

**MINUTES OF THE WORK SESSION OF  
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**  
for **Monday, May 12, 2025, 12:40 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 May 5, 2025**

*Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on May 5, 2025. Commissioner Froerer seconded the motion. All voted aye. The motion carries.*

**Closed Session to discuss pending litigation**

*Commissioner Harvey made a motion to go into a closed session to discuss pending litigation. Commissioner Froerer seconded the motion. All voted aye. The motion carries.*

*Commissioner Froerer made a motion to come out of the closed session and go into the public meeting. Commissioner Harvey seconded the motion. All voted aye. The motion carries.*

**Final discussion and action on the proposed Bridges Master Development Agreement** – Charlie Ewert, Gary Myers, Rick Grover, Sean Wilkinson, Ashley Thoman, John Lewis, Shane Dunlevy, Eric Householder, Rick Everson, Bruce Baird, Jessika Clark, Chris Crockett, Courtlan Erickson

Charlie Ewert discussed the small changes that had been made to the development agreement. Bruce Baird discussed the acreage was changed in the agreement to 247 instead of 250. John Lewis stated that development is absolutely paying for development with savings of 1.5 million dollars. Gary Myers discussed that the bridge is fully under construction and should be finished in August. He also discussed the construction timeline for the Bridges project, with a target completion date of September 30th. Both Commissioner Froerer and Commissioner Harvey authorized the chair, Commissioner Bolos, to sign the development agreement.

*Commissioner Froerer made a motion to authorize Commissioner Bolos to sign the development agreement as presented this afternoon by Charlie Ewert as reviewed and discussed at last week's Commission meeting, when tentative approval was given, subject to this final review. Commissioner Harvey seconded the motion. All voted aye. The motion carries.*

**Discussion regarding LMSA ARPA Project Scope Change** – Brooke Stewart, Stephanie Russell, Sean Wilkinson, Scott Parke, Lynelle Jensen, Ashlyn Tuckett, Jessika Clark

Stephanie Russell discussed the scope of work change for the LMSA ARPA project. The change includes the acquisition and repair of three lines suspected to have infiltration issues. These lines were not included in the original scoping and inspection of this system when they had originally applied for funding. The project is currently under budget, with a total project budget of \$214,015. The LMSA Board has decided to acquire these lines, and the county is being asked for approval of the scope of work change. The change would complete the LMSA system and give ownership of all laterals to LMSA. The LMSA Board is also considering increasing fees for current users and implementing an impact fee for new additions to the line. The Commissioners approved the scope of work change for the three lines.

Stephanie also discussed LMSA's lagoon rehabilitation project, which is partially funded by the ARPA funds from the County and appropriation from the State. She discussed the potential savings for the county and the benefits of the project, including the potential for revenue recovery. She also discussed receiving State

discharge regulations that are now being imposed on the district and a need for a revision of the governing document of the PID to ensure LMSA is the owner and operator of the lift station and line, which is in process. She mentioned the revised budget for the lagoon rehabilitation, which will be \$120,000. LMSA is also in the process of working with Central Weber and Promontory Commerce Center to acquire the lift station and line. They will be putting the 5 million dollars of ARPA funds from the State towards the lift station.

**Discussion regarding Lomond View Development Agreement and Rezone** – Charlie Ewert, Rick Grover, Sean Wilkinson, Liam Keogh, Gary Myers, Stephanie Russell, Ashlyn Tuckett, Jessika Clark, Jason Horne, Chad Meyerhoffer

Charlie Ewert discussed the development agreement for the Lomond View project, which involves rezoning 140 acres to accommodate approximately 450 dwelling units. The developers are willing to donate 3600 West to the county and build a pathway. Marriott-Slaterville is not interested in picking up the road on the other side of the river, and so it will be a dead end and go into the trailhead for now. The project also includes a 300-foot green space buffer from the river, which will be donated to the Park District. The developers have proposed an 8-foot-wide asphalt trail, which includes a 4-foot-wide equestrian trail and benches along the trail. Charlie also explained they are looking for a rezone of the green space to the L-1 zone but will not be penalizing the developer for the number of acres that's in the L-1 Zone. The development agreement also states that the developer must provide a secondary egress before they can go beyond 30 homes at the end of 3600 West. The Commissioners are concerned about the developer asking for more density in the future and are not willing to give more. Commissioner Bolos would also like the Planning Commission to see this agreement again as they have not seen it since last fall. Commissioner Froerer and Commissioner Harvey agreed. Commissioner Harvey would also like to see deed restrictions as it relates to the higher density and a 55+ community. Rick Grover will take the agreement back to the Planning Commission for review.

