

MINUTES
WEBER COUNTY COMMISSION

Tuesday, February 25th, 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: Jason Horne, of the County Clerk/Auditor's office; Liam Keogh, of the County Attorney's office; and Craig D. Brandt, of the County Clerk/Auditor's office, who took minutes.

A. WELCOME: Chair Bolos

B. PLEDGE OF ALLEGIANCE: Ashton Wilson

C. INVOCATION: Marty Smith

D. COMMISSIONER COMMENTS: None.

E. PUBLIC COMMENT: NONE.

F. CONSENT ITEMS:

1. Purchase orders in the amount of \$113,109.77.
2. Warrants #104445-104501 and #489447-489559 in the amount of \$1,900,479.10.
3. Summary of Warrants and Purchase Orders.
4. Minutes for the meetings held on November 5, 2024, November 12, 2024, and February 18, 2025.
5. Surplus Parcel #07-070-0022 for the Community Development Department.
6. Hold Harmless Agreement with the Weber County Sheriff's Office and the Davis County Sheriff's Office for secondary employment for two deputies.
7. Second amendment to the Tourism and Convention/Event Sales and Marketing Management Agreement.
8. Contract with the Flippenout Trampoline Show for performances at the 2025 Weber County Fair.
9. Contract with Matt Bergen to have a Bubble Tower at the 2025 Weber County Fair.
10. Contract with The Living Zultar to have The Living Zultar perform at the 2025 Weber County Fair.
11. Contract with World's Funnest Production to have a free photo booth and produce kids stage shows at the 2025 Weber County Fair.
12. Contract with Utah Gay Rodeo Association for rental of the Golden Spike Event Center Riding Arena during the Crossroad of the West Regional Rodeo.

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 RESOLUTION 11-2025 APPOINTING A TRUSTEE TO THE BOARD OF THE WEST WEBER-TAYLOR CEMETERY DISTRICT.**

Stacy Skeen (Commission Office): Board position expired December 31st, 2024. One application was received for Marlon Kirby who is seeking reappointment.

Commissioner Froerer moved to approve Resolution 11-2025 reappointing Marlon Kirby to the board of the West Weber-Taylor Cemetery District; Commissioner Froerer seconded.
Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

2. **APPROVAL OF RESOLUTION 12-2025 APPOINTING TRUSTEES TO THE GOVERNING BOARD OF THE LITTLE MOUNTAIN SERVICE AREA.**

Stacy Skeen (Commission Office): Two board positions expired on December 31st, 2024. Commissioner Froerer seeks reappointment. Matthew Hatch applied as an agent for one of the land owners in the district. Both terms expire on December 31st, 2028.

Commissioner Harvey moved to approve Resolution 12-2025 reappointing Commissioner Gage Froerer and appointing Matthew Hatch to the Governing Board of the Little Mountain Service Area; Commissioner Froerer seconded.
Roll Call Vote: Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

3. APPROVAL OF A CONTRACT WITH THE WORLD CURLING FEDERATION AND LOC FOR THE 2026 LGT WORLD MEN'S CURLING CHAMPIONSHIP TO BE HELD AT THE WEBER COUNTY ICE SHEET.

Marty Smith (Culture, Parks, & Recreation Director): The agreement is between the local organizing committee, World Curling Federation. The LOC consists of Weber County, Ogden City, Visit Ogden and the Utah Olympic Legacy Foundation. Credit for details of the agreement go to Todd Ferrario, Sara Toliver from Visit Ogden, and Callum and Mari from the Olympic Federation in Utah. And thanks to Commissioner Harvey and Ogden Mayor Ben Nadolski for helping secure funding from the Utah State Sports Commission. Also thanks to Liam Keogh (Attorney's office) who helped with the verbiage in this agreement. And thanks to Weber State security who will save us \$14k-\$18k. The event will be held on March 28th to April 6th. This will be the first 2034 Olympic test event.

Commissioner Harvey moved to approve a contract with The World Curling Federation and LOC for the 2026 LGT World Men's Curling Championship to be held at the Weber County Ice Sheet; Commissioner Froerer seconded.

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

4. APPROVAL OF A CONTRACT WITH DEBRACEY PRODUCTIONS/BILL BURCH FOR A JOUSTING SHOW TO BE HELD AT THE 2025 WEBER COUNTY FAIR.

