

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

on **Monday, November 28, 2022, 12:00 p.m. to 3:30 p.m.**, at the Commission Conference Room #365, 2380
Washington Blvd, Ste. #360, Ogden, UT

Discussion and/or action for approval of minutes for the Commission Work Sessions held on November 14, 2022 and November 21, 2022

Commissioner Jenkins made a motion to approve the minutes for the meetings held on November 14, 2022 and November 21, 2022. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

Discussion regarding JDC Ranch subdivision development agreement – Steve Burton, Rick Grover, Gary Myers, Sean Wilkinson, Liam Keogh, Bryan Bayles

Steve Burton discussed that Bryan Bayles from Nilson Homes would like to be able to pull building permits before all the infrastructure is built. Weber County requires a minimum amount of infrastructure that has to be installed before any building permit is applied for, including water, sewer, road base, and secondary water lines. Bryan Bayles stated that they have all the infrastructure built, including road base, but they are unable to get the asphalt right now due to the winter conditions. He wants to move forward with their development, and when the asphalt plants open again, they will finish the roads prior to occupancy. The Commissioners agreed to allow the JDC Ranch Subdivision development/Nilson Homes to pull their building permits before the asphalt is available, but to have the asphalt done before occupancy.

Commissioner Jenkins would like a park added instead of a rough park to this development. Roger Hislop with the Park District discussed his concerns regarding this. It has left a deficit between what has been proposed for the cost of the park versus the amount of money that the homeowners will bring in. This means that the Park District will have to come up with the difference. The other concern is the building materials and types of facilities that can be put into a park. As a Park Board, they are not opposed to taking over the park maintenance, but are concerned about the cost and quality of the material. Bryan Bayles stated that their proposal is they will install all of the infrastructure and open space, as they feel this is an important component to the JDC Ranch Subdivision. It will cost the residents \$500.00 a year to help maintain the parks. Commissioner Froerer would like to discuss this further at another work session with the true financial costs being presented. Commissioner Jenkins and Commissioner Harvey agreed.

Bryan Bayles would like to have trees planted in the right away of the road, Gary Myers with Weber County Engineering Department is concerned about safety issues, the trees roots destroying the sidewalk over time, etc. He suggested to plant the trees at the back of sidewalk and to plant deep rooted trees. The Commissioners agree and would like to see the trees planted in the park strip.

Discussion regarding Nordic Valley Development Agreement and Rezone – Charlie Ewert, Rick Grover, Sean Wilkinson, Laurent Jouffray, Ronda Kippen

Charlie Ewert discussed the development agreement regarding the Nordic Valley Development. They want to transfer development rights from the ski slopes down to the base as well as use development rights that they already have at the base. There are some improvements to infrastructure that need to happen with water, sewer, secondary water, and other kinds of improvements, specifically traffic improvements. A traffic analysis was done and stated that the roads are capable of handling the current traffic. There is also a question as to how many units there will be. The Commissioners would like Charlie to speak with the Ogden Valley Planning Commission regarding changes to the development agreement and the new developments. He will take this new information to the Planning Commission and get their opinion. Sewer and water were also discussed regarding the ability for Nordic Valley to create their own water and sewer district or work with Wolf Creek Water and Sewer District. Access to trails were also a concern and there will be parking signs and trail signs installed.

Discussion regarding Wolf Creek ARPA Grant – Sean Wilkinson, Chris Crockett

Chris Crockett discussed that language of the ARPA funds has changed. Due to Attorney/Client privileges, he would like to talk to the Commissioners separately regarding this language. The Commissioners agreed.

Commissioner Harvey made a motion to recess until 1:45 p.m. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

After returning from a recess, the Commissioners have agreed that some of the ARPA funds will go to Wolf Creek Sewer and Water District.

Discussion regarding 2023 Budget Hearing – Scott Parke, Steffani Ebert, Ricky Hatch, Sean Wilkinson

Scott Parke discussed the 2023 Budget. There were some changes made since the tentative budget was proposed. They discussed the changes and the Commissioners agreed to the changes.

Discussion regarding Short Term Rental Third Party Enforcement Agency – Charlie Ewert, Bill Cobabe, Rick Grover, Sean Wilkinson, Jason Horne, Courtlan Erickson

Bill Cobabe discussed that there were five Short Term Rental Enforcement Agencies that applied. The Commissioners discussed the pros and cons of each agency. After deliberation, the Commissioners agreed to choose Granicus as the enforcement agency for STRs with a one year contract.

Sheriff's Office Update – Sheriff Ryan Arbon

Sheriff Arbon discussed a conceptual concept of redoing the Keisel jail by using the six or so acres on the East Side of the main building. This could be a new jail and offices. Right now, this is all preliminary and conceptual as he is looking at costs, feasibility study, someone to do a cost analysis, bond, etc., and he wanted the Commissioners input. The Commissioners liked the idea.

Sheriff Arbon discussed the gun range and the cost of using the facility. The Sheriff's Department does not charge for Security at the Fair and so has talked to Marty Smith about a trade. Right now, the Deputies are going to the Box Elder Gun Range as they do not charge them. If they charge for security at the Fair it will be around \$40,000.00. The Commissioners agree that a trade for services is a good idea. He will keep working with Marty.

They are doing an activity at the Fairgrounds on December 7, 2022 for the public with Santa Claus and the Grinch. There is also a holiday luncheon for those that support the Sheriff's office.

Adjourn: Commissioner Harvey made a motion to adjourn. Commissioner Froerer seconded the motion. All say Aye. The motion carries.