

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

on **Monday, April 22, 2024, 12:45 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/87347346572?pwd=OLT9nUW9igK1amgnwBFosvgiBVyXay.1>

Meeting ID: 873 4734 6572

Passcode: 226857

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

Discussion on 4300 West Pavement Project – Ashley Thoman, Sean Wilkinson, Gary Myers, Joe Hadley, Jason Horne, Courtlan Erickson, Jessika Clark

Ashley Thoman discussed that Morgan Asphalt is paving the road in front of the new high school on 4300. They have found some issues with the old asphalt and grading issues. Ashley would like to contract with Morgan Asphalt to tear out the asphalt on the east side also. The alternative would be letting them finish the left side, and then overlay the east side, but this would cause problems in the future. He would like to do it right the first time rather than keep fixing it over the years. Ashley suggested possibly using Prop One funds as this is a Prop One road and is covered by those funds. The Commissioners gave a consensus for them to move forward with this project.

Discussion regarding Mountain Sewer – Chad Meyerhoffer, Gary Myers, Sean Wilkinson, Brandan Quinney, Mark Babbitt, Tessa Scheuer, Joshua Bryant

This meeting was canceled.

Commissioner Harvey made a motion to saunter until 1:30 p.m. Commissioner Froerer seconded the motion. All say aye. The motion carries.

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

Discussion regarding Upper and Lower Sewer - Chad Meyerhoffer, Gary Myers, Sean Wilkinson, Joshua Bryant, Stephanie Russell, Chris Crockett, Jessika Clark

Chad Meyerhoffer discussed the various sewer systems and districts in the upper and lower valleys that the County oversees. The Upper Valley sewer systems are Emerson Hills, Bailey Acres, Pine View West, Hawkins Creek, Basinview, and Trappers Crossing. The County has agreements with all sewer systems. The total sewer line in the upper valley is about 2.44 miles with 128 total connections, but less than half are connected to the system. The monthly fee is \$40.00, except for Pine View West and Hawkins creek, and Nordic Valley Sewer will soon to be activated. This fee covers maintenance costs. Chad stated they will be reviewing the fees in June or July. Commissioner Froerer clarified that these are systems that were put in by the private developers/subdivisions, and the Commissioners agreed to be the Body of Politic as required under State code. The County did not use tax payer money to pay for these systems.

Chad Meyerhoffer discussed that the Lower Valley sewer system is about 8.14 miles with 467 total connections and 74 connections to Central Weber Sewers' mainline. The monthly fee out west is \$41.35 with \$12.00 going to the County for maintenance. This fee changes every July as Central Weber's fees go up. This fee will go up about \$2.00 this July. Chad and Scott Parke will be reviewing the fees and will present them to the Commissioners in June or July. Chad also discussed a possible lift station in West Weber and repairing or replacing the sewer lines.

Commissioner Froerer made a motion to saunter for 10 minutes. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Pine View West Sewer Improvement District Meeting - Chad Meyerhoffer, Gary Myers, Sean Wilkinson, Craig Brandt

Commissioner Bolos made a motion to leave the work session and go into a Pine View West Sewer Improvement District meeting. Commissioner Froerer seconded the motion. All say aye. The motion carries.

See Craig Brandt, Clerk Auditor's Office, for minutes to this meeting.

Commissioner Bolos made a motion to leave the Pine View West Sewer Improvement District meeting and go back into the Work Session. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Discussion on Rezone Application for Wilder; Braiva Rezone at approximately 600 S 4700 W – Tammy Aydelotte, Charlie Ewert, Rick Grover, Liam Keogh, Trek Loveridge, Stephanie Russell, Chris Crockett, Phil Holland, Jessika Park

Phil Holland discussed the recent acquisition of land at approximately 600 S 4700 W and the proposed plans for its development. The Planning Commission expressed support for a new plan that includes townhomes and varied housing types, but asked them to come talk to the Weber County Commissioners. The benefit of this plan, including its alignment with the General Plan, includes diverse housing options and improved common spaces. The Commissioners raised concerns about the plan's potential impact on infrastructure and the need for owner-occupied and senior housing. The Planning Commission is set to review and provide more feedback on this proposal, and the Commissioners expressed the need for a clearer understanding of the plans before making a final decision.

Discuss additional funding for Metasource OCR Program – Bahy Rahimzadegan, Quinn Fowers, Scott Parke, Jessika Park, Chris Crockett, Stephanie Russell

Bahy Rahimzadegan discussed the program they are using in the Recorder's office needs to be updated. Through the Weber County IT Department, a partnership with Meta Source for document management is being established to enhance efficiency by implementing a modernized data extraction system. Quinn Fowers confirmed that the chosen AI system would optimize existing tools rather than requiring new ones. Scott Parke discussed that the Recorder's office doesn't have it in the budget this year, which means they would need to take the funds out of the Contingency Fund, and that the funding would actually go to IT and not the Recorder's Office for this program. Although additional costs were a concern, the system's benefits, including time savings, etc., were positively received by the Commissioners.

Commissioner Bolos made a motion to saunter until 3:15 p.m. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

Discuss funding and purchase of development rights/conservation easements/open space in the Ogden Valley – Sean Wilkinson, Rick Grover, Charlie Ewert, Bill Cobabe, Gary Myers, Jessika Clark, Courtlan Erickson, Chris Crockett, Scott Murri, Ogden Valley Parks Board Leadership

Charlie Ewert discussed the implementation of a conservation easement program in the Ogden Valley. The proposal included a public survey to gauge support and willingness to contribute funds, i.e. taxes, for the initiative. The survey would be conducted both online and through paper mail to ensure accessibility for all along with being anonymous to avoid any potential for bias. The team considered the logistics of the survey, including the possibility of contracting a third party to create it, the potential workload for planner, and whether or not to mention possibly

applying for a bond. The decision was made to refocus the discussion on conservation easements by reducing the number of TDRs and put the survey together to send out. Charlie will meet with the Commissioners once they have the survey put together and ready to send out.

Discuss developer donations and contributions toward parks, trails, and open spaces for rezones in Western Weber Planning Area – Sean Wilkinson, Rick Grover, Charlie Ewert, Brandan Quinney, Chris Crockett, Joe Giordano, Colleen Ingram, Lance Peterson, Stephanie Russell, Jessika Clark, Tammy Aydelotte, Liam Keogh

Charlie Ewert discussed strategies to protect natural areas and open spaces in the face of development out west. If the land is going to be developed, the people want to see parks and recreation spaces in their open spaces over other types of open spaces. He also discussed the possibility of asking developers to make donations per lots to the local park districts in exchange for rezoning. He calculated the costs of developing parks and recreational areas with the goal of ensuring that these spaces are accessible and affordable for residents. After calculating and comparing with other cities, he came up with \$7,500.00 donation per lot. He also emphasized the need for collaboration with the local park districts and the county to find a balance between developed and undeveloped areas. The Commissioners are in support of the \$7,500 donation per lot from the developers.

Commissioner Bolos made a motion to adjourn. Commissioner Froerer seconded the motion. All say aye. The motion carries.