

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

on **Monday, August 26, 2024, 1:00 p.m. to 3:15 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 Sessions held on August 19, 2024

Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on August 19, 2024. Commissioner Froerer seconded the motion. All say aye. The motion carries.

Discussion regarding a rezone proposal for West Creek Subdivision to amend the zoning map from Agricultural (A-1) to Residential (R1-15) – Felix Lleverino, Rick Grover, Sean Wilkinson, Stephanie Russell, Ashlyn Tuckett, Chris Crockett, Pat Burns

Felix Lleverino discussed the updated proposed rezoning, from agricultural (A-1) to residential (R1-15), including addressing the concerns that were brought up from a previous work session on July 15, 2024, including access to 900 South, a sewer plan, and Fire District approval. Regarding the sewer plan, Pat Burns discussed a draft letter outlining a new plan for sewer services with Central Weber Sewer District and LMSA that involves Central Weber Sewer acting as the servicer, with LMSA handling the collection once integral parts are finalized. Stephanie Russell explained how this solution is viable and could work to the Commission; however, Commissioner Froerer is concerned that this sewer proposal does not have infrastructure in place, and would like the infrastructure to be in place before rezoning the area to the R1-15 zone. He is concerned that this will put the County at risk. He would like to see a will serve letter from Central Weber Sewer, Warrant West Warrant Water and Sewer, and a will serve letter from LMSA with an agreement they have the capability to handle the line.

The discussion also included the impact of the West Weber Corridor highway when it is built. Commissioner Harvey is concerned about where the new highway will be and the impact on future planning decisions. Stephanie Russell stated she is part of a committee regarding the West Weber Corridor highway route. They need to do a study, but are lacking the funding right now. Once the study is funded, they will be able to narrow down where the highway will go and begin environmental studies. Commissioner Bolos is okay with this sewer plan as long as there is an agreement the rezone is contingent on certain things, i.e. if the developer doesn't go through with the requirements, then the zone will revert back to an A-1 zone. She also discussed the importance of directing the corridor to maximize future value. Commissioner Harvey would like the decision to be unanimous regarding this rezone, and would like to approach this subject again when there is more infrastructure built. Pat Burns did state that his plan was to eventually apply for to an R3 zone, which will allow for multifamily and mixed commercial. Commissioner Harvey would like to see his plan for the R3 zone once he has completed it.

Closed session to discuss pending or imminent litigation

Commissioner Froerer made a motion to go into a closed session to discuss pending or imminent litigation. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Discussion regarding Affordable Housing Tools and Legislative Infrastructure Tour – Stephanie Russell, Ashlyn Tuckett, Scott Parke

Ashlyn Tuckett presented various state incentives for affordable housing development, including the State Treasurer Investment Amendment, Housing and Transit Reinvestment Zone, First Home Investment Zone, Home Ownership Promotion Zone, and Infrastructure Financing District. The State Treasurer Investment Amendment is a loan to the builder for attainable housing, which means new homes not exceeding \$450,000. The Housing and Transit Reinvestment Zone (HTRZ) is a tax increment financing tool where 12% of the units must be affordable housing and 51% of the developable area must be residential. The First Home Investment Zone (FHIZ) is also a tax increment financing tool with 25% affordable housing, 12% owner occupied, and 12% rental. The Home Ownership Promotion Zone (HOPZ) is a tax increment with affordable housing sales price being 80% or less of the median county home price for that housing type and 60% of homes must be affordable housing. The last one is Infrastructure Financing District (IFD), which is assessment bonds, no affordability requirement, no owner occupied requirement, and no density requirement.

Stephanie Russell will have an open forum in November to talk about these incentives with the representatives of the cities and county.

Recessed for 30 minutes

Commissioner Froerer made a motion to leave the public work session and go into an administrative meeting. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Discussion regarding Resolution for IFD's and NUEA contract – Stephanie Russell, Ashlyn Tuckett, Lauren Thomas

Stephanie Russell discussed the concept of Infrastructure Financing Districts (IFDs), explaining that they are independent of the governing body and require a petition process through the county. She emphasized that while IFDs can bypass the Commission, the County is not obligated to accept or fund the developers' infrastructure. She also mentioned that the County is working on a resolution to ensure clarity and transparency regarding the IFD process. The Commissioners agree with the idea of doing the resolution for the IFD process.

The NUEA contract will be discussed at the next work session on September 9, 2024.

Adjourn

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