

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

on **Monday, March 25, 2024, 1:00 p.m. to 3:45 p.m.**, at the Commission Conference
Room #365, 2380 Washington Blvd, Ste. #360, Ogden, UT and on Zoom

<https://us06web.zoom.us/j/87347346572?pwd=OLT9nUW9igK1amgnwBFosvgiBVyXay.1>

Meeting ID: 873 4734 6572

Passcode: 226857

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

Discussion and/or action for approval of minutes for the Commission Work Session held on March 18, 2024

Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on March 18, 2024. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

Discussion to Vacate a Section of Nordic Valley Road – Tammy Aydelotte, Charlie Ewert, Bill Cobabe, Stephanie Russell, Rick Grover, Jessika Clark, Chris Crockett, Laurent Jouffray, Nathan Schellenberg, Erick Langvardt, Brook Cole, Ryan Christofferson, Eric Householder, Tyler Ridley, Kristian Mulholland, Jack Hartman, Lonnie Martinez

The development team from Nordic Valley is here to informally submit a proposal to vacate a section of the Nordic Valley road for the Commissioners consideration. The proposed shift of this section of the Nordic Valley Road would allow for more cohesive village development and improved economic opportunities. The team also discussed the benefits of this shift, including better safety, reduced traffic, and enhanced development opportunities. The idea was generally well-received, with some concerns raised about the impact on the existing homes and the need for careful planning and execution. Charlie Ewert explained there will be two applications, one for a new road dedication and the second for the vacating of a portion of the road, which could be an ordinance and will need to be posted as a public hearing for the Commissioners to vote on. The Nordic team will move forward with this proposal.

Discussion regarding development proposals in Western Weber County including form-based zoning – Charlie Ewert, Rick Grover, Sean Wilkinson, Bill Cobabe, Dallin Curriden, Eric Householder, Tyler Ridley, Jack Hartman, Eric Langvardt, Chris Crockett, Stephanie Russell, Jessika Clark, Bren Edwards, Jeff Bech, Daniel Stephens, Genna Blanchard, Jake Earl, Mike Watkins

The Black Pine Group met with the Commissioners regarding the Western Weber County general plan and development proposals. Charlie Ewert discussed the process of creating a general plan for the area, including creating a street regulating plan for a village center and possibly amending the General Plan for other properties currently slated for agricultural uses. He discussed the need for specific plans for each area, which should be chosen based on what fits best. He also discussed the importance of community and affordable housing in this plan. Commissioner Froerer likes these concepts, but is concerned about water and sewer, but is looking forward to seeing what they come up with. Charlie Ewert discussed the potential for

growth in the area, emphasizing the need for careful planning to ensure beneficial growth rather than detrimental growth. Commissioner Bolos also addressed concerns about the impact of changing the general plan, stating that she placed heavyweight on public input and acknowledges that the public is split on the matter. She discussed making sure that educating the public should be a priority regarding the General Plan. Commissioner Harvey would like to see a little more information.

Commissioner Bolos made a motion to saunter for 5 minutes. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

Discussion regarding Navy Meadows Rezone and General Plan Amendment – Felix Lleverino, Rick Grover, Charlie Ewert, Jason Hamblin, Doug Hamblin, Tyler Ridley, Eric Householder, Eric Langvardt, Jack Hartman, Bren Edwards, Chris Crockett, Jessika Clark, Stephanie Russell

Felix Lleverino discussed a proposed residential development in Western Weber at 3300 S and roughly 3500 W. This proposal has a little pocket of R3 zoning and is close to the West Haven Boundary. The proposal was well-received by the Planning Commission, who suggested making a general plan amendment to preserve some park spaces and pathways and keep the R3 zoning to have affordable housing. They have contacted Andi Beadles with Weber Housing Authority to help with the affordable housing and about 8% of the townhomes will be available.

Commissioner Froerer is concerned about the high density that R3 zone brings in, and would like to make sure that the parks and pathways are there. The Park District is happy with the park that the developer has proposed, which is just under 5 acres. Commissioner Harvey would like the developers to consider putting in patio homes for senior living, at least 50% of the multifamily lots. He also discussed that he would like a consensus from the planning commission regarding these proposals. The developers are excited to proceed, despite having many tasks to complete.

Discussion regarding State ARPA funds from DWQ contract – Stephanie Russell, Chris Crockett, Jessika Clark, Jack Hartman, Bren Edwards, Sean Wilkinson

Stephanie Russell discussed the DWQ contract and getting the ARPA funding for the West Weber sewer. She needs a required signature from a Commissioner on a particular the certification for the ARPA funding. Chris Crockett stated this didn't need to go in front of the Commissioners at a Commission meeting, and Commissioner Harvey signed the certification.

Discussion regarding 12th Street Design Change Order and Causey Estates Access – Gary Myers, Tucker Weight, Sean Wilkinson, Jessika Clark, Bren Edwards

Gary Myers discussed the 12th Street design change order. They have wrapped up the design on 12th Street, which is for the next section of the project. There have been a few changes, and the consultant is asking for a change order. The changes are an additional drainage design, including design effort that was not done previously for extending the Warren irrigation canal box culvert, changes to some of the driveway accesses into homes and fields, and lastly there was some additional surveying that needed to be done. Total change order is \$69,298.50. The Commissioners gave their consent.

Gary Myers discussed the Causey Estates bridge access. They are getting ready to do a project that involves replacing the bridge just east of the restaurant on the corner. They are looking to

use a precast structure in different portions as it will be faster and have less impact; however, they still need to build it and open cut the road. They are trying to minimize impact with the people who use that road and live in that area. They are considering doing this project in November of 2026. There are at least two members that are full time residents at Causey Estates. Gary will be going to the HOA meeting to discuss this with the residents. He will be asking the residents to possibly leave a vehicle the other side of the bridge so they could get to work, etc. The project will most likely last for three to four weeks, hoping that the weather does not stall them. They could use Federal money for this project, but there will be more strings attached and may take longer. The HOA has asked if the County would be willing to help with this solution rather than use the Federal money. The Commissioners are concerned about the cost, but will consider it.

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

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