

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

on **Monday, October 9, 2023, 12:30 p.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 Sharon Bolos, Commissioner Jim Harvey

Discussion and/or action for approval of minutes for the Commission Work Sessions held on September 25, 2023

Commissioner Bolos made a motion to approve the minutes for September 25, 2023. Commissioner Harvey seconded the motion. All say Aye. The motion carries.

Discussion regarding McKay Dee Hospital Gift to the Community Report – Judy Williamson, Sara Mejeur

Judy Williamson discussed the annual report and gift from McKay Dee Hospital to the County regarding their nonprofit status. Last year, they merged with an out of state health care system, SCL Health, who are based out of Colorado. They are focusing on keeping people healthier for less while delivering the best and most caring experience. Intermountain Health is now in 7 states. They have 33 hospitals, which includes a virtual hospital. They employ 3,900 physicians and approximately 60,000 caregivers throughout the 7 states in hospitals and clinics with 45,000 caregivers in Utah. McKay Dee specifically employs 2,700 caregivers locally along with 900 physicians who are privileged at the hospital. They have an additional 500 physicians that are Telehealth providers. There were 22,406 cases that they took care of this year with focus on improving mental well-being, improving chronic and avoidable health outcomes, and are addressing the social determinants of health. The Commissioners are happy with this report and thanked them for coming.

Closed session to discuss the purchase, exchange, or lease of real property and pending litigation

Commissioner Harvey made a motion to go into a closed session to discuss the purchase exchange, or lease of real property and pending litigation. Commissioner Bolos seconded the motion. All say Aye. The motion carries.

Discussion regarding Financial Guarantee Agreement between Weber County and Ogden City for the CJC Subdivision – Scott Mendoza, Sean Wilkinson, Scott Parke, Bill Ross, Stephanie Russell, Chris Crockett, John Bond

Scott Mendoza discussed the financial guarantee agreement between Weber County and Ogden City. This will be for \$100,400.65. This is the estimated cost for improvements that are in the right away. This item will be on the agenda for tomorrow's Commission Meeting. The RFP is out now, and they will have that information in two weeks. Commissioner Harvey stated he was pleased with how Scott has handled this agreement between Weber County and Ogden City. The Commissioners agreed. Chris Crockett stated he is waiting for a response from Ogden City's

civil attorney and Morgan County, and that Ogden City wants to use their own forms. He will contact Ogden City to finalize this agreement.

Discussion regarding Eden Crossing Street Regulating Plan Amendment – Charlie Ewert, Sean Wilkinson, Rick Grover, John Lewis, Shane Dunlevy, Chris Crockett, Stephanie Russell, Jessika Clark

Charlie Ewert discussed a proposed development of a new street layout. He explained that the applicant's proposal did not fit the existing context as the density of the area could only be increased through a rezoning process that involves TDRs from other areas. He also explained that the proposed changes would not automatically rezone the area, and that the applicant would have to apply for rezoning for any further changes they may request, which turns out to be a two-step process. First, the applicant will have to do a street regulating plan, which is just a text amendment, and then they will have to apply for a rezone. This will create roads that will connect with the existing roads. Charlie has simplified the map and will be presenting it to the Planning Commission as the Planning Commission has voted to deny these changes to the street regulating plan. Charlie asked if the Commissioners would put this on their agenda for an upcoming Commission Meeting for some direction. They will talk about this and get back to him.

Discussion regarding Mountain View Estates and the requirement for a bridge to the east –

Charlie Ewert, Rick Grover, Ashley Thoman, Gary Myers, John Price, Pat Burns, Chris Crockett
Charlie Ewert discussed the Mountain View Estates development project, particularly the proposed bridge to the east. There was a question regarding the developer's request to use the funds intended for a westward egress towards the bridge. The Commissioners agree that the developer's funds should be put towards the bridge instead of a road that doesn't go anywhere. They would also like that the bridge project be included in a pending development agreement and to put the money in escrow. They agreed to 24 months to build the bridge with a possible extension of 6 months. Commissioner Froerer would like them to bring a proposal/RFP to the Commissioners to make sure there is an agreement that the \$258,000.00 in escrow will go directly to building the bridge. Gary Myers did state that the Railroad may come back to them to do improvements on the railroad crossing.

Discussion regarding Ali Farms Rezone Request – Bill Cobabe, Sean Wilkinson, Charlie Ewert, Rick Grover, Liam Keogh

Bill Cobabe discussed a zoning amendment and proposed development plan for Ali Farms. This will be for 63 single family homes and 26 townhomes, but they will probably wait on building the townhomes. They are also looking at the potential for the townhomes to be converted into retail or office space. The Planning Commission has recommended approval for this plan. There will be a small park facility for the residents, which will be maintained by the HOA. This area is currently zoned for a multi-family use.

Discussion regarding Halcyon Open Space Rezone – Bill Cobabe., Sean Wilkinson, Charlie Ewert, Rick Grover, Liam Keogh.

Bill Cobabe discussed this area was supposed to be open space on the General Plan. The Planning Commission has recommended denial of this rezone. There is a concern with regard of the entitlements that are associated with Phase 1 as this was considered to be open space. The

developer is coming in after the fact to request a zone change. Bill Cobabe has suggested the developer should ask for a zone change for the entire development as it is an A1 zone district in consideration of the higher density that they have in the other development. The Commissioners agree that if they can get the Planning Commission to vote yes then they will be more open to the idea.

Discussion Regarding Construction Management for 12th Street Segment 4 Contract –

Tucker Weight, Gary Myers, Sean Wilkinson, Courtlan Erickson

Tucker Weight discussed the construction management for 12th street segment 4. They have gone through the RFP process and awarded Stanley the contract. They have a little over 10 million set aside, which might not get them quite to 8300, but are pretty confident they will make it to 7900.

Gary Myers discussed they have compensated Weber Basin regarding the waterlines. On this phase of the project, they have tried to raise the road elevation to minimize the impact to the waterlines. He met with Weber Basin, and they are open to renegotiating the 30% compensation fee, but he is afraid they might end up paying more than if they keep it at the 30% fee. The Commissioners agree to leave the fee at 30% and not renegotiate it with Weber Basin.

Discussion regarding a Donation to a Nonprofit – Sean Wilkinson, Bill Ross

This meeting was canceled.

Discussion regarding HR Policy Update –Emily Wilde, Chris Crockett

Emily Wilde discussed the new hire requirements and the drug testing policy, which will give the new hires 48 hours rather than 24 hours to get drug tested at Work Med. She also discussed the vehicle use and maintenance policy. They would like to change the policy to verify that the drivers have to have an active driver's license. Commissioner Froerer suggested she call USIP regarding what their policy is regarding licensing when driving off highway vehicles such as the tractors at the Golden Spike Arena. Commissioner Harvey does have a concern of how this might affect those that cannot get a driver's license. Commissioner Bolos suggested that they help the employees become compliant without it affecting their job. Chris Crockett will call the State to look into this matter.

Adjourn

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