

SOUTH WEBER CITY COUNCIL AGENDA

PUBLIC NOTICE is hereby given that the City Council and Planning Commission of SOUTH WEBER CITY, Utah, will meet in a joint public work meeting on Tuesday, December 3, 2019 in the Council Chambers, 1600 E South Weber Dr., commencing at 6:00 p.m.

COUNCIL MEETING (Agenda items may be moved in order or sequence to meet the needs of the Council.)

1. **Pledge of Allegiance:** Councilman Winsor
2. **Prayer:** Councilwoman Hyer
3. **Discussion:** General Plan Public Comments Review & Draft Revision
 - a. Introduction & Master Goal
 - b. Section 1: Citizen Involvement
 - c. Section 2: Existing Environment
 - d. Section 3: Land use Goals & Projections
 - i. State Mandated Moderate Income Housing Plan
 - e. Section 4: Transportation
 - f. Section 5: Active Transportation
 - g. Annexation Policy
4. **Adjourn**

In compliance with the Americans With Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder, 1600 East South Weber Drive, South Weber, Utah 84405 (801-479-3177) at least two days prior to the meeting.

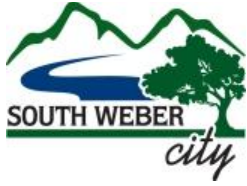
THE UNDERSIGNED DULY APPOINTED CITY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED, EMAILED, OR POSTED TO: 1. CITY OFFICE BUILDING 2. FAMILY ACTIVITY CENTER 3. CITY WEBSITE www.southwebercity.com 4. UTAH PUBLIC NOTICE WEBSITE www.pmn.utah.gov 5. THE GOVERNING BODY MEMBERS 6. OTHERS ON THE AGENDA

11-25-2019

DATE:

Lisa Smith

CITY RECORDER: Lisa Smith



Council Meeting Date: 12-03-2019

Name: David Larson

Agenda Item: General Plan Public Comments Review & Draft Revision

Objective: Review Public Comments on DRAFT General Plan & Begin Revisions for DRAFT 2

Background: State law requires a City Council to adopt a General Plan. South Weber City generally updates their General Plan approximately every 5 years. The current update process began in February 2019, 5 years since the most recent update in 2014.

Part of any successful General Plan update is public input. The Planning Commission developed a DRAFT General Plan that was published for public comment from September 1, 2019 to October 11, 2019. The City received 489 responses to the General Plan survey published alongside the DRAFT General Plan, as well as comments and suggestions made during the two-night General Plan Open House on October 2 & 3, and other one-on-one communications and conversations between Council Members or Planning Commissioners and residents/property owners in the community.

Tonight's discussion is a continued structured review of the public comments for each section of the DRAFT General Plan that will inform a discussion about each section in turn and ultimately generate direction from Council & Planning Commission to staff regarding desired revisions to the DRAFT General Plan that will become DRAFT 2. Once DRAFT 2 is created, it will be published with a survey and open another public comment period, dates to be determined based on length of time needed to generate DRAFT 2.

The sections to be discussed are as follows:

- Introduction & Master Goal
- Section 1: Citizen Involvement
- Section 2: Existing Environment
- Section 3: Land use Goals & Projections
 - State-Mandated Moderate-Income Housing Plan
- Section 4: Transportation
- Section 5: Active Transportation
- Section 6: Annexation Policy

Summary: Review public comments for each section of the DRAFT General Plan and discuss potential revisions to include in an updated draft that will be presented to the community again for public comment.

Committee Recommendation: n/a

Planning Commission Recommendation: n/a

Staff Recommendation: n/a

Attachments: DRAFT General Plan
Public Comments from Sep 1 to Oct 11 Comment Period

Budget Amendment: n/a

South Weber City General Plan Survey 2019

Q1 First & Last Name

Answered: 256 Skipped: 97

#	RESPONSES	DATE
1	William Kenny	10/11/2019 11:22 PM
2	Anna Horne	10/11/2019 10:36 PM
3	Terry Childers	10/11/2019 10:26 PM
4	Colton Stanger	10/11/2019 10:14 PM
5	Tami and Roney Ketts	10/11/2019 10:11 PM
6	Jacob McReaken	10/11/2019 9:31 PM
7	Mark Hamp	10/11/2019 9:29 PM
8	Nicole Love	10/11/2019 9:26 PM
9	Bradford D Weaver	10/11/2019 8:12 PM
10	Holly Williams	10/11/2019 8:08 PM
11	Cody	10/11/2019 8:04 PM
12	Fred Gundersen	10/11/2019 8:02 PM
13	Jennifer Lakman	10/11/2019 6:23 PM
14	Janet Keim	10/11/2019 6:10 PM
15	Weston Fisher	10/11/2019 6:09 PM
16	Jamie Jaques	10/11/2019 5:54 PM
17	Katie porter	10/11/2019 5:28 PM
18	Whittney Jaques	10/11/2019 5:22 PM
19	Brent Johnson	10/11/2019 5:19 PM
20	Scot Slager	10/11/2019 4:44 PM
21	Kris Laub	10/11/2019 4:34 PM
22	Jennifer Lakman	10/11/2019 4:28 PM
23	Linda Whitaker	10/11/2019 4:09 PM
24	Weaver	10/11/2019 3:48 PM
25	Morgan Pellegrini	10/11/2019 3:44 PM
26	Sandra Layland	10/11/2019 3:44 PM
27	Alta Babcock	10/11/2019 3:34 PM
28	T. Hatch	10/11/2019 2:34 PM
29	Matt Hatch	10/11/2019 2:33 PM
30	Scott Babcock	10/11/2019 2:31 PM
31	Devon Baldwin	10/11/2019 2:21 PM
32	Elizabeth Oldroyd	10/11/2019 1:53 PM
33	Joann Sullivan	10/11/2019 12:31 PM
34	Victoria Christensen	10/11/2019 12:15 PM
35	Angie Muir	10/11/2019 11:30 AM

South Weber City General Plan Survey 2019

36	marlene poore	10/11/2019 11:27 AM
37	Brian H	10/11/2019 11:05 AM
38	Marlene Poore	10/11/2019 11:04 AM
39	Mike Bastian	10/11/2019 10:46 AM
40	Perry Halls	10/11/2019 10:40 AM
41	Aaron Stone	10/11/2019 10:34 AM
42	John & Paula Kennedy	10/11/2019 10:30 AM
43	Martin Jensen	10/11/2019 10:05 AM
44	Michael Clark	10/11/2019 10:03 AM
45	Shaelee King	10/11/2019 9:59 AM
46	Tim berry	10/11/2019 9:56 AM
47	Taylor Ostberg	10/11/2019 9:45 AM
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49	Randy Kapp	10/11/2019 9:29 AM
50	Misti Lopez	10/11/2019 9:26 AM
51	Kim Thomas	10/11/2019 9:18 AM
52	Burke Johnson	10/11/2019 9:11 AM
53	Julie Losee	10/11/2019 9:06 AM
54	Michelle Phillips	10/11/2019 9:02 AM
55	Shawn Byram	10/11/2019 8:58 AM
56	Dwayne Mitchell	10/11/2019 8:57 AM
57	Michael Hale	10/11/2019 8:52 AM
58	Dwayne Mitchell	10/11/2019 8:50 AM
59	Tani Lynch	10/11/2019 8:49 AM
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61	Wayne Linder	10/11/2019 8:45 AM
62	Scott Phillips	10/11/2019 8:33 AM
63	Lisa George	10/11/2019 7:31 AM
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71	Brooke Cox	10/10/2019 9:08 PM
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South Weber City General Plan Survey 2019

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78	Carol Pluim	10/10/2019 7:31 PM
79	Tiffany Stone	10/10/2019 6:49 PM
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86	Jason Parkinson	10/10/2019 4:16 PM
87	Jolene Malan	10/10/2019 4:02 PM
88	Chris Buckway	10/10/2019 3:41 PM
89	Cami Wall	10/10/2019 3:38 PM
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92	Kenny Conners	10/10/2019 2:15 PM
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96	Nicole Love	10/10/2019 10:26 AM
97	John Hart	10/10/2019 8:40 AM
98	Joshua Salisbury	10/10/2019 7:03 AM
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104	Bruce Browning	10/9/2019 8:57 PM
105	Teresa Patterson	10/9/2019 8:07 PM
106	Carl Case	10/9/2019 7:19 PM
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108	Laura Chabries	10/9/2019 7:04 PM
109	Barbara Creer	10/9/2019 6:35 PM
110	Brandin Parker	10/9/2019 6:03 PM
111	Beth Wilson	10/9/2019 6:00 PM
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113	Dan & Barbara Shupe	10/9/2019 4:46 PM
114	Dave Young	10/9/2019 4:26 PM
115	Tonya Mackintosh	10/9/2019 4:25 PM
116	Amy Young	10/9/2019 4:21 PM
117	Childs	10/9/2019 4:13 PM

South Weber City General Plan Survey 2019

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122	Anthony Borges	10/9/2019 12:03 PM
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125	Ivan Ray	10/9/2019 10:36 AM
126	Camryn Faiola	10/9/2019 10:16 AM
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128	Lew Hansen	10/9/2019 7:31 AM
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140	Jacob & Rebecca Hatch	10/8/2019 7:54 PM
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147	Scott Woodbury	10/8/2019 12:09 PM
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149	Brandi Noyce	10/8/2019 11:12 AM
150	Gary Weaver	10/8/2019 10:12 AM
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152	Alan Condie	10/8/2019 9:54 AM
153	Kenneth Hicks	10/8/2019 9:46 AM
154	Charles Hardenbrook	10/8/2019 9:25 AM
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157	Justin Wilkinson	10/7/2019 10:21 PM
158	Blayne Christensen	10/7/2019 10:13 PM

South Weber City General Plan Survey 2019

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161	Joanne Terrando	10/7/2019 8:16 PM
162	Sam Talbot	10/7/2019 8:03 PM
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166	Russ Tracy	10/7/2019 7:31 PM
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169	Michael and Laurie Newhouse	10/7/2019 5:24 PM
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171	Rich Olson	10/7/2019 4:49 PM
172	Michael S. Jackson	10/7/2019 4:40 PM
173	Thorsten Beger	10/7/2019 4:33 PM
174	Riley Montgomery	10/7/2019 2:33 PM
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176	Rachel Larsen	10/7/2019 1:40 PM
177	Kimberlee Madison	10/7/2019 12:09 PM
178	Traci Wiese	10/7/2019 9:19 AM
179	Kathy Poll	10/7/2019 9:13 AM
180	Lynn Poll	10/7/2019 9:07 AM
181	Marci Poll	10/7/2019 8:25 AM
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183	Jennifer Golding	10/6/2019 4:38 PM
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185	Darlene Poll Moody	10/6/2019 8:51 AM
186	Frank Thompson	10/5/2019 7:24 PM
187	Stacey Decker	10/5/2019 1:57 PM
188	Jasie Malan	10/5/2019 11:11 AM
189	Larry Butler	10/4/2019 11:53 PM
190	Kym Fowers	10/4/2019 11:07 PM
191	Dan Russell	10/4/2019 10:58 PM
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193	J Chandler	10/4/2019 8:04 PM
194	Jordan judd	10/4/2019 7:34 PM
195	Emily Swalberg	10/4/2019 7:18 PM
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198	Michelle rasmussen	10/4/2019 4:53 PM
199	Caitlyn Byram	10/4/2019 4:42 PM

South Weber City General Plan Survey 2019

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212	Elizabeth Rice	10/3/2019 1:39 PM
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214	Brent & Debbie Buckner	10/3/2019 8:57 AM
215	Rolayne Collins	10/3/2019 7:19 AM
216	Jeffery and Stacey Eddings	10/3/2019 7:02 AM
217	Mary Stott	10/2/2019 9:53 PM
218	Regina paradise	10/2/2019 8:08 PM
219	Cory Spencer	10/2/2019 7:42 PM
220	Mike Clydesdale	10/2/2019 6:53 PM
221	Molly Collings	10/2/2019 6:44 PM
222	Ken and Sue Heller	10/2/2019 5:25 PM
223	Steve Westbroek	10/2/2019 4:36 PM
224	Marilyn Runolfson	10/2/2019 12:15 PM
225	Kathy Devino	10/2/2019 10:43 AM
226	Ember Davis	10/1/2019 3:31 PM
227	Heather McAfee	10/1/2019 9:37 AM
228	Vern Peek	10/1/2019 7:55 AM
229	William Petty	9/30/2019 6:18 PM
230	Greg Vail	9/30/2019 5:05 PM
231	Alison Soderquist	9/30/2019 4:08 PM
232	Richard Nissen	9/30/2019 12:03 PM
233	Amanda Christensen	9/30/2019 10:42 AM
234	Landy Ukena	9/29/2019 7:22 AM
235	Natalie Browning	9/28/2019 3:35 PM
236	Brian Kemp	9/28/2019 9:19 AM
237	Rebecca Parrish	9/27/2019 5:11 AM
238	Sharon Rich	9/26/2019 9:57 AM
239	Camala Stock	9/25/2019 8:09 PM
240	Janette McEntire	9/25/2019 3:19 PM

South Weber City General Plan Survey 2019

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242	Ben Romney	9/25/2019 10:22 AM
243	Brent and Jan Petersen	9/25/2019 2:57 AM
244	Jnr	9/23/2019 8:25 PM
245	Robert Marvel	9/23/2019 8:22 PM
246	MARK CROOKSTON	9/23/2019 8:21 PM
247	Mark West	9/23/2019 8:19 PM
248	Muriel Mann	9/23/2019 8:19 PM
249	Cheri Slager	9/23/2019 8:19 PM
250	Trudi Simpson	9/23/2019 1:39 PM
251	Amy Hayes	9/23/2019 11:26 AM
252	Julie Hess	9/16/2019 11:36 PM
253	Hayley Alberts	9/11/2019 7:10 PM
254	April Lane	9/10/2019 9:16 PM
255	Westbroek	9/2/2019 8:02 PM
256	Joylyn Judkins	8/31/2019 11:04 PM

South Weber City General Plan Survey 2019

Q2 Address

Answered: 259 Skipped: 94

#	RESPONSES	DATE
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2	7892 S 2310 E, South Weber	10/11/2019 10:36 PM
3	7471 S 1075 E South Weber	10/11/2019 10:26 PM
4	1175 E. South Weber Dr	10/11/2019 10:14 PM
5	1165 E. South Weber Dr.	10/11/2019 10:11 PM
6	1453 E 7500 South	10/11/2019 9:31 PM
7	2548 E. 7870 S.	10/11/2019 9:29 PM
8	429 E Old Maple Road	10/11/2019 9:26 PM
9	2443 View Drive	10/11/2019 8:12 PM
10	1646 E. Bateman Way	10/11/2019 8:08 PM
11	802 East South Weber drive	10/11/2019 8:04 PM
12	1471 E 7500 S	10/11/2019 6:23 PM
13	2385 Deer Run Dr	10/11/2019 6:10 PM
14	7316 S 2050 E	10/11/2019 6:09 PM
15	8117 S 2225 E	10/11/2019 5:54 PM
16	7331 S 1750 E, south weber	10/11/2019 5:28 PM
17	1965 E 7800 S South Weber, UT 84405	10/11/2019 5:22 PM
18	8105 S 2350 E	10/11/2019 5:19 PM
19	2569 Deer Run Drive	10/11/2019 4:44 PM
20	290 East South Weber Drive	10/11/2019 4:34 PM
21	1471 E 7500 S	10/11/2019 4:28 PM
22	2058 E 7550 S	10/11/2019 4:09 PM
23	7800 S	10/11/2019 3:48 PM
24	7336 South 1250 East	10/11/2019 3:44 PM
25	7294 S 1950 E	10/11/2019 3:44 PM
26	2033E 7800S	10/11/2019 3:34 PM
27	PETERSEN PARKWAY	10/11/2019 2:57 PM
28	2325 East 7800 South	10/11/2019 2:34 PM
29	2033E 7800S	10/11/2019 2:31 PM
30	1132 E Canyon Drive	10/11/2019 2:21 PM
31	8255 S 2260 E,	10/11/2019 1:53 PM
32	2361 E 7875 S	10/11/2019 12:31 PM
33	1411 E 7425 S	10/11/2019 12:15 PM
34	7799 s 1800 e	10/11/2019 11:30 AM
35	7931 s 2325 e	10/11/2019 11:27 AM

South Weber City General Plan Survey 2019

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40	7384 South 1950 East	10/11/2019 10:34 AM
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49	1191 E. Canyon Drive	10/11/2019 9:26 AM
50	2234 Deer run Dr	10/11/2019 9:18 AM
51	8020 S 2500 E	10/11/2019 9:11 AM
52	2541 E. 8200 S.	10/11/2019 9:06 AM
53	497 Peterson Pkwy South Weber UT 84405	10/11/2019 9:02 AM
54	985 E 7375 South	10/11/2019 8:58 AM
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56	7240 S 1375 E	10/11/2019 8:52 AM
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58	7336 S 12050 E South Weber	10/11/2019 8:49 AM
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60	2353 East 8240 South	10/11/2019 8:45 AM
61	497 Peterson Pkwy South Weber UT 84405	10/11/2019 8:33 AM
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63	7825 S. 2000 E.	10/11/2019 4:52 AM
64	2002 East 7550 South	10/11/2019 3:34 AM
65	2065 east cedar bench dr	10/11/2019 12:48 AM
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67	1970 E 7100 S	10/10/2019 10:23 PM
68	2398 E. 7875 S.	10/10/2019 10:14 PM
69	2291 E. 8300 S.	10/10/2019 9:46 PM
70	Canyon Drive	10/10/2019 9:13 PM
71	7970 S 1925 E	10/10/2019 9:08 PM
72	579 Peterson Parkway	10/10/2019 8:41 PM
73	7537 S 1740 E	10/10/2019 7:56 PM
74	7867 S 1800 E S. Weber	10/10/2019 7:48 PM
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South Weber City General Plan Survey 2019

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79	7362 South 2050 East	10/10/2019 6:25 PM
80	8092 S 2475 E	10/10/2019 6:17 PM
81	7752 S 2300 E	10/10/2019 5:55 PM
82	2323 View Drive	10/10/2019 5:17 PM
83	7435 S. 1475 E.	10/10/2019 4:37 PM
84	8020 S 2500 E	10/10/2019 4:17 PM
85	1089 E Canyon Dr.	10/10/2019 4:16 PM
86	8007 South 2550 East	10/10/2019 4:02 PM
87	1126 E 7450 S	10/10/2019 3:41 PM
88	428 E 6650 S, South Weber 84405	10/10/2019 3:38 PM
89	2068 View Drive	10/10/2019 3:12 PM
90	8045 So. Sunshine Ct.	10/10/2019 3:06 PM
91	1885 E 7840 S South Weber UT 84405	10/10/2019 2:15 PM
92	Cedar Loop	10/10/2019 1:53 PM
93	Anonymous	10/10/2019 1:45 PM
94	1082 E 7450 S	10/10/2019 12:59 PM
95	7878 South 2310 East South Weber, Utah 84405	10/10/2019 11:28 AM
96	429 E Old Maple Road	10/10/2019 10:26 AM
97	2313 E 8100 S	10/10/2019 8:40 AM
98	7947 S 2310 E South Weber, UT 84405	10/10/2019 7:03 AM
99	2006 Cedar Bench Drive	10/9/2019 9:42 PM
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102	950 east south Weber drive	10/9/2019 8:58 PM
103	926 East, 7240 South	10/9/2019 8:57 PM
104	926 e 7240 s	10/9/2019 8:57 PM
105	7902 s 1900 e	10/9/2019 8:07 PM
106	7230 S 1600 E	10/9/2019 7:32 PM
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108	7959 S 2100 E	10/9/2019 7:04 PM
109	2515 E 8240 S.	10/9/2019 7:04 PM
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111	7342 S 1750 E	10/9/2019 6:03 PM
112	887 E 7240 S	10/9/2019 6:00 PM
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114	933 E South Weber Dr.	10/9/2019 4:46 PM
115	2288 E 8300 S	10/9/2019 4:26 PM
116	2610 E Deer Run Drive	10/9/2019 4:25 PM
117	2288 E 8300 S	10/9/2019 4:21 PM

South Weber City General Plan Survey 2019

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119	8028 S 2250 E	10/9/2019 2:29 PM
120	2068 View Drive	10/9/2019 2:14 PM
121	8100 S.	10/9/2019 1:27 PM
122	7645 S 2000 E	10/9/2019 1:15 PM
123	2445 E 8240 S	10/9/2019 12:08 PM
124	2090 E 7400 S	10/9/2019 12:03 PM
125	2445 East 8240 South	10/9/2019 11:52 AM
126	2169 E. 8100 S.	10/9/2019 11:33 AM
127	8049 s 2300 e	10/9/2019 11:10 AM
128	7268 South 1600 East	10/9/2019 10:36 AM
129	522 Peterson Parkway	10/9/2019 10:16 AM
130	625 east south weber drive	10/9/2019 8:17 AM
131	8028 S 2250 E	10/9/2019 7:31 AM
132	1852 East 7775 South	10/9/2019 7:23 AM
133	2657 Deer Run Drive	10/9/2019 6:23 AM
134	1639 East South Weber Drive	10/8/2019 10:19 PM
135	7234 S. 1700 E.	10/8/2019 10:03 PM
136	2443 View Drive	10/8/2019 9:57 PM
137	Cedar loop drive	10/8/2019 9:40 PM
138	7466 S 1075 E	10/8/2019 9:34 PM
139	1080 E. South Bench Dr.	10/8/2019 9:29 PM
140	N/A	10/8/2019 8:34 PM
141	8269 S. 2650 E.	10/8/2019 8:12 PM
142	7231 S 1250 E	10/8/2019 8:11 PM
143	2279 View Drive	10/8/2019 7:54 PM
144	1365 Lester drive	10/8/2019 5:08 PM
145	7896 Cedar Loop Dr	10/8/2019 4:35 PM
146	2109 Deer Run Drive	10/8/2019 3:54 PM
147	8036 Cedar Ct.	10/8/2019 3:51 PM
148	8030 S 2350 E	10/8/2019 2:56 PM
149	7694 s 1750 e	10/8/2019 1:55 PM
150	2161 East 7800 South	10/8/2019 12:09 PM
151	2234 deer run dr	10/8/2019 11:27 AM
152	7854 Cedar Loop Dr	10/8/2019 11:12 AM
153	7926 S 2050 East	10/8/2019 10:12 AM
154	7914 Peachwood Dr	10/8/2019 9:54 AM
155	296 E South Weber Dr	10/8/2019 9:54 AM
156	2580 E 8300 S	10/8/2019 9:46 AM
157	1434 E 7425 S	10/8/2019 9:25 AM
158	404 E. 6650 S.	10/8/2019 8:43 AM

