

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
for **Monday, June 2, 2025, 12:45 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 Gage Froerer, Commissioner Jim Harvey

Excused Member: Commissioner Sharon Bolos

Discussion and/or action for approval of minutes for the Commission Work Session held on May 19, 2025

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on May 19, 2025. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Discussion regarding Brook View Rezone – Felix Lleverino, Charlie Ewert, Rick Grover, Liam Keogh, Gary Myers, Ashley Thoman, Tucker Weight, Stephanie Russell, Ashlyn Tuckett, Jessika Clark, Chris Crockett

Felix Lleverino discussed the Brookview Rezone project, focusing on street improvements and connectivity. He presented details of the 40-acre rezone from R1 to R1-15, including road plans, cross-sections, and connectivity to adjacent properties. He presented details regarding the street cross sections with trees on both sides, space for parking, and 5-foot sidewalks on both sides. He explained that they have come to an agreement with the developer regarding street improvement requirements, particularly for 1400 South. Gary Myers discussed he had asked the developer for a traffic impact study to give them some recommendations. They did provide traffic count generations, which didn't identify specific deficiencies or improvements to be made. The Commissioners would like to see improvements that would be deemed safe by the traffic study and street improvements that connect through to existing roads, rather than stopping at subdivision boundaries, to ensure proper traffic flow.

Discussion regarding Westbridge Meadows Rezone Proposal – Charlie Ewert, Rick Grover, Gary Myers, Tammy Aydelotte, Ashley Thoman, Tucker Weight, Stephanie Russell, Ashlyn Tuckett, Jessika Clark, Chris Crockett, Liam Keogh, Jeff Mead, Cameron Spencer

Charlie Ewert discussed the Westbridge Meadows rezone proposal, focusing on density, phasing, and infrastructure improvements. He presented information on the Planning Commission's recommendations and the project's scale and potential impact, emphasizing the need for thoughtful policy decisions regarding growth and development. He explained that the developer is not proposing 13,200 dwelling units built now, but instead they are talking about somewhere between 0 to 13,200 dwelling units built over the next 50 years. This will all depend on market demand/conditions and infrastructure readiness.

Charlie also discussed traffic management and development phases for this project, emphasizing the need to maintain the Level of Service A or B, but if it drops to Level Service C on 12th Street, then bridges at 2550 West and 1800 South need to be built before further development. He has established a phased approach in the development agreement where development rights would be contingent on meeting specific traffic thresholds, with a "buffet-style" flexibility to adjust unit counts based on impact studies. Concerns were also addressed regarding the 7500 West railroad crossing. Union Pacific Railroad indicated the crossing would likely not be improved, which necessitated alternative access points across the river and over the railroad tracks. Stephanie Russell mentioned she submitted a proposal to the Inland Port Board regarding the 8300 West railroad bridge. The Inland Port Board have agreed to let Weber County apply for a PID to put the railroad bridge in, and it would come out of tax increment from the Inland Port Project area.

Lastly, Charlie reviewed the general plan compared to the applicant's proposal, noting the anticipated park and open space areas. He outlined a phased approach for the project over the next 30 to 50 years, and the developers have agreed to pay for their proportionate share of road improvements. Commissioner Froerer and Commissioner Harvey expressed support for the phased approach, provided potential issues are addressed upfront to avoid future complications.

Discussion regarding Opioid Funds with Weber Human Services – Lynelle Jensen, Chris Crockett, Scott Parke, Kevin Eastman, Jed Burton, Chris Crockett, Jessika Clark, Brian Cowan, Bryce Sherwood

Chris Crockett discussed the contract with Weber Human Services regarding the opioid funds. He clarified that reimbursement for planning and architectural costs would only be available after a building permit is issued and the project is completed, not before. The total project cost was estimated at \$1,000,050.00 with \$150,000 for staffing. Commissioner Froerer expressed concern about the high salary for a new employee, but Bryce Sherwood explained it was needed to hire a therapist to provide therapy services for patients receiving medication-assisted treatment. Bryce also discussed the possibility of receiving the full funding amount upfront if the project is completed within a year, rather than receiving it in installments over three years. The next steps will be to get a permit from Ogden City and then to render drawings, etc. for the project. Chris Crockett and Lynelle Jensen will work with Kevin and Bryce regarding this project.

Discussion regarding Opioid Funds with Weber Morgan Health Department – Lynelle Jensen, Chris Crockett, Scott Parke, Bryce Sherwood, Brian Cowan, Jed Burton, Chris Crockett, Jessika Clark

Brian Cowen discussed funding for opioid prevention efforts, focusing on building community partnerships and infrastructure. He addressed concerns from the Commissioners about spending on conferences and training, with Jed Burton explaining that these events help build networks and provide training for community leaders. The proposed activities include working with law enforcement, tracking overdoses, and ensuring responsible prescription practices. They also discussed funding and staffing for community health programs and their plans to use multiple funding streams to support their grant funded positions, including a part-time employee, an epidemiologist, and an evaluator. Commissioner Froerer would like to see the focus be on prevention in addressing substance use disorders, emphasizing the need to start programs in elementary, junior high, and high schools. Both Brian and Jed agreed and highlighted the effectiveness of community partnerships and the need to allocate opioid funding strategically, with a higher emphasis on prevention. Both Commissioner Harvey and Commissioner Froerer would like to implement 6-month progress reports that would show the progress of their projects, which will be implemented.

Discussion regarding Station 62 Drain – Gary Myers, Sean Wilkinson, Scott Parke, Britt Clark, Jason Horne, Chris Crockett, Jessika Clark

Gary Myers discussed funding for a drainage project at Station 62 in the Eden area, which will cost approximately \$88,000. Scott Parke stated the funding would come from the Municipal Services Fund. The Commissioners approved moving forward with the project, despite ongoing legal challenges related to the incorporation of the area.

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 voted aye. The motion carries.

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

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

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

Adjourn

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