

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

Tuesday, January 18, 2022 – 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:** Scott K. Jenkins, James "Jim" H. Harvey, and Gage Froerer.

**STAFF PRESENT:** Ricky D. Hatch, County Clerk/Auditor; Liam Keogh, Civil Attorney's Office; and Craig Brandt, of the Clerk/Auditor's Office, who took minutes.

**A. WELCOME:** Chair Jenkins

**B. PLEDGE OF ALLEGIANCE:** Stacy Skeen

**C. INVOCATION:** Commissioner Harvey

**D. THOUGHT OF THE DAY:** Commissioner Froerer: Legacy of Dr Martin Luther King. He taught us how to work together and to use peaceful means to make change.

**E. CONSENT ITEMS:**

1. Warrants #4880-4909, #4935-4969, #464893-465022 and #145 in the amount of \$2,492,980.50.
2. Warrants #4970-4997, #465023-465177 and #146-419 in the amount of \$1,607,560.32.
3. Purchase orders in the amount of \$2,211,764.64.
4. Request for approval of ACH payment to USBank in the amount of \$175,507.59.
5. Minutes for the meeting held on January 4<sup>th</sup>, 2022.
6. New business licenses.
7. Approval of the following Weber County Human Resources Policies:

Policy 3-400	Standards of Conduct
Policy 4-100	Family and Medical Leave Act (FMLA)
Policy 4-300	Insurance and Retirement Benefits
Policy 3-300	Alcohol & Drug Screening, Testing & Treatment
8. Contract with Michael Palumbo to hold auditions for the Chamber Orchestra Ogden at the Egyptian Theater Rehearsal Hall.
9. Approval of changes to county policy 12.5 Tax Relief Program Policy.
10. Approval of changes to county policy 9.1 Travel Policy.
11. Approval of amendments to the following agreements for Indigent Defense Attorneys with the following:

Richard Williams	Mary Anne Ellis
Carl Anderson	Rebecca Voymas
Carolyn Perkins	Roger Adams
Gage Crowther	Adam Hensley
James Retallick	Andrew Heyward
Jennifer Clark	Justin Morrison
Kevin Richards	Martin Gravis
Michael Bouwhuis	

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

**F. ACTION ITEMS:**

1. **RESOLUTION 02-2022 APPOINTING TRUSTEES TO THE GREEN HILLS COUNTRY ESTATES WATER & SEWER IMPROVEMENT DISTRICT BOARD OF TRUSTEES.**

Stacy Skeen (Commissioners Office): Commission appointments for Board approved. Commission will select three members to serve on the board then one name of those three will be drawn for shorter term expiring in 2023. Leslie Stitt name was drawn for shorter term expiring in 2023.

Commissioner Froerer moved to approve Resolution 02-2022 appointing Leslie Stitt, Jean Brill, and Gary Hebert as Trustees to the Green Hills Country Estates Water & Sewer Improvement District Board of Trustees; Commissioner Harvey seconded.

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

2. **RESOLUTION 03-2022 APPOINTING TRUSTEES TO THE BOARD OF THE WESTERN WEBER PARK DISTRICT.**

Stacy Skeen (Commissioners Office): Three vacant positions. Two applications received. Remaining vacancy reposted.

Commissioner Harvey moved to approve Resolution 03-2022 appointing Kathleen Vernieuw and James Peterson as Trustees to the Board of the Western Weber Park District; Commissioner Froerer seconded.  
Roll Call Vote: Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

3. **RESOLUTION 04-2022 APPOINTING MEMBERS TO THE WEBER COUNTY WEED CONTROL BOARD.**

Stacy Skeen (Commissioners Office): Two expired positions (expire Dec 2025) and one mid-term vacancy (Dec 2023). One position needs to be filled by farmer/rancher.

Commissioner Harvey moved to approve Resolution 04-2022 appointing Robert Edwards, Cara Warren, and Thomas Favero as members to the Weber County Weed Control Board; Commissioner Froerer seconded.  
Roll Call Vote: Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

4. **RESOLUTION 05-2022 APPOINTING MEMBERS TO THE WEBER COUNTY TOURISM TAX ADVISORY BOARD.**

Stacy Skeen (Commissioners Office): Board members recommended that existing board members Kym Buttschardt, Todd Ferrario, Will Shafer, and Spencer Storey continue to serve and Marty Smith continue as ex officio member.