South Weber City General Plan Survey 2019

159	2485 Peachwood Way	10/8/2019 5:37 AM
160	2284 E 7925 S	10/7/2019 10:21 PM
161	7752 S 2300 E	10/7/2019 10:13 PM
162	1910 E 7775 S	10/7/2019 10:13 PM
163	7917 S. Lincoln Lane	10/7/2019 8:21 PM
164	8123 S 2175 E	10/7/2019 8:16 PM
165	1227 E Canyon Dr	10/7/2019 8:03 PM
166	1987 E. Cedar Bench Drive	10/7/2019 8:02 PM
167	1950 East 7550 South	10/7/2019 7:58 PM
168	8162 S 2570 E	10/7/2019 7:55 PM
169	8142 Deer Run Way	10/7/2019 7:31 PM
170	8142 Deer Run Way	10/7/2019 7:31 PM
171	7503 S 1980 E	10/7/2019 6:38 PM
172	2519 Peachwood Way	10/7/2019 5:24 PM
173	2332 View Drive	10/7/2019 5:06 PM
174	2208 E 8100 S	10/7/2019 4:49 PM
175	1975 E. 7775 S.	10/7/2019 4:40 PM
176	2586 E Deer Run Dr	10/7/2019 4:33 PM
177	6536 South 390 East	10/7/2019 2:33 PM
178	2440 EAST 8300 SOUTH	10/7/2019 1:42 PM
179	7437 South 1160 East, South Weber, Utah	10/7/2019 1:40 PM
180	1434 East 7525 South	10/7/2019 12:09 PM
181	960 E 7375 S	10/7/2019 9:19 AM
182	826 E South Weber Dr.	10/7/2019 9:13 AM
183	826 E South Weber Dr.	10/7/2019 9:07 AM
184	970 E 7375 S	10/7/2019 8:25 AM
185	7701 S 1650 E	10/6/2019 7:31 PM
186	1008 E South Bench Dr	10/6/2019 4:38 PM
187	2635 E 7800 S	10/6/2019 9:03 AM
188	2400 East South Weber Drive (Vine Poll Property)	10/6/2019 8:51 AM
189	Peterson parkway	10/5/2019 8:09 PM
190	1643 Canyon Dr	10/5/2019 7:24 PM
191	1121 East Old Fort Road	10/5/2019 1:57 PM
192	2120 view dr south weber	10/5/2019 11:11 AM
193	2361 E 8100 S	10/4/2019 11:53 PM
194	7535 S 1400 E	10/4/2019 11:07 PM
195	1918 Cedar Loop Dr. South Weber	10/4/2019 10:58 PM
196	1126 E 7450 S	10/4/2019 9:32 PM
197	7160 S 1100 E. South Weber	10/4/2019 8:04 PM
198	7465 South 1475 East	10/4/2019 7:34 PM
199	2304 East 8300 South	10/4/2019 7:18 PM

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200	2518 E. 8200 S.	10/4/2019 5:23 PM
201	8048 S 2300 E	10/4/2019 5:02 PM
202	1565 east sandalwood drive	10/4/2019 4:53 PM
203	7440 s 1550 e	10/4/2019 4:42 PM
204	7268 s 1700 e	10/4/2019 4:14 PM
205	1671 East South Weber Dr.	10/4/2019 12:08 PM
206	1305 East South Weber Drive	10/4/2019 9:58 AM
207	2384 Deer Run Dr.	10/4/2019 9:28 AM
208	close to the hill going up to Layton	10/4/2019 9:20 AM
209	2252 Deer Run Drive	10/4/2019 9:19 AM
210	2313 E 8100 S South Weber, UT 84405	10/4/2019 8:46 AM
211	8057 S 2525 E South Weber	10/4/2019 7:58 AM
212	7311 s. 1750 e.	10/3/2019 9:51 PM
213	1841 E 7880 S	10/3/2019 7:07 PM
214	7878 S. 1800 E.	10/3/2019 6:11 PM
215	2590 E 7800 S	10/3/2019 6:10 PM
216	7875 S 2310 E.	10/3/2019 1:39 PM
217	2345 East View Drive	10/3/2019 9:03 AM
218	8024 South Sunshine Court	10/3/2019 8:57 AM
219	552 Spaulding Way	10/3/2019 7:19 AM
220	2645 E. 7800 S.	10/3/2019 7:02 AM
221	7340 s 1025 e South Weber Utah 84405	10/2/2019 9:53 PM
222	7182 s 1200 e south weber ut	10/2/2019 8:08 PM
223	1120 e canyon dr	10/2/2019 7:42 PM
224	7841 S. PEACHWOOD DR	10/2/2019 6:53 PM
225	1144 East Canyon Dr.	10/2/2019 6:44 PM
226	1647 E Bateman Way	10/2/2019 5:25 PM
227	8131 S Deer Run Way	10/2/2019 4:36 PM
228	2568 E. Deer Run Dr.	10/2/2019 12:15 PM
229	2480 E 8300 S	10/2/2019 10:43 AM
230	7362 S 2050 E	10/1/2019 3:31 PM
231	1294 E Canyon Drive	10/1/2019 9:37 AM
232	898 E 7240 S	10/1/2019 7:55 AM
233	7898 S 2800 e	9/30/2019 6:18 PM
234	1751E South Weber Drive	9/30/2019 5:05 PM
235	2174 E. 7800 S.	9/30/2019 4:08 PM
236	1091 E South Bench Drive	9/30/2019 12:03 PM
237	2248 view dr	9/30/2019 10:42 AM
238	7918 S 2175 E	9/29/2019 7:22 AM
239	926 E 7240 S	9/28/2019 3:35 PM
240	1624 E 7640 S, South Weber 84405	9/28/2019 9:19 AM

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241	7297s 1550e	9/27/2019 5:11 AM
242	2156 e 8100 s	9/26/2019 9:57 AM
243	7858 s Peachwood dr	9/25/2019 8:09 PM
244	8005 Cedar Court	9/25/2019 3:19 PM
245	8066 Cedar Ct	9/25/2019 11:13 AM
246	1116 East South Bench Drive	9/25/2019 10:22 AM
247	6890 s 475 e	9/25/2019 2:57 AM
248	8087 south 2700 E	9/23/2019 8:22 PM
249	7332 S 1700 E SOUTH WEBER, UT 84405	9/23/2019 8:21 PM
250	8025 Peachwood	9/23/2019 8:19 PM
251	2280 Deer Run Drive	9/23/2019 8:19 PM
252	2569 E Deer Run Drive	9/23/2019 8:19 PM
253	7343 south 1950 east	9/23/2019 1:39 PM
254	7267 Skyhaven cove	9/23/2019 11:26 AM
255	7714 S 1750 E South Weber	9/16/2019 11:36 PM
256	7560 S 1740 E	9/11/2019 7:10 PM
257	7461 S 1475 E	9/10/2019 9:16 PM
258	7475 Jace Lane	9/2/2019 8:02 PM
259	7473 S 1160 E	8/31/2019 11:04 PM

Q3 Please provide any comments/suggestions you have regarding the Introduction & Master Goal Pages

Answered: 161 Skipped: 192

#	RESPONSES	DATE
1	Survey is a great idea, probably should have been done prior to starting the South Bench road project near I-84 and 6650 S! Let the public know what you're doing before you start. Better input, fewer problems, we are your constituents!	10/11/2019 11:26 PM
2	I do not like the statement - there is continuing pressure from the development community for higher densities in the residential areas. Who is determining the future of our city? Developers? Of course there will be continuous pressure everyone knows this city is incredible! But, part of what makes this city beautiful and unique is the agriculture and the GREEN that you see as you travel throughout our city.	10/11/2019 11:22 PM
3	Keeping South Weber rural means someone MAY have to sacrifice THEIR open land for the pleasure of others. That is not right.	10/11/2019 11:21 PM
4	I love the idea of preservation of open space in new developments. I would like to see something worked into our code that allows interconnected parks, gardens, and natural landscapes spread throughout the remaining open parcels in the center of the city.	10/11/2019 10:47 PM
5	Keep our city small and quaint. We need leadership that aligns with the city residents vision. I am saddened about what is happening to my hometown.	10/11/2019 10:11 PM
6	No high density housing.	10/11/2019 9:39 PM
7	first to address the Master goal. I agree with the sentiment that South Weber has great charm and should be preserved. I do not agree that we are in need of any type of services as we are nestled between several cities that are only minutes away from any part of our city. I have no desire to see the city become known as the Gateway to northern Utah recreation. or anything else that will that will draw more people to our quite city. Living here for over 40 years I have assumed the majority of residents are living here based on what it is and not what they think it may become. Every resident I have spoken with seems to share this opinion. With exception of those who stand to profit from larger development. My families roots are deep here and we all love South Weber and do not want to see it overcrowded causing us to need additional infrastructure that would only be necessary if we don't limit our growth to spacious residential we all enjoy about our great city.	10/11/2019 9:25 PM
8	Why are we letting the development community pressure South Weber into high density residential areas? We moved to South Weber for the type of residential areas that were present. Bigger lots so houses were not on top of each other. A smaller community to raise our kids.	10/11/2019 8:30 PM
9	Everyone need to remember the goal of sustaining the small town charm.	10/11/2019 8:18 PM
10	Well done.	10/11/2019 8:13 PM
11	line 76- I wouldn't say the commercial services are needed, rather that they are convenient. line 118- do we really want to the the "gateway" to northern Utah recreation? If we want the small town feel then a gateway, in my opinion, is not the way to keep it that way	10/11/2019 6:18 PM
12	None	10/11/2019 6:13 PM
13	I feel like we should create our own principles for growth, and not adopt others principles because it's the easier route. We are unique like it says there so why are we trying to un-unique ourselves.	10/11/2019 5:37 PM
14	I agree with bringing in additional business, and definitely agree with the additional roads, especially to Layton.	10/11/2019 5:23 PM
15	Stop growth Stop Urbanization Stop SBD	10/11/2019 5:00 PM

South Weber City General Plan Survey 2019

16	I would like to know why we are given only an option to review the master plan at the end of the plan rather than being in on the plan from the beginning. this seems that the City planners were hoping to submit this plan with as little feed back as possible! I truly feel that the city has been misleading the residents . and not sure why we have people making these choices for the city that seem to be not researched by the high paid planner that some of the residents have provided facts that the planner has omitted!	10/11/2019 4:51 PM
17	Not a good plan	10/11/2019 4:13 PM
18	Although agriculture and farming are a part of South Weber's past, we should encourage large lot sizes with new developments and significant green space/parks worked into each new proposed community. This is in line with promoting the walkability of the city and health of our residents.	10/11/2019 3:51 PM
19	The last two paragraphs state how special South Weber is. Having South Bench road connect to Layton will be the end of us being "undistinguishable". If I worked north anywhere in around Layton with access to 193, at the base or anywhere near, and needed to get to Ogden, Riverdale, Morgan or South Ogden, I would definitely use that road as a cut through. This is not what citizens, especially those who's property is affected or close to it, want. It will go right past South Weber Elementary, strangers will be free to "ogle" over our previously sheltered little ones if they should choose to do so. Other options as in East to West connections are possible without connecting to Layton. It is astounding to me that this road is classified on the WFRC 2109-2050 classified map. Where, when was the citizens open house on this issue that will drastically change South Weber forever?	10/11/2019 3:44 PM
20	Agree: small town charm network of trails, walking paths, bike paths promote good health: update and expand a PUBLIC rec. center	10/11/2019 3:40 PM
21	WE MOVED HERE FOR THE GEOGRAPHIC ISOLATION, WE ARE NOT INTERESTED IN SEEING SOUTH WEBER BECOME A "LARGE CITY"	10/11/2019 2:59 PM
22	Only concern I have is how you will implement the idea of becoming the "Gateway to Northern Utah Recreation".	10/11/2019 2:34 PM
23	We need more clarity about what it means to capitalize on recreational pursuits and promoting ourselves as the Gateway to Northern Utah Recreation. Also, we should have more clarity what constitutes "small-town charm" as our hallmark.	10/11/2019 2:34 PM
24	Row 73 - I would like to see more context about who the " continuing pressure from the development community for higher densities" is referring too. Where specifically is this pressure coming from? Row 75 - "an emerging commercial base that is providing much needed services" - I don't think this statement actually reflects our current commercial environment and appears to be more of a future projection. I don't think pizza and burgers, while nice to have, is a much needed service.	10/11/2019 2:21 PM
25	In the master goal plans it states that we want to keep the small town charm as a hallmark. How does that happen if we take away the "agriculture community and rural character" stated on the 1st two pages of this proposal. Adding gas stations and a car lot does not sound like agriculture to me. Let alone a safe environment for my family.	10/11/2019 2:19 PM
26	Need to provide a green belt or natural byways for the migration of deer, elk and other wildlife. We are displacing these animals from their natural habitats and hitting them on our road systems. This types of collisions cause much harm not only to the animals but to people. Accidents happen colliding with them that cause human injuries, property losses and even deaths.	10/11/2019 2:17 PM
27	Agree	10/11/2019 11:30 AM
28	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, etc	10/11/2019 11:17 AM
29	Close Staker-Parson gravel pit. They are a MASSIVE nuisance and a breathing hazard.	10/11/2019 10:53 AM
30	I thought it was good. My question: we say we are the" Gateway to Northern Utah Recreation"..... I think its a nice catch line, what things can we do to capitalize commercially on that?	10/11/2019 10:46 AM

South Weber City General Plan Survey 2019

31	I understand that growth is happening in South Weber. The population continues to grow as older generations with their agricultural land have sold their properties to developers. I understand, as well, that developers are likely the only ones interested in these lands, as the interest in continuing the agriculture land use is virtually non-existent. However, I believe there is a smart way to maintain the growth that South Weber is experiencing, meaning High-Density (or affordable house) where it makes sense. Commercial, as well, should play a part, but, again, it should be located where it makes the most sense. I feel the best place for commercial should be located at the entrances of the city, not in between. The city already sees too much traffic along the road, a road with a speed limit people seem to ignore. I'll have more to say on this, later, I am sure.	10/11/2019 10:39 AM
32	Growth may be inevitable but this does not need to include additional high density developments. We have enough already.	10/11/2019 10:37 AM
33	More businesses need to be brought into South Weber. With the projected build out of over 13,000 you need business to offset costs to run a city that big. I like the forward thinking about transportation also.	10/11/2019 10:13 AM
34	Introduction: Regarding Lines 78-83 - does the General Plan need to be updated every 5 years? Cottonwood City does theirs every 10. Just curious because it seems like a lot of time and I don't even know the expenses incurred in drafting and redrafting the maps and general plan entails. Regarding lines 85-89 - I think the city needs to be very careful to not replace or stop referencing maps or plans that show easements, contamination or other restrictions that could potentially increase the City's expenses when it comes to approving developments. For example there was a map that showed the easements on the Hillside on the west end of town where everything within a category of 70 was considered unbuildable, but that map was never referenced during the General Plan Open House and was brought to my attention by a Citizen. The same can be said for the Contamination Plume maps - the ones drafted by the City are not the same as the one the EPA and HAFB signed off on and don't reference or show what happens during years of heavy rainfall where those plumes may increase in area and spread. That is information that should be readily available to the public and not require hours of research and investigation into finding it. Master Plan: Regarding Lines 112-114 - 100% agree Lines 119-122 - The Wasatch Choices 2050 plan has identified growth principles for the state, some of which fit better for larger Cities, some that can work in smaller Cities like South Weber. We will never be Layton or Sugarhouse and that is just fine - we are South Weber.	10/11/2019 9:56 AM
35	I agree that I want to maintain the small town feel/charm while also being responsible and careful when it comes to development	10/11/2019 9:32 AM
36	Love our small town feel. I love the open spaces and think we should fill in the rest of the way with just single family homes/recreation areas/ and a few more mom and pop types stores. ♥	10/11/2019 9:27 AM
37	Everything contradicts itself! Either we preserve things the way they are and let growth happen slowly or we build everything out and become something else. I didn't move here to be just like Layton, I want the city to stay a small town as much as possible.	10/11/2019 9:22 AM
38	I think that agriculture is still an active part of our community and not a thing of the past.	10/11/2019 9:11 AM
39	The population is booming - we are new to the area, and we love the small town feel. We came from Cache Valley and this felt like home.	10/11/2019 9:03 AM
40	The Master Goal identifies the unique and positive traits about South Weber and what makes it so great. We have the small-town charm but is close enough to other cities that we can easily access commerce. Because of this, I don't think we need any commercial zoning in South Weber other than at the edges of the city by the 89 on ramp where Maverik is and potentially on 475 by the 84 on ramp. The 2 planned commercial areas on the General plan on South Weber Drive and down off the new road by 84 (2 dark red circles on the general plan) do not make sense to me and I don't think we need these or that it is a good idea. Also, I think having a connecting road into Layton goes against what the Master Goal describes. This road will bring in too much traffic each day through our community and then we will not have that small-town charm	10/11/2019 9:01 AM
41	I believe that if we want to keep our small town charm we need to limit growth, and commercial building. Most people that live in South Weber do so because of the feel and want to keep it that way.	10/11/2019 8:55 AM

South Weber City General Plan Survey 2019

42	<p>I have read and re-read the Introduction and Master Goal. As I have read it, I see much in there that I agree with. I also see some very big warning signs! Line 73-73 talks of pressure from developers to build HDH in our residential areas. What a terrible mistake! There is a reason that people want to move here! Homes that are priced right are going within a day of being listed with multiple offers. People still want a little land and a safe environment to raise their children. I agree that there is a need for all types of housing and price points, however we already have a very large apartment complex in our city and now with the newly added subdivision by I-84, several areas of townhouses. I can see the possibility of more, but I can also see a bigger need for homes. Beginning at line 107 and going to line 110... We do have an advantage in maintaining our identity! We will never blend in with or become a large city because we just don't have the need to or the space! There are plenty of places around us that can handle that kind of growth! We are a very desirable place to be and not because we can be like everyone else, but because we can be different! Some of this new generation of people might want urban living, but there are still plenty that don't. Let's give them a place to live. Let's provide a place for the next generation to have the same opportunity to raise their kids in the same place they grew up in. My son wants to have a home with grass and a fenced yard for their kids to run around in that isn't right next to a big store or freeway. People are still looking for that lifestyle. There isn't a clear and easy route to Frontrunner or mass transit. The bus stop is working to get those to school and work. As Hwy 89 changes we will see a better path to the south. As far as I can tell there are only 2 ways to get to Salt Lake for people and the state is just increasing the size of roads to get people there. They aren't building huge skyscrapers everywhere to provide housing. This crazy high price of living will level out and people will still be looking to buy houses. As for the Wasatch Choices 2050 plan. I don't agree with all of it. I see the need for Mass transit, but I don't see where it is effectively addressed in the plan. There is no affordable light rail system on the East side (like down 89). It's difficult to have to pay for a UTA pass and still need a car to get to it. We have a bus stop right by us, but you have to get on several buses to get to it and it takes forever! My husband would have to drive to Clearfield to get to the train. So commuting to SL would still take him almost an hour. Telecommuting is working better for us and hopefully more companies will take advantage of that trend! It also addresses housing options. There still needs to be room for single family dwellings too. Not just HDH. There is a need for open space! I hate to see the only open space we have to just be parks!! It also talks of the need for cleaner air! We will never have that as long as we are just making more room on the roads for more cars! We need better mass transit!! It needs to be affordable!!</p>	10/11/2019 8:53 AM
43	<p>Gateway to Northern Utah recreation? Eh. While it's true we're situated at the mouth of a canyon leading to a few ski resorts, that slogan seems a bit lofty.</p>	10/11/2019 8:48 AM
44	<p>Agree - well said. - Gateway to Northern Utah Recreation is how I feel as well. Maintaining the 'small town charm' is a great goal.</p>	10/11/2019 8:34 AM
45	<p>I realize growth is inevitable, with that said, we agree with 'vigorously pursuing the retention of the small town charm'. Slow Growth, and growth that fits in with our community, we do not need to keep up with the 'jones', (or Layton, Clearfield, Sunset, etc.)</p>	10/11/2019 7:48 AM
46	<p>Too wordy. use S.M.A.R.T. goal format (Specific, Measurable, Attainable, Relevant, Timely). More emphasis on keep our small town feel by keeping us as small as possible and smartly controlling our remaining growth.</p>	10/11/2019 4:52 AM
47	<p>To improve the quality of life and increase our property values, SW City should be a rural community that's close to everything.</p>	10/11/2019 4:38 AM

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48	<p>73- I truly have a problem with developers being the influencers to our city rather than the citizens. This seems to be the biggest problem to start with. Citizens input should be first, not developers that have no vested interest in South Weber except for making a million. 83. So many studies have been done of the slopes. We don't need more. I think 27+studies has been more than enough. .. Waste of our dollars. 114-116. I walk 10 miles every day except sunday. I go on a small path for about 1/2 mile or go around again for maybe a mile. The rest of the walk is on the road or sidewalks. Paths and trails do not make people healthy....people make people healthy. I keep hearing how tons of people on your "Survey" wanted trails.....How many residents exactly wanted all these trails....was a price tag mentioned on how much trails cost. Or was this a request for their christmas list....in the later case, of course many(from your survey) wanted them but what about the silent majority, that I keep hearing from some of our city, that are so important. I didn't take your survey (Silent Majority member) and I would venture to guess that I'm one of the active ones by my choice not because of trails or pathways. I walk all year. The small amount of pathway that just happens to be on my way is never shoveled in the winter so I never use it. Im aware that a lot of grants have been written to help with trails and paths cost, which is great. But I personally feel that we should not push them beyond that. People are not all the sudden going to change. because there is a new path. Not sure what you mean by our city should be the Gateway to Northern Utah Recreation. I don't mind some options to people heading up our canyons but do I want to be known as "The Place to go for everything....no. I want to be know for our beautiful quiet city a the foot of our beautiful mountains, One complimenting the other. In regards to envision utah, i am not a fan of a bigger, Higher entity telling/convincing/dictating to me or our city officials what we, South Weber should or shouldn't do with "our" city. They have every right to make suggestions all day long based on "their" vision but to base our general plan on what they want is not right. The plan needs to be what the citizens want</p>	10/11/2019 12:48 AM
49	<p>We fully support the focus to keep South Weber's small town feel. We are concerned about the projected growth of the city.</p>	10/10/2019 10:55 PM
50	<p>The master plan is not the vision of the majority of the residents and should have been discussed two years ago.</p>	10/10/2019 10:05 PM
51	<p>We may be steering out of agricultural but that doesn't mean we need to subdivide every square inch of land we have.</p>	10/10/2019 10:01 PM
52	<p>I like the proposed road to Layton. The South Bench Drive. But I find it discouraging that a future road and side walk is being planned where roads already exist, and the creation of a new road would displace existing homes.</p>	10/10/2019 9:28 PM
53	<p>South Weber doesn't need to be a gateway to northern Utah recreation. Many people have moved to South Weber because of its small town feel. Please protect our city! We don't need commercial businesses and roads to connect us to Layton.</p>	10/10/2019 9:21 PM
54	<p>"The City should seek ways to promote itself as the Gateway to Northern Utah Recreation." What does this phrase mean. People drive through South Weber to go up Weber Canyon, but there is nothing in South Weber that encourages or enhances peoples experience as they travel on to recreational areas.</p>	10/10/2019 8:44 PM
55	<p>116-119 I don't see how South Weber is a gateway to Nothern Utah Recreation? 120-122 Why does it have to match up with the WFRC goals? Why can't we have our own goals?</p>	10/10/2019 8:38 PM
56	<p>The master goals seem consistent with our desires for the community. We get concerned with designated our area as a Gateway to Northern Utah Recreation because there isn't much recreation availability directly in the city, and we wouldn't want that to mean that we are a hotel/rental area for neighboring recreation, specifically AirBNB or VRBO, etc...</p>	10/10/2019 7:56 PM
57	<p>We are not the gateway to Northern Utah's recreation. Maverick may be a great stop for fuel and snacks on the way by but nobody is driving specifically to or through South weber to get to northern Utah's recreation.</p>	10/10/2019 7:42 PM
58	<p>Stupid</p>	10/10/2019 7:31 PM
59	<p>I agree that we should try to maintain a small town feel where neighbors care about each other. I worry as we continue to increase the population we will lose that close knit community. In my opinion any new developments should be in mind for what is best for the current residents of the city, while respecting property owner rights. I know that is a fine line to walk. I love the ideas of have trails and other outdoor activities incorporated throughout our city.</p>	10/10/2019 6:49 PM

