

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

on **Monday, May 6, 2024, 11:00 a.m. to 2:00 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 April 22, 2024

Commissioner Froerer made a motion to approve the minutes from the Commission Work Session held on April 22, 2024. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Contract Discussion – Scott Parke, Jessika Clark

- Scott Parke discussed a contract with Oracle’s reseller, DLT. Weber County has a three year contract with DLT for \$425,000.00. The County should have been billed quarterly for \$35,498.11, but was only billed \$21,298.86, which is a difference of \$14,199.25. After meeting with DLT about this discrepancy, Scott presented two options. They can either pay the full amount or make payments over the next two years, as the money has already been allocated for this project and is in the Capital Projects Fund. His first choice is to make the payments over the next two years and keep the money in the Capital Projects Fund to collect interest. The Commissioners agreed with Scott’s recommendation to keep the money in the Capital Projects Fund and pay the balance over the next two years.
- Additionally, Scott proposed a budget change for 2025 to cover the cost of Graviton, who is the company who implemented Oracle. They designed an EDI file exchange to talk with the insurance company, but it has never worked. They have reached out to difference companies, and have found a company that will do the EDI data file exchange. Weber County can cover this cost in the budget right now for 2024, but needs the Commissioners’ permission to make this a budget change to make it ongoing. It will be \$7,000 for 2024, and then \$13,000.00 a year. This proposal was also agreed upon by the Commissioners.

Discussion regarding RAMP – Chris Crockett, Shelly Halacy, Ricky Hatch, Jessika Clark

- Chris Crockett asked for the Commissioners’ input on whether to include funding for botanical organizations, culture organizations, and zoological organizations to pay for transportation through RAMP. He asked if they would like to add this to the ballot when the public votes to renew the RAMP tax or keep the language as is. The Commissioners agreed to keep the language for the RAMP tax the same and not add to it.

Discussion regarding Audit Committee Policy – Chris Crockett, Ricky Hatch, Jessika Clark

- Chris Crockett discussed updating the structure of the Audit Committee. They would like to expand the committee membership to represent the entire county, i.e. to include the Sheriff's department, Culture, Parks, and Rec, and the Library. They want to add three additional members to the committee, including Sheriff Arbon, Marty Smith, and Lynda Wangsgard. These meetings are also being switched from every other month to quarterly. The Commissioners agreed with the new policy.

Discussion regarding Elections Equipment – Ricky Hatch, Jessika Clark

- Ricky Hatch discussed purchasing new election equipment to meet state audit requirements, increase security, and expedite results reporting. The equipment they have now does work, but they did struggle with it at the last presidential election, and it is getting older. The request is for \$134,000, offset by possibly \$40,000.00 in credits and savings, for a \$100,000.00 budget increase this year or a \$25,000.00 increase via lease-to-own with an \$80,000.00 commitment next year. The new equipment will provide long-term labor and maintenance savings. Ricky is asking for this budget change right now as they don't want to use a critical piece of equipment during a major election, and would like to have it set up by June. After discussing the options and weighing the costs, the Commissioners asked Ricky to wait for the budget cycle in the fall and add the cost of this equipment to his 2025 budget.

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

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

Discussion regarding Rezone and Development Agreement Winston Park Subdivision Phase 2 – Charlie Ewert, Sean Wilkinson, Rick Grover, Liam Keogh, Jessika Clark, Wade Rumsey, Igor Maxfield

- Charlie Ewert discussed the implementation of the General Plan and its accountability framework for developers. He addressed concerns about smart growth principles, highlighting their potential to enhance new development for landowners and their impact on the free market. He emphasized the importance of frequent street connections and pathway and trail connectivity in new developments, along with the adoption of connectivity incentivized subdivision standards. He also mentioned the need for water conservation and the promotion of higher efficiency homes and renewable energy.
- Lastly, he discussed a proposed development agreement for the Winston Park Subdivision and rezone. The Planning Commission have recommended this proposal with some stipulations, including a piece of property that could be developed into a small park and making a donation to the Park District. There are 54 lots right now in phase 1. In phase 2, there are about 10 to 12 acres with most residential lots with a park in the open space. Also, the developer is looking into putting in about six townhome buildings

with the potential of adding 6 more town home buildings with the back of the townhomes toward 1800. Also, as part of the development agreement, they will need to connect the roads to the development next to their development. The Commissioners would like to discuss this topic further. Commissioner Harvey asked the developers to bring back a signed agreement with Weber Basin when they come back for another work session. Charlie will set up another work session.

