

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

Monday, September 15, 2025, from 12:30 p.m. to 3:45 p.m., held in the Commission Conference  
Room #365, Weber County Commission Office 2380 Washington Blvd, Ste. 360, Ogden, UT

**Members Present:** Commissioner Gage Froerer, Commissioner Sharon Bolos (Zoom)

**Excused Member:** Commissioner Jim Harvey

**Discussion and/or action for approval of minutes for the Commission Work Session held on August 18, 2025**

*Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on August 25, 2025. Commissioner Froerer seconded the motion. All voted aye. The motion carries.*

**Discussion regarding Langford Property Development Agreement** – Tammy Ayedelotte, Rick Grover, Charlie Ewert, Sean Wilkinson, Chris Crockett, Stephanie Russell, Kirk Langford

Rick Grover discussed a development agreement for Kirk Langford's property, which the Planning Commission had approved unanimously. The main issue was Kirk's request to construct roads only to the extent necessary for fire truck access, rather than full public infrastructure, which goes against the ordinance. Tammy Ayedelotte explained that while the Planning Commission approved the 9-acre development with 12 development rights, this was removed from the final draft, and the agreement term was extended from 10 to 20 years. The discussion also entailed the possibility of memorializing development rights, with Charlie Ewert explaining it could be done through a development agreement but would require careful consideration of infrastructure requirements. Chris Crockett agreed to research the legality of vesting rights after the new incorporation, and Commissioner Froerer would like to have another work session to discuss whether to proceed with decisions that might be perceived as overstepping boundaries. Commissioner Bolos discussed concerns about deviating from the Planning Commission's recommendation and the ordinance. Both Commissioners agreed that any development proposal should go back to the Planning Commission to address outstanding issues before being considered by the Commission. The discussion also touched on the possibility of keeping the road private, with Kirk expressing his willingness to maintain responsibility for its upkeep if it remains a private road. The Commission agreed to review the development agreement to ensure proper language regarding proportional responsibility for infrastructure and maintenance, particularly for private streets that might become public in the future.

**Discussion regarding Amendment of the Nordic Street Regulating Plan** – Tammy Ayedelotte, Charlie Ewert, Rick Grover, Sean Wilkinson, Chris Crockett, Stephanie Russell

Tammy Ayedelotte discussed the development agreement and street regulating plan for Nordic Valley, where the applicant proposed shifting density from the northeast to the south, focusing on three street types with varying right-of-way widths and parking configurations. The proposed changes, which include 100-foot main streets with angled parking and modified streets with parallel parking, were reviewed, which were approved by the Planning Commission. The development agreement will incorporate these changes, providing flexibility while maintaining compliance with the form-based code. The discussion also touched on the expansion of two ponds for snow-making purposes and the project's overall positive reception from the community.

**Discussion regarding PID and CRA Policy Amendments** – Stephanie Russell, Chris Crockett, Sean Wilkinson, Rick Grover, Charlie Ewert

Stephanie Russell presented amendments to the CRA and PID policies, which include tightened application processes, a new scoring metric system, and a reduced tax abatement percentage of 50% for 10 years. She emphasized that these policies aim to streamline project evaluations and align with state statutes, regional infrastructure needs, and long-range economic development goals. Both Sean Wilkinson and Chris Crockett

approve of the changes, noting that the new scoring system provides a more objective and evidence-based approach. Chris also mentioned that Lauren Thomas will research whether fees can be recovered in the CRA review process, similar to the PID process. Stephanie will present the final draft to the Commissioners at a Commission meeting.

