

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

on **Monday, December 5, 2022, 12:30 a.m. to 3:30 p.m.**, at the Commission Conference Room #365,  
2380 Washington Blvd, Ste. #360, Ogden, UT or for this meeting on Zoom

<https://us06web.zoom.us/j/81405305877?pwd=ZjNrY25hQzZaM0RYNEZFW05VjVIUT09>

Meeting ID: 814 0530 5877

Passcode: 427121

**Discussion and/or action for approval of minutes for the Commission Work Session held on  
November 28, 2022**

Commissioner Harvey made a motion to approve the minutes for the meetings held on November 28, 2022. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

**Discussion regarding Transferable Development Rights** – Charlie Ewert, Rick Grover, Bill Cobabe, Steve Burton, Sean Wilkinson, Trevor Shuman (Ogden Valley Planning Commission), Jeff Burton (Ogden Valley Planning Commission)

Charlie Ewert discussed the TDRs pertaining to the density of the Ogden Valley and the village and open areas. Commissioner Jenkins stated they made a recent decision. The decision isn't in statue yet, but they agree that if a person has, for example, 100 rights to their property and wants develop it, they need to make a decision beforehand how many they want to develop. For example, if they want to develop 60 out of those 100, they don't automatically have 40 other building rights. They need to state everything upfront what they want to do with their property so when the development is filed it is locked. What this will create is a deed restriction on the property.

Charlie Ewert discussed whether or not the Commissioners should be the bank when a TDR is filed. Commissioner Froerer stated that first they should do a deed restriction, which will be reported on the title report. When somebody buys property, they look at the title report, and it will show how many TDRs as they will be on the deed. The next step will be tracking the TDRs. They discussed making the Weber County Planning Department act like a bank for the TDRs. They also discussed about waiting and letting the market decide about the receivers and senders of the TDRs.

**Discussion regarding JDC Ranch Rezone Open Space** – Steve Burton, Sean Wilkinson, Rick Grover, Charlie Ewert, Gary Myers, Liam Keogh, Lacy Richards

Steve Burton discussed the plan for the open space at the JDC Ranch development is now to get rid of the bike track and put in a turf field with grass and sprinklers. Lacy Richards discussed that the Park District will get about \$35,000.00 in tax revenue a year if they were to annex into the Park District. Lacy is requesting that they be able to move forward without the Park District's final say as that will take at least six months. The Commissioners all agree to let them proceed while the Park District is working on adding this park to their District.

**Discussion regarding William Fox Properties Bureau Agreement** – Gary Myers, Courtlan Erickson, Tucker Weight, Steve Burton, Sean Wilkinson, Bill Ross, Chad Meyerhoffer, Brad Brown, Nate Reeve  
Gary Myers discussed the developer will be building some improvements across a Bureau of Reclamation land drain. The Bureau of Reclamation requires a signature from the jurisdiction stating that the land drain will become public infrastructure, specifically that Weber County Corporation will be

responsible indefinitely for this land drain. Commissioner Froerer is opposed to the County taking on complete liability of this. There is concern about the age of the drain, material the drain is made out of, and how long it will last. They discussed many different options, but decided on getting an engineer's estimate and an escrow amount from Brad Brown, the developer, to cover any damage for 10 years.

**Discussion regarding Republic Services 2023 Increase for Western Weber County – Sean Wilkinson, Scott Parke, Bill Ross**

Sean Wilkinson discussed the 2023 increase from Republic Services for the Western Weber County. There will be an additional \$0.57 increase plus the 3% CBI increase. Scott Parke would like to take the \$0.57 fee out of the Admin fees to help with the cost and not pass that cost onto the citizens. The Commissioners agreed.

Commissioner Jenkins asked for a motion to go into a closed session. Commissioner Harvey made a motion to go into a closed session. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

**Discussion regarding final budget changes for 2022 – Scott Parke, Sean Wilkinson Steffani Ebert**  
Scott Parke discussed the final budget changes for 2022.

- He discussed the revenues from the Golden Spike Event Center. Jennifer Graham is asking to increase revenues and expenses by \$15,000.00.
- Central Weber Sewer had more connections than anticipated and revenues and expenses are up.
- The Roads Department is over on their charges for services and also need around \$100,000.00 for equipment and maintenance. Joe Hadley, Director of Roads, also requests an additional \$100,000.00 for 2023 for equipment and maintenance.
- Animal Control needs an additional \$15,000.00 for fuel and maintenance.
- CSI and the Transfer Station are over budget with their overtime and HR requested money for the 2023 budget, but are now out of money for the rest of the 2022 year.
- Clerk Auditor Office had two employees switch to Weber County insurance and needs funds.
- COE needs a county funded position, which is another \$54,000.00 out of the General Fund.
- The Trails Foundation needs more money, but they have not made a request. The Commissioners would like to put that in the budget. Scott Parke will add \$250,000 through Prop One for the maintenance projects for The Trails Foundation.

The Commissioners agree with these changes. Scott Parke will present them at the Commission meeting.