Ashton Wilson (GSEC): Building a new warmup arena near the riding arena allowing us to host two separate events at the same time. This will be the first Fair event held in the new arena. The show is Vegas-level quality production.

Commissioner Harvey moved to approve a contract with DeBracey Productions/Bill Burch for a jousting show to be held at the 2025 Weber County Fair; Commissioner Froerer seconded.

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

5. APPROVAL OF A CONTRACT WITH DINO ENCOUNTERS TO HAVE THE DINO ENCOUNTERS EDUCATION EXHIBIT AT THE 2025 WEBER COUNTY FAIR.

Ashton Wilson (GSEC): This is a three year contract. RAMP funding pays for a portion. This will be held in the entire Barn D parking lot and will be free for everyone.

Commissioner Harvey moved to approve a contract with Dino Encounters to have the Dino Encounters education exhibit at the 2025 Weber County Fair; Commissioner Froerer seconded.

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

6. APPROVAL OF PARCEL 16-049-0130 IN AN INTERLOCAL COOPERATION AGREEMENT WITH NORTH OGDEN CITY AND THE INTENT TO DEVELOP A PUBLIC PARK.

Sean Wilkinson (Community Development Director): A public hearing was held a couple of weeks ago. The parcel is just over 4 acres and was struck off to the County in a 2012 tax sale. We have been working with North Ogden City on an agreement to convey this property to them for \$12,527.96 with North Ogden agreeing to invest and develop a park within the next 10 years and remain such for the next 20 years. North Ogden has already signed the agreement.

Commissioner Froerer: This property has been on our agenda for a year or so. It is my understanding that there are access issues with this property? And you followed state code for this agreement?

Mr. Wilkinson: Yes, the property is currently landlocked and will need development for road access. Correct, we followed state code.

Commissioner Froerer moved to approve of parcel 16-049-0130 in an Interlocal Cooperation Agreement with North Ogden City and the intent to develop a public park; Commissioner Harvey seconded.

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

7. APPROVAL OF A CONTRACT WITH WEBER STATE UNIVERSITY FOR THE WEBER STATE UNIVERSITY SUMMER 2025 POLICE ACADEMY.

Lt. Christie Rowley (Sheriff's Department - Corrections): This contract is the same as last year's contract. The Sheriff's priority is to train and hire qualified candidates to fill vacancies and staff positions. To do this,

we send them a police academy. It is cheaper for us in the long run to send candidates to the Weber State Academy compared to the training they could receive in Salt Lake.

Commissioner Harvey moved to approve a contract with Weber State University for the Weber State University Summer 2025 Police Academy; 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 hearings, 10:22 a.m.; Commissioner Harvey seconded.
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye
2. Public Hearing to consider and possibly take action on an application to amend the Western Weber General Plan to redesignate about 46 acres of land in the Taylor Landing Subdivision, located at approximately 3900 West 1800 South, from Parks and Recreation to Medium-Large Lot Residential; and to rezone approximately 73 acres in the Taylor Landing Subdivision from the A-1 (agricultural) zone to the R1-15 (single-family residential) zone, and to rezone approximately 32 acres of land in the Taylor Landing Subdivision from the A-1 (agricultural) zone to the O-1 (open space) zone; and to approve a development agreement for approximately 24 acres of the land zoned R1-15 for the Taylor Landing Subdivision Phase 6.

Rick Grover (Planning Director): The Planning Commission has reviewed and provided a unanimous decision. You will be reviewing this in three parts: the General Plan amendment, the rezone, and the Development Agreement. The General Plan amendment would change what is now designated as open space to medium lot residential. There will still be a component going to the Parks District for a public park but just a little smaller. Better connectivity will be created throughout Taylor Landing, to the benefit of the public. The rezone proposed would change from A1 to R1-15 for 32 acres with some remaining area from the A1 zone to the O1 zone. Everything that was discussed has been included in the Development Agreement.

Commissioner Bolos: Can we go through the numbers again? 46 acres is currently zoned A1 and we are asking to rezone 32 acres to open space and 24 acres to R1-15. That totals 56 acres.

