

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

on **Monday, August 21, 2023, 12:00 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/89898574373?pwd=Wi9MTU0rcVNqUUVVMVINZkc5TTA0Zz09>

Meeting ID: 898 9857 4373, Passcode: 890615

**Discussion and/or action for approval of minutes for the Commission Work Sessions held on August 7, 2023.**

Commissioner Bolos made a motion to approve the minutes from the Commission Work Session held on August 7, 2023. Commissioner Harvey seconded the motion. All say Aye. The motion carries.

**Discussion regarding Cody Wilder Rezone (4700 W 600 S) – Steve Burton, Rick Grover, Charlie Ewert, Gary Myers, Liam Keogh, Jim Flint, Cody Wilder, Chris Crockett**

Steve Burton discussed the rezone request at 4700 W 600 S from A1 to R115. The Planning Commission has positively recommended this request. The developer made a significant contribution to open space and aligned street layouts with the general plan. Gary Myers discussed the 4700 West connection and raised safety concerns due to the increased speed on 4700 West. He discussed the potential of dedicating the future right away to avoid possible traffic issues and a deceleration lane to address the safety concerns. The possibility of a cul-de-sac was considered, but reservations were expressed about the West Weber general plan and the need for emergency exits or a second access. Steve Burton discussed that a cul-de-sac can be written into the development agreement, but there is still a need for another access out of the development. Gary Myers also discussed that a median or island might cause issues with snow removal and that UDOT might not approve having a median or the right in, right out concept. The Commissioners would like to get Joe Hadley's input from the Roads Department. The Commissioners are okay with the 30 lots, but if they build more lots they will need to create another access. Steve Burton discussed trail access points, easements, and a possible trail along the canal.

**Discussion regarding Public Defender Budget/retention bonuses – James Retallick, Maryann Ellis, Daniel Lancaster, Scott Parke**

Jim Retallick discussed the current pay disparity between the public defenders versus other attorneys in the state, highlighting the need for a wage increase to bring them in line with other county attorneys. He also mentioned the possibility of a retention bonus as an alternative to the current proposed wage increase. Scott Parke discussed the ongoing proposal for the wage increase would be \$432,000.00 of ongoing funding for 12 months. The onetime bonus would be around \$150,000 until the end of the year. The total budget for the public defenders is about 2.7 million net with expenses at 3.9 million minus 1.2 million in revenue they were getting from grants. The Commissioners agree to the onetime retention bonus and then talking to the State regarding more financial support.

**Discussion regarding Jail Bond – John Bond, Scott Parke, Sheriff Arbon, Stephanie Russell, Ricky Hatch, Chris Crockett, Chief Perry, Phillip Reese, Josh Gard, Randy Larsen, Jonathan Ward**

Sheriff Arbon will be making a presentation regarding the Jail Bond to the Commissioners at the Commission Meeting on Tuesday, August 22, 2023. The Commissioners went over what needs to be in this presentation and what needs to be on the ballot. This will be a 98 million dollar bond for over 21 years with an interest rate estimated to be around 3.6%. The tax impact will be under \$55.00 a year for the average household. Commissioner Froerer suggested that Sheriff Arbon concentrate on the need, why we need it, the time that has been spent looking at other options, looking at consequences if this is not done, and then show the presentation of what it will look like and the benefit to the taxpayers of Weber County. John Bond suggested Sheriff Arbon meet with Tim Vandenack from the Standard Examiner to give him a more detailed explanation. Chris Crockett discussed that they will send all of this information to the Lt. Governor's office to become an official action, which will then allow this to be put the ballot for the voters to vote on.

**Discussion regarding Lync Construction – Pat Burns re: Vaquero Village** – Jake Stampick, Brogan Stampick, Randy Jordano, Vaquero Village home owners, Sean Wilkinson, Chris Crockett, Gary Myers, Steve Burton, Ashley Thoman

Jake Stampick and the Vaquero Village homeowners discussed several concerns regarding the Vaquero Village development project done by Pat Burns and Lync Construction. They focused on issues pertaining to the performance of Phase 1 construction, secondary water concerns, unfulfilled promises made at the beginning of the project, Pat Burns not fulfilling HOA responsibilities, potential fraudulent withdrawals from an escrow account, and traffic concerns regarding Phase 2. They requested that Phase 1 be completed before any further progress is made on Phase 2 and suggested that the developer and engineers work on a solution for secondary water. They also expressed a need for an independent investigation into the escrow account expenditures. Lastly, they invited anyone to visit the neighborhood to better understand the issues at hand.

The Commissioners asked Steve Burton to look at the escrow account. Unfortunately, they can only look into what Pat Burns has signed, the escrow account, and Phase 2 of the development, but will do their best to see that he has followed through. Commissioner Froerer suggested they work with the water company regarding the secondary water and see if they can come up with a better solution and explore possible actions regarding incomplete projects throughout the development.

**Discussion regarding Subdivision Improvement Exception** –Rick Grover, Sean Wilkinson, Stan Berniche, Gary Myers, Steve Burton, Chris Crockett, Ashley Thoman, John Lewis, Shane Dunlevy  
Rick Grover discussed subdivision improvement exceptions. The first requirement would be a joint partnership between the County and the developer or service provider. The second requirement would only allow exceptions for footing and foundation only and they would enter into a development agreement to be more specific about the exceptions. There will be an escrow to take care of the improvements and be recorded to let the homeowner know that this has happened. This is the first part of the draft language. They would also like to see some language in the agreement for the staff to follow, including construction contingencies for the improvements when it comes time to install to cover the improvements.

John Lewis stated that he didn't want to put the County in a bad position and has withdrawn his request. He stated there is so much work they need to do, and he appreciates the hard work that the County has put into this subject. The Commissioners agreed to table this discussion.

**Sheriff's Office Update** – Sheriff Ryan Arbon  
Canceled

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

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