

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

on **Monday, June 26, 2023, 11:00 a.m. to 4:00 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 Sessions held on June 12, 2023**

Commissioner Bolos made a motion to approve the minutes from the Commission Work Session held on June 12, 2023. Commissioner Harvey seconded the motion. All say Aye. The motion carries.

**Deferral Agreement Discussion** – Gary Myers, Chad Meyerhoffer, Sean Wilkinson, Bill Ross, Courtlan Erickson, Scott Parke, Chris Crockett, Tucker Weight

Gary Myers explained a deferral agreement is an agreement that is applicable to developers doing infrastructure such as curb and gutters. This allows the developers to skip this step, which ends up placing the burden on the lot owners when the infrastructure is needed. Gary suggested a change to the deferral agreements to have the developers do the infrastructure when they are developing three lots or more. The Commissioners agree that if there are one to two lots being developed, the developer will be able to do a deferral agreement, but if there are three or more lots, the developer should put in the infrastructure. Gary will make this change to future deferral agreements with the understanding that this will not apply to the Ogden Valley as the growth in that area is different than western Weber County.

**Discussion regarding Mountain Views Subdivision** – Pat Burns (Lync Construction), John Price, Rick Grover, Charlie Ewert, Sean Wilkinson, Michael Zern

Pat Burns discussed the property on 7500 west. There is an emergency egress going east and an emergency egress going west. They would like to focus on going east as going west is a little further away and most likely will only be used for emergency. If they able to go east, they will put a road in to be used for both emergency and public. He also discussed getting approval for John Price's subdivision that will connect with the property Pat Burns wants to develop. They will be able to connect the road going east and build it to fire safety standards and accessible so that anybody could drive on the road. Pat Burns also discussed the development agreement and what they will be doing with the lots and also building a bridge. The Commissioners agree that they should take the road east rather than west and finish the development agreement to get the bridge built.

Commissioner Harvey made a motion to saunter until the next discussion. Commissioner Bolos seconded the motion. All say aye. The motion carries.

**Discussion regarding Utah Aerospace & Defense Association Update** –Aaron Starks, Stephanie Russell, Chris Crockett, Sean Wilkinson

Commissioner Harvey made a motion to cease to saunter. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Arron Starks with the Utah Aerospace and Defense Association discussed partnering with Weber County. They are interested in striking more of a formal partnership where industry can partner with the County to enhance its efforts regarding economic investment, foreign investment, and manufacturing investment to further the economy and grow it. They would also like financial support from Weber County. They want to help showcase Weber County as a great place for companies to locate to, and Weber County would have a permanent position on the board to solidify the partnership. Stephanie Russell suggested they meet to discuss Weber County's direction in growth and development. Commissioner Froerer is concerned about a conflict of interest with EDC Utah and Chris Roybal. He recommended they also meet with Chris Roybal before the

Commissioners make a decision on joining the board and making a contribution. He will meet with them and go from there.

**Discussion regarding Nilson land development and Bureau land drains** – Tucker Weight, Gary Myers, Sean Wilkinson, Steve Burton, Brian Bayles, Lacy Richards

Gary Myers discussed that they do a development agreement with Nilson Homes regarding the Bureau of Reclamation land drains in their development regarding putting money in an escrow for 10 years to cover any costs regarding the drains. They have done an agreement like this before with another developer. The Commissioners are concerned about keeping the money in escrow, and would like to look at doing a bond. Weber County quit doing bonds and moved to putting money in escrow back when there was a Recession. They will need to speak to John Bond, Treasurer about doing a bond. Gary Myers will meet with John Bond, Treasurer, to discuss doing a bond for this development.

**Discussion regarding Huntsville Roundabout Lighting** – Gary Myers, Sean Wilkinson, Bill Ross, Charlie Ewert, Rick Grover, Courtlan Erickson, Jared Anderson

Gary Myers discussed UDOT is in the process of designing a roundabout in Huntsville Town. Gary is concerned about the overhead lighting that is in the design as this will affect the Dark Sky Compliance ordinance. The Commissioners agree and want to keep this area dark sky compliant. Jared Anderson stated that Huntsville Town does not want the overhead lights either. He has met with UDOT and has told them the same thing. Gary will talk with UDOT and explain that Weber County doesn't want the overhead lighting.

**Discussion regarding Promontory Commerce Center PIDs Governing Document** – Brandan Quinney, Stephanie Russell, Sean Wilkinson, Scott Parke, Chris Crockett, Daniel Stevens, Spencer Stevens

Stephanie Russell discussed the Promontory Commerce Center PID. This governing document will create a district and appoint Board members. The governing document also states that Weber County will not be responsible for the sewer system. The Economic Finance Committee recommends this PID. This will be presented to the Commissioners tomorrow at the Commission meeting to vote on.

Commissioner Harvey made a motion to saunter until the next discussion. Commissioner Bolos seconded the motion. All say aye. The motion carries.

**Weber County Sheriff's Office Update** – Sheriff Arbon, Chris Crockett, Stephanie Russell, Sean Wilkinson, Chief Reese

Sheriff Arbon requested to have a closed session to talk about personnel and property.

Commissioner Harvey made a motion to go into the closed sessions (including the next item that is a closed session). Commissioner Bolos seconded the motion. All say Aye. The motion carries.

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