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60	Yes keep the small town charm. I agree with the final paragraph until it starts talking about promoting itself as the Gateway to Recreation. Not sure what that means. Also, the Envision Utah has pros and cons for our city. We need to do what is best for our unique community.	10/10/2019 6:39 PM
61	I like this. I agree that agriculture can no longer be our economic base, and continuing growth requires change. Two things I'm uncomfortable with: 1) Regarding "There is continuing pressure from the development community for higher densities" -- Is high density housing necessary for our economy? I'd rather not have it. 2) Regarding "The City should seek ways to promote itself as the Gateway to Northern Utah Recreation." That's a new idea to me; I'm not sure of the ramifications of that.	10/10/2019 6:06 PM
62	N/A	10/10/2019 5:18 PM
63	I live in South Weber because I love the small town feel. Please protect our city from greedy developers who want to cram as much in as they can.	10/10/2019 5:02 PM
64	Biking and Hiking paths would be greatly appreciated. A focus on recreation and healthy lifestyle opportunities would differentiate South Weber.	10/10/2019 4:41 PM
65	I feel one thing that the does give South Weber its "small town charm" is that it is not over commercialized. I am afraid by adding too many commercial buildings we will lose the "small town charm" that people are drawn too.	10/10/2019 3:46 PM
66	None	10/10/2019 3:41 PM
67	Slow down the growth!! We need a smart planning process examining financing, insurance and assurance that citizens will not be adversely effected both by the obligation to pay for unwanted and un-necessary expansion of the city. We need to consider a more comprehensive plan based on the needs of the city, it's citizens and their safety and provide environmental protection. Based on the Projected Land use map climate/weather will adversely effect the geographic profile and should be a big part of future planning of the city,. The area in purple are land slide areas with special studies areas. Climate change should also be considered as it is a big part of our future and should be part of the planning of our city.	10/10/2019 3:18 PM
68	Slow down the cities growth! We need a smart planning process examining financing, insurance and assurance that citizens will not be adversely effected both with the obligation to pay for the unwanted and unnecessary expansion of the city. We need to consider a more comprehensive plan, based on the needs of the city, it's citizens and their safety and provide environmental protection. Based on the Projected Land Use Map climate/weather will adversely impact the geographic profile and should be a big part of future planning of the city. The area of the map shown in purple are indicated to be land slide areas with special studies recommended prior to development the gray areas are debris flow area and also specials study areas. Climate change should also be considered as it is a big part of our future and should be part of the planning for our city.	10/10/2019 2:40 PM
69	Would like to bring more affordable businesses in such as Wendys, Farris Ice Cream, Subway, Chick fil A, or a grocery store would be great!!	10/10/2019 11:28 AM
70	I agree that our city should strive to keep it's small town charm.	10/10/2019 11:15 AM
71	I think another goal needs to be the transportation infrastructure of the city. I know this is addressed in other portions of the plan, but it is a very important thing to prepare for rather than react to issues that come up.	10/10/2019 7:06 AM
72	This is not user friendly	10/9/2019 9:45 PM
73	I agree with keeping it a small town feeling in the city. because utility bills have increased significantly in the last five years I am very much opposed to further increases.	10/9/2019 9:24 PM
74	I believe that this plan should be rethought, and better evaluated to help South Weber remain a great place to live.	10/9/2019 9:01 PM
75	I believe it's a very poor plan to add the south bench drive.	10/9/2019 8:59 PM
76	It is a horrible plan and should go away.	10/9/2019 8:59 PM
77	South bench road is completely wrong	10/9/2019 8:59 PM
78	Why are developers have influence greater than citizens of SW? They do not and rarely will have a community's needs as a priority. As for trails and such.... this is a bunch of "looks good", but how many people will really use them? I walk every morning... I wouldn't drive to a trail to walk. If the city is developed correctly people will feel they can walk outside through the community.	10/9/2019 7:11 PM

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79	I like the small town feel but I also like having Maverick close by. Trails and bike paths are good. Not so sure about the Gateway to Northern Utah Recreation. We don't have any hotels etc.	10/9/2019 6:35 PM
80	The city is cut off from the urban surroundings and that is why people live here.	10/9/2019 5:04 PM
81	I agree with small town and safe and neighbor friends	10/9/2019 12:10 PM
82	I think the most important goal is maintaining the small town charm that South Weber is known for. A community where residents are safe and feel comfortable and safe walking alone on the streets and trails.	10/9/2019 12:09 PM
83	I would like South Weber to remain a small rural city	10/9/2019 12:04 PM
84	I am in agreement with the Master Goals of the city. We are no longer a small farming community. We are going to grow whether we like it or not, so let's do it intelligently.	10/9/2019 11:48 AM
85	I agree with the overall goals.	10/9/2019 11:22 AM
86	General Legend land use map - sheet 1: The property immediately due South from the South Weber City Offices ("The City") on the South side of SR-60, is presently zoned as commercial property. A developer is requesting changing the zoning to High Density Residential. I have two concerns: 1. If the developer is unable to develop the property, can the owners ("The Partnership"), still keep the property commercial, as is now constituted. If not then the present owners, The Partnership wants to maintain commercial zoning status for potential future commercial business possibilities. This property has a commercial cellular telephone tower ("The Tower") which needs to be protected from zoning changes that can affect its location and operations. 2. If The City approves changing these property parcels from commercial to High Density Residential, can it be changed back in the future to a Commercial Zone without going through a General Master Plan Review? Summary: The Partnership owners are concerned that this change and the developer's approach, where they have excluded The Tower from their design will bring litigation upon the Partnership from Crown Castle, Sprint, and T-Mobile, owners of the tower, but not owners of the property. The developer's for these properties, do not own the property. It still remains with The Partnership who want to protect it for commercial developments.	10/9/2019 11:04 AM
87	Emphasis on trails and bike paths. South Weber Drive is a popular cycling route, yet there has never been any provision to make it safer for cyclists. This should be a priority.	10/9/2019 7:38 AM
88	Is it the "pressure from the development community" or is it from the city council allowing the push for more housing? Federal grants and state grants require a certain percentages. Green space for animal migration????	10/9/2019 7:27 AM
89	Sounds like south Weber is a growing city but will keep the small town charm	10/8/2019 9:44 PM
90	Page 29: I absolutely do not want to see the concept for South Bench Drive to connect into Layton come to fruition. It would create a substantial amount of traffic right in front of my home and in my neighborhood. This would transform my neighborhood in a very negative way. I understand the logic in needing another road to get in and out of South Weber, however, other options needs to be explored. I grew up in South Weber and after moving away after I was married, I recently moved back. We moved back because of the sense of community and for the small town feel. This connection would alter the community and create so much traffic from people connecting from Riverdale to Layton and using this road to do so. Please explore other options and do not move forward with this proposed route.	10/8/2019 9:41 PM
91	I think it's good to use Envision Utah as a guide, but I think we should also spend a bit more time analyzing, designing, developing, implementing, and evaluating a mission and vision statement that best fits our awesome city and what makes it unique.	10/8/2019 8:16 PM
92	I DO NOT WANT ANY ADDITIONAL GROWTH IN SOUTH WEBER. IF I ANSWER ANY OF THESE QUESTIONS TOWARDS WANTING GROWTH THEN IT WAS A MISTAKE. I UNDERSTAND THIS IS VERY LENGTHY AND WORDY.	10/8/2019 8:12 PM
93	I appreciate the chance to participate and provide feedback for the General Plan. I am in favor of trying to maintain the small-town feel of South Weber	10/8/2019 5:46 PM
94	Why do we need to mention pressure from development communities for high density housing? This is not relevant to the city's plan unless we wish it to be.	10/8/2019 5:24 PM

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95	We moved here in 1991 and have loved South Weber! It's been such a great place to raise our children and is a wonderful community! Although, growth is inevitable, I am sad to see the quaint, smaller South Weber becoming so populated. Line 63 states that there is pressure from the development community for higher densities in the residential areas. Does that mean that we need to give in to that pressure? The smaller communities is most of what makes South Weber so special. Line 110 states that "it will never become a large city", but if we continue to grow, up to 13,000+ residents, then we are headed towards being a "large city"! We don't want to see more and more space taken up with housing/people, especially with apartments/lofts. Do we need to fill every piece of residential zoning with houses and residents???! No!!	10/8/2019 4:43 PM
96	I do like the goal of maintaining a small town feel, but balancing that with residential needs. I think many of the people that live in South Weber are here because we don't want to be in a more urban setting. My family personally chose to live here because of the mountain views and proximity to outdoor recreation.	10/8/2019 4:02 PM
97	No other comments or suggestions other than our city needs to realize that growth is inevitable.	10/8/2019 10:53 AM
98	The area on South Weber Drive from the school west should be Commercial not residential	10/8/2019 10:15 AM
99	One vital item is to reduce or eliminate the constant dust from the gravel mining operation. It's becoming a breathing/health problem for both me and my husband - both retired. It's a constant irritant to eyes and a constant disaster in trying to keep our home and property clean. The idea of the mining areas becoming lakes is extremely attractive - the sooner the better! How can we submit an affidavit regarding the problems with the dust from mining operation? Also refuse any additional commercial development and multi-use/multi-family residential/commercial properties from entering the area. It's easy to get to any type shopping and also apartment or townhouse developments without changing the wonderful nature of South Weber. We don't consider the flight noise from Hill AFB to be an annoyance at all! It's the sound of freedom and safety.	10/8/2019 10:12 AM
100	South Weber city doesn't need this if people were willing to keep their property and not sell or develop. People only come when the property is available or already developed. I purchased a new build house here only because it was the only place available.	10/8/2019 9:38 AM
101	Please stop south bench drive, no more HDH. The appeal of South Weber is a small town feel close to the city. That is being lost. No more town homes, condos, or lots smaller than 0.33 acre. I am also heavily opposed to South Bench Drive.	10/8/2019 9:06 AM
102	We need bike paths.	10/8/2019 5:38 AM
103	I like it.	10/7/2019 11:00 PM
104	It sounds good.	10/7/2019 10:22 PM
105	none - It is well written and has good vision.	10/7/2019 10:15 PM
106	"...an emerging commercial base that is providing much needed services" is a highly assumptive statement. This community has existed for years without such "needed" commercial services, and in fact has benefitted greatly as those services have grown in closer to our little valley from Layton and South Ogden. Also, urbanization and growth are CHOICES, not predestined, unalterable outcomes. If we want to truly "... vigorously pursue the retention of the small-town charm that is its hallmark", then we simply say NO to growth. I moved to from Uintah to Herriman 20 years ago because that city once held the same small-town charm. Sadly, greed and poor planning destroyed it to the point that Herriman is now a negative example that city councils like Saratoga Springs have vowed not to become. Growth is a choice. I'm saddened to return to this little valley and see the "High-Density Herriman" excuses taking root. Congestion, noise, pollution, crime, and falling property values will be the inevitable results of the "urbanization" growth course you are CHOOSING to allow.	10/7/2019 8:34 PM
107	The plan states the opinion that the city will never become a large city because of its isolation. While this is arguably true, it is only because the roadways to other larger cities are too "out of the way" for non-residents. If a road to Layton was created, this would effectively end the isolation (where most residents prefer isolation).	10/7/2019 8:09 PM
108	N/A	10/7/2019 7:58 PM
109	We like the idea of gateway to Northern Utah Recreation	10/7/2019 6:15 PM
110	None	10/7/2019 4:40 PM

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111	keeping South Weber "growth" under control [i.e. what type of growth - residential single home dwellings Vs. multi-tenement structures] should be of the utmost importance if we intend to keep the "small town feel" of the City.	10/7/2019 4:38 PM
112	Citizen input as much as practical did not occur as indicated - small town charm is not shown in the plan.	10/7/2019 9:19 AM
113	Section One - Citizens involvement has not happened at all. PC and CC seem to have their minds made up on what they want without any citizen involvement.	10/7/2019 9:08 AM
114	Citizen input did not happen as indicated. Otherwise so many people would not be so unhappy currently.	10/7/2019 8:26 AM
115	I feel that we need to keep South Weber a bedroom community.	10/6/2019 9:02 PM
116	You should focus on the small town charm. I can go do my shopping in Riverdale or one of the two malls in Layton or Ogden. I come home to south weber. We decide if we give into development pressure. I'm fine paying more in taxes it it means, we can keep the city a bedroom community.	10/6/2019 8:00 PM
117	The master plan states: South Weber should vigorously pursue the retention of the small-town charm that is its hallmark. I don't find anything in the plan where there is a specific plan to vigorously pursue the small town charm. There was nothing that addresses this number one goal. (I agree most whole-heartedly with this as our number one goal.	10/6/2019 7:38 PM
118	I thought it was well written. I like that the city is seeking ways to promote itself as the Gateway to Northern Utah Recreation.	10/6/2019 8:54 AM
119	The comment "continuing pressure from the development community" should be irrelevant in our city plan. The "development community" doesn't represent South Weber residents. The stated goal to "capitalize on these recreational pursuits" doesn't focus on the stated focus of a residential community with rural character. Why would South Weber want to be a "Gateway to Northern Utah Recreation"?	10/5/2019 10:31 PM
120	After the planing meeting I attended I heard the farmers have no intention of leaving and continuing to farm. Introduction appears to be wrong. I moved here for the rural feel as did many I have talked to did the same. We need to keep that feel and not concentrate on building as many homes as possible	10/5/2019 7:31 PM
121	The goal of the current master plan is to put as much growth as possible into the city but as a citizen my opinion is that it is not needed or wanted. We moved here for the small town feel and to get away from the growth that ruined the last place we lived in. South weber is special and the plan should accomodate its residents not devolopers.	10/5/2019 2:05 PM
122	Love the idea of making new roads south weber needs more than just south weber drive for safety reasons and congestion	10/5/2019 11:13 AM
123	I fully support allowing higher density housing in the city. I'm in support of the plans for the roads. I think there is upside and downside to a road going to Layton and am moderately opposed to the road to Layton.	10/4/2019 9:35 PM
124	The Master goal does NOT state anything about adding commercial properties and/or adding High density housing, though we are continually hearing about High density housing coming to South Weber. I feel as though the point of living in South Weber is to get AWAY from High density housing, and high volume commercial areas. If we continue to hear about these things, why is there not anything in the Master Goal, to let us know the end results we are possibly facing?	10/4/2019 8:11 PM
125	Make it less wordy.	10/4/2019 4:54 PM
126	Nobody wants high-density housing in South Weber people move here to get away from those kind of neighborhoods	10/4/2019 4:15 PM

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127	I agree with the part in the master goal that states, " Though the City can sustain considerable growth yet, it will never blend in with and become indistinguishable from surrounding communities and it will never become a large city. As the City continues to grow, South Weber should vigorously pursue the retention of 113 the small-town charm that is its hallmark." I think when we are considering what a large city is we also need to base it off of how big South Weber compared to other surrounding cities. The area of South Weber is a lot smaller. When you think of a large city you think of a lot of high density housing and commercial buildings. If we aren't going to become a large city, then what does that exactly look like? I would love for this to be addressed showing how with the current general plan draft this statement is being met. Another part in the master goal that I highly agree with is, " It should foster an environment where 114 residents are safe, where they know their neighbors and look out for each other. " With extensive growth I do not feel safe. All traffic comes out onto South Weber drive. With the increase in housing (I understand that properties will be sold and things will be built). The amount of traffic on South Weber Drive will make it difficult for cars to safely enter and exit South Weber Drive. Also, if there was an emergency South Weber Drive would become highly congested making it a possibility for an unsafe evacuation. As a city we need to consider the ratio of people to space. If we are adding a lot of people to a small amount of space this means a lot more cars on our roads. I do love South Weber and I would love to keep the charm that all of us love.	10/4/2019 12:20 PM
128	Although we do not live in the directly impacted land, we do live in the impacted city of South Weber. In our opinion it is redundant to build yet another access to our city from Layton right through a landfill when we already have Hwy 84 and Hwy 89 as well as South Weber Drive and the Adams Ave Toll Bridge. There are reasons why we decided to live in this bedroom community. We wanted a quiet and low impact area to live which provided access to surrounding towns and shopping without all the crime and traffic of a large municipality. The addition of yet another access will increase traffic , noise and cost as well as crime as people who would not commonly drive through our town would tend to do so from Layton and other areas South of us. We oppose the development of our city in this way and we object to taking land that belongs to our neighbors in order to put another highway through the city. There is no advantage to our city or its residence. There will also be an increase in pollution as more automobiles drive through our town to get to Ogden or Riverdale. Will we have more police protection? Will we have full time paid firemen and women and an ambulance service? Who will maintain the road and who will plow in the winter? The existing highways are sufficient! There is no real advantage to building the said access road. After watching the road resurfacing that has continued on South Weber Drive since August 12th and milking of that job that continues today we can only imagine how our city would be milked by such a project. Even the employees working on the current project admit it is being milked. Please give the public an open hearing on these plans in a place where everyone will fit into the room. Our city building is not large enough. Also there should be notifications in hard copy to each residence of any such meetings. No project of this size and impact should be push through with out the full disclosure and opportunity for input by the residence of our city. Not everyone has on line service. Sincerely, Bob and Ann Turner	10/4/2019 10:26 AM
129	I agree with the entire statement	10/4/2019 9:39 AM
130	Slow down growth so that the infrastructure can support it.	10/4/2019 9:31 AM
131	I like South Weber as an agricultural community. I don't want higher density residential areas. There's enough of that in cities close by. I support limited growth. I like it as is!	10/4/2019 8:47 AM
132	None.	10/3/2019 9:52 PM
133	The proposed road joining Layton down to 1900 E will upset a fragile wetland ecosystem. Additionally, the hill is unstable, steep and we watch them constantly shoring it up. This small area should remain undeveloped as it will kill the wildlife occupying this space and because the road will be in constant need of repair. None of us want to see this area disturbed.	10/3/2019 7:11 PM
134	Fight back on the pressure from the development community pushing for high density. There's PLENTY of high density housing in the immediate area for people who enjoy city life. South Weber is appealing BECAUSE it has avoided so many of the ridiculous developments of Riverdale, Layton, and South Ogden.	10/3/2019 6:12 PM
135	After looking over the master plan, my biggest concern is the reality of meeting the Moderate Income Housing. I have heard comments that we will fight with the State over it. I think that is a poor approach to think we can put housing in the gravel pit. The wise-man built his house upon the rock, not the sand.	10/3/2019 2:10 PM
136	Opposed to any HDH Opposed to any new roads, trails, parks	10/3/2019 9:53 AM

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137	This was a good summary and clarification of our limits and unique nature of South Weber. Enhancing our life style while providing some tax revenue base would be helpful.	10/3/2019 9:04 AM
138	Who cares if there is pressure from the developmental community! Leave the city the way it is, there is no need for it to become a larger city. If people want to move here, they can buy a house that is for sale by a resident. Stop trying to make South Weber something it isn't!	10/3/2019 7:06 AM
139	I am completely against opening our neighborhood to make things more convenient for neighboring cities. That is essentially what we are doing when we open this road up from Layton to 84. The convenience of others should NOT be more important than the safety of the families and children who have become customed to safe play in this area. These families have specifically chosen this area to keep their families safe from heavy traffic. Please Do Not compromise the safety our children for the convenience of others not of our community. No matter what signs and precautions we take we know darn well people don't always heed those warnings.	10/2/2019 8:23 PM
140	I think the rapid growth in south Weber needs to slow down! We moved here because it wasn't like our surrounding cities, such as Syracuse and Layton. As much as we can we need to keep this city, rural.	10/2/2019 5:29 PM
141	I don't think we need to market our city. I think S Weber sales itself. I love trails, parks, and open spaces and growth is great as long as we do it smart. Fast is not Smart. If you don't know what to do, it's best to do nothing. 112-116.. is great but we don't need to promote to bring strangers into our city ... more cars on roads and more crime..	10/2/2019 10:49 AM
142	Concerns regarding Introduction: Lines 73 - 76: Talks about pressure from developers to increase density to the residential zones. I would like to see South Weber remain small so please push back on this pressure and keep density low! Concerns regarding Master Goal: Line 99 - 100: Agricultural should not be dismissed so easily. There are some individuals who want to keep the farms they have and we also attract family that want horse property. Please keep agricultural in our plan! Line 112 - 113: I love this! Please protect our small town charm!! (I.E. No high density! Keep lots to a max of 4 per acre)	10/1/2019 3:31 PM
143	I appreciate the intent to keep the small town feel of the city.	10/1/2019 9:43 AM
144	You spent a lot of money for something I could have told you for a lot less. This plan is what you get when you ask someone who both does not live here or under stand what most of the people of SW would like to see.	10/1/2019 7:55 AM
145	In the introduction it states that South Weber City "continues its transformation from an agricultural community to a residential community." Families are rapidly moving into our City because of the nature and atmosphere of the community which includes Agriculture settings. So the elimination of agriculture by zoning is very offensive to me. I will agree that development is moving rapidly through our city. However, I feel that those involved on the planning side of the city is working more for the developer than they are for the city residents.	9/30/2019 6:31 PM
146	I love the idea of a network of trails through the city. I like the idea of retaining small-town charm. I'm not sure what it means to be the gateway to northern utah recreation. Does that mean we would have our own outdoor rental place so we didn't have to drive to Weber State to get snowshoes, skis and paddle boats? That would be nice!	9/30/2019 4:18 PM
147	Line 70 - grammar issue (has-has) Line 73-74 - "pressure" to develop high-density housing in residential areas does not mean we cave and allow it; high-density in my mind equates to urban development. As stated, we don't currently have the infrastructure nor are we likely to have it to support urban high-density living.	9/30/2019 12:20 PM
148	I agree with the direction of the plan.	9/30/2019 10:42 AM
149	What strategies are in the general plan that the city going to focus on in order to promote the concept of being the "gateway to northern recreation" Also I am wondering what the disconnect is, or if there is one, between the 50,000 respondents to the envision your future survey, the Wasatch Choices 2050 plan and the residents of South Weber. What ways can those differences be addressed?	9/29/2019 7:48 AM
150	I think it's generaling what the current planners would like South Weber to be. Not, what the citizens who live here is envisioning it to be.	9/28/2019 3:37 PM

