

**MINUTES OF THE WORK SESSION OF  
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**  
for **Monday, April 14, 2025, 1:00 p.m. to 3:30 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 Sharon Bolos, Commissioner Gage Froerer, Commissioner Jim Harvey

**Discussion and/or action for approval of minutes for the Commission Work Session held on March 31, 2025**

*Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on March 31, 2025. Commissioner Froerer seconded the motion. All say aye. The motion carries.*

**Surveyor's Office Proposed Code Updates** – Steve Collier, Scott Parke, Steffani Ebert, Chris Crockett

Steve Collier discussed the updates to the surveyor's office code, focusing on fee changes. He proposed changing the final local entity plat review fee from \$350 per plat to \$350 per sheet due to Infrastructure Financing Districts (IFDs) creating non-contiguous areas. For subdivision review fees, he suggested increasing the fee from \$400 plus \$25 per lot or \$50 per condo unit to \$500 plus \$50 per lot or condo unit to better cover expenses and make an adjustment to the plat change fee, which would be half of the initial review fee, though this is still below the actual cost. Commissioner Bolos questioned why the proposed fees don't fully cover costs, and Steve explained his efforts to streamline the review process before considering fee increases, which would be the \$500 plus \$50 per lot or condo. Scott Parke discussed the potential impact on the county's budget regarding these changes. Commissioner Froerer proposed adjusting the fee to cover the costs of the review process, with the burden lying with the requester. Steve also proposed removing the monument improvement agreement services and having the cities oversee the construction of centerline monuments for their subdivisions except for the cities verifying the location of the monument with the county, which would be \$150 per monument per location. Chris Crockett discussed the necessity of interlocal agreements for providing review services. Lastly, Steve would like to amend the compensation to match what's done for Weber County. He would like to simplify the process and have all the reviews at the same rate.

**Discussion regarding Adams CRA Amendment** - Stephanie Russell, Ashlyn Tuckett, Sara Meess

Stephanie Russell discussed proposed amendments to the Adams Community Reinvestment Area (CRA) budget and agreement. Sarah Meess presented plans to increase the CRA budget from \$10.8 million to \$28.5 million due to higher projected investment (\$133 million vs \$95 million initially). The proposal includes extending the CRA term through 2044 with maintaining the current participation of 100% through the year 2027 and then adjusting the county and OSD's participation rate to 75% in 2028 and 90% for the city. Infrastructure costs are expected to exceed \$8.9 million, including historic preservation activities for iconic buildings. The amendments aim to support ongoing development projects and enhance the area's tourism and cultural offerings.

Commissioner Froerer expressed concerns about the current proposal, particularly the 75% participation rate and the allocation for housing purposes. The Commissioners prefer to maintain the current 100% rate until the original cap is reached, then reduce it to 75% for the remainder of the term. They also want to remove the housing allocation for the county's contribution. Stephanie Russell will work with Sarah Meess to revise the agreement to make the transition date flexible, triggering when the cap is reached rather than on a specific date. The school district's participation was also discussed, with a similar structure proposed. Stephanie and Sarah also agreed to restructure the agreement and return with a revised version for further consideration.

**Discussion regarding right-of-way (ROW) improvements for 1400 South Street, along with findings from research conducted by the County Surveyor's Office (See Attached Memo) – Felix Lleverino, Rick Grover, Charlie Ewert, Gary Myers, Chris Crockett, Sean Wilkinson, Jeremy Mathews, Tucker Weight, Steve Collier**

Felix Lleverino discussed improvements for 1,400 South in relation to a proposed 114-lot residential development. He presented a quick recap that this is a request to change zoning on a 40-acre piece of land to the R1-15 zone code, which is allowed by the General Plan. They have received a positive recommendation from the Planning Commission with a recommendation to widen the road east to 3500 West. Gary Myers explained that widening the road is complicated due to unclear title and the need to purchase additional land outside the development area. The existing road is about 22 feet wide, 2 feet short of the minimum standard, and widening it properly would require milling down and repaving either on one side or both sides, which would require possibly piping the ditch. He discussed the impact of increased traffic as most vehicles will head east versus going west. Gary also discussed the challenges of widening a substandard road adjacent to a proposed development. The group debated the complexities of right-of-way acquisition, the fairness of cost distribution among developers, the potential use of pioneering agreements, estimating future construction costs, and prioritizing this project among other county initiatives. Commissioner Froerer discussed the need to determine legal ownership of the land before proceeding with any road improvements. He also discussed the challenges of approving a subdivision with 120+ homes on a substandard road and using eminent domain. He also talked about the importance of verifying road ownership and standards earlier in the planning process for future developments. The Commissioners discussed the possibility of a payback agreement to help with road improvement costs but emphasized that acquiring the right-of-way is necessary before any further steps can be taken.

