

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

on **Monday, January 8, 2024, 12:30 p.m. to 3:45 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

**Members Present:** Commissioner Gage Froerer, Commissioner Sharon Bolos, Commissioner Jim Harvey

**Discussion and/or action for approval of minutes for the Commission Work Session held on December 18, 2023**

Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on December 18, 2023. Commissioner Froerer seconded the motion. All say Aye. The motion carries.

**Discussion regarding the Subdivision Ordinance Process Modification** – Bill Cobabe, Rick Grover, Sean Wilkinson, Charlie Ewert, Courtlan Erickson, Liam Keogh, Stephanie Russell, Jessika Clark

Bill Cobabe discussed Bill 174 regarding codes. They are updating the Weber County codes to comply with this bill. These changes have been presented to the Planning Commission, and will be presented at next Tuesday's Commission meeting as a public hearing. The Commissioner's questions were answered and they will hear this at the next public hearing on January 16, 2024.

Commissioner Bolos made a motion to saunter for 15 minutes. Commissioner Froerer seconded the motion. All say aye. The motion carries.

**Discussion regarding CW The Basin development rights** – Rick Grover, Charlie Ewert, Courtlan Erickson, Gary Myers, Tucker Weight, John Lewis, Eric Householder, Shane Dunlevy, Chase Freebarin from CW, Brett Slater with UDOT

Charlie Ewert discussed CW The Basin development rights. The development agreement only permits 10 dwelling units on the corner of Old Snow Basin Road and Hwy 39. There are 64 total development rights, but only 10 will be used with 54 being left over. The property owner would like to sell the 54 development rights in exchange for improvements being made to the intersection. There is a need for a left turn lane according to Brett Slater from UDOT. John Lewis discussed what meeting with the Commissioners in May of 2022 and agreeing that he would pay for the improvements of the intersections in exchange for the TDRs. Courtlan Erickson discussed amending the development agreement to make it clearer. The Commissioners would like the development rights and air rights be defined differently in order to make sure that the value is "like for like" and to have this also defined by the Planning Commission. Gary Myers will get the updated costs for the intersection and put this in the agreement along with the County paying \$100,000.00. John Lewis stated that they are still willing to pay for the improvements to the intersection.

**Discussion regarding Wildland Fires and Mitigation Efforts** – Rick Cooper, Jessika Clark

Rick Cooper discussed Fire Season 2023. In 2023, it was a slow fire season due to the record snow. This gave them an opportunity to be able to do a lot of wildfire mitigation. They were able to do more with home assessments and mitigation shipping. Rick Cooper discussed that there were fewer grass fires, and there were never really any critical levels last year. They were only into fire

restrictions for one month. They did see an increase in single tree lightning strikes due to the increase in monsoons, but were able to contain them. Most of them were in the back country of Weber County. For their mitigation work, they worked with 11 high risk communities, treated 579 acres, and educated the communities in fire prevention and fire safety. He discussed the process of the mitigation using GPS, etc. Commissioner Harvey asked what Weber County could do to get the word out regarding fire safety. Rick Cooper discussed where they could get this information, and Jessika Clark will work with him on getting this information out to the public. He will also work with Joe Hadley regarding debris that needs to be burned in Weber County.

**Discussion regarding the updated Qnergy Agreement** – Stephanie Russell, Sean Wilkinson, Brandan Quinney, Jessika Clark

Stephanie Russell discussed that Qnergy would like to open more of the valves on the generator that is harvesting the methane at the closed landfill. The program is going so well they are ready to expand it. The cost to the Weber County will be very minimal. Right now, Weber County is the only county in the State that is harvesting their methane off of their closed landfills. The new agreement will focus on more carbon credits, Qnergy will maintain the program and equipment, and Weber County will own the land. They have not discussed what the energy from the methane will be used for, but Stephanie stated that they will be meeting with Qnergy to discuss that subject. The Commissioners agreed to this agreement.

**Discussion regarding C&D Landfill** – Sean Wilkinson, Courtlan Erickson, Stephanie Russell, Jessika Clark

Ogden City contacted Sean Wilkinson regarding an agreement they need signed to use Weber County's C&D Landfill. Per Ogden City's Purchasing Department, they need an agreement signed to use the C&D Landfill per their policy. This will be presented to the Commissioners at tomorrow's Commission Meeting.

**Discussion regarding Budget Adjustment** – John Ulibarri, Stephanie Russell, Jessika Clark, Scott Parke

John Ulibarri is requesting a budget adjustment from the Commission. The Assessor's office is currently undergoing a conversion process from their current camera system to a new camera system. The new company they were going with will not be able to install their system right now. The request is they renew the current software maintenance agreement for \$63,080.00, which would be for four quarters, roughly \$15,500.00 a quarter. They are anticipating that this will only take two quarters, but want it extended into a total of four quarters just in case something happens during the new software system installment. Scott Parke stated there is money in the budget to do this. The Commissioners agreed.

**Sheriff's Office Update** – Sheriff Ryan Arbon, Chief Aaron Perry, Jessika Clark, Stephanie Russell  
Chief Perry discussed there will be a second reading of the Animal Control ordinance at the Commission Meeting tomorrow. He also discussed a law that will take effect to have an early intervention program to track officer behavior. They have found a company they would like to use.

Sheriff Arbon discussed the staffing issues are still prevalent, but they do have a new hire, Gary Jensen, who used to be the Chief of Vernal and Logan and worked in Davis County. The positions that have not been filled yet are 9 in Enforcement, 19 in Corrections, and 7 in Civilian positions. CSI has reported there have been 18 homicides in the County, which doubled from the year before; however, they have had less calls, but a lot more serious calls. There are 424 active investigations

and 30% of the investigations are crimes against children. They may have to create another position to help with Crimes against Children.

Sheriff Arbon discussed security in the 58 schools in Weber County. They are talking about arming volunteers in the schools, providing training, etc. This could be up to 300 to 400 people authorized to carry guns in the schools. This will take a lot of time and resources. They also need two new field positions for the two new schools.

Sheriff Arbon then discussed that there is still an urgency to do something with the jail. They are meeting with the architect to see if they can look at building the Justice Center in phases. They are looking at converting the Booking and Release area into the Medical and Mental Health area. Today, they have 25 mental health cases that are taking up 40 beds in general housing. Sheriff will reach out to the Commissioners in the next couple of weeks with more information.

**Discussion regarding improvements on 4400 and west bench of Riverdale city** – Steve Brooks, Sean Wilkinson, Stephanie Russell, Mike Eggett, Jake Tate, Jeff Randall, Dee Hansen, Tammy Gallegos, Kim Choate, Sara Toliver

Steve Brooks from Riverdale City discussed development plans of America First Credit Union on the West Bench of Riverdale city. The plans include the construction of a corporate campus with 10 buildings that will bring in around 5,000+ jobs to the area. He discussed that Riverdale will need help with building up the infrastructure for sewer, water, roads, and bridges. He is also reaching out to other entities, including other cities, counties, the State, etc. to help with the funding of the needed infrastructure. After discussing the issues and needed funding for this project, the Commissioners offered assistance in legislative matters and suggested considering public infrastructure districts. They concluded by advising coordination with Stephanie Russell for appropriation requests.