

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

on **Monday, April 1, 2024, 12:30 p.m. to 3:00 p.m.**, at the Commission Conference  
Room #365, 2380 Washington Blvd, Ste. #360, Ogden, UT and on Zoom

<https://us06web.zoom.us/j/87347346572?pwd=OLT9nUW9igK1amgnwBFosvgiBVyXay.1>

Meeting ID: 873 4734 6572

Passcode: 226857

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

**Discussion and/or action for approval of minutes for the Commission Work Session held on March 25, 2024**

Commissioner Bolos made a motion to approve the minutes for the Commission Work Session held on March 25, 2024. Commissioner Harvey seconded the motion. All say Aye. The motion carries.

**Discussion regarding update on TDR project** – Chris Crockett, Stephanie Russell, Sean Wilkinson, John Bond, Scott Parke, Brandan Quinney, Scott Mendoza, Jessika Clark, Charlie Ewert

At a previous meeting, the Commissioners had asked Chris Crockett to research transferable development rights (TDRs). He returned with more information regarding issuing a bond and putting it on the ballot for the voters to vote on, doing a survey regarding TDRs and getting the public's opinion that way, or creating a district. He discussed the complexities of issuing a bond for the purchase of TDRs, and after consulting with the Bond Council, he confirmed that it is possible to issue such a bond, but highlighted the need for careful consideration of various factors, such as determining a public benefit plan, assessing the value of TDRs, and exploring alternative funding options like impact fees. He emphasized the necessity of consulting with landowners in the Ogden Valley to gauge interest and provide detailed information.

Commissioner Froerer discussed conservation easements that could be considered if there are funds available to do that. He discussed conservation easements and how the byproduct of rolling into conservation easements would be those TDRs associated with the land mass would be taken off the table. This would leave it in the hands of the property owners. Commissioner Harvey likes the idea of doing a survey and possibly putting it on the ballot in 2025. The next steps will include discussing this project with Ogden Valley Land Trust and Summit County Land Trust, possibly exploring funding options, and start identifying properties to send a survey to.

**Attorney's Office Updates** – Chris Crockett, Brandon Miles, Chris Allred, Steve Haney, Chris Allred discussed updating the Commissioners on the performance of the Attorney's office in the first quarter. As the Commissioners are aware of the civil cases, he focused more on the criminal end of the Attorney's office. Brandon Miles discussed the Federal Prosecuting Program, and the increase in homicide cases, with three involving children, and shared details on recent cases related to child abuse and drug trafficking. Steve Haney discussed the process of investigating cold cases, creating a cold case unit, and the homicide task force that he helps run. He stressed the importance of collecting and preserving all evidence, and they are seeking

funding for new technology to improve DNA analysis in their labs. Lastly, Chris Allred stated their goal is to provide quarterly updates to the Commissioners on the Attorney's office progress.

**Closed Session to discuss the purchase or lease of real property**

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

**Discussion regarding School Crossing on 3500 West – Gary Myers, Sean Wilkinson, Joe Hadley**

Gary Myers discussed meeting with the Weber School District who had several requests regarding the safe route they had created for the new schools out west. One of the requests is to have the County pay for and put in a flashing pedestrian beacon light and then stripe a crosswalk for pedestrians at the intersection on 3500 West and 2100 South. Gary is concerned about the cost of the flashing light and also concerns about the traffic in the area they want to put a crosswalk in. The School District also requested striped crosswalks at the intersection of 4300 and 1800 and also one at 3300 South and 5100 West. The Commissioners gave consent to Joe Hadley and Gary Myers to move forward with the crosswalks and flashing pedestrian light. Commissioner Harvey would also like to meet with the Superintendent to discuss this with him.

**Discussion regarding Nordic Valley project survey area resolution – Stephanie Russell, Brandan Quinney, Scott Parke, Sean Wilkinson, John Bond, Steffani Ebert, Brandan Quinney, Jessika Clark**

Stephanie Russell discussed the Nordic Valley Project Survey Area Resolution, proposing the creation of a project area survey and budget to assess the area for potential development projects. She will present the resolution at a Commission meeting to authorize the Nordic Valley CRA process and create a project plan budget. Stephanie also discussed she will incorporate changes from House Bill 12, including reporting requirements and the allocation of funds to affordable housing.

Commissioner Bolos made a motion to saunter until 3:00 p.m. or until the Sheriff shows up. Commissioner Froerer seconded the motion. All say aye. The motion carries.

**Sheriff's Office updates – Sheriff Ryan Arbon**

Meeting was canceled as Sheriff Ryan Arbon was unable to attend.

**Adjourn**

Commissioner Bolos made a motion to adjourn. Commissioner Froerer seconded the motion. All say aye. The motion carries.