**Discussion regarding Letter of Credit Changes** – Gary Myers, Courtlan Erickson, Lynelle Jensen, Rick Grover, Sean Wilkinson, Stephanie Russell, Charlie Ewert, Tammy Aydelotte

Sean Wilkinson discussed amending the financial guarantee options for development projects, removing the requirement that engineer's cost estimates exceed \$1 million for letters of credit. They also changed "final" to "conditional" acceptance of water infrastructure improvements, allowing for more flexibility before making final decisions. Rick Grover explained they can track letter of credit expiration dates through their contract portal system, including receiving notifications when they are close to expiring. He also discussed they decided to remove the \$1 million threshold for letters of credit, as their internal tracking system would better manage the risk of expired guarantees.

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

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

**Discussion regarding GSSWAC Executive Director Contract** – Tucker Weight, Sean Wilkinson, Gary Myers

Tucker Weight discussed the GSSWAC Executive Director contract renewal through JUB, which received unanimous support from the Commissioners.

**Discussion regarding the Exchange at Wolf Creek Development Agreement Amendment** – Charlie Ewert, Rick Grover, Sean Wilkinson, Courtlan Erickson, Chris Crockett, Gary Myers, Stephanie Russell, John Lewis, Erick Householder, Bruce Baird

Charlie Ewert discussed an amendment to the Exchange development agreement at Wolf Creek. Charlie explained that the agreement would clarify existing rights under a 2015 development agreement, which had been previously approved, and confirmed that no additional density or entitlements were being requested. He also noted that while the 2015 approval showed a smaller area, the entire property was commercially zoned, and the proposed changes were simply clarifications of what was already agreed upon. John Lewis clarified that the hotel that was approved back in 2006 was much larger at 161,000 square feet and taller than the one that will be built, which will be around 50,000 square feet and not as tall. Charlie discussed the Planning Commission's various requirements and amendments, including building height, unit limits, no TDRs, and parking standards. He stated the development agreement will maintain current county parking standards rather than adopting future city requirements. Charlie and John also addressed pathway connections between Eagle Crest and the Exchange, with plans to extend a trail to Elkhorn Drive. It was noted that most issues had been resolved through compromise, with only a few items remaining to be finalized. The development agreement will be completed in the next few days and presented for review at an upcoming meeting.

**Discussion regarding the Paramedic Fund** – Steffani Ebert, Ricky Hatch, Lynelle Jensen, Sean Wilkinson

Steffani Ebert discussed the Paramedic Fund budget, which is facing a \$643,000 shortfall for the rest of the year and is projected to be over \$500,000 short in 2025. The fire chiefs requested a new paramedic unit in Northview and increases in their contracts, which were approved last year, which is why they are upside down this year. Weber County is paying \$594,000/unit. The chiefs are now asking for a 25% increase in funding, which would

raise their total budget to \$5.1 million. Steffani noted that while the chiefs are requesting 70% funding from the county, the typical split has been closer to 50-50. She also discussed funding scenarios for the paramedic fund, considering current contracts, equipment replacement, and the heavy rescue program. She explored options ranging from maintaining the status quo to fully funding all requests, with associated tax implications. The current fund balance is projected to decrease significantly, raising concerns about sustainability for future years. The Commissioners will need to decide how to allocate funds to meet equipment and staffing needs while staying within budget constraints. Steffani and Lynelle Jensen also discussed the requirements and deadlines for implementing a Truth in Taxation process for 2026, including notifying taxpayers and meeting statutory obligations by the first week of October. The Commissioners agreed they need to make a decision regarding the Paramedic Fund soon to get this information out to the public regarding the Truth in Taxation meeting.

**Discussion regarding 4100 North Bridge** – Gary Myers, Sean Wilkinson, Steffani Ebert, Ashley Thoman (Commissioner Bolos did not participate in this discussion)

Gary Myers discussed a technical issue regarding a fire hydrant on the 4100 North Bridge project. The fire hydrant needs to be reconstructed to maintain proper functionality, with an estimated cost of \$3,645.11. The project is currently \$50,000 over the original bid amount but there is a \$2 million contingency amount. Gary will contact Commissioner Bolos to get her signature for the change order.

## **Adjourn**

Commissioner Froerer adjourned the meeting.