

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

Monday, August 17, 2026, from 12:45 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

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

Discussion and/or action for approval of minutes for the Commission Work Session held on August 3, 2026

Commissioner Harvey Bolos made a motion to approve the minutes for the Commission Work Session held on August 3, 2026. Commissioner Bolos seconded the motion. All voted aye. The motion carries.

Legislative Update – Stephanie Russell, Courtlan Erickson, Sean Wilkinson, Jessika Clark, Chris Crockett

Stephanie Russell presented updates on appropriation requests and potential legislative changes, including modifications to the Veterans Property Tax Exemption statute and updates on House Bill 132 regarding energy projects. Potential changes to state statutes regarding housing authorities and transportation fund administrative expenses were also discussed.

Discussion regarding Interlocal Agreement on 2550 South – Ashley Thoman, Sean Wilkinson, Gary Myers, Bren Edwards, Kameron Spencer, Liam Keogh, Ryan Rogers

Ashley Tolman presented an interlocal agreement between Weber County and Taylor West Weber regarding utility conflicts on the 2550 South Widening project, with an estimated cost of \$294,000 for the county's share. This agreement will address water line replacement and other infrastructure conflicts. Ashley also discussed an easement encroachment agreement between Weber County and Wilson Irrigation Company regarding removing the canal and putting in a new box culvert. These agreements will be presented at a Commission meeting for the Commissioners to approve.

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

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

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

Discussion regarding Black Pine Pioneering Agreement – Gary Myers, Daniel Stephens, Chris Crockett, Liam Keogh, Sean Wilkinson, Bill Ross, Chad Meyerhoffer, Stephanie Russell, Lauren Thomas

Daniel Stephens with Black Pine provided a detailed overview of the funding and implementation of the Promontory Commerce Center sewer project, clarifying how various funding sources, including ARPA funds, AIB loans, and PID bonds, contribute to the project's \$21 million budget. He explained that while the PID and tax increment financing (TIF) are designed to help repay bonds, current market conditions prevent using TIF-backed bonds, with plans to refinance into TIF bonds in the future when development generates sufficient tax increment. He also addressed the structure of a proposed pioneering agreement, with the impact fees potentially ranging from \$500 to \$1,700 per ERU and clarified that while Central Weber Sewer District will own and maintain the infrastructure, the county would collect impact fees on their behalf. The PID and tax increments were discussed and how Black Pine will be subsidizing their property through the Inland Port. Concerns were raised regarding how the impact fees would be collected as the infrastructure is not controlled by Weber County and will be controlled by Central Weber Sewer District. Daniel clarified that the sewer line upsizing project had been requested by the county to increase the capacity based on regional engineering studies. The Commissioners are concerned about the collection of the impact fees through Central Weber Sewer District and

would like them to collect the fees as they will own the infrastructure. Commissioner Froerer will attend the board meeting for Central Weber Sewer District and discuss this issue with them.

Discussion regarding proposed general plan amendment, as recommended by the Planning Commission, to update the plan's future land use map between 5100 West and the Weber River and south of the Union Pacific railroad, and to provide other updates supportive of recent legislative decisions – Charlie Ewert, Tammy Aydelotte, Rick Grover, Sean Wilkinson, Gary Myers, Ashley Thoman, Stephanie Russell, Chris Crockett, Andrew Favero, Casey Neville

Tammy Adelot discussed changes to the future land use map between 5100 West and the Weber River. This includes adding an office tech buffer between the inland port and residential areas, straightening road alignment to 1800, and creating a mixed commercial node near the interchange. Both Tammy and Charlie Ewert reviewed zoning options along 12th Street that would allow for either vehicle-oriented commercial or mixed-use development, with developers having flexibility based on market conditions. The Commissioners discussed possibly setting aside 150 acres for a regional asset, i.e. future fairgrounds, etc., though specific location details would need to be determined due to constraints from UDOT regarding the new federal highway. Charlie suggested adding a paragraph stating that once this is known, the Commissioners and Planning Commission should look at the General Plan and readdress this issue.

Discussion regarding a contract language modification of the Westbridge Meadows development agreement to change ownership provisions – Charlie Ewert, Rick Grover, Sean Wilkinson, Gary Myers, Chris Crockett, Stephanie Russell

Charlie Ewert reviewed contract language modifications for the Westbridge Meadows Development. He discussed changes to ownership provisions, including allowing the landowners to stay the landowners, the master developer to become the master developer, and through the development agreement, the landowners assign the master developer the rights to make the decisions. This will shrink the boundary as some of the landowners are not ready to sign the development agreement.

Adjourn

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