

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**

Monday, August 11, 2025, from 1:00 p.m. to 2:30 p.m., held in the Commission Conference
Room #365, Weber County Commission Office 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 August 4, 2025

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on August 4, 2025. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Discussion regarding Westbridge Rezone and Development Agreement – Charlie Ewert, Rick Grover, Sean Wilkinson, Chris Crockett, Stephanie Russell, Jessika Clark, Jeff Meads, Kameron Spencer, Andrew Favero

Charlie Ewert discussed the Westbridge rezoning and development agreement. Commissioner Harvey's questions centered around the need for modeling homeowner ownership opportunities, including age-targeted communities. Jeff Meads and Kameron Spencer mentioned a 180-page market study that confirmed the project would primarily be a for-sale community, with flexibility for various housing types and generations. They agreed to circulate the market study to the Commission to better understand the proposed community structure and its alignment with long-term goals, including job creation. The Commissioners would also like language in the agreement allowing for future county ordinance changes, while keeping the current market study as an informative document rather than a binding one. Jeff Meads also agreed that if there needs to be a new market study done due to changes to ordinances, then he would be willing to get a new market study done. Charlie Ewert also addressed infrastructure needs and the General Plan's alignment with the proposed changes to zoning ordinances.

Discussion regarding Fairways Drive Trail – Ashley Thoman, Charlie Ewert, Sean Wilkinson, Gary Myers, Rick Grover, Charlie Ewert, Steffani Ebert, Chris Crockett, Jessika Clark, Stephanie Russell, John Lewis

Ashley Thoman discussed a proposal to construct a new trail in Ogden Valley using impact fee funds. The trail would be approximately 0.84 miles long, costing around \$350,000 to grade and pave. The Commissioners agreed to allocate the necessary funds, with John Lewis offering to help reimburse his portion of the cost of the trail and bike trails. Charlie Ewert also discussed connecting the new trail to existing paths, with plans to extend trails through the golf course and across various properties in the area. The Commissioners expressed support for the project, which would help create a continuous trail system in the Ogden valley.

Closed session to discuss the purchase, lease, or sale of real property

Commissioner Harvey made a motion to go into a closed session to discuss the purchase, lease, or sale 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.

Adjourn

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