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151	lines 99-100 says that agriculture is a thing of the past which is an outright strike at the farmers that continue to live and work in south weber. This has no basis should be stricken from the master goal. Instead it should say that "We strive to help and retain the agricultural feel that most South Weber residents have grown to love." lines 104- 105 it says that I-84 is a geographical isolation area. This very much negates the fact that part of South Weber city is on the other side of I-84. This should also be stricken from the master goal. In the master goal we do not talk at all about working with Uintah City which is just across the river. They experience much of the same issues we do except with much more extremity.	9/28/2019 9:36 AM
152	I don't think there should be any low moderate on the north side of south weber drive. we need lot for out kids to build and moderate density are still nice lots.	9/26/2019 2:47 PM
153	Our community is transforming partially with land owners wanting to sell portions of land but I think that this community still desires to be agricultural None of the Farmers that I have talked to plan on selling anytime soon. evisionutah.org states that Ninety-eight percent of Utahns want to increase food self-sufficiency from agriculture by putting more land into production maybe by changing crops to fruits and vegetables. South Weber has that land available and should be encouraged to keep farming available. Utahns are willing to: Cut back on watering their lawns and gardens to ensure we have enough water for agriculture Avoid building on high-quality farmland Spend more money to bring non-agricultural water to urban areas.	9/26/2019 10:21 AM
154	I like the realization of growth but also wanting to keep small town charm. Proposed High density housing does not keep in line with this statement.	9/25/2019 8:12 PM
155	On lines 108-110 it states that South Weber will "never blend in with and become indistinguishable from surrounding communities and it will never become a large city." Other areas of the general plan seems to contradict this statement. There are many commercial zones planned, as well as roads connecting South Weber to other communities, as well as plans to annex parts of other cities to blend the communities together. Connecting roads are going to make South Weber a city to commute through. It is going to bring commuters who do not live in our community through our city on a daily basis, which will bring all sorts of other problems to our safe bedroom community. If the goal is to make South Weber a drive through with all kinds of businesses and mixed use areas, why are these lines (108-110) in the General Plan?	9/25/2019 3:19 PM
156	I would like to see South Weber keep some of it's charm. That being said it needs to keep some green space and not have everything built up.	9/25/2019 11:20 AM
157	Obviously the "development community" wants development. That is their job I want to maintain the "Small Town Charm" that I love.	9/25/2019 10:24 AM
158	a lot of good work... thank you	9/25/2019 2:58 AM
159	I am not interested in any additional development for higher densities in any area of South Weber. (lines 73,74)	9/23/2019 8:24 PM
160	I really like and agree with line 112 to 122.	9/11/2019 7:15 PM
161	I'm very concerned that the goals are aimed at changing what it is that makes South Weber so wonderful!	8/31/2019 11:06 PM

Q4 Please provide any comments/suggestions you have regarding the Citizen Involvement section

Answered: 154 Skipped: 199

#	RESPONSES	DATE
1	We vote in council members to represent us not their special interests.	10/11/2019 11:27 PM
2	just because you have a majority of an opinion, it should not drown out the rights of current land owners.	10/11/2019 11:26 PM
3	I got the letter about only 100 something people responded....I know many people who said - it is not going to matter. They are going to do what they want. I hesitated responding myself. Although I feel grateful for the opportunity to hear more about the plan and maybe take a turn sharing some thoughts....I have gotten involved in our city in the past and not felt heard but, mocked. The only reason I did not put my name on is to prevent further mocking. It is hard for me to attempt this again but, feel like our city - my city - is too important to not at least try. I was unable to attend an open house and only part of the city meeting. I do not agree with the approach of a lot of citizens but, understand they might feel shocked, frustrated and angered by some of the new development plans and appreciate their passion to protect where they live.	10/11/2019 11:23 PM
4	I would like the city to live stream the city council and planning commission meetings. It's difficult to get to meetings with so much going on in my young family. The few meetings that I've attended it seems as though that the questions/concerns posed by citizens go largely unanswered by the the council and commission. I know they can't and in some cases shouldn't address all questions and concerns, however I would like to see some of the unanswered questions answered by staff or posed to the council or commission in an email to be answered later.	10/11/2019 10:56 PM
5	No high density housing	10/11/2019 10:12 PM
6	Thanks to the SWPCA!!!! No SBD. NO HDH, keep south weber small and preserve our home town feel.	10/11/2019 10:11 PM
7	It should foster an environment where residents are safe. We understand that growth is necessary and changes must be made. Obviously this must be done with all considerations as to the impact of the current and future residents of SW. South Weber is a unique city that has stayed virtually the same since its inception. That is the main draw of the city and we do not want to forget what the roots of the city are.	10/11/2019 9:39 PM
8	I appreciate this opportunity to voice my opinion as a citizen these are great steps but it has been hard not feeling like the majority of big moves have been made in our city quickly and quietly. I hope the citizens voices are heard and it has an impact on the direction of our city.	10/11/2019 9:33 PM
9	Please find out and post how many citizens/ residents are in favor of the high density residential areas verses those who are not Want the residents say to mean something and be listened to.	10/11/2019 8:34 PM
10	If you value citizen involvement, respect and vote accordingly.	10/11/2019 8:22 PM
11	Well done.	10/11/2019 8:13 PM
12	I think it never should have been designed without input from citizens and the landowners it may affect.	10/11/2019 6:15 PM
13	Well could improve here a lot! The way i have heard about these meetings in the past is usually after the matter, I'm sure I'm not alone here	10/11/2019 5:40 PM
14	I suggest that when we have planning that the residents should know about, why is it we do not place a notice in our monthly news letter. I think these thing are more important than many things that do make it into the monthly news letter!	10/11/2019 4:54 PM
15	I don't feel like the citizens of South Weber have ever been included on a lot of decisions. This is a major decision and I don't feel like they were told one thing.	10/11/2019 4:13 PM
16	Elected city officials should reflect the opinions of the city residents' majority. Elected officials are citizens of SW as well and sentences regarding who they are (requirements for who can be elected) and their involvement should be included here.	10/11/2019 4:01 PM

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17	I agree that Citizen involvement is crucial to the General Plan and thank the city for this opportunity. I have a concern, though, and hope that the city has a plan to determine those surveys that were possibly not done by residents since there was an option to complete the survey anonymously. What would stop anyone from outside of our city with development desires from posing as a citizen and skewing the survey. I hope that those reviewing the results will take this issue into consideration.	10/11/2019 3:44 PM
18	Appreciate citizen input valued Effective notification for review of general plan Multiple opportunities, methods of review User friendly access on website Appreciated attentive listening at open house	10/11/2019 3:42 PM
19	The city is too dependent on social media as their source of communication. There is a large marquee at the east entrance of South Weber that could have easily been used for notification several MONTHS ago when the update process started but it was not. Mayor letter should be more detailed, such as explaining the South Bench Drive was a major collector road through SW to the East gate of HAFB.	10/11/2019 3:35 PM
20	I agree with the information stated and would also like added how the city will communicate this with the citizens in the future (time-frames, dispute process, where they can view upcoming changes...). I believe this needs to be advertised and communicated CLEARLY and at a minimum included in the monthly newsletter sent out with a map/rendering of the proposed changes. I read the Mayor's section of the newsletter monthly and the only mention over the past three years of a "sweeping T" design being put in was in September 2019 and that was only to state it would be completed by months end. Prior to this it only stated the new road would extend further east and will include improvements to 475 E (Dec 2018). I feel strongly an initiative of this undertaking needs to be communicated well in advance with a map/drawing of the changes being proposed and a chance for the community to respond.	10/11/2019 3:15 PM
21	I ATTENDED ONE OF THESE GROUP MEETINGS AND IT WOULD BE HELPFUL TO HAVE A Q&A LIVE WHERE THE MAYOR/COUNCIL ANSWERS QUESTIONS RIGHT THERE.	10/11/2019 3:00 PM
22	And open communication in many different types of communication should be continued.	10/11/2019 2:35 PM
23	And this should continue when proposed changes are suggested to the General Plan after the surveys of the citizens.	10/11/2019 2:35 PM
24	Very Important. City should not make any decisions without the involvement of the citizens.	10/11/2019 1:55 PM
25	I can only hope that our good city Council will be now listening to the residents more than just the planning committee, which has not happened as well as it should have been previously. I will be hopeful and watch this closely along with hundreds of citizens here and hope that everyones thoughts are read and documented from this plan survey, Though I strongly feel that this survey was made very difficult to go through and understand everything. I fear that it has shied people away from taking it because it was too complicated	10/11/2019 11:31 AM
26	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, etc	10/11/2019 11:18 AM
27	As citizens become involved, don't discount their comments and opinions.... Encourage involvement and participation	10/11/2019 11:09 AM
28	I think citizen involvement has been sparse, in the past. Things seemed to be fine in the city, so no one bothered to give their input. The issues that have risen, of late, have left many people feeling sour. Without pointing names, and naming fingers, I think it is in the city's best interest to find a method of dispursing information regarding the city's development. These notices, I know, are already given to those living within 300 feet, but many things often affect more than just those living within those boundaries. Here are some suggestions I offer: 1. Include notices for all developments/projects in the monthly newsletter. It doesn't have to be in the newsletter, itself, perhaps a separate page. 2. Extend the area to a wider range to include more homes/business that may be affected by a development/project. Effective communication and the availability of information are key to the success of any organization.	10/11/2019 10:46 AM
29	I think this is done as well as possible. It's hard to get public comment	10/11/2019 10:46 AM
30	It's fine to suggest citizen input but will the planning commission, city council or mayor actually listen?	10/11/2019 10:37 AM
31	I agree...	10/11/2019 10:13 AM
32	Yes citizens should be more involved. Multiple methods of communication are critical (news letters. Facebook, website, etc.)	10/11/2019 10:00 AM

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33	Just a huge thank you to everyone for the time that has been invested in the general plan comment period, be that in meetings, public open houses and answering questions and emails. Your time and care is truly appreciated!	10/11/2019 9:59 AM
34	I do feel it is important for citizens to have input and involvement in any plans	10/11/2019 9:33 AM
35	I feel like an open forum/Facebook style where citizens can ask and answer questions	10/11/2019 9:27 AM
36	I don't see where the citizens have been involved in anything until a big group of them got together and made it happen for themselves. We haven't been really made aware of much in the city. Most of the residents don't even know that there is a general plan update happening let alone what it is. Go a little further than just what the state law mandates. Even that seems to have been ignored in many instances. I shouldn't have to dig deep to find things out. It should be readily available to every citizen.	10/11/2019 9:26 AM
37	We need citizen committee and an easier survey	10/11/2019 9:17 AM
38	I am on board with community involvement. My biggest issue is that we are late in the process with all the community involvement initiatives and it feels like the only reason we are having this involvement is because some community members uncovered what was happening. I think the open houses and surveys should have happened more than a year ago...before land was purchased and road construction began. It feels like we are going about this backwards	10/11/2019 9:04 AM
39	I think that some decisions have been made without full disclosure in the past year. I hope that do to the unhappiness of the citizens of South Weber that the City will be more open about plans, and NO MORE CLOSED DOOR WORK MEETINGS. Transparency is a must!	10/11/2019 8:58 AM
40	I hope that public comment will not only be given, but also heard. It seems like people are trying to give input and it doesn't seem to matter. After being at meetings, we voice our concern and are told that there isn't enough of us to truly represent the citizens. Even one voice should help to make a difference. Also the public notice system doesn't work well enough. There have been several times that I have gone to the website to look something up and there is little to no information easily found. I think that could be updated. In this digital age, we shouldn't have to look so hard to find information! I think the creation of citizen groups to help identify the wants and needs of our city would be very beneficial to ensure that the desires of the entire community are being heard and met. It would be amazing to utilize the Mayors minutes in the monthly newsletter, place things on a calendar on the web page, have a Q & A section online, not only for the city council, but also for planning and zoning changes. We shouldn't have to go looking to find it. It seems like the bare minimum input is being sought after. There is more than enough interest right now, so this is the best time to capitalize on that movement and give the citizens more opportunity to get involved!! We have easy ways to create groups and find the right people to add to those committees. You just need to be willing to accept the help. I'm not saying you can't do it all, but why should you have to when there are so many willing hands to help out! Let's find a way to compromise!! TOGETHER! I think a ton of money could have been saved by having citizen involvement from the very beginning of this general plan!! I also think that if the majority of citizens want or don't want something, we are saying we are willing to live with the consequences of our choices! If we don't want a huge road connecting us to Layton, we need to find another way to address the ingress/egress concerns!! There are more reasons to not do the road than there are for it!!	10/11/2019 8:50 AM
41	I agree that it is imperative that the citizens have input, and are able to view the plan and help shape our home town	10/11/2019 7:49 AM
42	More emphasis on this is the citizens city. And the general plan is our vision.	10/11/2019 4:52 AM
43	Unless a citizen is mormon with promises of divine intervention or a business person with promises of money, they will be disregarded when it comes to being heard by SW government.	10/11/2019 4:41 AM
44	Thanks for the survey, next time please make it easier to access and use. Printed copies from the city were incomplete and mixed up.	10/10/2019 10:43 PM
45	Survey was hard to find and printed incorrectly from the city.	10/10/2019 10:31 PM
46	Survey printed from the city office was missing paperwork and not in order.	10/10/2019 10:27 PM
47	Make survey easier to find.	10/10/2019 10:19 PM
48	Survey was hard to find and hard to fill out. Could have been much simpler and been on the front page of the website.	10/10/2019 10:09 PM

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49	the city was not involved or informed - we have learned more in the last 3 weeks than in the last 2 years. May citizens were blindsided.. some still are	10/10/2019 10:06 PM
50	We are now able to be informed thanks to the select few who have started a Facebook page and have actively kept us citizens in the loop. Prior to this, none of us knew what was happening in our city.	10/10/2019 10:02 PM
51	It was not easy to find or take the survey. If you wanted all citizen involvement it should have been a link on the front page of the website that said, "click here to take the survey" It only says general plan there. Also went down to the city to have them print six of them for family members living here and the copies made were all different. Missing maps and put in the wrong place. Very confusing and not organized or easy!	10/10/2019 9:28 PM
52	The city needs to be more transparent when they making decisions that affect citizens. For example, the communities that will be affected by the sweeping T should have been informed by a letter or email alerting them to the proposal and plan. This plan is pushing traffic into quiet neighborhoods where children walk to and from to school. They are not bused like the children on 475!	10/10/2019 9:24 PM
53	I believe the city council needs to really listen to what the citizens are saying and make changes to the plan accordingly.	10/10/2019 9:10 PM
54	Any citizen involvement in good. I just hope people will be civil and fair when providing feedback. Collaboration is essential, but I don't believe city officials should be "bullied" to do "the will of the people."	10/10/2019 8:45 PM
55	127- I feel viewing the General Plan after the draft is complete is not enough citizen and council input and there should be citizen committees and more joint public meetings during the draft phases on each section of the plan.	10/10/2019 8:39 PM
56	We think citizen involvement is important and should be provided on city website controlled forums, not public comment forums that are potentially biased and controlled by special interest groups or individuals.	10/10/2019 8:01 PM
57	This General plan does not reflect the views or opinions of the majority of south Weber residents. I was not aware of this general plan before moving here and from talking to neighbors and others in the community the plan is not what the citizens of south Weber want.	10/10/2019 7:46 PM
58	I don't think the citizens have ever been included in division making which we should have	10/10/2019 7:33 PM
59	I have nothing to add	10/10/2019 6:50 PM
60	I hope citizens will be involved in the future plan for South Weber. Also, I hope our elected officials and those on the Planning Commission will listen to the residents as they make decisions. I appreciate the efforts made recently to try to be more transparent and give the community information.	10/10/2019 6:45 PM
61	I think the new email notifications are helpful. I think the southweber website could be updated. The site is difficult to navigate for a computer literate person.	10/10/2019 6:41 PM
62	I feel the city has given adequate information and opportunity to respond on this plan.	10/10/2019 6:08 PM
63	City needs to ensure letter get mailed prior to all meetings.	10/10/2019 5:43 PM
64	N/A	10/10/2019 5:42 PM
65	Be more transparent especially when you plan to direct traffic into existing neighborhoods.	10/10/2019 5:05 PM
66	More than two open houses would be beneficial.	10/10/2019 4:42 PM
67	No comment	10/10/2019 3:41 PM
68	We should include in our monthly news letter an impact statements concerning city planning agendas with some detail of discussion and specification so that everyone in the city will be better informed and advise how to respond to any concerns. Transparency and accountability is important to building trust and a better city to live together in.	10/10/2019 3:25 PM
69	None	10/10/2019 3:09 PM

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70	"The mayor and city council need to recognize the value of farmland." We need to employ innovative zoning techniques so that the rural and agriculture can coexist. There is more money to be made in the short term by selling off land but long term is not sustainable. More homes, more people equate to more money spent more needed it will be a never ending cycle. Property owners can sell their properties but the zoning commission should consider long-term impacts to adjoining pre-existing grand-fathered in agricultural farm land.	10/10/2019 3:02 PM
71	I believe that the City has done a great job in letting all us know about changes coming forth in the General Plan. I know we have not looked at this plan in a while and it should be looked at and updated a little more often.	10/10/2019 2:40 PM
72	SO.WB might consider sending a paper detailing the Plan. Need not be extensive, just cut through the unneeded words.	10/10/2019 1:47 PM
73	First of all, this survey is Very Confusing!!! On the general plan, Section 1 is Existing Environment, not Citizen Involvement. Also, the survey statements are very misleading! As far as Citizen Involvement, we need to be allowed to comment, BEFORE we develop as a City.	10/10/2019 11:32 AM
74	Citizen Involvement is important for both land owners non (renters). Over the years, residents have welcomed new neighbors into our city. This shouldn't change & we should welcome new homes & developments. A grocer & other businesses would come to South Weber if our population grows.	10/10/2019 11:28 AM
75	We frequently receive the city newsletters announcing events to provide input after the event has already occurred. I appreciate the new email updates, but I think an effort to send out newsletters earlier would help provide additional opportunity for citizen involvement. This doesn't directly apply to this plan, but an arbitrary plan to communicate doesn't work when the communication vehicle is frequently late.	10/10/2019 7:09 AM
76	Thank you for providing a draft that all the citizens can review.	10/9/2019 9:25 PM
77	I feel that the people were not notified thoroughly. Both where the roads will be developed in their backyards, and the people that would have to tear down parts if not their whole house.	10/9/2019 9:06 PM
78	the Farmers and citizens of south Weber were never notified of this and it just is not fair.	10/9/2019 9:01 PM
79	The public , farmers, and citizens had no idea of this plan and it is not fair	10/9/2019 9:01 PM
80	The public was never notified	10/9/2019 9:00 PM
81	It has become very apparent the Planning Commission has NOT really reached out to the citizens of SW.... and have become too powerful. Please, please.... listen to the citizens who have united. I am out of town for work a majority of the time, and now rely on those folks for information - sadly not the city council, mayor or planning commission. Thank heavens they are providing information in way that's easy to access.	10/9/2019 7:14 PM
82	I think Citizen involvement is very important. Communication is vital. I like that we signed up for email. Save money by not mailing snail mail out but get the information out to the citizens of the town.	10/9/2019 6:35 PM
83	SW Citizens need to remain involved so we know and understand proposals in our City. Not sue we were before the Deer Run Lofts took by surprise. I did include my name on this survey as we all just let the City know our voice. The joint meeting of Planning and City Council, the public hearings are good and we have now attended several. The 3 minute Public Comment is not enough time. When comments are made we do not hear the answers to the questions and concerns. Many still remain answered as we are trying to comment timely on the General Plan. These questions should be answered and the General Plan placed on hold. We need meetings with the City and feedback to these questions. The deadline and General Plan should be delayed.	10/9/2019 4:58 PM
84	We don't need heavy duty population areas. There are plenty elsewhere.	10/9/2019 12:13 PM
85	The city council represent all of us and the opinions of the majority ought to be the highest priority.	10/9/2019 12:13 PM
86	I totally agree with citizen involvement. However, I am afraid a small, vocal segment of our population might overshadow the desire of the overall community. I hope this does not occur, but it seems to be happening right now. I hope a large segment of the community responds to this survey.	10/9/2019 11:51 AM
87	While the goal of citizen involvement is great, current process seem to be just "lip service." Decisions have already been made and open meetings are just to justify, not to get input.	10/9/2019 11:23 AM

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88	I believe that property owners should be able to give approval to have their property zoning changed by the city on a general plan review. As an example: The property owned by a partnership and zoned for commercial purposes should be maintained as such because of the existing infra-structure, buildings and cellular telephone tower that needs to be maintained and protected because of the existing investments, at approximately 1589 East South Weber Drive (SR-60), which is immediately south from the South Weber City Offices. The partner owners implore further review and discussions with the owners before finality for changing zoning at this site is completed.	10/9/2019 11:13 AM
89	I think it would be beneficial to have the open houses before the survey and online comments. Many residents I spoke with felt this survey was overwhelming and a lot to take in.	10/8/2019 10:35 PM
90	Elegant. Providing multiple kinds of opportunities for citizen input gives respect to folks who are comfortable with "high tech" forms of communication as well as folks who prefer a more tangible, personable methodology.	10/8/2019 10:03 PM
91	I think we could do better job to increase involvement by piecemeal deliverables in an electronic format. Instead of asking for comments, I think we could do a better job at designing response scales that make it easier to provide feedback and create actionable data that can be shared in an anonymous and transparent manner.	10/8/2019 8:19 PM
92	Our Citizens have united and expressed that we do not want any further growth in South Weber.	10/8/2019 8:12 PM
93	We are lucky as citizens of South Weber to have the opportunity to participate. We have been given multiple choices in ways to provide comments. The "transparency" shown by the city council, mayor, city planner etc. is truly appreciated.	10/8/2019 5:48 PM
94	There is still agriculture in the city, and I'm not sure there are any much-needed services for the city. We are 5-10 minutes away from all needed services, in east layton, riverdale and south oden.	10/8/2019 5:25 PM
95	"Participation and input from residents are imperative to achieve a comprehensive plan that is reflective of the overall attitudes and desires of the residents". Not saying that this would ever happen in South Weber BUT residents of Farmington, Utah showed up in droves to a city counsel meeting where their arguments and concerns were heard by the counsel on the topic of high density housing. After many citizens walked up to the microphone and made their case against high density housing the counsel informed the citizens that ultimately the decision was theirs and that they had decided to move forward with allowing high density housing at the intersection of highway 89 and Shepard Lane. Current residents living on west Shepard Lane are now miserable trying to get to and from their homes due to the substantial increase in traffic.	10/8/2019 4:52 PM
96	Citizen involvement is imperative for decision making and input from citizens. Attending meetings and keeping informed regarding South Weber issues is important, but I have not been as involved as I should. My hope is that this survey and the voices of residents at meetings will be heard and that the Master Goal will reflect this.	10/8/2019 4:49 PM
97	Is there a way to send out notices of open houses/meetings through email? I didn't hear about the open houses until they were over.	10/8/2019 4:04 PM
98	I believe that you should have reached out to citizens for input long before they started to make a stink about the Lofts. While this survey is a good step, I believe that it asks leading questions; it could be much better organized/worded, and it needed to be more timely. I would be happy to help the planning commission as a research consultant (free of charge). Please let me know if you are interested in my services - I have spent my career doing research like this. Thanks, Dr. Denis Petersen, PMP. Phone number: 801-390-7244.	10/8/2019 2:55 PM
99	None	10/8/2019 12:11 PM
100	Citizen involvement is an important part of the planning of the city.	10/8/2019 11:49 AM
101	No matter what you do you will not please everyone. Of course people do not want to have their agriculture pieces developed but at the same time their kids are building in south weber and creating more traffic. I (and I believe even the farm owners) know deep down the farm owners kids are going to sell it anyway. I have seen it time and time again. Look at Stan Cook's property recently sold to Nilson Homes.	10/8/2019 11:41 AM
102	None	10/8/2019 10:15 AM

