

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
for **Monday, May 5, 2025, 1:00 p.m. to 3:00 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 April 28, 2025

Commissioner Froerer made a motion to approve the minutes for the Commission Work Session held on April 28, 2025. Commissioner Bolos seconded the motion. All voted aye. The motion carries.

Discussion regarding Equipment Fees and Labor Rates – Joe Hadley, Sean Wilkinson, Bill Ross, Jessika Clark

Joe Hadley discussed updating equipment fees and labor rates for inter-local and interdepartmental billing. The current rates have not been updated since 2018. He compared equipment rates with other counties and companies and came up with new fees and rates for the use of the equipment, which he presented to the Commissioners. He also discussed the cost of hiring private contractors versus using their own equipment and operators.

Discussion regarding Westbridge Meadows Rezone – Charlie Ewert, Rick Grover, Sean Wilkinson, Gary Myers, Pat Burns, Liam Keogh, Jessika Clark, Chris Crockett, Andrew Favero,

Charlie Ewert discussed a large-scale development project, Westbridge Meadows, between the Weber River and 7500 West, south of the Union Pacific Railroad, involving 13,199 dwelling units over a 30-to-50-year timeframe. At the Planning Commission's public hearing, concerns were raised about water supply and wildlife areas. The Planning Commission voted 6 to 1 with one member abstaining for this project. Charlie explained that there will be a 200-foot buffer for wildlife areas and a 100-foot buffer along the river, which will be dedicated to the county. The applicant has agreed to not build in the floodplain and to the 100-foot buffer. The applicant has also agreed to deed over 180 acres in total in the form of trails and large parks and will donate land for future transit lines and a buffer along the railroad tracks. Lastly, the development agreement requires that 60% of the open space be improved, with the option for the developer to contribute some of the natural open space to the school district.

Commissioner Froerer discussed the need to address water usage and the need to determine the alignment of the Western Weber Corridor roadway project. Charlie discussed that the development agreement specifically says that the entire project will be Zero Scaped and that after a certain period if the highway is not built, then the property will go back to the developer, and they will create their own roadway. Andrew Favero from the Planning Commission feels that the water will be addressed later as they are here to discuss the rezone, and the water will sort its way through the rest of the process. He also stated that the road needs to be there whether UDOT builds it or the developer. Aaron with Westbridge Meadows discussed how they will be taking a slow approach to this project versus other projects that they have built. The Commissioners are concerned about the water supply, but Charlie reassured them that it is in the agreement that the plot can't be platted without proof of wet water.

Discussion/Update regarding B & C Road Funds –Gary Myers, Sean Wilkinson, Charlie Ewert, Chris Crockett

Gary Myers discussed an application form from the State that he needs the Commissioners to sign regarding the B & C road funding. He will then send the application to the State and the State will determine how much B & C funding that Weber County will get.

Discussion regarding Change Order for 5900 W. – Gary Myers, Ashley Thoman, Sean Wilkinson

Gary Myers discussed the UDOT BFB project, change order #3. They have reconstructed one of the walls of the bridge on 5900 to add in a waterline. The change order equated to roughly \$6,500. About half of that amount was for materials and the rest was for labor. He reminded the Commissioners that Weber County is only paying 6.7% of the \$6,500 as this is a cost share. The Commissioners agreed with the change order.

Discussion/Update regarding DNR – Gary Myers, Charlie Ewert, Rick Grover, Sean Wilkinson, Liam Keogh, Chris Crockett, Jessika Clark, Richard Hansen, Becka Downard, Melissa Early, Jeff Adams, R. Jefre Hicks, Mark Wayment, Angie Wonnacott, Daniel Olson, Tom Leatherow, Erik Craythorne, Jack Ray

This meeting involved a discussion about the Westbridge subdivision, focusing on the setbacks of the Weber River and the Ogden Bay Wildlife Management Area. Gary Myers is concerned about potential conflicts and the need to split the 600-foot buffer to make it a 300-foot buffer to protect wildlife and habitat. Melissa Early with Wildlife Resources discussed the importance of maintaining wetland habitats and the potential impacts of draining these areas. They recommend and support the 300-foot buffer and are concerned about how the wildlife will be affected during nesting seasons, the wetlands, etc. The Commissioners are not in favor of eminent domain or taking private property and suggested that the State should step in and buy property. The idea of negotiating with the developer for a buffer or holding space was proposed, but Charlie stated that neither the developer nor the planning commission agreed with the 300-foot buffer. The commissioners all agreed that starting with the State and getting the funding from the State is the next step.

Discussion regarding the Amendment to the Adams CRA - Sara Mees, David Sawyer, Sean Wilkinson, Lauren Thomas, Steffani Ebert, Ashlyn Tuckett

Ashlyn Tuckett and Lauren Thomas discussed the amendment to the Adams CRA, focusing on the changes to the time cap and the housing budget. Ashlyn clarified that the 20% housing budget is a statutory requirement, not an additional contribution. Sara Mees explained the use of funds for income-targeted housing and the potential for tax exemption in certain projects. The Commissioners agreed to the amendments to the Adams CRA. Ashlyn will get it approved by all departments and put it on the Commission Meeting agenda next week.

Adjourn

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