

MINUTES
WEBER COUNTY COMMISSION

Tuesday, June 3rd, 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: Sean Wilkinson

D. COMMISSIONER COMMENTS: None.

E. PUBLIC COMMENT: NONE.

1. Mayor

F. PRESENTATIONS:

1. HELD FOR ONE WEEK: YCC Update on Domestic Violence Services.
Denette Stanger (Executive Director):

G. CONSENT ITEMS:

1. Purchase orders in the amount of \$78,451.44.
2. Warrants # 105188-105220, #491197-491258 and #446-447 in the amount of \$3,487,769.77.
3. Summary of Warrants and Purchase Orders.
4. Minutes for the meeting held on May 27th, 2025.
5. Contract with Fremont High School to hire Fremont High School National Honor Society to man the Dino Encounters exhibit during the 2025 Weber County Fair.
6. Amendment #10 on contract with the State of Utah – Administrative Office of the Courts for the Weber County Sheriff's Office to provide security and bailiff services at the Ogden Second District Courthouse and the Second District Juvenile Courthouse.
7. Contract with Wasatch Pony Club to hold the Golden Spike Horse Trials at the Golden Spike Event Center.
8. Sale of surplus property adjacent to Parcel Number 19-064-0014 to Chromalox, Inc.
9. First amendment to the Weber Center Parking Lot Agreement with Ogden City.

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

H. ACTION ITEMS:

1. **RATIFICATION OF 2025 TAX SALE RESULTS.**

Andy McCrae (Clerk/Auditor's Office): The County recently completed the 2025 property tax sale on May 22nd. Tax sales are required only to cover the taxes, penalties, and interest owed on that property. Any bid over the cost of money owed goes to the owner or to the State of Utah Department of Unclaimed Property. Tax sale auction is the result of five months of intensive efforts by the Clerk/Auditor's office, the Recorder/Surveyor's office, the Treasurer's office, and the Attorney's office. I would like to express gratitude to the Elections team for helping with the bidder registrations, the Sheriff's Department for providing security, and to everyone that helped make this year's tax sale one of the smoothest sales we have had. We started the year with 80 delinquent properties at risk for tax sale with only two coming to auction. One property is landlocked abutting property successfully auctioned to the adjacent land owner. The remaining non-abutting property was successfully auctioned off. No properties were struck off to the County. State code provides a 10 day period after the sale for anyone with concerns to submit them to the Commission prior to the tax sale being ratified. As of today, no complaints have been received for either property.

Chair Bolos: Is the opening bid the amount of taxes owed?

Mr. McCrae: Yes.

Commissioner Froerer moved to approve recommended 2025 RAMP grant funding; Commissioner Harvey seconded.

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

2. **APPROVAL OF A CONTRACT WITH FIRST RESPONDERS FIRST PROFESSIONAL SERVICES TO BE PROVIDED BY FIRST RESPONDERS FIRST TO STAFF AND MDT MEMBERS OF THE CJC.**

Scott Brenkman (Children's Justice Center): Thank you to each of you for your support for the new CJC building opening. A few months ago, a grant was received from the Department of Public Safety that will fund this program. This company comes from the first responder background. They understand the feelings our first responders and interviewers have regarding the heavy aspects of their jobs. This is a great opportunity for us to provide this help to our staff and MDT members.

Commissioner Harvey moved to approve a contract with First Responders First professional services to be provided by First Responders First to staff and MDT members of the CJC; Commissioner Froerer seconded. Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye

I. 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, 10:12 a.m.; Commissioner Harvey seconded.
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye
2. Public Hearing for an ordinance and development agreement to rezone 40 acres from A-1 to R1-15. The proposal is located at approximately 4083 West 1400 South. The project is called the Brook View Development.

Felix Lleverino (Planning): The Planning Commission unanimously positive recommendation for this change with six conditions. The County added two more conditions. We want to make sure roads connect to existing developments and they generally align with the General Plan. This rezone would allow for no more than 116 lots. This development agreement is proposing medium to large lots. Planning Commission's approval includes the following recommendations:

- Standards from the development agreement are included with this recommendation.
 - The concept plan is sufficient to meet the connectivity standards
 - The developer will communicate with the Weber County Housing Authority to set aside ten percent of the total housing units for affordable housing and/or attainable housing.
 - The Weber County Outdoor Lighting code is applied to all outdoor lighting within the development.
 - Improvements are made to 1400 South Street to 3500 West following the Weber County Planning and Engineering recommendations.
 - Irrigation to the surrounding areas will be maintained or undisturbed.
 - The Brook View Subdivision improvements shall connect to the neighboring Anselmi Acres Subdivision and the Degiorgio Subdivision improvements.
 - The developer shall submit a Traffic Impact Study with the subdivision improvements.
3. Public Hearing and possible action on an application to amend the development agreement for the previously approved Cobabe Ranch development, located at approximately 2720 North 5100 East. The amendments are intended to help clarify the roles and responsibilities of both the developer and the governing body.

