

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

Tuesday, February 7<sup>th</sup>, 2023 – 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:** Gage Froerer, James "Jim" H. Harvey, and Sharon Bolos

**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 Froerer

**B. PLEDGE OF ALLEGIANCE:** Kristy Bingham

**C. INVOCATION:** Duncan Olsen

**D. THOUGHT OF THE DAY:** Commissioner Bolos: You both know I have enjoyed getting to know people in the county, thoroughly. I knew this before but it has been reaffirmed to me how important our community is to us. We all intertwine. We all have the opportunity to be a force for positive or negative. We all need to impact each other for good.

**E. PUBLIC COMMENT:**

1. Julie Smith & Jackie Hogan: Thank you for your generosity and kindness. We are the Chair and Co-Chair of the Northern Utah Human Trafficking Prevention Coalition. We put on a symposium at Weber State University. You folks stepped up and help feed the students. We were hoping for 200 students in attendance but ended up with 350. We owe it you folks for being so generous. We want Weber County to be safe and educated.
  - a. Chair Froerer: It's our pleasure to thank you. Community advocates like you help us make the community a safer place to live in.
  - b. Commissioner Bolos: Support is one thing but action is another. It takes the action of people who are passionate in what they believe in.

**F. CONSENT ITEMS:**

1. Warrants #7228-7259, #474251-474366 and #240-241 in the amount of \$2,303,106.99.
2. Purchase orders in the amount of \$1,787,536.68.
3. Summary of Warrants and Purchase Orders.
4. ACH payment to USBank in the amount of \$167,915.36.
5. Cancel the February 14, 2023 Regular Commission Meeting.
6. Sell surplus property identified as Parcel #09-566-0011.
7. New beer license.
8. New business licenses.
9. Contract renewal with Select Health Inc. for the following:
  - Med Plan
  - Med HDHP Plan
  - Value Traditional Plan
  - Value HDHP Plan

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

**G. ACTION ITEMS:**

1. **APPROVE RESOLUTION 14-2023 APPOINTING A MEMBER TO THE WEBER COUNTY RECREATION, ARTS, MUSEUMS AND PARKS COMMITTEE.**

Shelly Halacy (Commission Office): RAMP Board member needs a Leave of Absence due to health issues. Sheri Bingham is proposed to fill that vacancy.

Commissioner Bolos moved to approve Resolution 14-2023 appointing Sheri Bingham to the Weber County Recreation, Arts, Museums and Parks Committee; Commissioner Harvey seconded.

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

2. **APPROVAL OF A CONTRACT WITH WASATCH FRONT JR HIGH SCHOOL RODEO CLUB TO HOLD THE WASATCH FRONT JR HIGH SCHOOL RODEO AT THE GOLDEN SPIKE EVENT CENTER.**

Duncan Olsen (GSEC): This contract is a bit of a sponsorship. Additionally, our stall number was cheaper when the contract was first proposed but it falls outside of our fee ordinance today. We will honor the original

proposal. They will give us some recognition in sponsorship, too. This fee will be applicable only for this event.

Commissioner Harvey moved for approval of a contract with Wasatch Front Jr High School Rodeo Club to hold the Wasatch Front Jr High School Rodeo at the Golden Spike Event Center; Commissioner Bolos seconded.

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

3. **APPROVAL OF A CONTRACT WITH STIRRIN' DIRT RACING FOR THE FOLLOWING EVENTS TO BE HELD AT THE GOLDEN SPIKE EVENT CENTER:**

**2023 May Mania Demolition Derby- May 20, 2023**

**Halloween Havoc Demolition Derby- October 7, 2023**

Duncan Olsen (GSEC): One of the best demolition derby producers in the state and in the region. This also locks them in for the Fair derby.

Commissioner Harvey moved for approval of a contract with Stirrin' Dirt Racing for the above events to be held at the Golden Spike Event Center; Commissioner Bolos seconded.

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

4. **APPROVAL OF A CONTRACT WITH LEON POULSEN CONSTRUCTION CO. INC. FOR THE 7500 WEST IMPROVEMENT PROJECT.**

Ashley Thoman (Engineering): This contract is to install 640 feet of 30 inch pipe in the ditch on the east side of the road to get water to Ogden Bay.

Chair Froerer: If there are opportunities to partner with the state or others on water reclamation projects, this is logical use of state or federal money as we look to improve water flow to the Great Salt Lake.

Commissioner Bolos moved for approval of a contract with Leon Poulsen Construction Co. Inc. for the 7500 West Improvement Project; Commissioner Harvey seconded.