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103	I became an owner in South Weber in 2018. I was not aware of anything going on in the city until I saw the Facebook page. I believe the city should create more Citizen groups, not just the east but also new citizens from the west to bring awareness to the council and the communities. All city council meetings should be live streamed.	10/8/2019 9:58 AM
104	None	10/8/2019 9:39 AM
105	Take feedback graciously. Citizen involvement is at an all time high and from what I can see, some members of the council are angry about it, which is extremely disappointing. If the council feels wrong information is being distributed, clearly educate the citizens without a personal agenda.	10/8/2019 9:09 AM
106	Thank you for the increase in information that has been sent out, we have felt like we know a lot more of what is going on. Jeremy was able to attend the meet and greet with the candidates, and Shari was able to attend the Open house. We felt both meetings were informative and helpful.	10/7/2019 10:26 PM
107	none	10/7/2019 10:16 PM
108	Good work!	10/7/2019 8:36 PM
109	The efforts made to get involvement are excellent! My question is if a public hearing achieves or causes any change. In other words, "Are you just going to do whatever you already planned - even if the majority don't like it?" - I'm not exaggerating when I've been told/heard from many residents that the city will do whatever it wants regardless of public outcry or opinion.	10/7/2019 8:15 PM
110	N/A	10/7/2019 7:59 PM
111	None	10/7/2019 4:40 PM
112	Lets hope the City actually listens to comments of it citizens.	10/7/2019 4:39 PM
113	I received notice of the update to the city's general plan on Monday, 10/7/2019. This is four days after the two open house events. That is not so good.	10/7/2019 2:47 PM
114	City citizens were not involved. Should have been before so much money had been spent on 475 - this document, studies, etc. Plan should be so people can decipher that and survey - this was brought up at City Council meeting - even the council did not understand.	10/7/2019 9:20 AM
115	Citizens should have been involved from day one.	10/7/2019 9:13 AM
116	This document should have been put together by citizens. Addressing their concerns.	10/7/2019 9:08 AM
117	Poorly constructed document. Hard to understand. Should have had boxes to check with options instead of 100's of these to read through for people at city. I want a broken down results page or pages.	10/7/2019 8:26 AM
118	I liked the open house format and the opportunity to give my input, I hope that the city will listen.	10/6/2019 9:04 PM
119	Citizen involvement is key, not the city telling us what needs to happen. You also need to give us all the options as to what is legal from the state . When you give us one or two options or three and there are more , that is not being honest with us. Show us all options on the table, not just the ones you want us to pick from.	10/6/2019 8:03 PM
120	I appreciate the request for Citizen Involvement. I am hopeful that this input we have the opportunity to give will truly be considered when making future decisions. I appreciated the General Plan Open House and the information shared there--for the most part.	10/6/2019 7:41 PM
121	I do think it's imperative that participation and input from residents is needed to achieve a comprehensive plan that is reflective of the overall attitudes and desires of the residents, however all citizens needs and inputs should be considered and not just those that have rallied against any change.	10/6/2019 9:02 AM
122	While this section addresses distribution of information and opportunity for comment, it doesn't address how inputs will be assimilated into the final plan. There needs to be a clear opportunity for residents to not only voice concerns but approve or reject the resulting changes to the plan.	10/5/2019 10:37 PM
123	Also from that meeting We heard that communication is not very good and this survey was well hidden. Community involvement is very important but currently citizens seem to be ignored.	10/5/2019 7:34 PM

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124	Citizen involvement should be key in the master plan. I understand there will never be a plan that will make everyone happy but having a plan that puts roads through peoples property and have no wish to give up their land is completely irresponsible. The plan should maximize life for those that live here not minimize it for the sake of future developers. There should be a commity of residents helping with thr process especially those that will be affected by the changes.	10/5/2019 2:09 PM
125	It has greatly improved	10/5/2019 11:13 AM
126	Most citizens feel like their opinions are not listened to. You pretend and let us talk, but do what you want.	10/4/2019 4:54 PM
127	Nobody wants high-density housing in South Weber they moved South Weber to get away from those kind of cities. Plus we pay the highest city fees in the state to avoid high-density housing if you're going to start building high-density housing we better start paying lower City fee	10/4/2019 4:17 PM
128	I do appreciate the work the city has gone to, to involve us citizens. I know as well as you do that many citizens have full schedules and a lot will not be able to attend the final hearing about the adoption of the plan. I hope you will really consider that comments left at the first two meetings as well as through the survey as the voices of the people who might not be able to attend.	10/4/2019 12:22 PM
129	I agree that the citizens need to be heard, however, there seems to be a strong NIMBY problem in this city. We are growing fast and can't leave our transportation the same as it was 30 years ago.	10/4/2019 9:41 AM
130	I appreciate the opportunity to have a voice. I wish these issues had been shared with the citizens of South Weber PRIOR to life altering decisions being made, i.e., re-zoning, tax increase, etc.	10/4/2019 8:47 AM
131	As mentioned, citizen involvement is vital and should be the number 1 factor that determines the future of our city.	10/3/2019 9:53 PM
132	There has been little consideration of the "quality of life" aspect so many of us moved here for. Turning this community into a thoroughfare for Layton and Ogden residents diminishes what is left of our rural community.	10/3/2019 7:12 PM
133	Nothing to add here.	10/3/2019 6:13 PM
134	I like the idea of meeting once a month with a citizens group with a representative from each area of the city not just one and discussing the needs and considerations of the entire city.	10/3/2019 2:11 PM
135	Would be good to involve and reach out to citizens before you decide to develop a new general plan	10/3/2019 9:55 AM
136	No comment. We agree	10/3/2019 9:06 AM
137	Citizen involvement is great, but only if your elected officials listen to what the majority of citizens really want.	10/3/2019 7:08 AM
138	We should let the extra population be adsorbed by our neighboring cities who have already lost their small city charm.	10/2/2019 5:32 PM
139	I think the citizens of the city that want to be involved should be, no matter what part of the city they live in. Not just the few with in so many feet from the project so we can all know what's going on in our city. Seriously this city isn't that big that everyone couldn't get a heads up on all things city. for instance , I had no idea what was being built where the soccer fields are now.. at first I thought it was our new Stake Center.	10/2/2019 10:58 AM
140	I would love to see some reassurance that we will have multiple drafts of this plan. Its worrisome to think that we have one shot at this.	10/1/2019 3:31 PM
141	It appears that there was little involvement from the citizens. Look at the up roar going on now	10/1/2019 7:56 AM
142	As for the involvement of the citizens of South Weber I find that questionable. The meetings I have attended and the minutes I have researched leave a lot of questions as to whether citizens input really are listened too. In many of the meetings people are not even allowed to voice their opinion, or if they are they are cut off or belittled.	9/30/2019 6:38 PM
143	Looks good	9/30/2019 4:20 PM
144	N/A	9/30/2019 12:21 PM
145	this section addresses citizen involvement for the process of creating a general plan. It would be nice to also include the ways citizen involvement or engagement is going to be sought in the future. Survey's, you tube channel, email notification etc.	9/29/2019 7:51 AM

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146	It appears we have had absolutely 0 citizen involvement with this plan. That's why it is such a disaster.	9/28/2019 3:37 PM
147	I agree with the discussions in the Sept 24 city council meeting that this should be an iterative process. With multiple times of public review. I think the general plan must be stricken down as written. It has way to many issues according to most citizens. Public input must be added to the plan and new public comment must be started again.	9/28/2019 9:42 AM
148	I have known for years that if the city sends a notice about something {new buildings, etc.} that the meeting is a waste of time because the issue has already been decided.	9/27/2019 5:13 AM
149	I appreciate the opportunity to be involved in and having a say about the adoption of the General Plan for our city. I feel it is important to postpone adoption of this plan until the newly elected city council members have been sworn in, since they are the ones that will be making decisions affecting our city for the coming four years.	9/26/2019 4:14 PM
150	I think INFORMED citizen involvement is great.	9/26/2019 2:50 PM
151	appreciate being notified and having meetings available for education of current plans	9/26/2019 10:23 AM
152	Great, it should be advertised as much as possible.	9/25/2019 8:13 PM
153	Citizen's should have their voice heard. The elected officials need to listen to what is being said and not just assume they know what's best for the city.	9/25/2019 11:22 AM
154	Good	9/23/2019 8:25 PM

Q5 Please provide any comments/suggestions you have regarding the Existing Environment section

Answered: 131 Skipped: 222

#	RESPONSES	DATE
1	Not enough emphasis is given to the environmental hazards the gravel pits are still producing.	10/11/2019 11:30 PM
2	I'm extremely concerned that we are not taking fugitive dust from the pits as seriously as what I feel we should. We should identify wind hazards and restrict mining/mineral extraction in ares of known high winds.	10/11/2019 10:59 PM
3	Taking in consideration all of the existing environmental hazards we are faced with I feel like it is even more of reason to limit the amount of development we allow. I believe these growth projections are inflated. in regards to total area and usable land and occupants per dwelling. many of the worries are alleviated with lower density residential being our first choice in majority of development. Fewer citizens require fewer resources and services. I believe with minimal growth we do not need bigger roads or more commercial property.	10/11/2019 10:02 PM
4	Thank you for allowing us to participate, however many of the "proposed draft" ideas were put into motion before the meetings were ever held. Construction started on 475 E PRIOR to any meetings being held. That show us as residents that our opinion in reality does not matter to the city officials and whether we agree or opposed the draft it feels like it is already moving forward.	10/11/2019 9:42 PM
5	Proposed High Density housing mixed with commercial should not be done. Either would be OK if there is an appropriate amount of off street parking. Main street access must be considered so that many vehicles can use these development. Children who live in these developments and walk to school will need protected cross walks.	10/11/2019 9:35 PM
6	I would like South Weber to stay less populated so it feels like a small town. Don't want South Weber to get so congested that you can't turn into our streets	10/11/2019 8:37 PM
7	Generally concur.	10/11/2019 8:14 PM
8	Stop HDH on the frontage road adjacent to the canal!	10/11/2019 8:13 PM
9	line 253- I am VERY pleased to see that the faulting is being looked at by the city and in accordance with future growth and building development. (good job ord. 10-14)	10/11/2019 6:44 PM
10	I think the city should sue HAFB, its absolutely ridiculous that they have dumped toxic chemicals into our city. If a business or a citizen did this there would be extreme measures taken against them.	10/11/2019 6:20 PM
11	The reason I moved to South Weber was for the rural atmosphere not to be like the surrounding cities ! to me it seems that he area west of the charter school should and the area along the east side frontage roads down to job corp area make the most sense for Industrial and commercial property this plan has issues in by placing areas that should be residential along the west frontage road that don't make sense to be designated as commercial	10/11/2019 5:02 PM
12	If in the general plan it states and i paraphrase, "building roads or subdivisions into the steep slopes at the south of our city could cause massive environmental damage due to the cuts and fills needed to do so" are we even considering the proposed South Bench Drive??	10/11/2019 5:01 PM
13	Keep it as Rural as possible	10/11/2019 4:13 PM
14	Agree as critical: Preserve open space Adequate and varied recreational opportunities Community rec center seems outdated, doesn't offer much, and is not accessible during school hours- not really a COMMUNITY rec center Appreciated clear explanations for build out population, and analysis of developable land/dwelling units. Appreciate protecting wetlands, caution with regard to building near steeper slopes Agree: increased noise pollution since F-35 flights began	10/11/2019 3:47 PM

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15	I am confused as to why the city would propose a road to be built on ground that is unstable on the southern slope and very prone to landslides as those that have already occurred in the past. I oppose any road or development on the properties stated in section 2 because of the dangers as well as the nuisance to those who would live nearby. Also I am not convinced that the contamination in South Weber is no longer a threat. In order for me to trust it, I would need to see the test results in detailed explanation from a federal source. Not one that is from HAFB. Also, I was witness to other calculations that were presented to the city council at the meeting on October 8, 2019 by citizen Hayley Alberts that calculate a per household as about 3.6 rather than 4.2 thereby dropping the total buildout to about 12,000 rather than 13,000+. Please look at those figures to determine if this is correct. Thank you.	10/11/2019 3:44 PM
16	The plan refers to environmental hazards, land slides on the south bluff as having VERY high potential for landslide. We have seen several examples of these in recent years. You also caution about the steep slopes which you state are hazardous areas for development, but you then in turn increase the density all along that south bluff. , yet your current land use INCREASES the density in those areas.	10/11/2019 3:37 PM
17	Would it be possible to add what due diligence is needed in order to develop land designated as sensitive?	10/11/2019 3:15 PM
18	IT IS NOT INEVITABLE TO FULLY DEVELOP RESIDENTIAL AREAS OF SOUTH WEBER, IF THE CITY TRULY WANTS TO MAINTAIN THE SMALL TOWN CHARM AND AGRICULTURAL BEAUTY THEN THEY NEED TO TAKE MEASURES TO PROTECT THIS AND LIMIT RESIDENTIAL LICENSES, ESPECIALLY FOR HIGH DENSITY HOUSING AND OTHER LARGE COMMERCIAL ENDEAVORS. RIVERDALE & LAYTON ARE CLOSE ENOUGH, WE DON'T NEED ADDITIONAL DEVELOPMENT.	10/11/2019 3:03 PM
19	I would like more widespread information about environmental hazards. I would like to be sure that we are not creating more environmental impact. The sloop slides are a concern as stability if we were to try to construct around them. I am concerned about the gravel pits when they do become available but for now it seems like a moot point.	10/11/2019 2:48 PM
20	I think this section is well done, especially about the Slopes. That should remain as is.	10/11/2019 2:42 PM
21	Line 353: I briefly served on a committee 12-15 yrs ago that looked into the feasibility of recharging the Delta aquifer via the East (Geneva) Gravel Pit. After the state did it's research, I believe it is rumors and hearsay (grandfathered in) that there are no water rights to do this- yet it keeps popping up and seems to be accepted even in the city general plan without being properly looked into- specifically WHO and WHERE is it stated that no more water rights are available?	10/11/2019 12:45 PM
22	156- This focus on South Weber being a Gateway to everything east is interesting. I would like to know who exactly has this new focus. I'm not sure it is the residents. 160-161. Much needed is a stretch for me. Within 5 or less min either direction is just about anything I might need. I have no problem taking a few min to go up the street for groceries, gas, goodies. I guess when I "NEED" a coke it is close but you make us sound so desperate and isolated....Overstatement for sure. We are not destitute/isolated so much that we can't manage here. I have enjoyed Maverik and cheap pizza but honestly not "Much Needed" 187-196- I have understood that some new information has come to light regarding this calculation based on census and actual living property footage. That the Build out population would be a much lower number?	10/11/2019 11:41 AM
23	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, etc	10/11/2019 11:18 AM
24	creating high density requires MORE demand for municipal services... creating even MORE strain on City resources	10/11/2019 11:12 AM
25	Line 194 wrong multiplier used. US Census is 3.69. Line 221 The 100 acres of park needed for build-out (pg. 25) should be deducted from this amount. Land with easement restriction also needs to be deducted.	10/11/2019 11:06 AM
26	Please flood the Staker Parson pit. Preferably when they aren't working, but at this point I could care less.	10/11/2019 10:59 AM
27	I attended a city council meeting in about 2000 or 2001. Parsons was there with their plans/promise for a fancy berm and some road construction that within a month of completion was obviously not adequate. There were promises of \$1 million paid to the city at some point in the future. At that time, Parsons said the pit would last roughly 20 more years. As you state in the plan, their time is running short. What is the time frame, and what happens to the pit when they are done? Hopefully sooner rather than later.	10/11/2019 10:58 AM

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28	It is my understanding that some properties may have been devolped, despite being located on, or near, wet lands. I am not too familiar with laws and regulations, but it is my understanding these lands cannot be developed. If this is true, I think those lands should be restored as soon as is possible. South Weber City should remain considerate of its environmental impact. As lands are developed, this displaces many of the floura and fauna that have lived there for years. This can force animals to find new homes, with potential for animal-human conflict. I should like to see this mitigated.	10/11/2019 10:53 AM
29	I don't think we should be Master Planning anything with Very Low Density or Low Density. I think looking forward and with as expensive and scarce of a commodity as ground is, we need to properly plan how to use it	10/11/2019 10:46 AM
30	None	10/11/2019 10:37 AM
31	Line - 167-168 - Which mine is close to reaching its life? Can't they just continue to bring in materials and continue their operations as long as they see fit? Lines 241-290 - agree and thank you for putting this in here. These details can not be overlooked or forgotten. Lines 253 - 265 - It would be great to have a topographical map that shows the steepness of our slopes and degrees to the hillsides for reference. Lines 292-306 - given that this section has been a part of our General Plan previously, how in the world did we get into the mess with Canyon Meadows and the wetlands there?! More care needs to be taken with future development approvals to make sure the City doesn't end up bearing the brunt of remediation costs long after the developer has left the City. Lines 379-384 - these are the easements I mentioned previously as needing to be referenced on a map so that residents and developers are aware that they exist and may have impacts on any development plans. Maybe create a handout/pamphlet that is specific to the Contamination Plums and reference the reliable sources Lines 440-443 and other pertinent information that can be distributed to Future interested home owners and developers.	10/11/2019 10:24 AM
32	I agree...	10/11/2019 10:14 AM
33	I see the calculations for low to moderate density, but not the number of acres for high density. As that is a troubling issue, I would like to know how many acres are set side for this.	10/11/2019 9:36 AM
34	I agree mostly but don't feel we have to have a wide variety of housing and increase that much in corporate development. I would prefer to maintain a small town feel with specific sections for commercial development	10/11/2019 9:35 AM
35	I'm very concerned about the Environmental Hazards that face us in this city. These hazards should not be ignored and every citizen needs to be aware of what they are! There is also ample information out there about the instability of slides and yet you are looking to put a road right over the top of it. Where is the common sense in that? On line 335 of the GP it states that these steep slopes are hazardous areas. Why are you looking to allow people to build on them and put roads over them?	10/11/2019 9:29 AM
36	I prefer a population build out that is smaller.	10/11/2019 9:17 AM
37	I don't think we need any commercial development in the middle of the city. I don't think the 2 red circles on the general plan on South Weber Drive and then straight north of this makes sense or is a good idea. I also don't think we need a road connecting us to Layton	10/11/2019 9:06 AM
38	Keep very low density on the west end of South Weber. Remove all High density and remove mixed overlay	10/11/2019 9:05 AM
39	Flooding is a real concern for building lots on the West side of the city.	10/11/2019 9:04 AM
40	The hill is not stable, building anything on the slopes of it would be a terrible idea- plus all of the contaminatin should be left alone.	10/11/2019 9:00 AM

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41	Land use is a huge concern in the general plan and suggested maps! I would like to see the gravel pits put back to Recreational use. Its a perfect place for trails, small ponds, trees, sledding hills and other recreational things. Please take the Mixed Use overlay off the map completely. I will address it further in other comments. We need to see more very low density residential and low density residential! That is the best way to keep that small town feel that is portrayed through out the plan as what we want to keep in our city. Unfortunately, that idea is contradicted through out the plan with all talk of transition from agriculture to HDH. A walkable community, growing population, ect. While I understand the need for growth and how badly people want to live here. I also understand that we are land locked. That some farmers are not ready to sell yet, that every person I have talked to wants to keep the homey, small town feel. I have not talked to one person who wants to build, build, build. Please keep in mind that we all moved here for a reason and if we wanted to live in a big city full of high rise buildings, walkable community and tons of commercial property, we wouldn't be living here! I feel like this general plan contradicts itself on almost every page. I love our Mavrick and Burlly Burger, but I don't want to see our city with a bunch of unused buildings that we can't support and that never should have been allowed to be built in the first place. We are growing, but we also can control how fast that happens! Read line 318-336. We need to protect our beautiful city. We have been given much and need to care for it. Placing business commerce on the top of the hillside will take away from what we have. I also request that to be removed from the general plan!	10/11/2019 8:50 AM
42	Flooding is a real concern on the West side that cannot be ignored. All future developments with basements need to be required to have a land drain. Every house in Canyon Meadows not on a land drain has had a flooded basement.	10/11/2019 8:37 AM
43	We should not be shifting away from agricultural lands. That should be the decision of the land owner. Give them time to decide and do not decide for them. We do not need HDH especially at the level of the Lofts. Keep our town small, why can go elsewhere for that level of HDH. There are plenty of locations.	10/11/2019 7:54 AM
44	We are at a critical stage in the vector our city will take moving forward. We need to aggressively protect our small town feel and ensure minimal growth via low density housing development. Low Density Housing should be the base line. any exceptions should be carefully considered, controlled and deemed as necessary by the citizens versus the desires of the planning commission, full time city staff or the elected. This is our city.	10/11/2019 4:52 AM
45	The gravel pits must go. I never had allergies until I moved to SW. Constantly breathing the gravel particles is not good for citizens' health.	10/11/2019 4:43 AM
46	We do have concerns about increased number of medium and medium- high density developments. Too many do impact the desired small town feel of our community	10/10/2019 10:58 PM
47	NO COMMENTS at this time	10/10/2019 10:16 PM
48	Low density housing is fine. We want open space between houses. Kids need places to play and run outside their homes. The city should look at expanding the FAC so people can stay in our city for family activities like swimming.	10/10/2019 10:13 PM
49	Protect our small town feel! Please don't allow greedy developers to ruin our community by pushing projects through that only serve their interests.	10/10/2019 9:30 PM
50	I think most of the people in the community would rather drive a few minutes, than turn this town into what every other city around us is. We want to keep the small town feel. We would like to see no high density housing. Why add more people than needs be. Limit houses to 3 to 4 per acre.	10/10/2019 9:18 PM
51	Very informative and well written. From what I understand of South Weber (I've only lived here a year), this is a good analysis of the existing conditions.	10/10/2019 8:47 PM
52	154- we should always have a goal to preserve agriculture land 155- I think developing the Weber River is great especially a rafting/kayak park 196- 237 Section must be revised this number is too high and does not use US census data as required by State Law 281- more studies and info should be included in this section 292- include the wetlands map	10/10/2019 8:40 PM
53	The wind concerns in relation to wildfires may be worth mentioning.	10/10/2019 8:18 PM
54	The existing environment is what it is. The gravel pit is a nuisance with dust and noise but isn't that bad. The parks and buildings we have are fine. Once the gravel pits are done we should fill them with water and make a lake.	10/10/2019 7:51 PM
55	Keep it rural!!!	10/10/2019 7:38 PM

