

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

Tuesday, May 16<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:** Charlie Ewert

**C. INVOCATION:** Commissioner Bolos

**D. THOUGHT OF THE DAY:** Commissioner Harvey: I've been known to be a little lengthy in my thoughts. Yesterday as we listened to Gary Myers give a report on flooding, it wasn't what he said but it was more the look in his eyes as he spoke of how our people are tired and continue to serve and serve and serve. I am very grateful for the fantastic people in this county; there are so many that serve in this county. It reminds me of a saying from Mahatma Gandhi, "An ounce of practice is worth more than a ton of preaching."

**E. PUBLIC COMMENT:** NONE.

**F. CONSENT ITEMS:**

1. Warrants #7976-8025, #476367-476537 and #265 in the amount of \$1,365,895.95.
2. Purchase orders in the amount of \$106,295.12.
3. Summary of Warrants and Purchase Orders.
4. ACH payment to Zions Bank in the amount of \$102,858.62.
5. Minutes for the meeting held on May 2<sup>nd</sup>, 2023.
6. New business licenses.
7. New beer licenses.
8. Contract with Wasatch Pony Club for the Great American Pumpkin Event to be held at the Golden Spike Event Center.
9. Contract with Wasatch Pony Club to hold the Spring Chicken Event at the Golden Spike Event Center.
10. Contract with Wasatch Pony Club to hold the Gold Spike Horse Trials at the Golden Spike Event Center.
11. Retirement Agreement with Kenneth Rose.

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

**G. 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, 10:09 a.m.;  
Commissioner Harvey seconded.  
Commissioner Harvey – aye; Commissioner Bolos – aye; Chair Froerer – aye
2. Public hearing to consider and/or take action on resolution regarding File Number GPA2022-01, an applicant-initiated request to amend the Western Weber General Plan's Future Land Use Map to enable a rezone for Black Pine Development's proposed Promontory Commerce Center.  
Charlie Ewert (Planning): **HELD for future meeting.**
3. Public hearing to discuss and/or take action on an ordinance that will amend the Form-Based Village zone along with other sections of the Weber County Land Use Code to add provisions that implement a West Weber Village Area street regulating plan, and provide related clerical edits and policy adjustments deemed necessary by the Western Weber Planning Commission and the Ogden Valley Planning Commission  
Bill Cobabe (Planning): **HELD for future meeting.**
4. Public hearing to discuss and/or take action on an ordinance that will amend the Weber County Code to provide zones, regulations, permissions, and restrictions that will help implement the Western Weber General Plan as it generally relates to residential zoning and residential development and provide related clerical edits and policy adjustments deemed necessary by the Western Weber Planning Commission and the Ogden Valley Planning Commission.

Charlie Ewert (Planning): A shout out to both planning commissions, they have both worked really hard on this. This was especially challenging for Ogden Valley's commission as both Ordinances pertain to Western Weber. But Ogden Valley had to participate as there is one Ordinance and changes could affect both Commissions. Both Commissions ended up with proposing desired changes, including Form Based code adoption for Western Weber. We are working on implementing the Western Weber General Plan that calls for village centers; the first one is the Western Weber Village. So you'll see the Street Regulating Plan for the intersection of 12<sup>th</sup> St and 4700 West; the primary core of that village is actually 900 South and 4700 West with 12<sup>th</sup> St being a vehicle oriented commercial street. After it's adopted it will require people to zone to it.

5. Public hearing to discuss and/or take action on an ordinance that will amend the Weber County Code to provide zones, regulations, permissions, and restrictions that will help implement the Western Weber General Plan as it generally relates to residential zoning and residential development and provide related clerical edits and policy adjustments deemed necessary by the Western Weber Planning Commission and the Ogden Valley Planning Commission

Charlie Ewert (Planning): Part of the Western Weber General Plan talks of rezoning properties to 15k sq foot lot sizes or an average of 15k square foot sizes as long as smart growth strategies have been implemented. This Ordinance creates a 15k square foot zone that provides for less livestock than the RE15. It also sets up street and pathway connectivity standards that run with the zone. We tried to consolidate and clarify code a little bit to make it easier to read and get through, including a use table for zones.

Chair Froerer: This gives the ability to make some type of affordable housing out there and have the infrastructure in place. Someone said good infrastructure makes good development.

Mr. Ewert: Two items that may need to be tweaked a little bit. One of them is in the very last paragraphs regarding the Dark Sky Committee and reads that "someone from Visit Ogden or other similar tourism bureau." Visit Ogden mentioned deleting "other similar tourism bureau". The other item was the 300 foot river buffer. We can change that if you want to.