Commissioner Froerer moved to approve Resolution 05-2022 appointing members to the Weber County Tourism Tax Advisory Board; Commissioner Harvey seconded.  
Roll Call Vote: Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

5. **RESOLUTION 06-2022 MAKING AN APPOINTMENT TO THE WEBER AREA DISPATCH 911 AND EMERGENCY SERVICES DISTRICT ADMINISTRATIVE BOARD.**

Chair Jenkins (Commission): Rich Sorensen recommended through WACOG.

Commissioner Froerer moved to approve Resolution 06-2022 making appointing Rich Sorensen to the Weber Area Dispatch 911 and Emergency Services District Administrative Board; Commissioner Froerer seconded.  
Roll Call Vote: Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

6. **RESOLUTION 07-2022 APPOINTING ONE MEMBER TO THE WEBER COUNTY WESTERN WEBER PLANNING COMMISSION.**

Rick Grover (Planning Director): Current member needs to vacate position.

Commissioner Froerer moved to approve Resolution 07-2022 appointing Camie Jo Clontz to the Weber County Western Weber Planning Commission; Commissioner Harvey seconded.  
Roll Call Vote: Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

7. **APPROVAL TO ADD POSSIBLE COMMUNITY BLOCK GRANT PROJECT TO WEBER COUNTY'S CAPITAL IMPROVEMENTS FOR 2022-2027.**

Chad Meyerhoffer (Engineering): Weber Human Services and Weber Housing Authority are partnering to open a recovery community for substance use dependent individuals in Weber County. CBG funding will be used for renovating small charter school in Pleasantview, turning classrooms into affordable apartments.

Commissioner Harvey moved for approval to add possible Community Block Grant Project to Weber County's Capital Improvements for 2022-2027; Commissioner Froerer seconded.  
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

8. **APPROVAL OF AN INTER-LOCAL AGREEMENT BY AND BETWEEN WEBER COUNTY AND WASHINGTON TERRACE CITY FOR THE USE OF A CITY VEHICLE FOR THE LAW ENFORCEMENT VOLUNTEERS (VIPS).**

Tyler Greenhalgh (Sheriff): No presenter at the meeting.

Commissioner Harvey moved to approve an Inter-local Agreement with Washington Terrace City for the use of a city vehicle for the Law Enforcement Volunteers ([VIPS](#)); Commissioner Froerer seconded.  
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

**9. APPROVAL OF AGREEMENT WITH LAMONT MCPHERSON FOR CIVIL COMMITMENT EVALUATIONS.**

No presenter at the meeting.

Commissioner Froerer moved to approve an agreement with Lamont McPherson for Civil Commitment Evaluations; Commissioner Harvey seconded.  
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

**10. APPROVAL OF CONTRACT WITH TONI GRUBER TO HAVE THE GRUBER FAMILY BAND PERFORM AT THE HOF GERMANFEST 2022.**

Duncan Olsen (GSEC): Guber Family Band is one of the crowd favorites. Standard contract with them with slight cost increase due to travel costs.

Commissioner Harvey moved to approve a contract with Toni Gruber to have the Gruber Family Band perform at the HOF Germanfest 2022; Commissioner Froerer seconded.  
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

**11. APPROVAL OF CONTRACT WITH SALZBURGER ECHO FOR ENTERTAINMENT AT THE HOF GERMANFEST 2022.**

Duncan Olsen (GSEC): One of main attractions, always a favorite. Same contract cost as previous contract.

Commissioner Harvey moved to approve a contract with Salzburger Echo for entertainment at the HOF Germanfest 2022; Commissioner Froerer seconded.  
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

**G. PUBLIC HEARINGS:**

1. Request for a motion to adjourn public meeting and convene public hearings.

Commissioner Froerer moved to adjourn the public meeting and convene public hearings, 10:36 a.m.; Commissioner Harvey seconded.  
Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

2. Public Hearing to consider and take action on a request to vacate 2 feet of a 10 foot public utility easement, located along the west boundary of lot 2, Fremont Subdivision.

Tammy Aydelotte (Planning): Engineering agrees, no objections from utilities.