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56	Seems with all the potential environmental hazards, steep slopes, land slides, faulting etc., much care should be taken in making decisions for these areas. In many of these areas, development should be kept at a minimum to none. SBD going over steep slopes is a bad idea. Additionally, with the added stress to municipal services, it seems more low to moderate housing should be encouraged rather than higher density. With the shape of our community, making connecting roads through new developments is vital. Taking some stress off South Weber Drive.	10/10/2019 7:27 PM
57	Where I live the dust from the gravel pit is a problem. We have lived in our current home for a year, and before that we lived in a Sandalwood Cove townhouse for 4 years. The dust is much better now then it was at the townhouse. It is still an annoying factor in our home. The population build out of 13,000 seems very high. I cannot imagine South Weber with such a high population. I don't see how we would keep the small town atmosphere with a population that high. I also worry about the traffic on South Weber drive. People already speed down that road and dangerously swerve around cars as the turn into their driveways or side streets. The lack of patients that people have on that road is disheartening to me. I would like the speed limit to be lowered to at least 35 if not 30 mph on sections that have driveways emptying onto the road. When it comes to hazards, my biggest concern is developments being put in areas that might have problems with landslides or insufficient roads leading to accidents. The safety of the community should be the most important thing when okay projects.	10/10/2019 6:50 PM
58	In the population section. you state that population growth cost additional resources. Why would we zone high density housing if it's going to cost existing residence and increase in there tax's. They were already doubled this year.	10/10/2019 6:49 PM
59	This is really good data. I didn't realize the city collected information on all these subjects. Thank you.	10/10/2019 6:16 PM
60	We're projected to be 13K people at build out. Currently we're at 7.3 K. I monitor air quality daily in SW and many days we're in the low to mid 40's (50 and below is good) for the Air Quality index. @ 51 on the AQI scale you're into the moderate air quality zone. My point being we're almost into the moderate zone with 7K. I wonder where we'll be as a city once we double our pollution. This topic should at least get some discussion whenever the 13K build out number is brought up.	10/10/2019 5:53 PM
61	None	10/10/2019 5:05 PM
62	More trails please, a trail and cycling pathways that allow users to avoid or minimize the use of S.Weber drive. Attract recreation businesses to S.Weber.	10/10/2019 4:46 PM
63	LAND USE "The mayor and city council need to recognize the value of farmland." We need to employ innovative zoning techniques so that the rural and agriculture can coexist. There is more money to be made in the short term by selling off land but long term is not sustainable. More homes, more people equate to more money spent more needed it will be a never ending cycle. Property owners can sell their properties but the zoning commission should consider long-term impacts to adjoining pre-existing grand-fathered in agricultural farm land. ENVIRONMENTAL HAZARDS "Geological hazards that are identified in the Projects Land Use Map that are susceptible to land slides and possible liquefaction. Although site specific studies may be done and engineering controls are applied land slide liquefaction may still occur causing damage to facilities and danger to property and people. Therefore, causing additional expenses to the citizens of South Weber. I would ask if the US Army Corp of Engineers have worked closely with the city in diverting the Weber River natural flow by restricting it access to existing animals and vegetation. You didn't mention the archeological studies along the Weber River!!! Did you consider the Antiquities Act.	10/10/2019 4:08 PM
64	No comment	10/10/2019 3:42 PM
65	"The mayor and city council need to recognize the value of farmland." We need to employ innovative zoning techniques so that the rural and agriculture can coexist. There is more money to be made in the short term by selling off land but long term is not sustainable. More homes, more people equate to more money spent more needed it will be a never ending cycle. Property owners can sell their properties but the zoning commission should consider long-term impacts to adjoining pre-existing grand-fathered in agricultural farm land.	10/10/2019 3:02 PM
66	We as a city need to be cautious on what we do with building whether it is commercial or residential. We need to understand we need affordable housing and a place where we want our kids when they become adults to stay in this city. Sometimes like current building up will help. Maybe welcoming a realtor to give the city a yearly economic housing update would help. I know it was rejected this past year.	10/10/2019 2:50 PM

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67	Drinking water was not mentioned. Water has been an issue in South Weber for the past 30 years that I have lived here. This issue needs to be resolved before building huge apartment/condo facilities!	10/10/2019 2:08 PM
68	There are several local areas where adherence to the dust and manure constraints are not being followed. Dust, stink, bugs and rats and mice along with racoons invading these areas.	10/10/2019 1:50 PM
69	We need to keep South Weber a small town. That is why we moved here. WE don't need high density in our beautiful small bedroom community. We also don't need to develop on the slopes! Not only is it too dangerous, but it will be too costly to build and maintain.	10/10/2019 11:36 AM
70	It is so great to have some new commercial developments in our city where you can buy pizza, gas & a gallon of milk!! I am very excited to have a bike trail & walking path connection to other cities !!	10/10/2019 11:28 AM
71	None	10/10/2019 7:11 AM
72	None	10/9/2019 9:25 PM
73	I believe that the pollution where the new south bench road goes can be a great health risk to the people that would eventually develop there. Also for the road connecting Layton I believe would create more problems for the citizens of South Weber. I believe that people would exceed the speed limit in a residential area increasing the possibility of injuries by car in that area. Also it is a sandy hill and several different spots on that hillside have had past problems with sliding and building a road on that would increase the potential of another slide. Also during the winter it would be too hard for South Weber workers to keep it adequately plowed and safe.	10/9/2019 9:12 PM
74	A lot of chemicals from hill field	10/9/2019 9:05 PM
75	I am real concerned about the chemicals from hill field.	10/9/2019 9:04 PM
76	I am concerned about the toxic wastes from Hillfield	10/9/2019 9:04 PM
77	I have concern for High Density housing and allowing for parking. I live by Rays and was trying to figure out how 80 cars were going to fit there. 3 % growth is okay. Since I live on 1650 East I have concern for the land slides and the location of the South Bench drive.	10/9/2019 6:35 PM
78	Line 72-73: Who are the development communities you are referring to? There may be pressure from development communities but We the people of the SW City can choose to disregard them. Our we coming out ahead when adding commercial to our community? So far that has not been shown. So why add it? The last revenues generated from the Maverick were not very much. Line 160: Not sure we need more commercial services in SW. I have no issues driving to Layton, Riverdale. As stated by another citizen, which I totally agree, I drive through Washington Terrace weekly and have never stopped at their gas station or store. I would like SW to remain as is. That is why I moved here almost 30 years ago. Line 201: 702 lots or dwelling units? What are these HDH? They should be converted to low or moderate unless previously approved. This should not exceed 4 dwelling per acre. Line 215 to 227: Remove items 5 and 6. Line 4 is 2.8 dwelling per acre. Line 248, and 356 through 372: The F35 produce much more noise than the F16s. You cannot even hear in the house especially for us that work from home. Can we entertain with HAFB that they flyer level. Line 347:The gravel pit appears too deep to used as HDH or commercial space.	10/9/2019 5:19 PM
79	The slopes are not natural, they are dirt pushed over the edge decades ago from the leveling and establishment of HAFB and are not suitable for roads or edifices.	10/9/2019 5:09 PM
80	Protect slopes, wetlands, fault lines, open area, rural community and feel of a small town.	10/9/2019 4:41 PM
81	We need to protect slopes, wetlands, fault lines, open area, rural community and feel of a small town.	10/9/2019 4:22 PM
82	Seems like we have a lot of issues in South Weber to deal with; geologic, environmental, life safety, etc. There are also limited points of exit/entry into the city. We definitely need another point of entry (i.e. South Bench Drive).	10/9/2019 2:11 PM
83	Environment should stay conducive to currant resident choice to live in our unique community. Plans to change our environment is counter to currant ownership.	10/9/2019 12:46 PM

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84	Maintain the Charm of South Weber by controlling the density to no more than 2 story buildings. The higher the structure the greater the eyesore on this lovely community. Go visit the Falls in South Ogden a huge eyesore that gets worse with years., as it deteriorates with age. Do we want an ugly eyesore to be what people see as they drive by what once was a lovely little community. Keep the higher density if needed west of the entrance of the city. Require the buildings to be no more than 2 stories. Thus maintaining the beauty and charm our city is known for	10/9/2019 12:44 PM
85	I object to anything over a 5 - Moderate High Density. Allowing more than that will overrun our elementary school and force year-round or for some residents to have to attend elementary in Sunset. Highmark has helped with that, but there is only a limited capacity before both the elementary and Highmark are filled.	10/9/2019 11:26 AM
86	Maintain wildlife migration corridors and green space	10/9/2019 7:35 AM
87	Line 151 to 153 states that the community is shifting away from preserving agricultural lands and focusing on "open space" for recreational opportunities. I don't understand what this comment is based on. It is contradiction to the introduction which states that the agricultural is being replaced with residencies, not recreational space. And that is coming from the community not as a choice but rather because of the choice handful of large stake property owners and developers. I feel the usage of "very much needed services" is a bit of an exaggeration. While the maverick is convenient, it wasn't really needed except from the perspective of a sales tax base. The reduction of the nuances of the gravel pits is debatable. Some could say the efforts of the gravel pits has yielded very little results. Without a formal study, this borders on the side of speculation. The wetlands section shows a disconnect between this general plan and actually putting these words into action. Canyon Meadows is a sore subject with wetlands right now. It feels again the projected maps are not taking into account the text of the plan. Lines 318-333 seemed to be completely ignored after looking at the projected map. Nearly every slope within the city is being designated for some type of development. The two contradict each other very loudly. I think we need to add under the gravel pits the time to take to think of unique and out of the box types of thinking for future developments of the pits. It is a lot of acreage, but we need ideas to come to the table of what is feasible. Again, the projected map of zoning the pits to Commercial with Mixed Use is in a stark contradiction to wanting to develop a more recreational type community. The pits could be a perfect place for lots of different recreational outlets, and commercial highway will not do well since it isn't even visible from the highway. I think it is imperative to change the pits back to recreational commercial.	10/8/2019 10:39 PM
88	Sectioning purpose could be improved here. I'm not entirely sure what it is I'm being presented with and what this information is for.	10/8/2019 8:24 PM
89	I agree that we need to proactively plan for the increase in population. It appears that the city has done due diligence in gathering data.	10/8/2019 5:50 PM
90	Why does the vacant land remaining (line 187) need to be developed??? Could we do something else with the remaining land, besides using it for residential? Can it be left alone? Do we really want a population of 13,042 (line 196)? I don't!	10/8/2019 4:58 PM
91	Agreed, what kind of a city do we want South Weber to be? If we do want high density housing with increased traffic and parking, do we want it to be placed close to everyone's access to highway 89?	10/8/2019 4:55 PM
92	I believe we need to preserve the small town feel of this bedroom community in which we live. It is fine to allow controlled commercial development, but we need to be careful to not fall into the trap of trying to be like neighboring cities, which are allowing significant high-density development, under the guise of mixed use or commercial overlay. We need to set a vision for who we are and protect our small town feel.	10/8/2019 2:55 PM
93	For the most part I believe soil samples of questionable areas should be taken and considered before development can occur.	10/8/2019 12:58 PM
94	The gravel pits present a unique challenge with the dust particulates and the unsightly landscape. I believe they have been a focus that has taken energy away from other planning issues. It seems to me they should be close to achieving their limited lifespan and yet they seem to find ways to lengthen this period by creating new procedures and operations that make the land use prolonged.	10/8/2019 12:23 PM
95	I love the environment of the current city of South Weber and hate to see it change too much.	10/8/2019 11:51 AM
96	None	10/8/2019 10:16 AM
97	Something must be done to eliminate the production of extreme amounts of dust from the air in South Weber. It's a real health issue.	10/8/2019 10:13 AM

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98	Develop with a very low density plan, absolutely no more HDH developments.	10/8/2019 9:11 AM
99	There are no commercial services that are "needed" by the community. These are wants, not needs. The adjacent communities offer more than plenty commercial needs. (Do we really "need" pizza? Burgers?) No. These are conveniences. Let's go back not too far in time... Did we "need" the "light industrial" gravel pits? Absolutely not, and now they're a major nuisance and health hazard. Be wiser than your predecessors. High-density housing: Layton and South Weber are doing an ample job of meeting these needs. The moderate-income housing needs to be closer to HAFB, Weber State, and other educational and employment centers. South Weber is not geographically nor logistically suited for these units. Once again, learn from Herriman, whose infrastructure has been overwhelmed by the population afforded by high-density housing.	10/7/2019 8:46 PM
100	Can we consider putting roads in the contaminated lands?	10/7/2019 8:28 PM
101	The dust is a problem! Let's get rid of the pits. After all they are the pits	10/7/2019 6:22 PM
102	None	10/7/2019 4:41 PM
103	keep South Weber a small community that looks after the welfare of it people and maintain the safety of its citizens.	10/6/2019 9:08 PM
104	I think the city needs to look at this too. Sticking the lofts into a residential area like you approved is not keeping with the existing environment. I think what we have in the city is a good mix but examples like that are not.	10/6/2019 8:04 PM
105	I would like our future growth in South Weber to be slow and controlled. I feel like we've had a lot of high-density housing lately. I also feel like there is no accountability from the gravel pit owners. We need to slow down the HDH growth, and be sensitive to existing low-moderate residential areas, as well as to what our existing roads can handle as far as traffic. We live right by a sensitive land slope where there have been two mudslides. We are very concerned about growth or a road on that slope behind our home.	10/6/2019 7:52 PM
106	This section was informative and explained the existing environment very well.	10/6/2019 9:07 AM
107	I have none	10/4/2019 4:55 PM
108	Nobody wants high-density housing still	10/4/2019 4:17 PM
109	We either need to stop giving building permits or figure out how we are going to get 13,000 people in and out of the city. It is already becoming more congested on the east entrance (especially during rush hours) and will probably be much worse when they start on the hwy 89 construction. We absolutely need another manner of egress from the city or we will become like the west side of the Salt Lake valley where it takes up to an hour to get east to the freeway. Now is the time to address this rather than later.	10/4/2019 10:18 AM
110	We bought our home in 1990, and it was surrounded by a cherry tree orchard. We LOVED it. I can drive to S. Ogden or E. Layton for a grocery store. I want open fields in South Weber.	10/4/2019 8:48 AM
111	The more green space and natural environment, the better.	10/3/2019 9:53 PM
112	As noted previously the "pea vinery trailhead" contains a unique ecosystem of migratory birds and wildlife. What environmental impact has been performed? Are you willing to destroy this habit so someone can go shopping in Layton 3 minutes quicker?	10/3/2019 7:15 PM
113	I love the idea of an evolving South Weber, because stagnation is never a desire. However, it seems like it's all based purely on money and profit rather than forethought. We have unique geographical limitations with the river to the north, the hill to the south, and narrow passageways to the east and west. It's getting absurd dealing with the traffic and the limited options we have for getting around. This was especially evident with the Uintah fire a few years ago, and with construction. There's simply not enough access to continue the pace of development that we're seeing (my opinion of course). The business development is fun to see, but I remember speaking to a few past city council members who said we needed business to diversify the tax base and keep from having to raise taxes. Once we have a few big businesses (Maverik, Little Caesars) move in, suddenly we have a massive increase in property taxes. That's why people distrust government.	10/3/2019 6:18 PM

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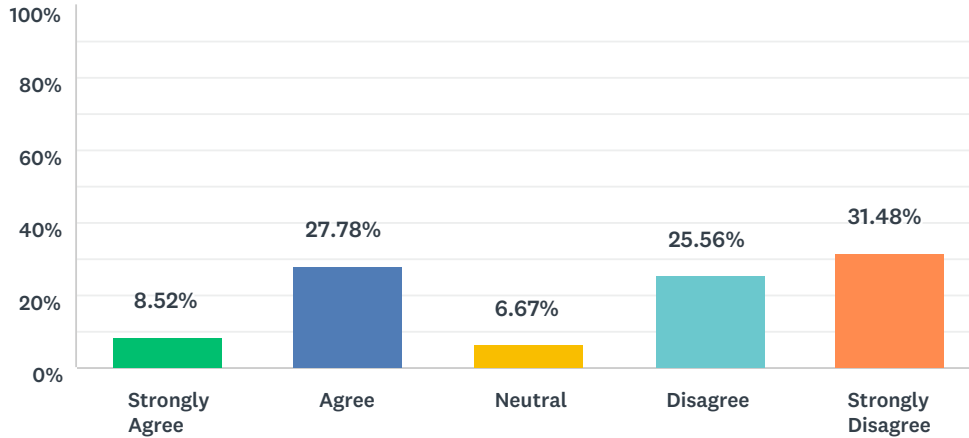
114	I think we do have a great community feel. I know we want to keep it country but we live along the Wasatch Front and the property is running out. The reality of keeping just farms as they are is not possible. The commercial property in our city is greatly affected by the gravel pits. We have not been able to attract commercial developers and we have tried for three years. When you removed the commercial overlay you reduced our ability to attract and keep an interested investor. I know you want to be smart about land use. Having a walking community is possible after about 11:00 when the wind stops. I understand having the mixed use overlay allows for some use of commercial and housing units. What is the ratio of Luxury town homes per acre on the developed piece next to 475? We should be allowed the same ratio.	10/3/2019 2:47 PM
115	We all should have learned something from the wetlands in the train park. It shows that the city and city inspector fell short on their responsibilities	10/3/2019 9:56 AM
116	Potentially changing fly over patterns to reduce noise levels should be pursued with HAFB. The noise levels have increased and an effort to reduce or limit those levels should be encouraged.	10/3/2019 9:35 AM
117	I'll keep this easy. No more commercial development or high density housing.	10/3/2019 7:09 AM
118	I recommend the council needs to shift their consensus away from expanding housing and trying to conserve more rural space and to preserve enough open spaces to provide adequate recreational opportunities.	10/2/2019 5:40 PM
119	We need to protect our citizens from contamination and flooding, our wetlands, overspending of our taxes and in my opinion we are overbuilding. We don't need to build out our city so fast. We need to keep some green space . And our retention ponds that are supposed to pass as some of our parks . There's not even any benches in most of them .. we need to plant trees and plants they both produce beauty and oxygen. And if you really want to be self supporting .. let's do a community garden .. a great place would be that vacant lot at the top of the frontage road .. I really do appreciate the dog park in the retention pond you are make no .. dogs need a place to fetch and run in a safe place so thank u very much.	10/2/2019 11:09 AM
120	Line 151 -153: I disagree with the push to develop our open land. While providing residential zoning is necessary please include agricultural overlay and VERY large lot sizes to attract residential development which will allow for as much open land as possible and cater to residents who want the same. I do like the thought on Line 154 that agricultural can be used for recreation. Line 187: Please dont assume that all land will be developed! This is taking land away from land owners and restricting what and how they can sell it. If you must develop all open land please no more than 4 homes per acre! Preferably please develop acre lots with animal rights. Please no more high density or excessive commercial!!! Line 306: "Preservation of important wetlands is considered an important community goal." So much of this plan calls for development. Especially commercial development on sensitive lands. Please do what you say in the plan and preserve these areas! Line 318 - 333 This section talks about the many hazards to our slopes. Please do not zone this for business commerce or build roads in these areas! This section speaks of the noise from the jets. I just have to throw in a positive note. I love our jets! <3	10/1/2019 3:31 PM
121	This plan does address most of the environmental issues, which are many. But some of the plan doesn't take them into consideration. Examples: Can't build roads over wet lands, can't cut into steep hillsides with problems. And Hill Field problems.	10/1/2019 7:56 AM
122	Once again, I agree the Agricultural nature of our community is changing. Greatly due to those who are making the decisions to make more applicable for the developer not the community.	9/30/2019 6:41 PM
123	I love the idea of keeping the slopes, especially on the east and south free of man-made structures so we all have the opportunity to refresh our souls with nature as we look on them-well said! I am not ready to give up on the idea of a lake in the gravel pits, but I'm sure you people have looked in to the idea and know more about its feasibility than I do.	9/30/2019 4:35 PM
124	170-176 - Rec center is mentioned twice; was this intended? 223 & 226 - where can we see approved mod-high density development - - > very concerned we are caving to development pressure to become what we are realizing is not feasible for SW (urban living).	9/30/2019 12:47 PM
125	Wondering why no calculations were provided in the population section for high density and what the total number would be for max population with high density included?	9/29/2019 8:14 AM
126	I feel the hillside that has slid multiple times should not be touched and that HAFB contamination is real. We need to leave the hill alone . People building in contaminated sights need to be more aware of the health risks associated with this.	9/28/2019 3:41 PM

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127	<p>Lines 153 to 155 says that the focus of the community is to shift away from agriculture. This is another strike against those that do agriculture. Also I do not wish to focus away from that. This section should be stricken again since it just causes issues with residents. Line 160 to 161 says that the commercial enterprises are beginning to provide much needed services to the community. This is opinion and should be stricken the community will decide if it is much needed. Line 170 says there are "few" institutional uses. This again is relative opinion and should be stricken along with the word "just" before churches. As if we need more churches. This is opinion and needs stricken. line 230 to 237 The calculations for the build out population includes High density housing. These units are usually only 1 to 3 bedroom and are usually only occupied by 2 to 4 people. Using the Gardner institute figures is way over what is reality. I believe a figure of 2-3 is more accurate for high density. Line 237 says that growth rate of 3% per year and build out will be reached in 20 years. It is well known that as you get closer to max build out then development will slow because there is less people to decide to sell there land. I would estimate that development will begin to slow exponentially and max build out will not be reached for 40 years.</p>	9/28/2019 10:12 AM
128	<p>Section 2 mentions several potential hazards within the city. Two that stand out to me, and cause me to have concerns about other areas of this plan, are the Land Slides and the Steep Slopes. These two potential hazards lead me to question whether development on the proposed annexation of land along the south side of the city (Steep Slopes), and also the proposed road labeled "South Bench Drive" should ever even be a consideration, based on the information contained in this section.</p>	9/26/2019 4:35 PM
129	<p>Line 167 The gravel pits will start to bring gravel into them like they did at the Geneva pit in North Salt Lake. We don't have to worry about that for another 40 years. Line 179 On this line I don't agree that we need all of this high density housing. South Weber can remain at a normal rate of growth with residential. Crime come with high density housing. That is a real concern. Line 187 Alot of the vacant land here in South Weber is agricultural. If you see my earlier comments on agriculture, most Utahns are willing to help with the farming industry. I think that the build-out is way to high for the space we are in. There is no other viable way out so having so many people here in South Weber is a very bad idea. This community has always been very spread out. Line 201 The lots need to be bigger here in South Weber to keep with the charm of small town living. Line 223-227 This needs to be elaborated on. I think it needs to be more in depth and clear on what is expected of Moderate-High Density and High-Density housing. Line 232-237, I don't agree with adding so many dwellings. That number needs to be lowered. South Weber is a small community where we feel comfortable and away from the world in some degree. I don't understand why you feel like it needs to become so dense in populations. Line 285-290 needs to be incorporated into the rest of the General Plan in my opinion.</p>	9/26/2019 10:28 AM
130	<p>I like the idea of a trail running along there canal.</p>	9/25/2019 8:17 PM
131	<p>Line 250-251: "If mitigation is not possible or not feasible, some types of development may not be permitted." As we all know, there are many types of environmental hazards that our community is prone to. Many of those hazards have been studied extensively and are continuing to be studied. I feel that the planning commission has ignored many of this information that is available to them in their drafting of the new General Plan and recommended plans that would not be feasible, or would come at costs that our small city is unable to bear, especially in regards to planned roads. Lines 285-290 clearly states that the bluffs surrounding South Weber to the south have high potential for landslides and slope failure. It is a sandy, unstable bluff that at least two geological surveys have shown is very prone to landslide. Furthermore, it is highly contaminated from Hill Air Force Base and many studies to measure the contamination are currently ongoing. It seems foolish to plan roads up and on top of this unstable bluff, yet this is what is in the proposed General Plan. Lines 320-336 further state that these southern slopes are fragile and that building roads on them or subdivisions within them could "cause environmental damage, destabilize hillsides and create a hillside scar/eyesore due to the necessity of cuts and fills to do so." It mentions the hazards of erosion and flooding, as well as a wildlife habitat. Knowing this, and acknowledging this, why then are roads planned to do exactly this? Line 336 states "They are ecologically fragile and should be protected as much as possible." Please, let's protect it for the beauty, the wildlife, but most importantly for the health of the citizens of South Weber. We know of a lot of the contamination problems that have come from Hill Air Force Base, but it is also possible that we don't know everything. And what are the side effects health-wise that will come from disturbing all of the contaminated areas? Is a connecting road worth the health of our families?</p>	9/25/2019 3:20 PM

