

MINUTES OF THE ADMINISTRATIVE MEETING OF THE BOARD OF COMMISSIONERS OF WEBER COUNTY

on **Thursday, February 23, 2023, 12:00 p.m. to 3:30 p.m.**, at the Commission Conference Room
#365, 2380 Washington Blvd, Ste. #360, Ogden, UT and on Zoom

<https://us06web.zoom.us/j/89898574373?pwd=Wi9MTU0rcVNqUUVVMVINZkc5TTA0Zz09>

Meeting ID: 898 9857 4373, Passcode: 890615

- **Discussion and/or action for approval of minutes for the Commission Work Session held on February 6, 2023.**

Commissioner Harvey made a motion to approve the minutes for the Commission Work Session held on February 6, 2023. Commissioner Bolos seconded the motion. All say aye. The motion carries.

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

Commissioner Bolos made a motion to go into a closed session. Commissioner Harvey seconded the motion. All say aye. The motion carries.

Commissioner Harvey made a motion to go into open session. Commissioner Bolos seconded the motion. All say aye. The motion carries.

- **Discussion regarding Rollover of 2022 Budget Items** – Scott Parke, Steffani Ebert, Ricky Hatch, Sean Wilkinson

Scott Parke discussed reauthorizing purchase orders and projects that need to be rolled over from the 2022 Budget. The money is there for these projects as they were part of the 2022 budget, but he needs authorization from the Commissioners to roll over these projects into the 2023 budget. Scott answered the Commissioners questions and will put this information into Kissflow for the Commissioners to authorize.

- **Discussion regarding Black Pine Rezone** – Bill Cobabe, Charlie Ewert, Rick Grover, Liam Keogh, Sean Wilkinson, representatives from Black Pine

Charlie Ewert discussed changes on the map of the General Plan to create a rezone area to be able to develop commercial/industrial type property. This has been presented to the Planning Commission. They made a few little changes, but have approved it. This will be in West Weber on both sides of 12th street with office space, etc. Charlie discussed what the plan for the rezone will be, including adding trails, parks, etc., that the developer has agreed to do. This will create more of a neighborhood feeling. The Commissioners went over the map that Charlie provided. Bill Cobabe discussed what the development from Black Pine would look like. He provided maps of roads, buildings, etc. and discussed the changes in the zone. Commissioner Froerer was concerned about the changes in the ordinance in the General Plan and how this would affect this agreement. Rick Grover will set up an appointment with the Commissioners to discuss their concerns at another work session.

- **Discussion regarding Land Use Code Fee amendments and Sign Code Amendment** – Steve Burton, Charles Ewert, Rick Grover, Courtlan Erickson, Sean Wilkinson

Steve Burton discussed the fees for conditional use permits and design review, which is basically site plan approval. They would like to combine the size fee and site area fee to just the size fee to \$30.00 per 100,000 feet of project valuation. This will be for the conditional use permit and design review. The Commissioners agree with this and are happy with this idea.

John Lewis contacted the Planning Department regarding the Sign Code Ordinance. He would like to put a sign up on a retaining wall, but the ordinance doesn't allow for a sign on a retaining wall. Steve Burton is proposing to amend the ordinance. The change in the ordinance would be to allow one ground sign or fixed sign on a retaining wall, not to exceed 6 feet and a height of 40 feet. The Commissioners are okay with this change in the ordinance.

- **Discussion regarding cross-jurisdictional street connectivity** – Charlie Ewert, Steve Burton, Rick Grover, Courtlan Erickson, Sean Wilkinson
This discussion was tabled.
- **Discussion regarding the Terakee Village rezone and development agreement** – Charlie Ewert, Rick Grover, Courtlan Erickson, Sean Wilkinson, Brad Blanch
Charlie Ewert discussed the Terakee Village rezone and development agreement. He showed the Commissioners a presentation on the rezone and how it will be used. Brad Blanch and Charlie are proposing to use the Eden Village Town design standards. This includes agriculture architectural style buildings, etc. Charlie discussed the street connectivity and parking. Brad Blanch proposed to the Planning Commission that he would like to donate 20 acres as open space in exchange for 5 acres of commercial land. The Planning Commission denied this request. Taylor West Weber Water and Sewer have not approved the Terakee Village development over questions about water. Brad is digging a deep water well right now and is sure there is enough water. The Commissioners are in favor of approving the rezone once they find out if there is enough secondary water. The Commissioners do like the village concept with the park in the middle that Brad is willing to donate.
- **Discussion regarding Anselmi Acres rezone out in Western Weber** – Steve Burton, Rick Grover, Charlie Ewert, Liam Keogh, Brad Brown
Commissioner Froerer has recused himself due to a conflict of interest. Steve Burton discussed that Brad Brown submitted a rezone application back in December. It is south of 12th street and east of 4700 W. They are looking to rezone the area for 37 lots. This still meets the medium density shown on the General Plan. Brad has planned on making a per lot donation to the Parks District. The Planning Commission has approved this plan. The Commissioners agreed to let the staff work through this plan.