

**MINUTES OF THE WORK SESSION OF
THE BOARD OF COMMISSIONERS OF WEBER COUNTY**
for **Monday, July 21, 2025, 1:00 p.m. to 3:15 p.m.**, at the Commission Conference
Room #365, 2380 Washington Blvd, Ste. 360, Ogden, UT

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 June 30, 2025, and July 7, 2025

Commissioner Froerer made a motion to approve the minutes for the Commission Work Sessions held on June 30, 2025, and July 7, 2025. Commissioner Bolos seconded the motion. All voted aye. The motion carries.

Discussion regarding the Farr West Landing CRA Proposal - Stephanie Russell, Steffani Ebert, Lauren Thomas, Sean Wilkinson, Doug Larsen, Chris Crockett, Ricky Hatch, Jessika Clark (Zoom)

Doug Larsen presented the Farr West Landing CRA proposal. This project is located east of I-15/I-84 and north of 2700 North. It involves a 50-acre development with a proposed 15-year term and 75% participation proposed property tax TIF with an estimated property tax increment at \$10.3 million. Farr West City will also add an estimated sales tax TIF of \$7 million in sales tax revenue and \$877,000 in fee waivers. The developer plans to build a 260-unit multifamily asset and has already secured \$5.4 million in transportation funding from WACOG. The project is expected to trigger TIF in 2028, with all tax increment to be capped and used solely for public infrastructure. Stephanie Russell emphasized that the county will not be participating in the sales tax, only the property tax. She also explained that this a good structure moving forward to set a precedence on the types of projects, rates, and percentages that the county would like to participate in along with the return on investment. Doug also addressed the developer's financial capabilities, soil requirements, and the structure of tax increment over the 15-year period. He concluded by analyzing the return on investment for Weber County, noting that the county's contribution would be recaptured in 6.5 years while generating new revenue.

The Commissioners expressed concerns about the residential component along the freeway and the use of tax increment funding for affordable housing. They also addressed road connectivity issues and the importance of meeting state mandates for affordable housing. This presentation was seen as a first step, with further discussion and input planned.

Discussion regarding Irrigation Easement on County Owned Rail Trail Parcel – Scott Mendoza, Sean Wilkinson, Bill Ross, Gary Myers, Chris Crockett, Jessika Clark (Zoom)

Scott Mendoza discussed Ryker Wells' request for an irrigation easement on county-owned rail trail land. He is asking for approximately a 10-foot easement. Gary Myers went out to the site and determined that while Ryker's intentions were good, allowing an open channel irrigation system would likely lead to maintenance issues and potential damage to the rail trail. His recommendation would be that it should be either a plastic or concrete pipe system rather than the open channel. The Commissioners agree with Gary that if they were to approve the

easement, it should be either the plastic or concrete pipe system rather than an open channel due to soil conditions and maintenance concerns, and if Ryker is willing to do that, then they would be open to discussing it further. Gary also discussed the potential cost of the easement, which would be approximately 50% of the property's value.

Discussion regarding Paramedics – Britt Clark, Lisa Gosling, Jason Horne, Bryan Baron, Chris Crockett, Jessika Clark (Zoom)

Chief Clark discussed the transition of paramedic and emergency services coordination following Eli Johnson's departure to the Sheriff's Office. He proposed creating a county-wide committee of chiefs with subcommittees for paramedics, heavy rescue, and hazmat operations, with Lisa and Jason Horne handling the financial oversight. After discussing how to create this committee, it was agreed to schedule a work session with all the chiefs to discuss the committee structure, with Weber Fire District proposed as the permanent chair to maintain clear communication with Jason Horne. Concerns were also addressed about equipment requests and budget timing, noting that September 1st is the deadline for equipment purchases to be submitted for approval.

Discussion regarding Law Enforcement Fund – Presentation to Cities – Sheriff Ryan Arbon, Chief Josh Gard, Scott Parke, Julie Stoddard, Chris Crockett, Jessika Clark (Zoom)

Sheriff Arbon discussed law enforcement funding and the allocation of positions between the general fund and contract city services. Commissioner Bolos discussed the need to meet with city officials to establish clear numbers for each category and determine how to track and bill for services. Sheriff Arbon also explained the need to separate general fund and contract city resources more clearly. Chief Gard explained how having clear, concise numbers of what it costs to account for the deputies' positions to help the cities would create a more cohesive understanding for both the contracted cities and the cities with their own police departments. Sheriff Arbon emphasized that the current system of cross-subsidization needs to end, but the cities keep wanting more, which he is willing to give, but they will have to pay for it. The Commissioners agree that the cities do need to pay more for the Sheriff's services. Julie Stoddard will establish the number of positions and determine the difference between the number of positions and services paid by the General Fund and by the contract cities before the city meeting, which will possibly be in mid-August.

Closed session to discuss the purchase lease, or exchange of real property

Commissioner Harvey made a motion to go into a closed session to discuss the purchase, lease, or exchange of real property. Commissioner Froerer seconded the motion. All voted aye. The motion carries.

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

Adjourn

Commissioner Harvey made a motion to adjourn. Commissioner Froerer seconded the motion. All voted aye. The motion carries.