Q6 Do you agree or disagree with the following statement: South Weber City should provide an opportunity for a variety of housing types and styles to meet the diverse needs of the population (i.e. income levels, age, family size, etc)

Answered: 270 Skipped: 83

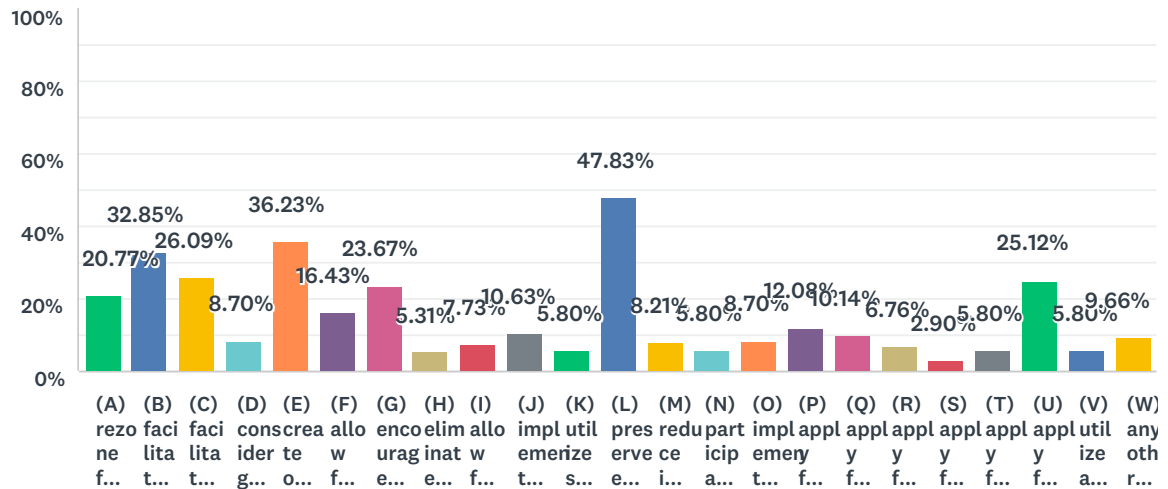


ANSWER CHOICES	RESPONSES	
Strongly Agree (1)	8.52%	23
Agree (2)	27.78%	75
Neutral (3)	6.67%	18
Disagree (4)	25.56%	69
Strongly Disagree (5)	31.48%	85
TOTAL		270

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	5.00	4.00	3.44	1.39

Q7 Please select all options below that you think are appropriate for South Weber's General Plan as it relates to Moderate Income Housing. Utah State Legislature passed SB34, which requires cities to include 3 options in their General Plan from the below list of options. The State's goal is to provide housing for households with moderate income. MIH = Moderate Income Housing. Moderate Income is defined as "Housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80% of the median gross income for households of the same size in the county in which the city is located." Median gross income for households in Davis County is \$75,961. 80% of that equals \$60,768.

Answered: 207 Skipped: 146



ANSWER CHOICES	RESPONSES
(A) rezone for densities necessary to assure the production of MIH (1)	20.77% 43
(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the construction of MIH (2)	32.85% 68
(C) facilitate the rehabilitation of existing uninhabitable housing stock into MIH (3)	26.09% 54
(D) consider general fund subsidies or other sources of revenue to waive construction related fees that are otherwise generally imposed by the city (4)	8.70% 18
(E) create or allow for, and reduce regulations related to, accessory dwelling units in residential zones (5)	36.23% 75
(F) allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers (6)	16.43% 34
(G) encourage higher density or moderate income residential development near major transit investment corridors (7)	23.67% 49
(H) eliminate or reduce parking requirements for residential development where a resident is less likely to rely on their own vehicle, e.g. residential development near major transit investment corridors or senior living facilities (8)	5.31% 11
(I) allow for single room occupancy developments (9)	7.73% 16
(J) implement zoning incentives for low to moderate income units in new developments (10)	10.63% 22

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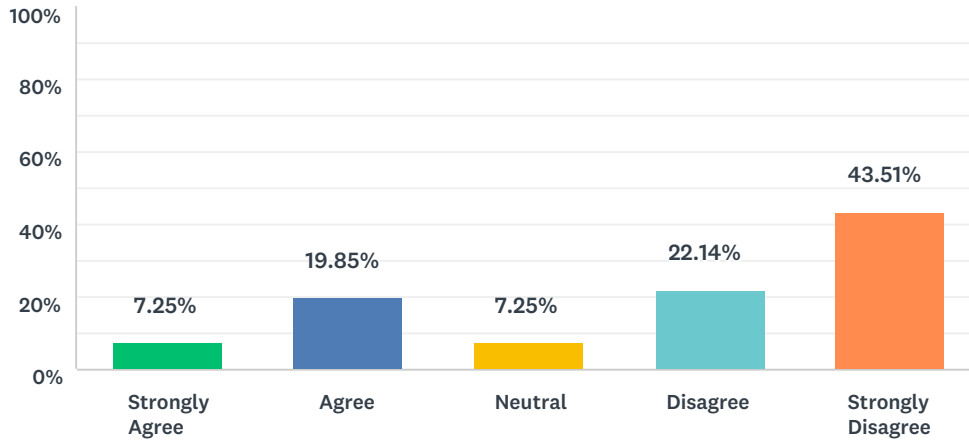
(K) utilize strategies that preserve subsidized low to moderate income units on a long-term basis (11)	5.80%	12
(L) preserve existing MIH (12)	47.83%	99
(M) reduce impact fees, as defined in Section 11-36a-102, related to low and MIH (13)	8.21%	17
(N) participate in a community land trust program for low or MIH (14)	5.80%	12
(O) implement a mortgage assistance program for employees of the municipality or of an employer that provides contracted services to the municipality (15)	8.70%	18
(P) apply for or partner with an entity that applies for state or federal funds or tax incentives to promote the construction of MIH (16)	12.08%	25
(Q) apply for or partner with an entity that applies for programs offered by the Utah Housing Corporation within that agency's funding capacity (17)	10.14%	21
(R) apply for or partner with an entity that applies for affordable housing programs administered by the Department of Workforce Services (18)	6.76%	14
(S) apply for or partner with an entity that applies for programs administered by an association of governments established by an interlocal agreement under Title 11, Chapter 13, Interlocal Cooperation Act [not in county list of recommendations] (19)	2.90%	6
(T) apply for or partner with an entity that applies for services provided by a public housing authority to preserve and create MIH (20)	5.80%	12
(U) apply for or partner with an entity that applies for programs administered by a metropolitan planning organization or other transportation agency that provides technical planning assistance (21)	25.12%	52
(V) utilize a MIH set aside from a community reinvestment agency, redevelopment agency, or community development and renewal agency (22)	5.80%	12
(W) any other program or strategy implemented by the municipality to address the housing needs of residents of the municipality who earn less than 80% of the area median income (23)	9.66%	20
Total Respondents: 207		

BASIC STATISTICS

Minimum	Maximum	Median	Mean	Standard Deviation
1.00	23.00	9.00	9.78	6.62

Q8 Do you agree or disagree with the following statement: South Weber City should allow a mixed-use of residential units (e.g. townhomes/condos/apartments) on portions of commercial property
 Mixed-Use is defined as property allowing both commercial and residential units on the same property.

Answered: 262 Skipped: 91



ANSWER CHOICES	RESPONSES	
Strongly Agree (1)	7.25%	19
Agree (2)	19.85%	52
Neutral (3)	7.25%	19
Disagree (4)	22.14%	58
Strongly Disagree (5)	43.51%	114
TOTAL		262

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	5.00	4.00	3.75	1.38

Q9 Please provide any comments/suggestions you have regarding the Land Use Goals & Projections section

Answered: 156 Skipped: 197

#	RESPONSES	DATE
1	We are currently in that level of pay. We have a home. We saved our money and waited to buy a home. We do not drive fancy cars, we do not have the nicest of things - we have enough for our needs and we live within our means.	10/11/2019 11:24 PM
2	We must maximize the commercial zones that are truly viable (interchanges of 89 and SW Drive and 84 with Adams Ave). We can't allow development that doesn't put money back in the general fund for the city. I would recommend that any commercial uses that don't provide a fiscal benefit be removed from permitted and conditional uses. Examples of preferred uses would include any RV, car, or motorsport retailers. I'm also concerned that we have too many commercial space identified on the map.	10/11/2019 11:09 PM
3	I believe SWC has sufficient moderate housing, should more need to be built, why not build duplexes that fit into our "small town" look and feel, as opposed to 3 or more story apartments or rows and rows of townhouses?	10/11/2019 11:01 PM
4	Line 612/613 - It's not the desire of the community to create a mixed-use walk-able area along South Weber Drive. Mixed-use development is unfitting for South Weber. We are not a big city. We are not a city for tourism. What would draw people to "walk" South Weber Dr? I don't foresee that much commercial development here being successful either. It sounds like a plan for a ghost town. If MIH is necessary, MIH in the form of townhomes encourages a much nicer/desirable community. Anywhere rentals are encouraged is bad news. The Cedar Cove neighborhood has recently increased in rental properties in the last couple of years. It is an incredible frustration to the home owners here. Majority of the time, renters are in and out, not investing in the property or the community. They treat both with lack of interest. The properties are eye-sores with unkempt yards and even property damage that doesn't get addressed. When the HOA addressing the rental property companies, they oftentimes do not respond.	10/11/2019 10:21 PM
5	I feel like South Weber has already introduced too many high density projects. And while making a few people a good profit it will have a lasting impact on the residents. simply put. the more residents we pack into our city the less it holds onto its character and the more additional infrastructure is needed. I don't believe we as a city have any obligation to provide any low income housing or high density property. By developing these things we are only creating our own problem that we don't have a solution for.	10/11/2019 10:17 PM
6	No new HDH	10/11/2019 10:12 PM
7	South Weber has been an agricultural city. In order to even semi keep that feel we need less commercial, more residential and more dedicated open spaces.	10/11/2019 9:45 PM
8	the above thru w need to be better defined they also are open to a persons opinion of what qualifies for each line item. I believe the term mixed use needs to be better defined that it is open to misuse it needs to state what can and cannot be qualified as mixed use.	10/11/2019 8:55 PM
9	Limit the quantities of residential houses.	10/11/2019 8:47 PM
10	Based on the income level. My family meets moderate income and lives successfully in a single family residence that meets with the feel of the city. The city does not need to create dwellings for moderate income. They already exist within the city limits.	10/11/2019 8:47 PM
11	None of the above	10/11/2019 8:39 PM
12	Maintain generally "Rural Character" as stated in the draft.	10/11/2019 8:21 PM
13	line 855- love the idea of a bike path I am VERY opposed to the commercial property proposal on south weber Dr by 850 E	10/11/2019 7:15 PM

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14	"It appears that rental units are the most attainable type of moderate-income housing 736 likely to be established in South Weber. There are currently 87 rental units in the City, 737 60 being in one apartment complex and the rest are basement type apartments. Rental 738 units comprise 5% of the existing housing stock in the City." It looks to me that the city is not considering Townhomes as affordable housing. I think this is important to note when we are looking at how we are going to make affordable housing an option for the folks who want to live here.	10/11/2019 6:31 PM
15	South Weber is a unique and difficult landscape, unless the state wants to add and pay for more exits off of 84 and 89 then how how our one road city facilitate MIH? If you're counting on people selling their land for SBD then you're going to be waiting for a long long time. 100 year land Trusts	10/11/2019 6:29 PM
16	Our City cannot handle this on the East side of South Weber Drive. It already feels like we live in Salt Lake City. Traffic is unbearable. Makes us want to move	10/11/2019 6:21 PM
17	High density projects make sense in areas near the borders of the city (close to freeway access). It does not make sense in the center of the city, on South Weber Drive, where children are made to walk to school (due to no bussing) and near an already heavily populated area due to an existing high density area.	10/11/2019 4:56 PM
18	Our goal is to keep as much green space as possible and limit any building	10/11/2019 4:14 PM
19	We just got rid of Commercial Overlay zone. This mixed use overlay seems to me at this time to be hundreds of potential Lofts scenarios just waiting to happen. I oppose this overlay being assigned to every commercial property in town. Why not leave it off the map and have each developer apply for it if they want? As a citizen, I've observed that this option creates a lot of angst because of the "unknown" factor. Transparency is so much needed in our city today more than ever. Appreciating the time and service that the many members of the city officials and staff offer our city, it is apparent the citizens need to believe again that they need not attend every single planning commission meeting and/or City Council meeting so that something isn't "slipped" in. Sad but true. I also believe that we do not need HDH in our city. It will change the dynamics of our small town feel forever. There are other avenues to fulfill SB34 which our city is already doing the requirement. Lastly, I live in the Staker Parson's gravel pit wind tunnel. The dust is present on my counters every morning and I just had new windows put in last year. It also accumulates on any cars parked outside and my front porch which face west. I sleep with my upstairs window open facing east toward the pits. There is enough dust in my window seals to change the color from white to brown. I know that a wall has been built for those living closer than me but what about a line of huge pine trees at the end of East Canyon road in front of the retention pond or something. Not sure what the answer is since this problem has been ongoing for years. I still love living here in spite of the wind and the dust.	10/11/2019 4:08 PM
20	South Weber Drive is appropriate for commercial development NOT the frontage road. There has not been enough done to buffer/protect the single family dwellings near by. There are huge safety concerns regarding traffic (school, emergency evacuation). Concerns about increased pollution, noise pollution and light pollution. Commercial and high density was to be spread throughout the city- seems like this area has a higher density clustered in one spot.	10/11/2019 3:51 PM
21	State code 10-9a-403, General Plan Preparation. (2) (a)(i) (A) states "designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry," it then goes on the INCLUDE " agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as appropriate; and"..... This plan ignores the later part (especially recreation, education, public buildings and grounds) and dedicates EVERY vacant acre left to housing or commercial. Continuing to (2)(a)(iii)states.....a plan that provides a REALISTIC opportunity to meet the need for additional moderate income housing. Unless you can limit what a developer can charge for purchase or rent, just rezoning to high and mixed use will not meet the max purchase and rental amounts for South Weber, (page 21 of the proposed 2019 plan. I disagree with the items (A), (B), (E), (F) and (U) that the plan chooses from the list. This segment is clearly changed for developers and does not consider current residents.	10/11/2019 3:38 PM
22	I am not well versed in this area, but I do like the suggestion of helping with the rehabilitation of housing to be designated as MIH. Having moved from a city with mixed-use property, I am not a proponent of it and do not feel it fits with the theme of South Weber. I would propose more of the same types of layouts and structures similar to the already existing apartments/town-homes we have around the city.	10/11/2019 3:16 PM

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23	WE MOVED HERE WITH A SMALL FAMILY WITH THE INTENTION OF BEING IN A SAFE AREA WITH THOSE NEAR OUR SAME INCOME BRACKET. UNFORTUNATELY LOWER INCOME HOUSING CAN COME WITH LOWER INCOME PROBLEMS SUCH AS DRUGS, CRIME, AND INFLUENCES ON OUR CHILDREN THAT WE WOULD NOT HAVE MOVED HERE FOR IF IT HAD EXISTED PRIOR TO OUR CHOOSING TO LIVE HERE.	10/11/2019 3:08 PM
24	I do not want to see any more Moderate High density or High Density housing. We have plenty of communities around us that have already opened themselves up and planned for such development. We have not planned well in that department, so while it is attractive for "rooftop numbers" it will look out of place and haphazard as the city is functioning today. Recreation: I would like to see us embrace more recreation spaces, complete the proposed trail system and maintain the parks we already have more effectively. Lawns are often too long, bathrooms have often have been left unattended and in rough shape.	10/11/2019 3:06 PM
25	I don't think it is necessary for us accommodate all ages, life styles and household income levels. We have many cities around us that can do so. We should provide more moderate to low density and very little moderate high density zoning. And be very, very limiting of High Density projects as far as requiring heavy citizen involvement in the permitting of such according to actual plans by developers.	10/11/2019 3:06 PM
26	I support higher density housing, while not going to extremes- done in moderation, you can have higher density housing without cramming so many units together that it resembles army barracks and doesn't provide green space. This mentality only benefits the greedy developer- and compromises the small town charm of our city. There is a TREMENDOUS swing between 6.1 units per acre and 13 units per acre... I would prefer to see some compromise	10/11/2019 12:46 PM
27	It is critical when planning any development to avoid development in a manner that is inadequate to support long term occupancy. If the development does not include things like adequate parking occupants will relocate in 3 to 5 yrs and leave buildings unoccupied or rapidly changing occupancy ultimately fostering areas of urban blight. These areas ultimately fall back to city redevelopment efforts and expenses leading to increase taxes.	10/11/2019 12:43 PM
28	Mixed use has not been definitely defined. It seems like a wolf in sheep's clothing	10/11/2019 11:42 AM
29	I just don't like the three story buildings. I don't mind commercial	10/11/2019 11:33 AM

30

Of the 12 mixed use sites the City Council visited, there was only 1 commercial site that was considered successful and the other 11 were struggling. We have our 1st set of Commercial buildings on the east end of town and after 3+ years, just barely filled the final vacant building space. The further west you go into town along South Weber Drive, the less likely you are going to be able to support commercial business to being successful, because you lose the access of the highway and a major intersection. I highly doubt we will be able to drive a high amounts of business traffic off of HWY 89 into the middle of South Weber. We have multiple Grocery Stores less than 3 miles away in both South Ogden and Layton and Riverdale ... we don't need one in South Weber. lines 506 - 507 - agree, both now and in the future. lines 509 - 514 - I think agricultural needs to be further defined to limit the number of buildings in these AUCUZ noise zones so that homes are not allowed in an agricultural zone (The Knolls Proposed developments being sited as an example) Lines 531 - 533 - I think the City has done a great job with providing a variety of lot and housing types to accommodate residents of all ages and life styles. We have two 55+ communities, 3 townhome communities and 1 apartment community, in addition to the variety of Single family home options that range from 2,000 + sq. ft to 7,000+ sq. feet. There are a few areas where higher density housing could provide more options for future residents, but the total number of units per acre needs to be more in line with existing housing numbers. For example, Cambridge Crossing (the apartments) has 60 units on 4.5-5 acres of land which is 13-15 units/acre. I think this is a good number. How The Lofts Development was approved at 25 units/per acre is beyond my understanding and completely outside of the goals and desires stated in the general plan. Lines 544-580 - I think most of these type of densities these already exist in our community and my only addition is that retention/drainage areas are not the same thing as a park and more green space and dedicated areas for parks in communities with higher density needs to be required of the developers. lines 581-608 - high density residential for South Weber makes the most sense along the edges of the city, where it in fact already exists. Care needs to be considered for building out vs. building up. Lines 609-613 - Mixed use overlay needs to be defined for what is best fitting for South Weber. We are not a good fit for a Farmington Station or a TownCenter or even Main Street development due to our current build out and plan. To accommodate areas with a Town Center or Main Street where a Mixed-use overlay could have worked should have been done 30+ years ago. Also it is not my desire to be a part of a mixed-use walkable community along south weber drive. I will use South Weber Drive for biking and walking but not to carry groceries or other things back to my home. Lines 663 - 665 - lets chose the 3 options that we are already doing and that have the least amount of impact on our community. The State is happy - South Weber is happy -> Option B - rehabilitation/expansion of infrastructure, Option E - Accessory Dwelling Units, and Option U - Apply for Grants for planning assistance. Lines 667-674 - we do NOT need to have 19.5 acres rezoned to HDH nor do we need to have 31.8 acres zoned for Mixed-Use (that isn't even defined but the City and we have no idea what it would entail) and the 200 acres being recommended for Commercial highway (the Pits) needs to be put back to Commercial Recreational because I highly doubt anyone would want to live in a pit or shop in a pit when there are better option above ground. Lines 715 - 756 - Moderate Income Housing Needs is an issue the entire State is facing, but that doesn't not mean South Weber is the Answer. We are a smaller community that has a rich agricultural history, this means we have land and open space that developers want, and yes as farms get sold, that means room for development, but if the owners decide to continue to farm and the land never gets sold, we should not be eyeing their land and considering it available for higher density developments in order to meet the demand for moderate income housing that are not in keeping with the current community. You can see what happens to other cities that go over the top with high density development and what it does to the existing community (See West Valley City for a prime example of what we DON'T want South Weber to become). Lines 818 - 872 - I'm excited to see what happens with this proposal, especially with regards to the Weber River Corridor, but also cautious as to the potential cost the City may incur creating a Recreational Corridor and Bike lanes to new roads. Not sure how you would go about adding them to existing roads, as again that should have been planned for previously. A walking/bike path along the Canals would be a huge benefit to the community, but I'm curious about this actually being allowed by the Canal companies and the potential liability to the City. Lines 874 - 884: Land does need to be set aside/designated for future Institutions as both South Weber Elementary and Highmark Charter School are nearing capacity. We are not even on Davis County School Districts radar with regards to grants or funding for future expansions or consideration for new schools, and we should be. Especially with the plans and numbers being presented for future build out and population growth in the city in this General Plan.

