

**MINUTES OF THE ADMINISTRATIVE MEETING OF  
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**  
on **Monday, July 15, 2024, 1:00 p.m. to 2:30 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 Sharon Bolos, Commissioner Gage Froerer, \*Commissioner Jim Harvey

**Discussion and/or action for approval of minutes for the Commission Work Sessions held on July 8, 2024**

*Commissioner Froerer made a motion to approve the minutes from the Commission Work Session held on July 8, 2024. Commissioner Bolos seconded the motion. All say aye. The motion carries.*

**Discussion on rezone proposal for West Creek Subdivision to amend the Zoning Map from Agricultural (A-1) to Residential Estates (R1-15) – Rick Grover, Charlie Ewert, Bill Ross, Felix Lleverino, Pat Burns, Jessika Clark, Stephanie Russell, Ashlyn Tuckett, Randy Giordano**

Felix Lleverino discussed a proposal to rezone the West Creek Subdivision from A-1 to R1-15, which would allow for up to 86 units with two access points onto 900 South. He discussed that with these two access points, the traffic could be handled, but improvements would be needed on the north side of 900 South. Pat Burns also discussed his plans for the sewer. His company will be funding the building of the sewer infrastructure with the assumption that LSMA or Central Weber Sewer will take it over.

Felix Lleverino also discussed the development agreement is nearly complete, with final details being worked out, including fencing and pathways. Commissioner Froerer is concerned about the access on 900 South as the secondary access will not be put in until further into the development process. He also wants to see a will serve letter that the sewer plan will work along with an okay from the Fire District. He would like to see a possible extension of the road to 6150 with a dedicated County road through that area or move the road to 6150. This would at least give the residents of the development three exits as he is concerned about the different types of traffic on 900 South. As this is a rezone, they will move forward, but with the condition that all questions and concerns are addressed before agreeing to the rezone and finalizing the agreement.

\*Commissioner Harvey was unable to attend this first meeting of the work session.

**Discussion regarding Notice of Claims – Chris Crockett**

Chris Crockett requested that the Commissioners go into a closed session to talk about pending or reasonably imminent litigation. He will be talking about different cases and showing them the claims report.

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

*Commissioner Bolos made a motion to saunter until 2:00 p.m. Commissioner Froerer seconded the motion. All say aye. The motion carries.*

**Discussion regarding Cowboy Partners Form-Based Rezone in Eden** – Charlie Ewert, Rick Grover, Bill Ross, Courtlan Erickson, Chris Crockett, Gary Myers, Chris Zereck, Stephanie Russell, Jessika Clark, Ashlyn Tuckett

Charlie Ewert discussed a request from Chris Zereck from Cowboy Partners to change their property in the Ogden Valley to a form-based zone. If approved, this would tie two zones together, and there are also other property owners that would like to rezone their property to form-based. The Planning Commission has recommended denial of the rezone, citing concerns about the newness of form-based zoning and the potential for development spanning the highway, among other issues. Charlie's opinion is that the Planning Commission and the public do not understand how the form-based zone works as the form-based zoning was created to simplify development regulations and consolidate requirements. The staff recommends approval, citing the potential for building an economy of scale and providing infrastructure. Chris Zereck discussed that they have adhered to the General Plan for the Ogden Valley, and they do think their development would be a positive addition to the area. He emphasized the importance of creating a public fabric and village network that ties into the surrounding areas, including Eden Crossing.

The Commissioners raised issues with the proposed development, including concerns about the complexity of the plans, the potential impact on rental units versus owner occupied, and the need for transfer of development rights (TDRs). Commissioner Froerer also suggested focusing on development on the east side of Highway 158 rather than splitting the west side, and emphasized the need for more workforce housing. Commissioner Harvey would like to see more home ownership versus investment properties. Right now, he supports the denial from the Planning Commission due to concerns about the impact on safety and accessibility, especially regarding Highway 158. Stephanie Russell suggested Cowboy Partners do an economic impact study for those parcels they are developing. She would like to see what the impact would be regarding rentals versus home ownership. Chris emphasized they understand the importance of long-term affordability and the role of for-rent affordable housing versus home ownership in the overall housing model. He and Charlie Ewert will work on the development agreement some more and meet with the Commissioners again in a month or two.

### **Adjourn**

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