

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
for **Monday, May 19, 2025, 1:00 p.m. to 3:45 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 12, 2025

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on May 12, 2025. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Discussion regarding Westbridge Meadows Rezone Proposal – Charlie Ewert, Rick Grover, Sean Wilkinson, Gary Myers, Tammy Aydelotte, Chris Crockett, Jessika Clark, Andrew Favero, Ashlyn Tuckett, Tucker Weight, Stephanie Russell, Darren Hess, Scott Paxman, Jeff Mead, Cameron Spencer

Charlie Ewert discussed the Westbridge Meadows rezone proposal, focusing on water availability and conservation. The Commissioners agreed that while water is a concern for any development, the project could proceed with careful planning and phasing. The developer has shown willingness to implement water-efficient practices, such as drip irrigation and low-water-use turf. The Commissioners expressed support for the development as a potential solution to future housing needs, though they plan to further discuss density and phasing in future meetings.

Discussion regarding Riverdale West Bench Development (America First Credit Union) – Kim Choate, Stephanie Russell, Ashlyn Tuckett, Jessika Clark, Steffani Ebert, Lauren Thomas, Brandon Cooper, Cody Cardon, Thayne Shaffer, Tammy Gallegos, Tim Snideman, Jeff Randall, Jake Tate, Brennen Brown, Steve Brooks

Brandon Cooper from Riverdale City presented an updated proposal regarding the America First Credit Union project on Riverdale's west bench. This presentation aimed to refresh the Commissioner's understanding of the project, which could potentially create up to 7,000 jobs and generate significant property taxes for the county, and to discuss the updated revisions to the project. The revised presentation showed amending the existing Redevelopment Agency (RDA) budget and creating a new Community Reinvestment Area (CRA) for the 74-acre development project. The proposed changes included extending the RDA term from 17 to 22 years, increasing the CAP investment from \$9 million to \$51 million, and changing participation ratios from 100% to 80%. This project will require significant infrastructure improvements, including road widening and utility upgrades. The county's total contribution would be \$15 million (\$10 million for the RDA and \$5 million for the future CRA) over the life of both project areas. The development is expected to generate nearly \$1 billion in investment and increase annual tax collection for the county from \$55,000 to \$721,000 per year after the project's completion.

Commissioner Froerer expressed concerns about ensuring that county funds would not go into developers' pockets, but towards public infrastructure. Brandon agreed to work with Lauren Thomas to draft resolutions for both the Tech and RDA boards. Commissioner Harvey also touched on the historical context of America First's presence in the area and the potential benefits of the project, though Commissioner Bolos and Commissioner Froerer noted that the proposed increase would exceed the Weber County policy of 50% at 15 years to 75% at 15 years. Stephanie Russell expressed that from a number's perspective, the 75% would be a county benefit for the \$10 million investment. After discussing different options, they will all meet again once the draft resolutions are completed.

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

Commissioner Harvey made a motion to cease to saunter. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Discussion regarding the Planning Commission's recommendation regarding the Bitton/Herrick rezone and trail within the Hooper Irrigation Canal Easement connecting to 4100 West Street – Felix Lleverino, Charlie Ewert, Rick Grover, Sean Wilkinson, Liam Keogh, Gary Myers, Pat Burns

Felix Lleverino discussed pathway alignment options for the Bitton Herrick rezone/development project. The Planning Commission had recommended following the Hooper irrigation canal, but this presented challenges due to private property ownership and underground sections. Felix presented several alternative routes, including options along the road and connections to other developments. The Commissioners discussed the importance of creating efficient pathways and avoiding gaps in the trail system, as experienced in previous projects. Felix will craft language in the development agreement to accommodate these requirements while maintaining efficiency.

Closed session to discuss pending litigation

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

Discussion regarding Bluewater LLC Primary Exemption – Jared Priesler, Darin Stansfield, Chris Crockett

Jared Preisler discussed a property tax exemption issue regarding a rental property in Roy where the owner, Darin Stansfield, Bluewater LLC, did not receive five required notices about their property's tax status change, resulting in an \$1,800 tax payment. The Tax Review Board had previously denied their request to change the 2024 tax status back to exempt, citing proper procedures were followed with multiple notices sent to the correct address. Despite the owners' claims of never receiving any mail at their Tremonton Bluewater business address, the Commissioners stood by the Tax Review Board's decision, noting that without proof of non-delivery, they must follow state-mandated procedures for tax exemptions.

Discussion regarding Weber County Tax Review Committee Recommendation for 2nd Year Tax Sale Extension on Parcel 12-045-0007 (Owner: Christopher Clegg) and Parcel 02-062-0045 (Owner: Kevan Adams) – Andrew McRae, Steffani Ebert

Andy McRae discussed two tax sale extension applications, which have already been presented to the Tax Review Committee. He discussed parcel 12045-007 owned by Christopher Clegg, who is disabled with multiple medical conditions, and is looking for a second-year extension due to exceptional medical circumstances. Andy also discussed parcel 02062-0045 owned by Kevin Adams, who had previously made substantial payments, and is looking for a second-year extension due to his improved financial situation and payment plan. Both cases will be included in the consent items for tomorrow's Commission meeting for the Commissioners to vote on.

Adjourn

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