

**MINUTES OF THE ADMINISTRATIVE MEETING OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
on **Monday, June 10, 2024, 12:45 p.m. to 4:30 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 Harvey, Commissioner Sharon Bolos, Commissioner Gage Froerer

Discussion and/or action for approval of minutes for the Commission Work Sessions held on June 3, 2024

Commissioner Bolos made a motion to approve the minutes from the Commission Work Session held on June 3, 2024. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Discussion regarding budget changes – Steffani Ebert, Scott Parke, Sean Wilkinson, Jessika Clark

Steffani Ebert presented the budget changes for the second quarter. Scott Parke discussed two significant items: adjustments for wayfinding for the impact fees and capital projects worth \$2 million. These budget changes will be presented at a public hearing next week.

Closed Session to Discuss the Purchase or Exchange of Property

Commissioner Froerer made a motion to go into a closed session to discuss the purchase or exchange of property. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Commissioner Bolos made a motion to come out of closed session and into the public work session. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Closed Session to discuss the character or competence of an individual

Commissioner Froerer made a motion to go into a closed session to discuss the character or competence of an individual. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Commissioner Bolos made a motion to come out of closed session and into the public work session. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Closed Session to discuss the character or competence of an individual

This meeting was canceled.

Discussion regarding Promontory Commerce Center PID Boundary Revision – Stephanie Russell, Sean Wilkinson, Chris Crockett, Scott Parke, Steffani Ebert, Daniel Stephens, Dallin Curriden

Dallin Curriden from Black Pine discussed they have acquired 19 additional acres adjacent to the Promontory Commerce Center project on the east side of 5900 road, south of 12th Street. They are seeking to expand the boundaries of their PID annexation area, which will help pay for the infrastructure that is needed. Chris Crockett discussed the necessity of modifying the governing documents to accommodate the expansion, requiring a modification to the PID. He stated there is also a requirement that a petition be signed by the landowners and then approved by the Commission before modifying the resolution. Chris will draft up a new resolution once he receives confirmation that the landowners have signed a petition. Dallin will look for the petition as he thinks this has been signed and give it to Stephanie Russell and Chris Crockett. Stephanie will then work on the updated resolution. The Commissioners are not opposed to the expansion of the boundaries of Black Pine's PID annexation area.

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

Commissioner Froerer made a motion to go into a closed session to discuss the purchase or exchange of property. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Commissioner Bolos made a motion to come out of closed session and into the public work session. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Sheriff's Office updates – Chief Phillip Reese

Chief Reese provided an update on the Sheriff's Office, addressing the ongoing immigration and staffing issues. He shared that the Sheriff's Office is collaborating with the Governor's office, the Utah Sheriff's Association, and legislators to find solutions for the immigration problem. They are also considering a partnership with Lasalle Correctional Solutions. He further reported that the staffing situation is improving, allowing some correctional staff members to transfer to enforcement. Also, as the population in the jail is growing again, they are looking to do a soft bookings. They have done this before when the jail was overpopulated. The Commissioners thanked Chief Reese for filling in for Sheriff Arbon and also thanked him for the updates on the Sheriff's Office.

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

Discussion regarding Proposed Taylor Landing Rezone and Community Investments - Charlie Ewert – Weber County, Rick Grover – Weber County, Sean Wilkinson – Weber County, Aaron Robertson – Heritage Land Development, Lance Peterson – Taylor West Weber Park District, Chris Crockett – Weber County, Jessika Clark – Weber County, Stephanie Russell – Weber County, Western Weber Planning Commission: Jed McCormick, Sarah Wichern, Casey Neville, Andrew Favero, Bren Edwards, John and Sarai Gonzales – Property owner, Chuck Spumer – Property owner, Brad Brown – Property owner

Charlie Ewert discussed a new proposal for the Taylor Landing Rezone. This proposal includes the creation of a community/regional park, approximately 32 acres. There are 2 open space parcels of open space, about 22 acres. These parcels would be donated to the Taylor West Weber Park District, which would create a 32 acre park with three baseball fields, a pavilion, a splash pad, a riding arena, an outdoor amphitheater, and a hill for tubing/sleigh riding. The open space would be swapped for a larger parcel

of land, which would create roughly 70 to 72 lots. However, concerns were raised about the equitable swap of these parcels for the R1-15 zoning of the larger parcel. Lance Peterson from the Park District has agreed to this swap and thinks it would be a great addition to the community as there is not a park like this in Taylor/West Weber. He also agrees with the \$7,500 donation from each lot to the Park District to help pay for this park. Charlie also discussed the possibility of revisiting phases 4 and 5 to improve street connectivity.

West Weber Planning Commission comments: Jed McCormick is concerned about changing the rezone. Bren Edwards is concerned about the financial viability and the wisdom of developing such a large park on such poor soil, which would require significant investment to improve. He is not in favor of the park as presented. Sarah Wichern and Casey Neville are in favor of this plan, but are also concerned about the financial viability. The Planning Commission also discussed that there does need to be something developed on the property as leaving it as just open space is not viable either. To get this open space up to a standard to be able to make a nice park out of it is going to take some substantial investment. They are concerned about even with the \$7,500 donations for each lot, it will still take a substantial amount of money to build it.

Aaron Robertson discussed that he is willing to develop the lots to connect the road to 3900, leave the open space as is, or develop the park. He will leave that up to the discretion of the Commission. The Commissioners agree that it's not an equitable land swap. Commissioner Bolos stated that she would like to see a park there if it was a fair trade, but doesn't feel it is a good trade for the 70 lots. Commissioner Froerer is not opposed to the concept, but it has to be financially feasible for the taxpayers and the people who live in the area. He proposed that the decision should be based on a legitimate evaluation of the potential outcomes, rather than just promises. Commissioner Harvey does like the idea of the park, but is also concerned about the water and the financial feasibility. The Commissioners agree with the Planning Commission, and as of right now, the answer will be a no for the proposed trade between the open space and the larger parcel to add 70 lots.

Adjourn

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