

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
on **Monday, October 14, 2024, 1:00 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 and/or action for approval of minutes for the Commission Work Sessions held on October 1, 2024 and October 7, 2024

Commissioner Bolos made a motion to approve the minutes for the Commission Work Sessions held on October 1, 2024 and October 7, 2024. Commissioner Harvey seconded the motion. All say aye. The motion carries.

Sheriff Office Updates – Sheriff Ryan Arbon

Sheriff Arbon discussed their third annual Trunk or Treat on October 22, 2024. They are anticipating around 1,500 people.

He invited the Commissioners to attend a briefing to hear about the challenges and successes they have had at the Sheriff's Department. The Commissioners committed to attending this briefing.

He also discussed the challenges of managing the medical and mental health services. The conversation ended with a discussion on the importance of proper care and the benefits of outsourcing medical services, as well as the challenges of managing these services in a jail setting along with the launch of a therapeutic community program aimed at assisting inmates with substance abuse and mental health challenges. The Sheriff then asked if they could go into a closed session.

Commissioner Bolos made a motion to discuss the character, competence, and conduct of an individual. Commissioner Froerer seconded the motion. All say aye. The motion carries.

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

Discussion regarding a proposal to amend the residential zones to add an R1-5 single family zone and to amend the R3 zone to create R3-A and R3-S zones to provide for a multifamily attached zone and a multifamily stacked zone, and to amend the site development standards for all R1, R2, and R3 zones, and related clerical and administrative amendments – Charlie Ewert, Rick Grover, Sean Wilkinson Gary Myers, Jeff Meads, Kameron Spencer

Charlie Ewert discussed a proposal to amend residential zones, including the creation of new zones for single-family and multifamily dwellings. He also discussed the need to update their residential ordinances to better align with the general plan. He discussed adopting alternative site development standards with code changes, allowing for smaller lot sizes and more frequent street and pathway connections. The changes were presented as a template for future residential developments, with the aim of improving connectivity and accessibility within the community. The discussion also revolved around the inefficiencies of the current system, and the proposal to standardize certain aspects. Charlie emphasized the importance of encouraging developers to adhere to these standards, particularly in terms of street connectivity and housing types. He also highlighted the benefits of having a diverse community with a wide variety of housing types, including attainable and affordable housing. The Planning Commission has unanimously approved of these proposed changes, which included the idea of product diversity. Charlie also discussed the addition of a new zone type and updates on the definitions, creating clear guidelines for developers to understand the maximum number of units they can

build on a given property. The Commissioners were concerned about lot sizes, but liked the idea of building a variety of housing products in one area, rather than separate properties for different types of housing.

Discussion regarding the Taylor Landing general plan amendment and rezone applications, an application to amend the general plan to re-designate parks and recreation area to medium-large lot residential, and an application to rezone approximately 78 acres of land from the A-1 (agricultural) zone to the R1-15 (single-family residential) zone, and approximately 32 acres of land from the A-1 (agricultural) zone to the O-1 (open space) zone – Charlie Ewert, Rick Grover, Sean Wilkinson, Gary Myers, Aaron Robertson, Selvoy Fillerup, Chad Meyerhoffer

Charlie Ewert discussed the Taylor Landing development and rezone, which would change the rezone classification from a cluster subdivision to a residential zone. The rezone would affect phases 4 and 5 of the Taylor Landing subdivision, with the developer offering better street and pathway connections, as well as water rights of two wells to the Park District. With this rezone, the Park District would have 32 acres for a larger park with facilities. The Commissioners discussed the challenges of changing the general plan to accommodate larger parks and ensuring there was enough water for the park and not just irrigation. This rezone has been discussed with the Planning Commission, and they are in favor of this rezone. This meeting also involved discussion about land planning and development, and revisiting the general plan regarding the West Weber Corridor and creating a preservation alley.

Discussion regarding Speed Reductions on 5100 W and Maintenance Agreement with the Forrest Service near Causey Road – Gary Myers, Sean Wilkinson, Bill Ross, Joe Hadley, Chris Crockett

Gary Myers discussed that Hooper City and West Haven met with Sergeant Kyley Slater regarding lowering the speed limit on 5100 West to 30 miles per hour to improve safety for the children walking to the new elementary school. He also discussed reducing the speed limit on 8600 E in the upper valley to 25 miles per hour due to its sharp bends and turns. The Commissioners agreed to lower the speed limit on 5100 W to 30 miles per hour to accommodate future development and to improve safety of the residents, and also on 8600 E in the upper valley to 25 miles per hour with the possibility of asking a property owner if the County could use 15 to 25 feet of their property to make one of the 90 degree bends safer for vehicles to make that turn. Garry also discussed the speed limit of a road in Old Town Eden just east of the elementary school and all the way up to the LDS Church, north of the junior high. He would like to change that speed limit to 30 miles per hour instead of 40 as there have been complaints about speeding and people not driving very safely. They would start with reducing the speed limit closer to the church to allow for a more gradual deceleration. The Commissioners agreed with this plan.

Gary also provided an agreement that was drafted between the Forrest Service, Weber County, and the Bureau of Reclamation for the operation and maintenance of the road to Causey Reservoir. He recommends that the Commissioners sign this agreement as this will help with maintaining this road. This contract will be presented at a Commission meeting.

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

Closed Session to discuss the character and competence of an individual

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

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

Discussion regarding Change Order for 12th Street, Phase 4 – Tucker Weight, Gary Myers, Courtlan Erickson, Ashley Thoman

Gary Myers discussed a change order for phase 4 of the 12th Street project. This is for a water line project with Weber Basin. The change order is related to bedding material for the pipe, which cost more than initially anticipated. The County is not directly responsible for this cost, but it is part of their agreement with Weber Basin.

Gary also discussed a project by Wolf Creek Water and Sewer. They are installing a supply line that will be for the sewage effluent. As they were trenching through the very north end of Patio Springs Drive, the surface of the road was ruined. They have gotten bids to redo the road with the lowest bid being \$82,000. He discussed splitting the cost with Wolf Creek at 50/50. Commissioners would like to split the cost of repair the road with Wolf Creek Water and Sewer at 50/50.

Discussion regarding Flood Control Money Policy – Gary Myers, Sean Wilkinson, Bill Ross, Courtlan Erickson, Scott Parke, Brooke Stewart, Ashley Thoman, Tucker Weight

Gary Myers discussed the need to create a flood control money policy. Courtlan Erickson explained that this policy would involve a WACOG subcommittee reviewing and recommending funding for various projects, with the County Commission retaining sole discretion to accept or reject these proposals. The policy would be implemented annually during the budget process, with the flexibility to authorize urgent needs outside the of the budget cycle. The policy would also allow for the use of the funds for contracts with other government entities or private contractors, as long as they comply with applicable laws and policies. The policy was well received by the Commissioners, with suggestions to present to WACOG before finalizing it. The next step will be to present the policy to WACOG in November.

Adjourn

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