<sup>th</sup>, 2029: Jed McCormick

June 30<sup>th</sup>, 2029: Wayne Andreotti

Commissioner Froerer moved to approve Resolution 48-2025 appointing Andrew Favero, Kyle Lindsey, Casey Neville, Camie Clontz, Sarah Wichern, Jed McCormick, and Wayne Andreotti to the Weber County Planning Commission; Commissioner Harvey seconded.

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

**2. APPROVE RESOLUTION 49-2025 APPOINTING TRUSTEES TO THE BOARD OF THE GREEN HILLS WATER AND SEWER DISTRICT.**

Shelly Halacy (Commission Office): Stacy Skeen has done all of the background work on these district boards. Notice was received by these Districts of expiring board appointments at the end of this year. Propose to appoint Clark Fielden and reappoint William Gregory Liddell with both terms expiring December 31<sup>st</sup>, 2029.

Commissioner Harvey moved to approve Resolution 49-2025 reappointing William Gregory Liddell and appoint Clark Fielden to the Board of the Green Hills Water and Sewer District; Commissioner Froerer seconded.

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

**3. APPROVE RESOLUTION 50-2025 REAPPOINTING A TRUSTEE TO THE BOARD OF THE WHEELER BASIN DISTRICT.**

Shelly Halacy (Commission Office): Propose reappointing David Ratchford and Erik Ahern with both terms expiring December 31<sup>st</sup>, 2029.

Commissioner Froerer moved to approve Resolution 50-2025 reappointing David Ratchford and Erik Ahern to the Board of the Wheeler Basin District; Commissioner Harvey seconded.

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

**4. APPROVE RESOLUTION 51-2025 APPOINTING A TRUSTEE TO THE BOARD OF THE MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICTS NOS. 1, 2, AND 3.**

Shelly Halacy (Commission Office): Propose reappointing Katherine Klossner with the term expiring December 31<sup>st</sup>, 2029.

Commissioner Harvey moved to approve Resolution 51-2025 appointing Katherine Klossner to the Board of the Mount Ogden Public Infrastructure Districts Nos. 1, 2, and 3; Commissioner Froerer seconded.

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

**5. APPROVE RESOLUTION 52-2025 APPOINTING A TRUSTEE TO THE BOARD OF THE ROY WATER CONSERVANCY DISTRICT.**

Shelly Halacy (Commission Office): Propose reappointing John S Ritchie to a term expiring December 31<sup>st</sup>, 2029.

Commissioner Harvey moved to approve Resolution 52-2025 appointing John S Ritchie to the Board of the Roy Water Conservancy District; Commissioner Froerer seconded.  
Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey - aye

**6. APPROVE RESOLUTION 53-2025 APPOINTING TRUSTEES TO THE BOARD OF THE PLAIN CITY CEMETERY DISTRICT.**

Shelly Halacy (Commission Office): Reappoint Jeff East and Monette Panter with both terms expiring December 31<sup>st</sup>, 2029.

Commissioner Froerer moved to approve Resolution 53-2025 reappointing Jeff East and Monette Panter to the Board of the Plain City Cemetery District; Commissioner Harvey seconded.  
Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey - aye

**7. APPROVE RESOLUTION 54-2025 APPOINTING A TRUSTEE TO THE BOARD OF THE TRAPPERS LOOP WATER IMPROVEMENT DISTRICT.**

Shelly Halacy (Commission Office): Reappoint David Ratchford and Ryan Woolsey with both terms expiring December 31<sup>st</sup>, 2029.

Commissioner Harvey moved to approve Resolution 54-2025 reappointing David Ratchford and Ryan Woolsey to the Board of the Trappers Loop Water Improvement District; Commissioner Froerer seconded.  
Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey - aye

**8. APPROVE RESOLUTION 55-2025 APPOINTING A TRUSTEE TO THE BOARD OF THE WEST WEBER-TAYLOR CEMETERY DISTRICT.**

Shelly Halacy (Commission Office): Reappoint Terry Hancock to a term expiring December 31<sup>st</sup>, 2029.

