

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
for **Monday, June 23, 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 June 9, 2025

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on June 9, 2025. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Discussion regarding Westbridge Meadows rezone Proposal – Charlie Ewert, Sean Wilkinson, Tammy Aydelotte, Jessika Clark, Jeff Mead, Kameron Spencer, Liam Keogh, Andrew Favero

Charlie Ewert discussed the Westbridge Meadows project, focusing on open spaces, transportation corridors, and potential park facilities. He explained that the project would require approximately 400 acres of open space, including large regional parks and smaller neighborhood parks along with a lot of trails going through the development. He also discussed the possibility of future transportation corridors, including the West Weber Corridor freeway, and the reservation of space for future transit options like bus lanes. Commissioner Harvey discussed protecting an additional 300 feet of land for upland game birds and expressed concerns about setting a precedent for developers along the Great Salt Lake. Commissioner Froerer stated that he had discussed with Senator Hinkins about pursuing an easement regarding the additional 300 feet of land and will be meeting with him again to discuss this further. He also discussed the importance of securing private donations to match state funding and potentially influence appropriation rankings. There is still a lot of planning to do regarding this development, and it was agreed upon that they would give the State 6 to 12 months to negotiate with the developer. Kameron Spencer explained that while they could possibly accommodate the 300-foot buffer, moving the buffer to 600 feet might be problematic due to property rights concerns, etc. They agreed to further discuss the specifics of the buffer location and maintenance, with Charlie Ewert facilitating future negotiations. They will all meet one more time to discuss any further questions that the Commissioners have.

Discussion regarding Sheriff's Office agreement with ICE – Chief Deputy Josh Gard, Sheriff Ryan Arbon, Liam Keogh, Chris Allred, Sean Wilkinson, Jessika Clark, Liam Keogh

The Sheriff's Office is entering into an agreement with ICE for two to three Deputies to be designated as task force officers with ICE. Chief Gard explained the 287(g) program, which allows deputies to enforce federal immigration laws in collaboration with ICE. He clarified that deputies would only be trained to handle specific immigration-related tasks, not become full-time ICE officers. Liam Keogh emphasized that ICE would take liability for any actions taken under the program. Chief Gard also discussed a separate jail model that would allow for 48-hour holds of immigrants, with ICE taking responsibility for longer-term detention. Sheriff Arbon noted that the program would not obligate the county to hold immigrants if the jail was full. Both the Sheriff and Chief Gard emphasized that arrests are based on criminal activity rather than race or immigration status. Liam Keogh stated that this program has existed for many years and for transparency reasons, Weber County's information and contract will be posted on ICE's website. The Commissioners agreed to the agreement.

Discussion regarding Transfer Station Budget Requests – Sean Wilkinson, John Watson, Scott Parke, Jessika Clark, Liam Keogh

The meeting focused on operational improvements and staffing needs at the transfer station. John Watson reported that moving the C&D pad to the back has significantly reduced waiting times, but they need additional resources to handle various tasks. He discussed acquiring a new truck for \$135,000 and hiring a fourth driver,

which Scott Parke confirmed could be funded through the Enterprise Fund. John also discussed the need for a new yard keeper role, and Scott also agreed that they could fund the new yard keeper position through the Enterprise Fund. Commissioner Bolos stated she supports the driver position but thinks they should wait to fund the yard keeper position until the budget sessions but agreed that since it's coming out of the Enterprise Fund, she would be okay with it. Both Commissioner Harvey and Commissioner Froerer agreed with funding of both positions.

Commissioner Froerer mentioned that he discussed landfill possibilities with Commissioner Perry from Box Elder, exploring options like extending leases or possibly exchanging Molding's property for another property. He emphasized the need to find approved ground for a new site, as the Molding's site is unlikely to be approved. He has asked Commissioner Perry to find some property that could be approved for a landfill and then get back to him.

Discussion regarding 12th Street Change Order – Gary Myers, Sean Wilkinson, Scott Parke, Liam Keogh, Jessica Clark

Gary Myers presented two change orders for the bridge project in Liberty and 12th Street project. He explained that a water line relocation required additional work due to incorrect records, resulting in a \$10,943 cost that will be covered by contingency funds and that only 7% will be paid by Weber County. A second change order for the 12th Street project involving the removal of a concrete cap over a gas line, which is expected to cost \$39,005.20. Scott Parke noted that these costs would be covered by existing funds through Prop 1 funds. Gary also mentioned the 12th Street project remains on schedule for completion this fall, despite some challenges with water line installation due to high groundwater levels.

Discussion regarding Bennett Rezone Proposal and Development Agreement – Charlie Ewert, Sean Wilkinson, Gary Myers, Ashley Thoman, Jessika Clark, Liam Keogh, Andrew Favero

Charlie Ewert discussed a new development known as the Bennett development, which requires a new zone adoption and a development agreement with Black Pine. He explained the proposed Traditional Neighborhood (TN) zone would allow for flexible master planning and include various transit zones and special districts. The project aims to create a mixed-use development with a strong street network, while considering community concerns about the conversion of historic farmland. The discussion covered the proposed backbone transportation system, including regional connector streets and local streets, as well as the potential for civic structures within the development. Charlie explained the project's dual components: a public realm and a private realm, with the town architect overseeing design and land use decisions. The development agreement allows the town to review and terminate the architect, if necessary, while the applicant covers the architect's costs. He discussed unique road cross-sections and open space requirements, including a minimum 100-foot river buffer, with the developer responsible for any additional costs associated with these features. Charlie also mentioned that public engagement thus far has been limited, with only a few attendees at previous open houses. The project also includes plans for curvilinear streets, right-of-way dedication along 12th Street, and pedestrian bridges across the river, with the Planning Commission recommending approval subject to these additions. Charlie also covered infrastructure details, including water and sewer systems, and discussed open space requirements, with 50% of required open space dedicated to the river corridor in each subdivision.

Commissioner Harvey raised concerns about potential water breaches and subsequent issues along the river, emphasizing the need for thorough scientific analysis before development. Commissioner Bolos requested a larger-scale map of the general plan to better understand the zoning changes and asked for historical density comparisons to ensure the new development aligns with the general plan's intent along with how Legacy would impact this development. Charlie will bring the information requested to another work session.

Discussion regarding the Summit Interlocal - Sean Wilkinson, Lauren Thomas, Ashlyn Tuckett, Jessika Clark

Ashlyn Tuckett discussed a confidentiality agreement and explained there is a company who requested an NDA before discussions, which Lauren Thomas has drafted with provisions similar to a recent Weber State agreement, including adding GRAMA requests as a potential possibility to the contract.

Discussion regarding Confidentiality and Non-disclosure Agreement - Ashlyn Tuckett, Jessika Clark, Sean Wilkinson, Lauren Thomas

Sean Wilkinson discussed the need to revise the interlocal agreement with Cache County regarding Powder Mountain services, as the development is expected to expand into Cache County. He is expecting that Weber County will be asked to continue their services, and because of this, he is asking if the agreement with Powder Mountain should be revised regarding compensation. The Commissioners agreed, and Sean will present them with the revised agreement for their consideration. Commissioner Harvey is meeting with Cache County council members on Wednesday, and he will discuss the interlocal agreement, with Sean Wilkinson, Rick Grover, Charlie Ewert, and Lauren Thomas planning to visit the Powder Mountain site.

Adjourn

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