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

Monday, October 13, 2025, from 1:00 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 Sharon Bolos, Commissioner Gage Froerer, Commissioner Jim Harvey

Discussion and/or action for approval of minutes for the Commission Work Session held on October 6, 2025

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on October 6, 2025. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Discussion regarding School Speed Zones – Gary Myers, Lt. Kyley Slater, Sgt. Paul Babinsky, Courtlan Erickson, Sean Wilkinson, Bill Ross, Jessika Clark, Ryan Bohling, Daryl Fluckiger

Gary Myers discussed concerns about speed limits near West Weber Elementary School. Some of the parents of the children at the school have requested the speed limit be reduced from 35 mph to 25 mph near the school by placing flashing speed limit reduction signs, which will cost around $7,500. The Commissioners debated whether a traffic study was necessary before implementing this change and would like to collaborate with the Weber County School District. Gary also stated his team could have the traffic study done and implemented within a timely manner. This discussion also included the need for improved pedestrian facilities and crossing guards in the area. The Commissioners would like to add the 25-mph school zone but will wait until the traffic study is completed.

Discussion regarding a request for a Nordic Valley Area zoning map amendment rezoning approximately 4 acres from the Forest Valley (FV-3) zone to the Form Based (FB) zone –Rick Grover, Courtlan Erickson, Gary Myers, Tammy Aydelotte, Jessika Clark, Tucker Weight, Stephen Walker

Rick Grover discussed a request for a Nordic Valley Area Zoning Map Amendment to rezone 4 acres from the Forest Valley (FV-3) zone to the Form Based (FB) zone. He stated the Planning Commission recommended denial (5-2 vote). Their reasoning was that it was not supported by the Ogden Valley General Plan, which he thinks could go either way as there is a street regulating plan that does support this type of proposal in this area, which allows for a Form Based zone. The developer has proposed that instead of having townhomes, he wants to just do 10 single-family lots, which could be allowed if they do a development agreement. Staff recommends that the Commissioners look at doing a development agreement rather than the FB zone, which would allow the 10 single family home lots. The Commissioners agree regarding only 10 single homes but would like to review the site in person before making a final decision and have asked Rick to send the staff's recommendations to them. Stephen Walker expressed his willingness to work with staff and their recommendations.

Discussion regarding a request for a development agreement to preserve development rights, timing of project development, and overall project layout for property located in the F-5 zone at approximately 10678 East Highway 39 - Rick Grover, Courtlan Erickson, Gary Myers, Tammy Aydelotte, Tucker Weight, Jessika Clark, Lisa Woolsey

Tammy Aydelotte discussed a request for a development agreement to preserve development rights, timing of project development, and overall project layout for property located in the F-5 zone at approximately 10678 East Highway 39. She presented the plans for the lots and discussed a change in the timing of the project development of 10 years with an automatic 5-year extension. Lisa Woolsey explained where they are in the process of this development, including working with UDOT. The Planning Commission recommended approval (4 to 3) with a request that all the roads become private roads and to remove moratorium language. The Commissioners support the Planning Commission's recommendations.

Commissioner Harvey made a motion to saunter. Commissioner Bolos seconded the motion. All voted aye. The motion carries.

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

Discussion regarding the NUEA contract –Lauren Thomas, Stephanie Russell, Chris Roybal, Stephanie Russell, Jessika Clark, Commissioner Bob Stevenson, Chanel Flores

Lauren Thomas discussed the Northern Utah Economic Alliance (NUEA) contract, including a mention from Chris Roybal regarding the decision to move from a one-year to a three-year contract term to provide stability and ensure ongoing legislative funding. Lauren reviewed the changes to the contract, including the requirement for annual symposiums to rotate between Davis and Weber counties, and confirmed that the contract allows for cancellation within 90 days if needed. She also addressed the importance of maintaining oversight through deliverables. Chris discussed performance measures, while acknowledging the need for better communication and reporting mechanisms to keep all stakeholders informed of progress and results. The discussion then turned to the role and effectiveness of NUEA in economic development, with Commissioner Bolos expressing concerns about transparency and budget allocation. Commissioner Froerer clarified that NUEA's focus has shifted from direct transactions to building relationships and serving as a resource for organic development, particularly helping smaller cities understand economic tools like PIDs and CRAs. Lastly, Chris discussed NUEA's budget of approximately $600,000, which includes funding for salaries, marketing, and support for local municipalities. He suggested that the Commissioners could review the budget details and potentially reallocate funds to better serve local cities and counties if needed. Chris also explained the reasoning behind asking for $150,000 from each county. He will send a copy of the budget to Commissioner Bolos from 2020 to now per her request.

Discussion regarding revised scope of work for ARPA sewer lagoon project – Stephanie Russell, Sean Wilkinson, Lauren Thomas, Lynelle Jensen, Steffani Ebert, Brooke Stewart

Stephanie Russell discussed budget adjustments for the ARPA LMSA sewer lagoon project. She presented a new amended budget, reducing the budget by reallocating $50,000 back to the county. LMSA is adding in a master plan study, which will provide a general blueprint of what connects into 5900 from 9350, since they are retiring that lagoon system per State requirement. This will provide a master plan for future development in the West Weber Corridor. The project is expected to be completed by May 2026, with potential savings of around $200,000 from the original ARPA fund appropriation. The Commissioners agreed.

Discussion regarding Ogden City TDR's –Rick Grover, Courtlan Erickson, Bill Ross, Jesika Clark, Stephanie Russell, Justin Anderson

Rick Grover discussed the development agreement for Ogden City's TDRs. There is a question if the new city would have to abide by the development agreements set forth from the county prior to the Ogden Valley becoming a new city. Courtlan Erickson discussed the language to avoid liability while maintaining property rights with a disclaimer that the County does not represent that the law allows the agreement to be binding. Rick suggested considering language in the development agreement that allows Ogden city to go into the new city with interlocal agreements for transfers outside the new city or in the new city. Ultimately, it will be between Ogden City and the new city to work out an agreement. Rick also discussed the development rights. The Commissioners agreed to allow the 521 units to be built on the property, as staff has determined this is legally permissible, though market forces would ultimately determine the actual number of units developed. The Commissioners decided not to limit the receiving zone for development rights, leaving that negotiation between the new city and the developer. Rick will input these changes into the development agreement and present it at another work session.

Discussion/Update regarding 4100 N/Fairways Dr. Road Project – Ashley Thoman, Gary Myers, Tucker Weight, Bill Ross, Chad Meyerhoffer, Stephanie Russell, Jessika Clark, Courtlan Erickson

Ashley Thoman discussed the 4100 North Fairways Drive road project. The road has been paved to River Drive, stop signs have been added to make it a four way stop, and the intersection at the bridges will stay the same, which is a two way stop. Tentatively, they are planning to have it open this Friday. The general contractor and wife would like to do a ribbon-cutting ceremony. The Commissioners approved the ribbon-cutting ceremony to be held possibly on Friday, with a letter of recognition to be read at the event, though specific attendance details are still being worked out.

Adjourn

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