

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

on Monday, **March 16, 2023, 1:30 p.m. to 4:30 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=Wi9MTU0rcVNqUUUVVMVINZkc5TTA0Zz09>

Meeting ID: 898 9857 4373, Passcode: 890615

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

Discussion and/or action for approval of minutes for the Commission Work Session held on March 6, 2023

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

Discussion regarding Chromalox CRA - Stephanie Russell, Sean Wilkinson, Scott Parke, Steffani Ebert, John Bond, Brandan Quinney, Lois Crandall – Chromalox (via Zoom), Paul Reiff – Chromalox (via Zoom), Amanda Janulis – Chromalox attorney (via Zoom), Jubal Smith – Chromalox (via Zoom) Stephanie Russell discussed Chromalox CRA. Chromalox is an existing business in the Industrial Park who will be doing a substantial expansion of their facility to include more employees as well as the larger facility. They are meeting with the Commissioners to ask for a survey area resolution that would open up the tax increment finance process. Lois Crandall, Vice President of Operations for Chromolox discussed the expansion of the facility will add an additional 104,000 square foot to their 184,000 square foot building. This will expand their capacity to make more product. They have 221 employees and with the expansion will add at least 100 more employees at the end 2024 into 2025, but over the next 10 years, they are looking to add several 100 more employees.

Stephanie Russell stated they will do the resolution first, present it to the Finance Committee, and then bring it to the Commissioners for a vote. This will get Chromalox started in the process. The Commissioners agreed.

Commissioner Harvey made a motion to recess until 2:00 p.m. Commissioner Bolos seconded the motion. All say aye. The motion carries.

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

Discussion regarding Black Pine CRA – Stephanie Russell, Sean Wilkinson, Scott Parke, Steffani Ebert, John Bond, Brandan Quinney, Daniel Stevens, Sam Hartman Stephanie Russell discussed the Black Pine CRA. Black Pine are seeking a survey area resolution for tax increment finance for their project in West Weber. They are also seeking a resolution for public infrastructure district creation on their property in West Weber. Daniel Stevens discussed their project in West Weber and the processes they have gone through so far. They will be installing infrastructure to service their project as well as the surrounding areas. Stephanie Russell will take the resolutions to the Finance Committee and then to the Commissioners for a vote. The Commissioners agreed.

Discussion regarding Singletree Acres and Stagecoach Rezone Proposal – Tammy Aydelotte, Chad Buck – Singletree Acres, Sean Wilkinson, Rick Grover, Pat Burns – Stagecoach Development Tammy Aydelotte discussed the Singletree Acres Development is 10 acres in between 4700 W, 4300 W, and 2200 E, immediately adjacent to the new high school. Chad Buck is the developer and is requesting a rezone of the 10 acres from A1 to RE15. He is proposing 25 lots. The development will

end in a dead end, but there will be a right of way for connectivity in the future. Chad Buck is also making concessions, including giving \$2,000.00 per lot to the Park District to improve the parks. There will be a public hearing regarding this rezone on the agenda at a Commission meeting.

Charlie Ewert discussed the Stagecoach Rezone proposal. This rezone would be at 3900 W and 1800 S. Pat Burns presented a street connectivity plan. He is proposing 120 lots on 40 acres with the smallest lot in the middle at 6,000 square feet. There will be bigger lots adjacent to the existing lots near and around the other subdivisions. He has also been working with the Park District to do a park, and according to Pat, the Park District is happy with the design and layout of the park. The Commissioners are concerned about the smaller lots as they do not match with the General Plan. Pat Burns stated instead of the smaller homes and lots, he could build twin homes, but that the Planning Commission would like to see more affordable housing. The Commissioners agree that there needs to be more affordable housing. Commissioner Harvey is set on having 15,000 square feet lots. The Commissioners would like to discuss this issue further at a future work session. Charlie Ewert will set that up.

Discussion regarding Amending the Powder Mountain Interlocal Agreement – Steve Burton, Rick Grover, Sean Wilkinson, Gary Myers, John Bond, Courtlan Erickson, Ann Winston – Powder Mountain, Rick Eversen – Powder Mountain, Kevin Mitchell – Powder Mountain

Steve Burton discussed amending the Powder Mountain Interlocal Agreement. Ann Winston with Powder Mountain discussed their development that is partly in Cache County and partly in Weber County and about expanding the development. Weber County provides the services to this development. They have talked to Cache County staff, and they don't have a problem with the expansion of the development. John Bond stated that they would have to split the properties and services for tax purposes. Ann Winston suggested that they keep the Interlocal agreement as is, but just amend it to include a more geographical area. The Commissioners want to make sure that Weber County's costs are covered when it comes to law enforcement and fire department. Powder Mountain is also looking at moving the density around to different areas. The Commissioners are okay with the shift in the density, but do not want the density increased. Courtlan Erickson will work on updating the Interlocal agreement and work with Scott Parke.

Discussion regarding Continental CRA – Stephanie Russell, Scott Parke, Brandon Cooper, Sean Wilkinson, John Bond, Steffani Ebert, Chris Crockett, Brandan Quinney

Stephanie Russell discussed the Continental CRA extension. Brandon Cooper with Ogden City has come to the Commissioners with three different options. The first one is to keep the original agreement with the current year of expiration with 90% participation rate, which is currently set to expire in 2047. It would yield about 36 million dollars. The second option is they could do a 75% calculation of participation rate through the entire remaining tax increment period. The third option would be still at 90% of the tax increment to 2041 and then do an extension to 2047 at 75%. The extension time has been dropped down from 10 years to 6 years. This would only apply to the Wonder Block development.

The finance committee has recommended the first or third option. Stephanie Russell recommends the third option. The Commissioners have agreed the third option would be in the best interest of the County. Brandon Cooper will present this to the Commissioners at a Commission Meeting for the Commissioners to vote on.

Discussion regarding Rain Harvest Program and Weber Center Remodel Study Proposal – Sean Wilkinson, Scott Mendoza, Bill Ross, John Bond

Sean Wilkinson discussed the Rain Harvest Program started back in 2015 by the Utah Rivers Counsel. They buy rain barrels at a cheaper rate and provide them to the citizens at a discounted rate. The barrels are made in North Carolina. They retail for \$138.00. The bulk order is \$83.00 per

barrel and the County adds an additional \$28.00 per barrel subsidy to reduce it down to \$55.00. The minimum order is 50 barrels, which is a total of \$1,400.00. The County will only get billed for the barrels actually sold. The Commissioners agree to order 100 barrels, but would like to have an address limit as there are other cities that are participating in this program and some are not.

Scott Mendoza presented the study for the Weber Center Remodel. They have been working with EDA on creating a study that would entail what it would take to remodel the Weber Center. In this study, EDA are offering to gather information and create a baseline drawing of the building. They would guide the County on their design and preferences. They would develop three preliminary design concepts, and would narrow it down to one with the Commission to come up with the final preliminary drawing. This would include a conceptual site plan. The companies that are part of the study are and would provide the cost estimates, the schedule of the remodel, and their recommendations are EDA, Construction Control Corporation, Design Workshop for the urban design along with ARW as the structural engineer. The overall cost of this study would be \$56,340.00. EDA would like Weber County to put together a steering committee to help give them guidance, etc. Commissioner Froerer suggested they have two steering committees, one for the building and one for the block regarding a parking terrace. The Commissioners agree to the study and the steering committees.

Commissioner Harvey made a motion to adjourn. Commissioner Bolos seconded the motion. All say Aye. The motion carries.