**Discussion regarding the Bitton/Herrick Development Rezone from A-1 to R1-15, 30.65 acres located at approximately 601 S 3600 W** – Felix Lleverino, Charlie Ewert, Rick Grover, Sean Wilkinson, Liam Keogh, Gary Myers, Pat Burns, Tucker Weight

Felix Lleverino discussed the Bitton/Herrick development rezone in the West Weber Area. The total acreage for this property is roughly 30 acres, which would allow 88 units. There will be a gravity sewer in this area with Central Weber District controlling it. The Planning Commission recommended approval of the project, but there were concerns about the pathway alignment along the Hooper Canal. Commissioner Bolos questioned whether the developer had a contingency plan in case they cannot acquire the route along the canal, which Pat Burns provided. Commissioner Froerer would like to know what the County gets out of this agreement. Felix discussed the connectivity of the pathway, asphalt improvements, and contributions of open space to the Parks District along with enhancements of the development, including the smart development requirements. Due to time constraints, Rick Grover will set up another work session to update the Commissioners on the development agreement and the contingency plan from the developer. He will also take the development agreement back to the Planning Commission for more information on their decision, including why it was a 4 to 3 vote.

**Discussion regarding Kiesel Jail Chiller** – Bryce Taylor, Scott Parke, Sean Wilkinson, Bill Ross, Stephanie Russell, Liam Keogh

Bryce Taylor discussed the ownership and potential use of a chiller, which was approved to be purchased for \$74,000, but later realized its unsuitability for the intended Kiesel Jail facility, and unfortunately it was too late to cancel the order. Since the chiller could not be returned, the Commissioners explored possible uses in other facilities, but it is too small for most of the facilities. Bryce will investigate more areas where the chiller possibly be used. Scott Pake will also do a budget change and have it come out of the Capital Projects fund.

**Discussion regarding Emergency Management Department** – Lisa Gosline, Sheriff Ryan Arbon, Scott Parke, Julie Stoddard, Josh Guard, Scott Parke, Liam Keogh, Eli, Johnson, Sheriff Office staff

Julie Stoddard discussed the transfer of accounting duties from the Sheriff's Office to the Emergency Management Department, with a focus on tracking interdepartmental billing and time spent on various projects. Scott Parke discussed the steps that are in the process or that would be needed regarding the transfer of the accounting duties, interdepartmental billing, etc. and agreed to monitor the situation for a few months to gather data before making any budget adjustments.

Sheriff Arbon focused on various issues related to separating the Emergency Management Department from the Sheriff's office. He discussed the responsibility for emergency medical responders, the legalities of the process of separation between the two departments along with the need for legal clarification, and the use of Starlink accounts. There was also a discussion regarding moving funds between the two departments and the potential impact of these changes, especially with the donations to the Sheriff's Foundation.

Among the various topics that were discussed, including background investigations, travel scheduling, and reporting, they also discussed quartermaster items for employees and volunteers and the need for a new charter for the group that organizes these items. The location of the Emergency Management Department office was discussed, with a proposal to move it to a different facility due to security concerns. Sheriff Arbon expressed his opposition to the current process and the potential split. He expressed concerns about the recent decision-making process and the potential impact on the team's trust and workload. The Commissioners emphasized the importance of maintaining a cohesive working relationship between Emergency Management and the Sheriff's Office and agreed to continue discussions to address the issues and to find a solution that benefits both parties.

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

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

*Commissioner Harvey made a motion to come out of the closed session and go into the public meeting. Commissioner Froerer seconded the motion. All voted aye. The motion carries.*

#### **Adjourn**

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