Charlie Ewert (Planning): The applicant is asking to update the Development Agreement. The current agreement included all three developments truncated into one agreement. This made it complicated and challenging to understand what exactly are the roles and responsibilities of the applicant and the County. Their new legal counsel advises to clarify these roles before the incorporation of the new city. There are no zoning changes in this proposal. Trail and street connectivity improvements requested by the County are included. They are offering a mile and a half of pathway which is about a mile more than originally committed. We are attempting to secure easements near the power line corridor so the new city will not have to spend money in case they want to extend pathway in the future. The proposed Development Agreement still contains STRs. The developer is asking to table a decision until formal action can be taken through ordinance.

Public Comments:

- a. Bruce Baird, counsel for the project: Under what is called the Equal Dignity Rule, I believe it is safer to have these agreements adopted by ordinance, in part because they are revoking other development agreements adopted by one ordinance each for Cobabe and Eagle Crest. We took all the changes the Commission requested in the Bridges project and rolled them into these two Development Agreements along with the specific terms Charlie has talked about.
4. Public Hearing and possible action on an application to amend the development agreement for the previously approved Eagle Crest development, located at approximately 4601 East Fairways Drive. The amendments are intended to help clarify the roles and responsibilities of both the developer and the governing body.

Charlie Ewert (Planning): The principles of this change are the same as the Cobabe change. The applicant is asking to update the Development Agreement. No zoning changes in this proposal. The Fairways Drive portion that has not been constructed yet has funding from the County and WACOG. For both the Eagle Crest and adjacent Bridges projects, the applicant has volunteered to compensate the County for building the difference on what his frontage would otherwise be; so instead of him building it, he will compensate the County to build it. The only Staff comment was to extend the trail south a little bit. The resulting trail network is robust. No changes to STR status in this development agreement; STRs will continue to be excluded from this development agreement.

Public Comments:

Bruce Baird, counsel for the project: Same prior comments apply. Thank you.

5. Public Comments: None.
6. Request for a motion to adjourn public hearings and reconvene public meeting.
Commissioner Harvey moved to adjourn the public hearings and reconvene public meeting, 10:36 am; Commissioner Froerer seconded.
Chair Bolos – aye; Commissioner Froerer – aye; Commissioner Harvey – aye
7. Action on public hearing:
I2: Approval of Ordinance 2025-10 rezoning 40 acres from A-1 to R1-15. The proposal is located at approximately 4083 West 1400 South. The project is called the Brook View Development.
Commissioner Harvey moved to approve Ordinance 2025-10 rezoning 40 acres from A-1 to R1-15. The proposal is located at approximately 4083 West 1400 South. The project is called the Brook View Development; Commissioner Froerer seconded.
Roll Call Vote: Chair Bolos – nay; Commissioner Froerer – aye; Commissioner Harvey – aye

I3: Approval to amend the development agreement for the previously approved Cobabe Ranch development, located at approximately 2720 North 5100 East. The amendments are intended to help clarify the roles and responsibilities of both the developer and the governing body.
Commissioner Froerer moved to table amendment of the development agreement for the previously approved Cobabe Ranch development, located at approximately 2720 North 5100 East. The amendments are intended to help clarify the roles and responsibilities of both the developer and the governing body; Commissioner Harvey seconded.
Chair Bolos – nay; Commissioner Froerer – aye; Commissioner Harvey – aye

I4: Approval to amend the development agreement for the previously approved Eagle Crest development, located at approximately 4601 East Fairways Drive. The amendments are intended to help clarify the roles and responsibilities of both the developer and the governing body.
Commissioner Harvey moved to table amendment of the development agreement for the previously approved Eagle Crest development, located at approximately 4601 East Fairways Drive. The amendments are intended to help clarify the roles and responsibilities of both the developer and the governing body; Commissioner Froerer seconded.
Chair Bolos – nay; Commissioner Froerer – aye; Commissioner Harvey – aye

I. ADJOURN

Commissioner Harvey moved to adjourn at 10:40 am; Commissioner Froerer 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