Charlie Ewert (Planning): There are a couple of different things going on. We have Phase 6, which if approved, would be comprised of Phase 4 and Phase 5 open space. We have the park itself which is 10 acres owned by the Park District and exists on the property right now. Plus there is the 22 acres of applicant property preserved as open space but currently is agriculture open space. This is where you get the 32 acres. Additionally, we are asking approval of a rezone of Phases 1 through 5 since we are taking the subdivision out the cluster subdivision realm and making sure each lot comply with our R1-15 zone, as opposed to them being non-conforming lots. The total area of Taylor Landing subdivision is 104.5 acres with 24.3 acres for Phase 6. That 24.3 acres is the amount being pulled out of their open space preservation. Developer agreed to sign over water rights for the two wells on the property which will provide about 50% of the water needs for the park based on 4 acre-feet per acre. The park district is aware.

Commissioner Froerer: What is the total acre-feet going to the park district?

Mr. Ewert: If I remember correctly, 45 to 50 acre-feet. I believe this is a historic water right that will be turned over to the park district whom will likely turn it over to Hooper Water District.

Commissioner Froerer: The Park District would receive a total of 32 acres, 10 acres from a lawsuit a few years ago and 22 acres contributed by the developer, is that correct?

Mr. Ewert: It turns out to be one acre less at 31 acres due to the water access. The park district has signed off on this agreement. The Planning Commission has recommended approval based on stipulations set in the staff report, which calls out 32 acres in lieu of the recent change to 31 acres. You can approve contingent on updating Development Agreement to reflect the 31 acres. The developer is voluntarily developing three different water-wise concepts to offer to home buyers in lieu of installing smart water meters. Developer

agreed to eliminate the only cul-de-sac and improve connectivity. The development agreement applies to Phase 6 only.

Chair Bolos: Was all of the allowed density exhausted in the prior phases?

Mr. Ewert: It was actually not a rezone but a cluster subdivision based on the A-1 zone; it was an administrative action. I looked at the math to determine what would the density be for Phases 1 through 6 on the R1-15 zone and it's right at the R1-15 number.

Chair Bolos: I appreciate the Planning Commission's recommendation showing support for the Park District while they reconcile what they want to do.

Mr. Ewert: The developer will build 3900 West Street connecting from the new Stage Coach development all the way down to the subdivision south of 2200 South.

3. Public Comments: 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, 10:40 am; Commissioner Froerer seconded.

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

5. Action on public hearing:

H2-1: Discussion and/or action on Resolution 13-2025 to amend the Western Weber General Plan to redesignate about 46 acres of land in the Taylor Landing Subdivision from Parks and Recreation to Medium-Large Lot Residential.

Commissioner Harvey moved to approve Resolution 13-2025 to amend the Western Weber General Plan to redesignate about 46 acres of land in the Taylor Landing Subdivision from Parks and Recreation to Medium-Large Lot Residential. Commissioner Froerer seconded.

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

H2-2: Discussion and/or action on Ordinance to rezone approximately 73 acres in the Taylor Landing Subdivision from the A-1 (agricultural) zone to the R1-15 (single-family residential) zone, and to rezone approximately 32 acres of land (changed to 31 acres) in the Taylor Landing Subdivision from the A-1 (agricultural) zone to the O-1 (open space) zone.

Mr. Ewert: The draft Development Agreement currently calls out smart irrigation mechanism is required for each lot. The developer would rather do the landscape plan.

Commissioner Froerer moved to approve Ordinance 2025-03 to rezone approximately 73 acres in the Taylor Landing Subdivision from the A-1 (agricultural) zone to the R1-15 (single-family residential) zone, and to rezone approximately 31 acres of land in the Taylor Landing Subdivision from the A-1 (agricultural) zone to the O-1 (open space) zone subject to adjustments to acreage are made... Commissioner Harvey seconded.

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

H2-3: Discussion and/or action on a development agreement for approximately 24 acres of the land zoned R1-15 for the Taylor Landing Subdivision Phase 6.

Commissioner Froerer: The Planning Commission has approved the Development Agreement?

Mr. Ewert: Yes, everything you see in the Development agreement that applies to land use has been reviewed by them.

Commissioner Froerer moved to approve a development agreement for approximately 24 acres of the land zoned R1-15 for the Taylor Landing Subdivision Phase 6; Commissioner Harvey seconded.

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

I. ADJOURN

Commissioner Froerer moved to adjourn at 10:45 am; Commissioner Harvey 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