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

*Commissioner Harvey made a motion to go into a closed session to discuss the purchase, exchange, or lease of real property. Commissioner Froerer seconded the motion. All say aye. The motion carries.*

*Commissioner Froerer made a motion to move out of the closed session and into an open work session. Commissioner Harvey seconded the motion. All say aye. The motion carries.*

**Discussion on recommendation of Tax Review Committee to Deny a Request for Prior Year Tax Relief – Steffani Ebert, Scott Parke, Ricky Hatch, Chris Crockett**

Steffani Ebert discussed the process for handling tax relief recommendations from the Tax Review Committee. She asked the Commissioners if they would like the information presented in a work session before being presented at the Commission meeting for action or just have the information presented at a Commission meeting. The Commissioners would like to hear the information during a work session prior to a Commission meeting. Steffani also reviewed a specific case where the Tax Review Committee recommended denying a prior year tax relief for a property owner in Huntsville who failed to respond to renewal requests. Once they don't respond or confirm the information, then they fall off the tax relief program and the tax relief is not granted. The owner is now asking for tax relief for the years 2020 through 2024 but had no reason for not supplying the information that was requested earlier. The Tax Review Committee recommended not granting tax relief through 2020 to 2023, but recommended granting tax relief for 2024 and 2025. The Commissioners agreed.

**Discussion regarding 2200 South Construction Project – Ashley Thoman, Gary Myers, Chad Meyerhoffer, Sean Wilkinson, Scott Parke, Chris Crockett**

Ashley Thoman discussed a proposed change order for the 2200 South construction project, which would add curb and storm drainage to the north side of the road at a cost of \$32,575. He explained the reasons for this addition and its benefits. Commissioner Froerer questioned why this was put on later and not in the original price. Ashley explained that there was supposed to be a barrier to keep cars from parking on private property, but by doing the curb and storm drain on the north side, it would help with that issue and the water runoff. This money has already been allocated, and so there are no additional funds needed. Chad Meyerhoffer discussed

bringing the roadway up to the county standard and do an intersection with a left turn and right turn on 2200 South from 4700 West. There is a concern that once the road is opened, the traffic patterns would be too much for the way the road is now. There is impact fee money available to use to fix the road. The cost is estimated to be around \$150,000 with the turn pockets included. Scott Parke stated the project was budgeted for \$250,000, so there is enough in the budget to cover the cost of redoing the road. The Commissioners agreed.

**Discussion regarding Sewer Fees and Budget** – Chad Meyerhoffer, Gary Myers, Sean Wilkinson, Scott Parke, Josh Bryant, Chris Crockett, Stephanie Russell, Stan Berniche

Scott Parke discussed increasing sewer fees to cover rising costs and maintenance needs. He presented an analysis showing they should be charging \$18.28 per connection monthly but are only charging \$12.95. He proposed increasing the fee by \$1.20 to \$14.15, in addition to Central Weber Sewer's 6% increase at \$1.86 per month. The plan is to do a slow increase to reach the necessary amount needed. Stephanie Russell mentioned that eventually LMSA will be taking over the sewer in Western Weber County. The Commissioners agreed to a larger increase of \$1.50 per month to accelerate catching up with the actual costs. This will result in a total increase of \$3.36 per month per connection when combined with Central Weber's increase.

Josh Bryant updated the Commissioners on the municipal wastewater planning program through the State in which they have them go through and review the sewer system each year and give a report to the Commission for approval. Commissioner Froerer would like to know the difference between the number of connections in the upper valley versus the lower valley. Chad Meyerhoffer will get the exact number of connections for the Commissioners.

**Discussion regarding recommendation for Building Inspection Division Software Solution** – Stan Berniche, Sean Wilkinson, Bill Ross, Chris Crockett

Stan Berniche discussed implementing a new software solution for the Building Inspection Division. He recommends moving forward with a modular system that can be expanded to other departments in the future. The first year's cost would be \$140,668, with subsequent years around \$70,000. This is mostly in line with the existing budget, though they need to find about \$20,000 additional funding for the first year. The system would digitize processes, allow mobile scheduling, and improve efficiency. The Commissioners are supportive of moving forward, pending attorney review of the contract.

## **Adjourn**

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