Chair Froerer: No, that is exactly what we expected.

6. Public Comments:

- a) Jim Byrne, Huntsville, UT: I want to thank the amount of time Charlie (Ewert) and the Ogden Valley Planning Commission for their efforts. Did Form Based Village change to Form Village? It looks like this allows a property owner a Form-Based even though they will only want a 1 acre houses, equivalent to an FR-1 zone. Will Form-Based be applied to any agricultural area or are they still limited to a village concept?
  - Mr. Ewert: Form-based is just different way to regulating land uses, very much like what we currently have with other zones. You don't have to use Form-Based for villages at all. What is written in Form-based code that matters, especially the public amenities and improvements.
- b) Ron Gleason, Eden, UT: I had a quick question to do with the creation of the Dark Sky Committee. When the changes to this paragraph were originally submitted, the wording was changed to "the two businesses Ogden Valley in unincorporated Weber County". Why was the unincorporated wording removed? Huntsville City does not currently have similar Dark Sky code.
  - Mr Ewert: That omission was unintentional and we can add it back before you sign the Ordinance.

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

Commissioner Harvey moved to adjourn the public hearings and reconvene public meeting, 10:29 am; Commissioner Bolos seconded.

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

8. Action on public hearing:  
H2: **HELD for future meeting.** Approval of Resolution ~~26-2023~~ regarding File Number GPA2022 01, an applicant-initiated request to amend the Western Weber General Plan's Future Land Use Map to enable a rezone for Black Pine Development's proposed Promontory Commerce Center.

H3: **HELD for future meeting.** Approval of Ordinance ~~2023-09~~ of the proposed amendment to the Weber County zoning map, changing certain property from A-2 (Agricultural) to M-T (Manufacturing and Technology), and allowing for the uses permitted within that zone and subject to the regulations associated with that zone, together with a development agreement between Weber County and Black Pine LLC. File ZMA 2022-03.

H4: Approval of Ordinance 2023-09 that will amend the Form-Based Village zone along with other sections of the Weber County Land Use Code to add provisions that implement a West Weber Village Area street regulating plan, and provide related clerical edits and policy adjustments deemed necessary by the Western Weber Planning Commission and the Ogden Valley Planning Commission.

Commissioner Harvey moved to approve Ordinance 2023-09 of the proposed text amendment to the Weber County Land Use Code, creating an M-T (Manufacturing-Technology) zoning district, and allowing for certain uses within that zone, together with other regulations and requirements for the new zone. File ZTA 2022-04; Commissioner Bolos seconded.

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

H5: Approval of Ordinance 2023-10 that will amend the Weber County Code to provide zones, regulations, permissions, and restrictions that will help implement the Western Weber General Plan as it generally relates to residential zoning and residential development and provide related clerical edits and policy adjustments deemed necessary by the Western Weber Planning Commission and the Ogden Valley Planning Commission.

Commissioner Harvey moved to approve Ordinance 2023-10 that will amend the Weber County Code to provide zones, regulations, permissions, and restrictions that will help implement the Western Weber General Plan as it generally relates to residential zoning and residential development and provide related clerical edits and policy adjustments deemed necessary by the Western Weber Planning Commission and the Ogden Valley Planning Commission with changes to Dark Sky wording as noted; Commissioner Bolos seconded.

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

## I. COMMISSIONER COMMENTS

1. Stall of Fame: Brooke Stewart, she runs the Transportation subcommittee in WACOG, among other assignments.

Commissioner Harvey: Brooke has done a phenomenal job and basically created her position and made it her own. She has great confidence from the folks at WFRC. This is well-earned.

Sean Wilkinson: She has earned the respect of everyone that serves with her and has done a phenomenal job building that program. She has also played an integral role in CARES and ARPA.

Chair Froerer: Everybody knows the work she has put forth in transportation with the WFRC, WACOG, and working with the Commissioners, on the subcommittee is well known. And her work with the CARES ACT and ARPA making sure the dollars get to the right place has made her an expert in that.

Brooke Stewart: I am truly grateful for your leadership and I'm blessed with the best administration and bosses and coworkers. We have a great, phenomenal team here. I just truly appreciate the opportunities I have been given here with the county.

## J. ADJOURN

Commissioner Harvey moved to adjourn at 10:38 am.; Commissioner Bolos seconded.

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

Attest:

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Gage Froerer, Chair  
Weber County Commission

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Ricky D. Hatch, CPA  
Weber County Clerk/Auditor