

**MINUTES OF THE WORK SESSION OF  
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**  
on **Monday, December 9, 2024, 1:00 p.m. to 2:30 p.m.**, at the Commission Conference  
Room #365, 2380 Washington Blvd, Ste. #360, Ogden, UT and on Zoom  
<https://us06web.zoom.us/j/87347346572?pwd=OLT9nUW9igK1amgnwBFosvgiBVyXay.1>  
Meeting ID: 873 4734 6572  
Passcode: 226857

**Members Present:** Commissioner Jim Harvey, Commissioner Sharon Bolos, Commissioner Gage Froerer (on Zoom)

**Discussion and/or action for approval of minutes for the Commission Work Session held on November 25, 2024**

*Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on November 25, 2024. Commissioner Harvey seconded the motion. All say aye. The motion carries.*

**Nordic CRA Resolution Discussion** - Stephanie Russell, Ashlyn Tuckett, Lauren Thomas, Jessika Clark

Stephanie Russell discussed the Nordic Valley CRA resolution. The CRA is a funding mechanism for development projects, and in this case, it will be used for tax increment finance. The tax increment finance will be used for infrastructure for this project and only the infrastructure per Weber County's policy. Stephanie also discussed the importance of public-private partnerships for infrastructure development and the need for education on CRAs to prevent miscommunication.

**Closed Session to discuss the purchase, exchange, or lease of real property**

*Commissioner Bolos made a motion to go into a closed session. Commissioner Froerer seconded the motion. All say aye. The motion carries.*

*Commissioner Bolos made a motion to come out of closed session. Commissioner Harvey seconded the motion. All say aye. The motion carries.*

**Discussion regarding Zoning Map Amendment Application for a rezone from A-1 to C-2, 0.92 acres or 40,000 square feet** – Felix Lleverino, Charlie Ewert, Rick Grover, Sean Wilkinson, Bill Ross, Ashlyn Tuckett, Jessika Clark

Joshua Skidmore, applicant asking for the rezone, is requesting a rezone from A1 to C2, which would better accommodate his indoor sport arena and pickle ball courts. The Planning Commission had previously gave a positive recommendation, but Commissioner Harvey had concerns about the wide range of uses in the C2 zone when they met previously regarding this item. Felix Lleverino and Mr. Skidmore have narrowed down the uses to accommodate for better parking and better lighting. The development agreement includes these uses as permitted uses, with a design review required to ensure compliance and parking requirements. Commissioner Harvey expressed concern about the proximity of the access to the high school entrance. Charlie Ewert discussed that it would be possible to shift the entrance to the south to increase spacing and improve pedestrian safety. Rick Grover suggested that they could add this requirement to eliminate the access on the north side and shift it to the south in the development agreement. Commissioner Harvey liked this idea, but stated that as soon as 25% of the remodel or a resetting of the house that is on the property happens, then the road has to be moved. Charlie Ewert stated they will add that to the development agreement. The Commissioners all agreed.

**Discussion regarding Mitigation Protections on the Weber River** – Lisa Schwartz Gosline, Gary Myers, Sean Wilkinson, Bill Ross, Joe Hadley, Rick Grover, Charles Ewert, Chris Crockett, Andrew Favero, Bren Edwards (on Zoom), Jeff Beck, Geneva Blanchard, Stephanie Russell, Ashlyn Tuckett, Jessika Clark, Ashley Thoman, Lance Peterson

- Lisa Gosline with Weber County Emergency Services discussed the importance of maintaining a 300-foot setback from the Weber River for floodplain management and preservation as the potential development in this area could compromise the river's banks and lead to flooding issues. Gary Myers emphasized the need for adherence to the 300-foot setback to protect properties, businesses, and lives along the river. Rick Grover discussed the Planning Commission did not recommend making changes to include the 300-foot setback, but he suggested that they can send it back to them to review. The 300-foot setback is included in the General Plan, and if they want to deviate from that, they would have to amend the General Plan. Charlie Ewert discussed that there are options to potentially change this language based on scientific data and information to address the wildlife corridor and flooding issues in the General Plan.
- Planning Commission comments - Bren Edwards discussed the potential cost of maintaining a 300-foot setback and the potential benefits of allowing the river to spread out and slow down. He also discussed that the text amendment was not presented to the Planning Commission, and was under the impression that would be addressed when there is a rezone. He recommended that the text amendment to the General Plan be kicked back to the Planning Commission so they can research this issue and find the best long-term solution for that area. Andrew Favero agreed with Bren, stating that the Planning Commission should have more input on the amendment and be able to do some research on the text amendment.
- Park District – Lance Peterson emphasized the need for a cross-section view of the river and the parkway, and suggested that the tax revenue from the development could be used to maintain the river property.
- Weber County Commission – Commissioner Froerer discussed the origins of the 300-foot setback. He suggested to send it back to the Planning Commission or let the property owners consider rezoning. Commissioner Bolos supports the emergency manager and engineer, and suggested if they don't think the 300-foot setback is necessary, then they should fix the ordinance. Commissioner Harvey is concerned about spot zoning, and would like to go over the General Plan to make sure this doesn't happen. He would also like to see the different entities get involved with this project to find a solution, including sending it back to the Planning Commission, and also have Engineering and Emergency Services involved. The Commissioners decided to address the 300-foot setback in the rezone application and the General Plan text amendment simultaneously. They also agreed not to discuss the corridor setback at the upcoming Commission meeting, as it was not part of the Planning Commission discussion. They expressed their desire to work collaboratively and strategically on these projects.
- Jeff Beck with the Blackpine Group stated that safety is a priority along with making the community a great place to live for future generations. It is their plan to engineer the safest plan as possible.

## **Adjourn**

*Commissioner Bolos made a motion to adjourn. Commissioner Harvey seconded the motion. All say aye. The motion carries.*