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

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

Development Officer Introduction for Summit Mountain Holding Group – Dayson Johnson, Brook Hontz, Sean Wilkinson, Jessika Clark

- Dayson Johnson introduced their new development officer Brook Hontz. Brook discussed her entire career has been in resort, development, and design, and she is excited to work with Summit Mountain Holding Group.

Discussion regarding 400 N Road Vacation and Conveyance of County Road Parcels – Sean Wilkinson, Liam Keogh, Bahram Rahimzadegan

- Sean Wilkinson discussed that there were some road parcels dedicated to the County back in 1970 and then vacated in 1996. The deed included a reconveyance clause, which required the parcels be returned to the original owner, who is GSL, if they are vacated. The Commissioners approved this to be put on the Commission Meeting agenda for them to vote on.

Commissioner Froerer made a motion to saunter until 1:30 p.m. Commissioner Bolos seconded the motion. All say aye. The motion carries.

Discussion regarding JDC Ranch – Charlie Ewert, Rick Grover, Sean Wilkinson, Tammy Aydelotte, Bill Cobabe, Jessika Clark, Lacy Richards, Liam Keogh, Brian Bayles, Steve Waldrup, Western Weber County Planning Commission - Casey Neville, Wayne Andreotti, Andrew Favero, Bren Edwards, Jed McCormick, Sarah Wichern, Cami Jo Clontz, June Nelson

- Brian Bayles and Lacy Richards with Nilson Homes propose increasing the density of the approved JDC Ranch development from 725 to 1,000 homes, with the additional 275 homes being “attainable” and priced from \$340,000 to \$400,000. These attainable homes, ranging from 900 to 1,500 square feet, will be integrated throughout the community rather than segregated. The addition to this development plan also includes deed restrictions, HOA rules, and developer-installed landscaping to maintain quality. The developers have put significant thought into configurations and pricing to make the attainable homes viable. This new development project comes from the Governor’s incentive towards affordable housing. Nilson Homes has worked with the State to come up with this new development proposal.

- Steve Waldrup discussed how important attainable homes are for the community and in keeping with the “American Dream” of owning a home. He discussed how the State and Governor are supportive of the affordable housing program. He also appreciates the thought that has gone into this new JDC Ranch development. This will be the first project of any significant size in the State to follow this path.
- Commissioner Froerer and Commissioner Bolos discussed how this development fits into the General Plan with good infrastructure and planning. Commissioner Harvey realizes that there is a definite need for this type of housing and also agrees with deed restrictions. The Commissioners agree and understand the value of what has been presented, and understand that this type of development is a step in the right direction for Weber County.

Western Weber County Planning Commission comments:

- Jed McCormick discussed that this development is the best of both worlds. He also discussed how the cost of housing was controlled by the economy and how things have fluctuated throughout the years, with the cities right now having more power over these decisions. He is glad that the County is getting involved.
- Wayne Andreotti stated he thinks this is a good option and a good plan and agrees that there needs to be a place where our children can live without moving away.
- Casey Neville stated he likes the idea how there is opportunity for people to move into different homes throughout the community.
- Sarah Wichern also is in favor of this development, but had questions about the financial aspect of the development and likes the idea of local housing.
- Andrew Favero stated he also likes the attainable home idea and knows there is a definite need for this type of housing.
- Bren Edwards discussed that this is a great opportunity to create a development that is mindful, affordable, and likes the idea of mixing the different sizes of homes throughout the development.
- Cami Clontz stated she is thinks this is a positive push in the right direction and likes this idea.

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