

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

on **Monday, May 8, 2023, 12:30 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

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 May 1, 2023.

Commissioner Harvey made a motion to approve the minutes from the Commission Work Session held on May 1, 2023. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

Discussion regarding Paid Parking at Pineview – Jennifer Graham, Sean Harwood – Forrest Service, Todd Ferrario, Chris Crockett, Sean Wilkinson

Commissioner Harvey discussed having a paid parking system for the people who come to use Pineview and have that money be put into that area. Sean Harwood stated that the Forrest Service is working on different projects to create a complex area for just that purpose as they have to have a level of amenities before they can charge any fees. They have been working with the Weber County Engineers to improve and update the areas around Pineview to create these fee areas. Once these projects are done, the Concessionaire will manage the fees for the Forrest Service and Weber County will get a portion of those fees.

Commissioner Harvey made a motion to take a break for 5 minutes. Commissioner Bolos seconded the motion. All say Aye. The motion carries.

Discussion regarding ZMA 2022-01.2 - A zoning map amendment and development agreement amendment to rezone property from RE-15, RE-20, FR-3, O-1, F-5, and AV-3 to the Master Planned Development Overlay zone; Properties are known as Eagle Crest, The Exchange, and Cobabe Ranch – Steve Burton, Sean Wilkinson, Rick Grover, Gary Myers, Courtlan Erickson, Chris Crockett

Steve Burton presented a draft exhibit of the three properties for consideration for rezoning. He went over each area and the proposals for these areas. They will schedule a public hearing and prepare an ordinance if the Commissioners choose to approve the rezones along with a development agreement for them to sign. The development agreement will have a time limit of 15 years to have all these developments finished. The Planning Commission has made a recommendation that the Commissioners approve these developments.

Discussion regarding amending the subdivision ordinance to exempt lot line adjustments from full subdivision review – Rick Grover, Sean Wilkinson, Gary Myers, Charlie Ewert, Steve Burton, Courtlan Erickson, Steve Burton

Steve Burton discussed making the process easier when it comes to lot line adjustments. Right now, the developers have to go through a full subdivision review when they want to make small

changes. Steve stated they would like to expedite the progress a bit quicker by adopting a lot line adjustment standard. Courtlan Erickson went over the State lot line adjustment requirements. The Commissioners agree that it would be easier and save time and money to streamline the process. Steve Burton will present this line adjustment standard to be approved at a Commission Meeting.

Discussion regarding Change Order on Increase of Material on Jail Roof – Sean Wilkinson, Bill Ross, Scott Parke, Chris Crockett

Sean Wilkinson discussed that the contract for the jail roof was for \$463,000.00. The change order is for \$49,372.00. The cost for the materials has gone up; therefore, this is the reason for the change order. Scott Parke stated there is money in the budget to cover the extra costs. The total for the project now will be around \$520,000.00. The Commissioners agree to the change order.

Commissioner Harvey made a motion to go into an Administrative meeting to discuss the cost of the renovation of the Elections Department. Commissioner Bolos seconded the motion. All say Aye. The motion carries.

Presentation regarding Community Performance Plan for Rocky Mountain Power – Kirk Nigro, Sean Wilkinson, Bill Ross, Rick Grover, Gary Myers

Commissioner Harvey made a motion to come back into the Work Session. Commissioner Bolos seconded the motion. All say Aye. The motion carries.

Kirk Nigro gave a presentation regarding the Community Performance Plan for Rocky Mountain Power. He discussed taking care of the lines through trees, meeting Weber County's needs in regards to the growth of Weber County, trail projects, economic development activities, legislative activities, support for Hill Air Force Base, donating to various charities through grants, increasing the access to clean energy, including adding charging stations, etc.

Discussion regarding Black Pine Development agreement – Bill Cobabe, Sean Wilkinson, Charlie Ewert, Rick Grover, Gary Myers, Stephanie Russell, Chris Crockett, Black Pine Team
Bill Cobabe discussed the Black Pine Development agreement. This development agreement covers a lot of different aspects, including a concern about who would take over the infrastructure once the development is finished. The water district and sewer line infrastructure will be added to their agreement. They discussed the road layout, which is most likely subject to change as the development takes place. They have also created an agreement with the Park District.

Stephanie Russell discussed the tax increment finance piece of this project. This addressed the concerns the Commissioners had regarding the TIF. Daniel with Black Pine presented a complete breakdown of their costs to build their development, including infrastructure costs, road infrastructure costs, the park, sewer, etc. He explained the benefits to the County of asking for 80% for 25 years. Stephanie Russell will be doing a CRA meeting tomorrow. She will then schedule a public hearing. She will also be meeting with the different districts to present the project area plan and budget.

Discussion regarding Land Use Code Amendment, lot line adjustments – Steve Burton, Rick Grover, Sean Wilkinson, Charlie Ewert, Courtlan Erickson, Gary Myers
This meeting was canceled.

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