

**MINUTES OF THE CRA BOARD MEETING AND WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**

Monday, December 1, 2025, from 12:30 p.m. to 3:00 p.m., held in the Commission Conference
Room #365, Weber County Commission Office 2380 Washington Blvd, Ste. 360, Ogden, UT

Weber County Commission Work Session:

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
November 24, 2025**

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on November 24, 2025. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Discussion regarding Congressional District Map Changes – Lauren Shafer, Lauren Thomas, Billie Hill, Ricky Hatch

Lauren Shafer and Ricky Hatch discussed the congressional district map changes required by the Lieutenant Governor's Office because of the court order issued by Judge Gibson on November 21st, moving Weber County from House District 1 to predominately House 2, and then part of the Valley will be in House 3. They reviewed the need to split existing precincts and implement these changes by January 2nd for candidate declarations, though a special legislative session on December 9th may alter these plans, including going back to the districts created in 2021 and moving the filing deadlines to the first week in March instead of first week in January. Lauren will return after the special legislative session to let the Commissioners know what the final decision is regarding the map changes of the congressional districts.

Commissioner Harvey made a motion to adjourn and go into the CRA Board Meeting. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

CRA Board Meeting:

Members Present: Commissioner Sharon Bolos, Commissioner Gage Froerer, Commissioner Jim Harvey

Nordic Village CRA Participation Agreement – Stephanie Russell, Lauren Thomas, Steffani Ebert

Stephanie Russell updated the Commissioners regarding the Nordic Village CRA Participation Agreement, which needs finalization regarding property tax verification and ski lift taxation. Lauren Thomas will check with Monica Dolan in the Assessor's Office regarding the ski lift taxation and with Lynelle Jensen, Treasurer, regarding property tax clarifications. The goal is to have this agreement done by the end of the year.

Adjourn CRA Board Meeting

Commissioner Harvey made a motion to adjourn the CRA Board Meeting and go back to the Commission Work Session. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

Weber County Commission Work Session continued:

Discussion regarding Wildland Participation Commitment Statement – Rick Cooper, Luke Mitton, Jessika Clark

Rick Cooper discussed the Wildland Participation Commitment Statement and introduced Luke Mitton, the new Wildland Fire Division Chief for Weber Fire District. He reviewed the 2026 participation commitment calculation issued by the Utah Division of Forest, Fire, and State Lands, which reflects the fire history and suppression costs for Weber County over the past 10 years. The State of Utah has agreed

to cover all suppression costs for delegated fires, acting as an "insurance policy" for the county and fire district. Weber Fire District has also committed to meeting and exceeding the required \$159,000 in-kind match, which primarily involves mitigation efforts and personnel hours.

Discussion regarding Cloverdale – Stephanie Russell, Sean Wilkinson, Charlie Ewert, Rick Grover, Steve Collier, Rick Scadden, Jessika Clark

Rick Scadden presented information about street dedications and title issues in the Cloverdale/Roy area, right on the West Haven border. There are some roads that show they are deeded to the county, but those roads no longer exist. Rick would like the county to get quick claim deeds and deed the roads to Roy, so all the roads are in Roy. After researching, Steve Collier did find a quick claim deed from Ogden City from 1955 showing the roads that were deeded to the county and then found another deed from 1959 that showed the roads were conveyed to Laurence M. Malin, which were identified as vacant in Cloverdale. Steve will help Rick Scadden work with the title company and surveyor to determine which streets need to be vacated and deeded to Roy City to clean up the title. The discussion also covered access into the development and the need to ensure safe access for both vehicles and pedestrians.

Discussion regarding Eden Farms – Stephanie Russell, Sean Wilkinson, Charlie Ewert, Rick Grover, Rick Scadden, Jessika Clark

Charlie Ewert discussed a rezoning request for two properties in Eden to the FR3 zone, noting it aligns with general plan policies for higher density housing near village centers. The meeting focused on a discussion about density, urban growth boundaries, and potential impacts on surrounding areas. Charlie recommended approval but acknowledged that the Planning Commission might recommend denial due to timing concerns. The group also discussed a proposed park and ride facility and the need for collaboration between developers to address traffic and access management issues.

Discussion regarding Excavation Agreement for Promontory Commerce Center PID Wastewater Lift and Line – Stephanie Russell, Sean Wilkinson, Courtlan Erickson, Chad Meyerhoffer, Lauren Thomas, Jessika Clark, Tucker Weight, Charlie Ewert

Stephanie Russell discussed an agreement for the Promontory Commerce Center PID wastewater lift and line project. Most of the permitting has been done except for an excavation permit. Courtlan Erickson reviewed the terms of the agreement, including snow plowing requirements before 7:30 a.m., road restoration specifications, and traffic safety. Gary Myers also discussed his concerns about where the waterline will be placed and how it will be placed. Stephanie Russell stated she will present this agreement to the Commissioners at a Commission meeting soon.

Discussion regarding a Weber County Planning Staff-Driven Western Weber General Plan Amendment to include Water Conservation Elements required by State Law 17-27a-403 – Felix Lleverino, Rick Grover, Charlie Ewert, Liam Keogh, Sean Wilkinson, Jessika Clark, Stephanie Russell, Charlie Ewert

Felix Lleverino presented an amendment to the Western Weber General Plan regarding water conservation elements required by State law. He has also presented these amendments to the Western Weber Planning Commission who forwarded a unanimous positive recommendation. Rick Grover also stated they received great input from Weber Basin Water on water-wise landscaping and encouraged them to put that in the code along with other water conservation ideas. This amendment will be presented to the Commissioners at a Commission meeting soon.

Discussion regarding Appeal and Variance Hearing Officer – Charlie Ewert, Rick Grover, Sean Wilkinson, Lauren Thomas, Chris Crockett, Jason Horne

Charlie Ewert discussed transitioning from a Board of Adjustment to Appeal and Variance Hearing officers for variance and appeal hearings. The County will need to put out an RFP for this job per State statute. The current fee for an appeal is \$500 and for a variance it is \$600. Charlie suggested they keep

the appeal fee at \$500 but increase the variance fee to \$1000. Jason Horne suggested doing more research regarding putting out an RFP as he thinks they may not have to do the RFP if they hire the person who is already doing this job for other counties. Charlie will do some more research on this subject and present the information he finds to the Commissioners at another work session.

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

Commissioner Froerer made a motion to go into a closed session to discuss the purchase, exchange, or lease of real property. Commissioner Harvey seconded the motion. All voted aye. The motion carries.

Commissioner Harvey made a motion to come out of the closed session. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Adjourn

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