Commissioner Froerer moved to approve Resolution 55-2025 reappointing Terry Hancock to the Board of the West Weber-Taylor Cemetery District; Commissioner Harvey seconded.  
Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey - aye

**9. APPROVE RESOLUTION TBD-2025 APPOINTING A TRUSTEE TO THE BOARD OF THE MOUNT OGDEN PUBLIC INFRASTRUCTURE DISTRICTS NOS. 1, 2, AND 3.**

Craig Brandt (Clerk/Auditor's Office): HOLD this item.

This item was held until a future date.

**10. APPROVE RESOLUTION 56-2025 APPROVING AN INTERLOCAL AGREEMENT WITH PLAIN CITY FOR ANNEXATION OF PROPERTY AND COMPLETION OF ROAD IMPROVEMENTS.**

Sean Wilkinson (Community Development Director): This Interlocal Agreement with Plain City is related to a prior Resolution (40-2025) to annex property into Plain City. This agreement memorializes what will take place. No later than January 31<sup>st</sup>, 2026, Plain City will adopt an Ordinance approving the annexation as proposed by the County in Resolution 40-2025. After Ordinance approval, the City will follow all state code required and proceed with all steps needed to complete the annexation in a reasonably prompt manner. Following the annexation, the city will acquire the remaining land to complete desired improvements on 2200 North. The County will reimburse the city for the cost of the acquisition. The County will complete or pay for completion of those improvements within one year of the City's acquisition of the remaining land. This Interlocal is contingent on Plain City Council's approval; they will vote on this later this week. If they do not approve, there is no agreement.

Commissioner Froerer moved to approve Resolution 56-2025 approving an Interlocal Agreement with Plain City for annexation of property and completion of road improvements; Commissioner Harvey seconded.  
Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey - aye

**11. APPROVE A CONTRACT WITH DIAMOND TREE EXPERTS, INC. FOR GREEN WASTE GRINDING SERVICES AT THE WEBER COUNTY TRANSFER STATION.**

Sean Wilkinson (Community Development Director): This is a one year contract with Diamond Tree Experts to take care of the branches that are currently stockpiled. This work is on an 'as needed' basis and is typically needed twice a year.

Commissioner Froerer moved to approve a contract with Diamond Tree Experts, Inc. for green waste grinding services at the Weber County Transfer Station; Commissioner Harvey 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 Harvey moved to adjourn the public meeting and convene public hearing, 10:40 a.m.; Commissioner Froerer seconded.  
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye
2. Public Hearing for discussion and/or action on a request for a development agreement to preserve development rights, timing of project development, and overall project layout for approximately 45.53 acres, located at 4200 E. 4100 N., Eden, UT 84310 in the FV-3 Zone.

Tammy Aydelotte (Planning): This was brought to a work session several weeks ago. The Ogden Valley Planning Commission recommended this for approval without comment and subject to any Staff edits. A few minor changes are recommended by Staff. The applicant is asking for a 30 year window which is atypical of normal developments. They are also asking to not have to participate in future improvements. There are a couple of changes since the Ogden Valley Planning Commission approval. The applicant is offering a 22 acre open space when the last lot is recorded. The other change is clarification language on a 60 foot right-of-way to allow connectivity to a development to the east. The plan is for 15 lots with no additional density requested. The two extra requests are contained in the proposed development agreement.

Lacy Richards: This is family land owned by my parents for the last 50 years. It is important to them that their current development rights are preserved and there is certainty for both our family and surrounding neighborhoods on what is planned for this property. As far of the frontage on 4100, that was dedicated at no cost to the County and it is my understanding there is already a project underway.

3. Public Comment: 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, 10:48 am; Commissioner Froerer seconded.  
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye
5. Action on public hearing:  
**H2:** Approval a development agreement to preserve development rights, timing of project development, and overall project layout for approximately 45.53 acres, located at 4200 E. 4100 N., Eden, UT 84310 in the FV-3 Zone.

Commissioner Froerer moved to approve a development agreement to preserve development rights, timing of project development, and overall project layout for approximately 45.53 acres, located at 4200 E. 4100 N., Eden, UT 84310 in the FV-3 Zone; Commissioner Harvey seconded.  
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

#### I. ADJOURN

Commissioner Froerer moved to adjourn at 10:50 am; Commissioner Harvey 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