

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
for **Monday, June 30, 2025, 10:30 a.m. to 12:00 p.m.**, at the Commission Conference
Room #365, 2380 Washington Blvd, Ste. #360, Ogden, UT

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 23, 2025

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on June 23, 2025. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Closed Session to discuss the lease or acquisition of real property

This item was tabled for a later date.

Discussion regarding Westbridge Meadows Rezone and Development Agreement – Charlie Ewert, Liam Keogh, Gary Myers, Rick Grover, Tammy Aydelotte, Tucker Weight, Ashley Thoman, Chad Meyerhoffer Charlie Ewert, Sean Wilkinson, Tammy Aydelotte, Jessika Clark, Jeff Mead, Kameron Spencer, Liam Keogh, Andrew Favero

Charlie Ewert reviewed the Westbridge Meadows rezone and development agreement and went over the final questions from the Commissioners. Commissioner Froerer stated that obtaining the additional 300 feet of land for the State was not within the Commission's purview and should be negotiated directly between the State and the developer. Jeff Mead stated that they are setting groundwork for a meeting with DNR representatives, including meeting with their director, Michael Canning. Both he and Kameron Spencer also discussed the timeline for the project, estimating about two to three years before equipment would be seen on site, with groundbreaking likely in 2028. They highlighted two main constraints: sewer capacity and bridge construction, both of which would require significant engineering and environmental studies, which are also being conducted over the next two to three years. Andrew Favero with the Planning Commission addressed environmental considerations, particularly regarding river improvements and drainage systems, and noted the importance of engineering studies to handle 100-year flood events.

Additionally, Charlie presented pictures to the Commissioners regarding the development's flex homes and briefly touched on the criteria for determining rezone considerations for the project. He also discussed part of the development project on 7500 West, noting that while there were about 30 to 40 landowners in the area, most had been notified and were surprisingly receptive to the plans. He also clarified that the property owners would only be rezoned if they agreed to participate, with no mandatory rezoning of adjacent properties. Commissioner Bolos emphasized the importance of communication regarding the project with the local property owners.

Lastly, Charlie discussed traffic mitigation strategies for the development project, emphasizing the need to maintain Level Service C for the east to west corridors with building roads as the

project expands. Jeff mentioned they were doing comprehensive traffic studies and agreed on regular updates to traffic scenarios to avoid future snarls. Charlie ended with a discussion regarding the timeline for a public hearing, with the Commissioners agreeing to July 22, 2025, for the public hearing.

Discussion regarding EECBG Voucher Program – Stephanie Russell, Bill Ross, Ashlyn Tuckett

Stephanie Russell discussed spending the EECBG federal grant money on an electric vehicle and charging station for Weber County employees. Commissioner Harvey suggested they pursue a Tesla or Rivian vehicle, with the Ford F-150 Lightning and VW ID.4 as alternative options due to their depreciation value. The Commissioners approved using the grant money for an EV and placing a charging station in the north parking lot of the Weber Center, which would be used exclusively for the county's electric vehicle.

Adjourn

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