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

5. **APPROVAL OF A REVISED FIRST READING OF FEE ORDINANCE AMENDMENTS RELATING TO THE WEBER COUNTY TRANSFER STATION AND RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL.**

Sean Wilkinson (Director, Community Development): Last week was the First Reading for this Ordinance. Since that time, we received the annual increase from Waste Management for the residential service they provide in Ogden Valley and we wanted to include this with this Ordinance. After meeting with the Solid Waste Subcommittee, they recommended to WACOG, with WACOG agreeing last night, to implement the increase on April 1<sup>st</sup> in lieu of March 1<sup>st</sup> as originally proposed. Everything else remains unchanged from last week, except the Ogden Valley adjustment. That adjustment follows the CPI index which is about 4.5%. Plus, last year Waste Management had exceptional costs with fuel and other rising costs; they asked us for a large increase and we asked them to spread it over two years. Part of that increase happened in 2022 with the remaining 3% being added to the 4.5% CPI increase for a total of about 7.5% increase this year. The County's administration fee in Ogden Valley will remain at \$2.61.

Commissioner Bolos moved for approval of a revised first reading of Fee Ordinance amendments relating to the Weber County Transfer Station and Residential Solid Waste Collection and Disposal; Commissioner Harvey seconded.

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

## H. PUBLIC HEARINGS:

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

Commissioner Bolos moved to adjourn the public meeting and convene public hearings, 10:21 a.m.;

Commissioner Harvey seconded.

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

2. Public hearing to consider and take action on an ordinance and development agreement to rezone 5 acres of property from A-2 to C-3. Property located at 1941 S 5100 W, Ogden. Applicant is Randy Ropelato, (ZMA 2021-07).

Steve Burton (Planning): This is an applicant driven rezoning request to change zoning of five acres from A-2 to C-3. This property falls within an approximately 20 acre area deemed by the recently

updated Western Weber General Plan to be 'Business, Tech'. If this property is rezoned, there are mechanisms in our Ordinances that will provide for a good looking site with decent architecture with good landscaping. Not all uses allowed in C3 zones fit with the intent of Business-Tech; they are not all low intrusive. We sat down with the applicant and with you as a Commission and went over those uses we felt could qualify as Business-Tech that would be low intrusive to local residential and agricultural projects. One item the applicant would like is a contractor shop onsite which is allowable if everything is contained indoors. The Development Agreement details owner's obligations including dedicating an 80 feet of right of way for construction of 5100 West, deferred improvement costs for contributing to 5100 West construction, of which the portion is not yet defined by the County, and a ten year window for completing the project. On September 17<sup>th</sup>, 2022, the Planning Commission forwarded a unanimous approval with intent there would be a development agreement, which is now complete. There are no changes to the project since that approval.

3. Public hearing to consideration and action on a request for approval of an amendment to the Western Weber and Ogden Valley General Plans. File Number: GPA 2022-03.  
Bill Cobabe (Planning): This is a request for amending the Western Weber and Ogden Valley adding the same document to each Plan. This is in fulfillment of requirements from HB462 addressing moderate income housing concerns. This is approved by both Planning Commissions and is ready to send back to the state showing requirements of HB462 have been met.
4. Public Comments: None.
5. Request for a motion to adjourn public hearings and reconvene public meeting.  
Commissioner Bolos moved to adjourn the public hearings and reconvene public meeting, 10:34 am; Commissioner Harvey seconded.  
Commissioner Harvey – aye; Commissioner Bolos – aye; Chair Froerer – aye
6. Action on public hearing:  
H2: Approval of Ordinance 2023-02 and development agreement to rezone 5 acres of property from A-2 to C-3. Property located at 1941 S 5100 W, Ogden. Applicant is Randy Ropelato, (ZMA 2021-07).  
Commissioner Harvey: 80 feet right of way and deferral agreement associated with costs of the road?  
Mr. Burton: That's right.  
Commissioner Bolos moved to approve Ordinance 2023-02 and development agreement to rezone 5 acres of property from A-2 to C-3. Property located at 1941 S 5100 W, Ogden. Applicant is Randy Ropelato, (ZMA 2021-07); Commissioner Harvey seconded.  
Roll Call Vote: Commissioner Harvey – aye; Commissioner Bolos – aye; Chair Froerer – aye  
  
H3: Approval of Resolution 15-2023 to amend the Western Weber and Ogden Valley General Plans. File Number: GPA 2022-03.  
Commissioner Froerer moved to approve Resolution 15-2023 to amend the Western Weber and Ogden Valley General Plans. File Number: GPA 2022-03; Commissioner Harvey seconded.  
Roll Call Vote: Commissioner Harvey – aye; Commissioner Bolos – aye; Chair Froerer – aye

#### **I. COMMISSIONER COMMENTS:**


1. Commissioner Bolos: The conference I attended in Washington, D.C. last week had a lot of Weber County partners working for our community in the area of drug prevention.
2. Chair Froerer: We are the first county in the state of Utah to implement 911 Live allowing deputies to hear the 911 call while it's happening. This has already been a lifesaving feature in two instances in the county. Hopefully this is the start of others using this lifesaving feature.

#### **J. ADJOURN**

Commissioner Bolos moved to adjourn at 10:39 am.; Commissioner Harvey seconded.  
Commissioner Harvey – aye; Commissioner Bolos – aye; Chair Froerer – aye

  
Gage Froener, Chair  
Weber County Commission

Attest:

  
Ricky D. Hatch, CPA  
Weber County Clerk/Auditor