3. Public hearing to consider and take action on a on a rezone of approximately five acres on the south side of the intersection of Old Snowbasin Road and Highway 39 (unincorporated Huntsville area), from the CVR-1 and CV-2 zones to the FR-3 zone, together with a development agreement to restrict the number of dwelling units and short-term rentals at 947 E Old Snowbasin Road.

Charlie Ewert (Planning): Developer will sign agreement to no Short Term Rentals and no more than 13single family dwellings.

4. Public hearing to hear and consider possible action on the adoption of a Form-Based Village Zone (FBV) to govern the creation of the village nodes depicted in the Ogden Valley General Plan.

Charlie Ewert (Planning): No new density residential units beyond what is already allowed through current zoning. First step toward TDR residential program. Will create village areas; working to create theme for areas. County engineers cautioned that street trees can cause infrastructure issues; will mitigate to the extent possible.

5. Public Comments: None for Item G2. Item G4 comments below:

Trina White: Water concerns

Tom Quinn, Snow Basin Rd: Reinforce prior comment on water concerns.

Item G3:

Trina White: Will Alcohol/Tobacco sales part of rezone? Water source?

Tom Quinn: Disagree with CV-2 zoning. Should be FV-3, like my property.

James Bird, Huntsville, UT: Request tabling or deny rezoning. Requestor does not own property. Why are they allowed to do this? Removing CV-2 would take away potential commercial opportunity that could serve growing area.

Kevin Irwin, Huntsville: We are not against growth; want logical growth that makes sense. FR-3, per code, is intended for use with large recreation areas. This does not align with this proposal.

Todd Meyers, CW Land, Centerville, UT: Vote approving development to take effect when development agreement approved, which is being decided today. Added limitation to agreement for only 13 units, in lieu of potential 60 units allowed by zoning.

Glade McCombs, Huntsville, UT: Ogden Valley master land use plan dictates the area is a village area.

Such an area that follows the village concept would be wonderful to have. Proposed rezoning would only add to infrastructure and utility burdens. Zoning Proposal does not comply with master use plan for the area.

Gwendolyn Smith: Three main stakeholders: CW Land, County, and the community all have rights. The community is not served by this proposal. Asking that this not be designated as high density.

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

Commissioner Froerer moved to adjourn the public hearings and reconvene public meeting, 11:26 am; Commissioner Harvey seconded.

Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

7. Action on public hearing:

Charlie Ewert (Planning): Water study shows adequate supply in the proposed area. Property owner has worked with water provider for Will Serve letters to residential owners; County does not govern that water or the use of that water, so it only looks for Will Serve letters. As for tobacco/alcohol – residential zoning does not allow commercial sale.

G2: Approval of Ordinance 2022-02 to vacate 2 feet of a 10 foot public utility easement, located along the west boundary of lot 2, Fremont Subdivision.

Commissioner Harvey moved approved Ordinance 2022-02 to vacate 2 feet of a 10 foot public utility easement, located along the west boundary of lot 2, Fremont Subdivision; Commissioner Harvey seconded.

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

G3: Approval of Ordinance 2022-03 to rezone approximately five acres on the south side of the intersection of Old Snowbasin Road and Highway 39 (unincorporated Huntsville area), from the CVR-1 and CV-2 zones to the FR-3 zone, together with a development agreement to restrict the number of dwelling units and short-term rentals at 947 E Old Snowbasin Road.

Commissioner Froerer moved to hold Ordinance 2022-03 rezone one week, not exceed the end of the month; Commissioner Harvey seconded.

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

G4: Approval of Ordinance 2022-04 to adopt a Form-Based Village Zone (FBV) govern the creation of the village nodes depicted in the Ogden Valley General Plan.

Commissioner Harvey moved to approve rezone approval as presented until Western Weber Master Plan completed and irrigation, secondary water, resulting surrounding structures and UDOT approval of final access agreement are addressed; Commissioner Froerer seconded.

Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

**H. COMMISSIONER COMMENTS:** None.

**I. ADJOURN**

Commissioner Harvey moved to adjourn at 11:44 a.m.; Chair Froerer seconded.

Commissioner Froerer – aye; Commissioner Harvey – aye; Chair Jenkins – aye

Attest:

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Scott K. Jenkins, Chair  
Weber County Commission

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Ricky D. Hatch, CPA  
Weber County Clerk/Auditor