

**MINUTES OF THE WORK SESSION OF  
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**  
on **Monday, November 18, 2024, 1:00 p.m. to 4:15 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 Session held on November 4, 2024**

*Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on November 4, 2024. Commissioner Froerer seconded the motion. All say aye. The motion carries.*

**Closed Session to discuss character or competence of an individual**

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

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

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

**Discussion regarding Truck Restrictions use in Ogden Canyon and North Ogden Divide** – Gary Myers, Sean Wilkinson, Bill Ross, Courtlan Erickson, Mark Horton, Kiley Slater, Rob Wight, Joe Hadley, Chris Crockett, Jessika Clark, Ashlyn Tuckett

Gary Myers discussed the challenges of truck traffic in Ogden Canyon and the North Ogden Divide. Rob Wight with UDOT explained that decisions are still being talked about how to proceed with this issue. UDOT has received feedback from residents in the canyon and in the Ogden Valley. They discussed consideration of restricting truck and trailer sizes to 52 feet and the potential impacts on the county road. Rob Wight mentioned they have discussed the possibility of flattening out some of the curves, but the cost may be too high. He also discussed the idea of rerouting the trucks around the canyon to Trappers Loop, but acknowledged this would be a challenge trying to enforce it. Commissioner Froerer suggested either routing the traffic to Trappers Loop or putting a stoplight before the Narrows. Rob Wight would like to meet with the Sheriff's office regarding enforcement and would like any comments to UDOT officially on paper. Commissioner Harvey asked Bill Ross and Gary Myers to get back with Rob with any suggestions or comments.

**Discussion on an ordinance and development agreement to rezone 0.92 acres from A-1 to C-2 located at approximately 2139 S. 4300 W.** – Felix Lleverino, Rick Grover, Jessika Clark, Chris Crockett

Rick Grover discussed a rezone request to rezone a 0.92 acre property next to the new high school for commercial use, specifically pickle ball courts. This rezone would go from A1 to C2. Felix Lleverino discussed doing a development agreement, and within this agreement it would include road improvements, accesses to the road, etc. The Planning Commission is in favor of this rezoning and development agreement. The Commissioners like the idea of the development agreement, but are concerned about the types of businesses that could be established on the site. They also discussed the need for improved road access and parking requirements. The Commissioners would like to see what could be included into a C2 zone. Both Rick and Felix will research this area more and find out what types of businesses will be in this area, and then present this information at another work session.

*Commissioner Froerer made a motion to saunter until 2:30 p.m. Commissioner Bolos seconded the motion. All say aye. The motion carries.*

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

**Discussion regarding Nordic Village CRA Interlocal Agreement and PID Transfer Agreement** – Stephanie Russell, Lauren Thomas, Ashlyn Tuckett, Brennen Brown, Brooke Cole, Craig Brandt, Chris Crockett, Jessika Clark

Stephanie Russell discussed the Interlocal agreement and PID transfer agreement for Nordic Valley. She provided an update on the community reinvestment area (CRA), explaining that they are currently in the phase of getting Interlocal agreements from participating districts, including Weber County. She mentioned that they have meetings scheduled with Weber Basin, the Fire District, and the School District in the coming weeks to finalize the agreements. The participation rate for all the districts is 50% at 15 years with the exception of Weber County's participation rate at 75% for 15 years due to the new infrastructure policy. She also explained that Weber County will be paying for this project and not the new city. It will not affect the new city tax base at all, but they will benefit from the tax increments, including the sales tax, and the new infrastructure.

Stephanie Russell discussed the creation of a Public Improvement District (PID), and the need for an Interlocal agreement between the County and the PID. Lauren Thomas mentioned there are three different documents that need to be reviewed before they are signed, including the petition, the governing document, and the infrastructure transfer agreement. Brooke Cole stated he has sent a resolution to Lauren from Nordic Valley Sewer District accepting taking over the water infrastructure. There will be a public hearing on Wednesday. Stephanie asked the Commissioners if they are in a position to vote for the CRA and PID. The Commissioners agreed that they will voice their questions at the public hearing on Wednesday, and that they will either vote then or at a Commission meeting the following week.

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

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

**Discussion regarding 3500 W and 12<sup>th</sup> Street** – Gary Myers, Bill Ross, Ashley Thoman, Courtlan Erickson, Scott Parke, Joe Hadley, Ashlyn Tuckett, Chris Crockett, Stephanie Russell

Gary Myers discussed a conceptual design for the intersection at 3500 West and 12<sup>th</sup> Street, which includes dedicated left through and right turn lanes. The estimated cost for this project is 1.2 million dollars, with a significant portion of this cost being attributed to the signal reconstruction. There is an additional \$800,000 for equipment for Union Pacific's signal, but UDOT will be covering that cost. He also discussed the possibility of combining some lanes in the future, but warned that costs would increase if they had to widen the lanes later. The project is expected to start in 2026, with the design phase beginning in 2025. Commissioner Froerer raised concerns about the coordination between this project and the 12<sup>th</sup> Street widening project, with a suggestion to revisit the issue with Rob Wight from UDOT. After discussing the budget for this project, Scott Parke agreed to include the design and construction costs in the 2025 and 2026 budgets. Commissioner Harvey would like to see if WFRC would be willing to add \$500,000.00 to this project. Gary will reach out to them and see if they would be willing to participate in this project.

**Closed Session regarding the purchase, exchange, or lease of real property**

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

## **Adjourn**

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