10/11/2019 11:33 AM

31

I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, etc

10/11/2019 11:19 AM

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32	Not without strict guidelines and public input.....I don't want SW to become like Layton or South Ogden with HD everywhere there is a piece of empty ground...	10/11/2019 11:19 AM
33	Lines 655-657 My understanding is a city CANNOT dictate a max purchase price or monthly rental. So what's the purpose of high density or mixed use for South Weber? Line 820 on 2014 general plan it shows South Weber has acres of developed park. There is NO indication on 2019 map that this has changed. Line 827 According to this, South Weber needs 100 more acres of park. There is nothing new on the 2019 map. This needs to be deducted for vacant developable land on Pg. 7. It's time you take care of residents before you start pushing high density & mixed use, and commercial. In addition the property shown as Pea Vinery is NOT South Weber nor is it leased.	10/11/2019 11:12 AM
34	It is not appropriate to locate a high rise apartment building on the west frontage road just north of Deer Run. As tempting as it may be to cave in to the shady deals surrounding it, it will be a huge blow to everyone in the area. Talk about "preserving the atmosphere"! Something like that needs to be built where it will fit!	10/11/2019 11:12 AM
35	If the city is strapped for revenues (the recent 100% increase in property taxes shows this), then it SHOULD NOT be waiving fees, reducing costs, or providing incentives for any developments. Period. I do not like the idea of commercial/residential mixing. It does not make sense for South Weber's community. We do not want to see South Weber become a mismatched patchwork of housing and commercial. Things need to make sense, and follow a general pattern.	10/11/2019 11:00 AM
36	I think this is an important matter. I don't think It would be a bad idea to have Apartments or townhomes mixed in with Commercial in those areas zones commercial now.	10/11/2019 10:47 AM
37	It needs to be defined first. We can't have a repeat of the The Lofts.	10/11/2019 10:37 AM
38	High Density housing should be extremely neutral	10/11/2019 10:31 AM
39	More Businesses.	10/11/2019 10:23 AM
40	Preferably only mixed use in specific areas that have been okay for commercial. Don't want this type of mixed use in the middle of a mainly residential area. Specifically more closely to 89 or 84 exits	10/11/2019 9:38 AM
41	There is no need for HDH. We have enough! We should be meeting these needs with what we currently have. Keep future building to low to moderate. No to mixed use of any kind!	10/11/2019 9:33 AM
42	South Weber is a very small area. I feel what we offer is sufficient. Especially with the new condos off of 475!	10/11/2019 9:27 AM
43	We don't need more HDH.	10/11/2019 9:17 AM
44	NO high density or Apartments!!!!!! NO mixed overlay!	10/11/2019 9:09 AM
45	HDH has it's place in every city.	10/11/2019 9:05 AM
46	I believe that we do not need any more town homes/condos/or apartments in our city	10/11/2019 9:05 AM
47	South Weber has areas which provide MIH, we have enough	10/11/2019 8:58 AM

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48	I disagree with the need for HDH and Mixed Use Overlay because I think it goes against the future of South Weber as a small town. I just don't see how our city can support this kind of development. If we have to have some in our city, I think it should be kept to the same height as surrounding buildings and homes. It should be close to the current commercial zones by the entrances on I-84 and Hwy 89. I absolutely feel that Mixed-Use should be taken out of our general plan completely until it is defined as to what our city will allow. We have no reason to put it on our plan until that is done. We need and deserve to have a detailed description of what it will look like and allow. It should also be put on hold until the residents have their input on how we view it as well! Beginning on line 492, it states that natural open space is a very important asset to the community. If it is so valued, then lets keep it! There is very little open space on this map and we are asking for unwanted solicitation to the landowners to sell their property to be developed. Let's try to keep some green space that is not just a park that needs upkeep. When people are ready to sell their property, let them and the developers take the steps necessary then to change the zoning. We should also entertain the idea of Very Low density to Low-Moderate density to keep green in our city! A gated community might be a beautiful addition to our city if done in the right way! Line 602 to 607 refers to High density residential areas. I absolutely do not want HDH in South Weber. We have enough already!!! On line 612 it states that we desire the creation of a walkable community. I have no desire to have this in our city, anywhere!! Line 755 recommends that we support the development of multi-family housing. I am also not sure how this fits in our general plan of keeping a small town feel except the needs to build mother-in-law type dwellings onto existing homes. On line 818 it refers to recreation. I understand the needs for parks. However, we seem to only be thinking of parks. We need a variety of things to do. When its winter, we certainly can't use a park! I think its interesting that we have to drive to Roy to go swimming for South Weber Days or at the end of school year. Why not build a pool in our own area!! We have driven to Clearfield, North Ogden, Bountiful, even as far as Kamas to enjoy indoor/outdoor pools! Once the initial costs are done, we can use it as employment opportunities for our youth and adults! We shouldn't be a community full of families without things to do! Our current Rec Center is nice, but my family has no desire to use it. The limited hours and awkward set up is not inviting to work out in.	10/11/2019 8:50 AM
49	I agree that we should have housing for everyone. But I think that can be accomplished by starter homes, patio homes, condos, and townhomes. I am not a fan of apartment complexes.	10/11/2019 7:57 AM
50	The state should let us decide how are city is developed. They have no business telling us what we can and cannot put in our city. Thus, no answers given. Mixed use is too vague right now.	10/11/2019 7:35 AM
51	I refuse to answer any questions regarding HB34 due to the fact I don't believe the state should control the future of our city. South Weber is unique and secluded. To maintain our small town charm we need to keep this a community where people strive to live here. This should be peoples goal in their lives; their final destination, not their stop over. Everything HB34 is suggesting is the road to lower property values and higher crime rates with a larger tax burden on those who have worked to achieve the American dream versus those who look to the government to hand them their dream. That is socialism. We are a republic that is based on capitalism. "the pursuit of happiness" not the guarantee of happiness. We should respectfully oppose HB34 and manage our city our way.	10/11/2019 4:52 AM
52	Cut the bullshit and stop pretending the government is doing this out of the goodness of their hearts. It's all about how much money they can make. SW should have a variety of housing types, but SW already has that. No need to build more apartments. One housing type SW lacks is new, small homes for those who do not want multiple children.	10/11/2019 4:47 AM
53	We prefer to see single family homes on larger lots with preserved green space	10/10/2019 11:02 PM
54	should only be allowed in certain areas, voted on my the citizens	10/10/2019 10:24 PM
55	If you use all you land for commercial property, where is everyone going to park? We want land visible & usable not parking lots, added traffic and parking up and down every street.	10/10/2019 10:19 PM
56	What are the detailed definitions of mixed use?	10/10/2019 10:12 PM
57	Although not against mixed use there aren't enough definitions to tell me what mixed use means to the city to vote on what you are asking. On line items 481-483 Is this simply an assumption? I know several farmers in town personally and they were not asked this question. There are still people farming here and hope to for generations.	10/10/2019 9:35 PM
58	The Lofts at Deer Run are a prime example of how mixed-use zoning has gone wrong. Please protect our city!	10/10/2019 9:33 PM
59	I have no problem with mixed use development as long as it is restricted to the current commercial zoned areas. It should not be applied anywhere currently marked as residential.	10/10/2019 8:54 PM

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60	If the above is done - mixed use residential units - its needs to carefully and strategically planned. Any apartment or high density housing as a high probability of being a future problem for the city.	10/10/2019 8:51 PM
61	I do not support any mixed-use until it is defined and adopted by the city council. 472- list the other means that will be used to preserve the open space 476-40- this should be removed because it is all suppositions and generalities. 544-550 we are not required to add moderate-income housing and we already have a variety of housing choices 602- HDH spread throughout the city does not make sense to me. The middle of our city should not have HDH and it should only be next to commercial as a buffer between commercial and residential. Taylor called it "rings of density" and it is a basic planing principle. 612-614 this is a supposition with no supported evidnece from community input 659- 711 We just need B, E, and U 715 There is no "need" we meet all requirements 740- 756 This entire section should be removed. We can't gurantee moderate-income housing for our city nor are we required too. 751-753 since when was this our cities goal? 854- I do not think Bicycle lanes on all new roads are warranted this needs to be more specific.	10/10/2019 8:45 PM
62	South Weber has a fair amount of moderate income housing. Townhouses on the east, central and west end (especially). Also apartments and other duplex housing throughout the city. I personally do not want a lot of high density housing in our city. It adds to traffic congestion, more strain on law enforcement and fire, etc.	10/10/2019 8:12 PM
63	In order to keep the small town feel of south Weber we need to keep the residents in single family residential homes. Not high density housing on commercial or mixed commercial land. We are not Farmington. If we wanted that we would have moved there!	10/10/2019 7:56 PM
64	Our goal is to keep as much green space as possible	10/10/2019 7:45 PM
65	We do not need any additional commercial area's in south weber. There are plenty of commercial places that are close enough to Uintiah and Riverdale.	10/10/2019 7:03 PM
66	I did not understand what many of the options listed for MIH options. I chose the ones I understood and agreed with. I lived in a Sandalwood Cove townhouse for 4 years. I am very grateful that I was able to live in South Weber even though we had a modest income. I think that lower income properties provide a wonderful opportunity to many different types of households. Having said that, I do have some concerns related to a townhouse or condo developments. I believe that South Weber should have regulations in place that prevent a developer from not providing enough outdoor space or sufficient parking (including a place for snow removal). I am grateful for the outdoor space that the Sandalwood Cove had for my kids to play in while we lived there. It greatly improved our quality of life. It was also important for any dogs that homeowners had. In the summer it had sufficient parking, but in the winter there was no spot for snow removal and residents could no longer park along the streets. Many households had more then two vehicles and they no longer had enough parking spots once the snow hit. We had many problems of snow being pushed directly into driveways or parking spots. Homeowners were not able to remove the the hard packs of ice and it cause lots of difficulties within the townhouse community. In the summer many people parked along the road, but because of how narrow the road was the roadways would become cramped. There were no sidewalks, so pedestrians would walk on the narrow road and I witnessed several unsafe situations and a few close calls. Developments need to be thoughtfully planned and not just crammed into the smallest amount of space possible to make the biggest buck. It is important for the quality of life of those who will be living there. As these high density developments are built the city need to know how the development will effect the public services and schools in the area. The growth needs to be sustainable for the city.	10/10/2019 6:50 PM

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67	<p>High density housing brings absolutely no long term value to the South Weber community. It's occupants are transitory in nature and as the development ages it introduces additional societal problems at percentage rates much higher than what is found in predominantly owner occupied middle income single family residential neighborhoods. I find it laughable when I've attended council meetings and listened to developers opine about the lack of affordable housing for my/our children. As if their primary driving interest to build these housing units is to ensure MY children have an affordable place to live. Let ME worry about my children. This would then seem to be the appropriate section to mention the 3 acre development being proposed for South 2700 East. Last I heard there were going to be 76 (?) family units as well as some retail stores on this 3 acre plot. Our own SW High density max on line 576 of the DRAFT MASTER PLAN indicates that the max high density for an acre is 13 units per acre. 3 acres X 13=36 units. How did the number 76 EVER make it into the discussion? That's total buffoonery to even contemplate. on the map of the CURRENT MP this land appears to be zoned for commercial highway. I can see asking for a variance of a zone as long as the use is compatible with the original zone intent but changing the zones original intent makes no sense. It's a ZONE. Why have them if their subject to changes under pressure for reasons beyond the public good? There should be a time restrictions on zones. Once set, say a minimum of 10 years or when due to circumstances beyond control (earthquake exposes fault line/water level changes not caused by any human activity and unable to be mitigated) no changes will be entertained. Today 'NO' no longer means no. It means resubmit, threaten litigation, throw money around and continue to press until you get YES. A ZONE should not be susceptible to changes at nauseum. Lastly, the City council needs to better explain the ramifications of what the Legislature will do if the city is non-compliant with SB34. Once I see 76 apartments go in on 3 acres in the housing area on the Bonneville Bench above the junction of 89 and 193 I might change my tune for South Weber. I doubt they worry about complying with SB34.</p>	10/10/2019 6:42 PM
68	<p>Okay, to be honest, this is a lot of info and it's going over my head a little. I generally feel trust in the city leaders who are informed, and making decisions on , these matters. Admittedly I don't like the idea of more high density housing going in, but perhaps it is a necessary thing? I need to research more!</p>	10/10/2019 6:31 PM
69	<p>Mixed use would be acceptable only on the perimeter areas of the city.</p>	10/10/2019 6:07 PM
70	<p>The less HDH the better.</p>	10/10/2019 5:10 PM
71	<p>"Your not a big city and we are not destined to be a big city so maybe you should consider a smaller "VISION" for South Weber!!! Because that is what we had in mind when we moved here.</p>	10/10/2019 4:11 PM
72	<p>Impact fees are way too high. Im building homes in several other cities and South Weber is almost double the cost for a building permit.</p>	10/10/2019 4:02 PM
73	<p>I feel that having a diverse community will only enhance our community and not diminish it. In my opinion our values need to be more welcoming to others who are different than us. It is an opportunity to benefit both those who already live here and those who would be moving in. I support allowing more affordable housing in our community. Let's show we are accepting and happy to live with, influence and be influenced by others who are different than us.</p>	10/10/2019 3:53 PM
74	<p>Sewer and water are both huge concerns. How do we support more people???</p>	10/10/2019 2:12 PM
75	<p>I just wonder if the moderate income housing will be able to afford the increases in our utility bills.</p>	10/10/2019 1:12 PM
76	<p>The 1st Statement is a Very. Leading. Statement. We do NOT need more High Density!! I do NOT support the development of multifamily housing in South Weber. Our 3 Options for SB34 do NOT need to include HIGH Density Housing! There are many other options that fit our city better. I am also still wondering why Uintah and Fruit Heights Cities do not have high density housing? Don't they have the same state laws? What is the funding that the State is threatening that we will lose AND are we using that funding now? These are questions that many citizens would like to know the answers.</p>	10/10/2019 11:48 AM
77	<p>There is no need for this type of housing in our small area. We already have multiple area's that have townhomes/apt./condos. Maintain what we currently have and introduce more options for larger building lots for single family homes.</p>	10/10/2019 9:15 AM

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78	I understand the need for MIH housing. Utah's housing market is only going to continue to become more expensive and it is important to provide the opportunity for everyone to live in a affordable housing. Even though many would disagree with me, I think the city's plan to meet Utah law for MIH is reasonable for the most part. However at risk of having a "not in my backyard attitude" the plan itself points out that "the bulk of properties slated for rezoning for high density residential or mixed-use development is in the East end of the city." Like it or not, high density housing has an enormous effect on the surrounding neighborhoods. It affects everything from water pressure to sewer service and from traffic to the appearance of the neighborhood. It affects the surrounding neighborhood's character, demographic and property values. The East end already has several higher density housing plots and as I understand it, the Lofts project is basically a done deal. Why then does the general plan seem to want to reshape the entire East end's neighborhoods to be higher density housing? Why not spread out the MIH housing throughout the city where it will have similar impacts across the city rather than focusing all of the impacts on the east end of the city? This would alleviate some of the strain on resources such as utilities and transportation infrastructure and allow for more balanced growth.	10/10/2019 7:25 AM
79	Do not agree with low income housing, high density housing or mixed use housing	10/9/2019 10:16 PM
80	I disagree with the notion "we have to grow or we die".... that is narrow in thought - we don't have to be like other communities who end up with growth and no character, cohesiveness or loyalty to their community spirit.	10/9/2019 9:25 PM
81	South Weber is loved by many due to the fact that it has a small town feel, and increasing businesses would just diminish that great feeling. I do understand that having more commerce in South Weber would give money back to the city through taxes. However, we have had many expenditures that were very poorly planned and have been a waste of resources and money that we could have used in other aspects for the progress of South Weber.	10/9/2019 9:23 PM
82	Keep open space or put what they want	10/9/2019 9:11 PM
83	Keep open space	10/9/2019 9:10 PM
84	Keep open space	10/9/2019 9:10 PM
85	Moderate income housing is fine, but we don't want any more low-income housing.	10/9/2019 6:42 PM
86	I like mixed use as long as there is enough parking and open space	10/9/2019 6:35 PM
87	Line 544: We do not think it is necessary to reserve adequate area for moderate income housing. Supply and demand should be the vision of SW. 3 to 4 dwelling per acre. We do not support HDH that exceeds 4 per acre. Line 689: Recommendations are not mandates. We should choose to disregard. Line 755: Disagree with this recommendation. Line 791: The traffic is already impacted in this area. Keep SW a nice bedroom community. Is it worth the benefits to the City? We would like to better understand how they help us when commercial is put in place. Line 812: do not see SW as a walkable city if we are comparing ourselves to Farmington Station. I think we are walkable with nice sidewalks and knowing our neighbors as we are out enjoying our peaceful City. Line 822: would cost too much at this time.	10/9/2019 5:33 PM
88	I do agree with line 613	10/9/2019 4:42 PM
89	I do not agree with line 613	10/9/2019 4:23 PM
90	I think the current zoning for high-density housing looks like a very small portion of the city and most of it is near the exit/entry points. I'm not sure the current zoning is capable of producing the state mandated low to moderate income housing goals, but it does not look like too many areas are set aside for high density housing. We should probably take a critical look at high-density zones that do not provide low to moderate income housing though. If they are high-end condos/town houses that cost a lot, are they worth it to the City?	10/9/2019 2:21 PM
91	Apartments should be on commercial property but not in close proximity to single family dwellings increasing the traffic and cars parked on the roadside . There should be a barrier between commercial - apartments and residential.	10/9/2019 1:07 PM
92	A few more developments like the Maverick and the strip across from it would be desirable along South Weber Drive. It would also be nice to encourage something along the street of the Adams parkway. These are major pass throughs for South Weber residents and would generate at least a small tax base. Small operations like in-home daycares, dance, tumbling, music could also be allowed in existing neighborhoods.	10/9/2019 11:32 AM

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93	I strongly support mixed use possibilities for commercial and residential however, on the current South Weber City General Plan Survey 2019, General Legend map sheet 1 there is no outlined provision for mixed uses?	10/9/2019 11:18 AM
94	The road and traffic infrastructure is a mess and you want to develop BEFORE the roads are in? What about bike trails along South Weber Drive that allow commuters to use bikes to get to all areas of the outer cities? Looks like our goals are to cram in housing and commercial but, don't become unique in providing avenues for safe physical outdoor activities.	10/9/2019 7:52 AM
95	I think there are few places that mixed use can be well implemented. This is a hard question o answer because we don't know what mixed use even is. However, after a lot of research into other communities and their use of mixed use, I have found it very rarely works as intended. Commercial in those areas tend to struggle. We need to address the max buildout calculation.	10/8/2019 10:42 PM
96	I can see building more family dwellings but I don't like the idea of higher population dwellings like townhomes or apartment complexes. Yes it allows for lower income families to move to the city but it also Increases traffic, population and crime. south Weber is known for its tranquil and quiet neighborhoods. The last thing I want are traffic jams and crime due to lower or medium income housing.	10/8/2019 10:00 PM
97	I think the city could do a better job at allocating MIH by not creating a combined property as that being proposed by the Mixed-Use. Rehabilitation of existing property and construction of separate townhomes/condos would be my recommendation. As a resident of one of the limited options of townhomes in this awesome city, I will say that I wish there were more townhome options. Mixing use would deviate from the culture me and my family where drawn to here in South Weber.	10/8/2019 8:32 PM
98	They should not be adjacent to moderate density neighborhoods!	10/8/2019 8:21 PM
99	I like it that we are not overpopulated.	10/8/2019 5:52 PM
100	We have no control over sales prices, and most housing in SW will not meet moderate housing definition. Increasing density and population increases strain on roads and schools and increases expenses.	10/8/2019 5:25 PM
101	High density housing should not be located in close proximity to main traffic routes.	10/8/2019 5:07 PM
102	I would strongly suggest that the city make sure that there is appropriate parking for high density residences, as I don't see many people living in South Weber without a car. I would also strongly encourage the city to put up a school zone in front of Highmark Charter School. It is the only school I have ever seen without one. I have personally seen many near accidents with students and cars in this area. This will be of even more importance as commercial developments are encouraged to be built along this stretch of road. I also very much support the idea of a pedestrian bridge to connect residences south of the canal to the park north of the canal. I also support any hiking or biking trails - especially connecting to the Weber River Parkway. There was talk for a while of a new dog park going in - possibly near the Posse grounds. This would be a great addition to the city as well.	10/8/2019 4:37 PM
103	I would like to see the commercial and residential kept separate.	10/8/2019 1:02 PM
104	We are taking away from the character of our city by allowing MIH's and Mixed use properties.	10/8/2019 12:30 PM
105	Utah needs more MIH and we should definitely build more here. I feel the opposition to this is feed by a false sense of peoples own position based on income and is quite shameful.	10/8/2019 11:37 AM
106	I moved here because of the small town charm in 2004. I am not concerned with growth but I am concerned with low income neighbors that do not care for property. I enjoy the quiet, clean, save neighborhood we currently have.	10/8/2019 10:56 AM
107	Need long term housing that will increase in value and not become a slum for over income.	10/8/2019 10:23 AM
108	Using more mixed-use housing leads to the population of Section 8 housing which usually brings a community down!	10/8/2019 10:16 AM
109	Green space and parks	10/8/2019 8:47 AM
110	Utah and South Weber are growing. People need to live somewhere. South Weber has a lot of undeveloped land. It makes sense that they would want to build and live here. The City should support development of all types of housing. Housing prices are too high for many people. Having affordable housing is a blessing for many people who would love to live in our community.	10/7/2019 11:08 PM

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111	We feel with the existing townhouses and apartments that hopefully we won't need to see much more areas zoned for high density. Also it would be great to have a Jr. high in South Weber especially if the population is set to continue to increase.	10/7/2019 10:48 PM
112	I think we should allow for mixed use, but not force it. I would also like it if the higher density housing had character--different colored units or different styles, so that it fits in better with the character of our single home city, but I don't know if the city can dictate that or not. I am highly in favor of the river recreation corridor and increased access to the bluffs on the south and the mountains on the east. I agree with exploring a bike path along the canal and other roads being fitted with bicycle lanes. I would also like a walkway from the volleyball pit by the Cherry Farms park to Deer Run Drive. Another place we need access for children walking or riding bikes is from 7775 S to 1650 E	10/7/2019 9:11 PM
113	If you're not going to fill them with water, fill the gravel pits with high-density (MIH) housing, along with sufficient parking in and around the pits.	10/7/2019 8:52 PM
114	Low income housing would be a scourge on our city. We would NEED a dedicated police force and other services which would INCREASE city costs. If high density is required, find a way to minimize this burden, or find a way out of it completely.	10/7/2019 8:34 PM
115	We all agree that single-family on moderate-sized Lots is a desirable Trend to maintain	10/7/2019 6:38 PM
116	However, would be open to mixed-use if it were done tastefully and would bring in responsible tenants. Maybe high-end residential over high-end businesses (non-fast-food restaurants, non-franchised stores/markets, etc.)	10/7/2019 5:49 PM
117	Lines 659-684: Multi-Family/High-Density/Moderate Income Housing. As mentioned, the East area has already nearing sewer capacity. Additionally, property watering is a big issue. I don't agree that all of this housing needs to take place in the East area of the city. Please reassess for the West end of the city.	10/7/2019 4:46 PM
118	My husband and I both worked very hard to afford a home in this beautiful city and I think it's fair for the population of all ages to have to do the same. It may mean people have to be a little older to afford a place here and that's okay. We shouldn't have to adapt to those only able to afford low-income housing. When low-income housing surrounds other homes, it drops the value of those homes. We also have to think about how crime rates increase when lower income housing is offered. Let's keep the crime rate as low as we possibly can.	10/7/2019 2:14 PM
119	Keep it small town.	10/7/2019 9:21 AM
120	keep commercial commercial and residential residential.	10/6/2019 9:10 PM
121	I might have marked agreed but after seeing the lofts go into the plan I need assurance from the city that if I say I'm ok with Condos they don't become 25 units per acre.	10/6/2019 8:08 PM
122	I feel like we could have several areas like "the Lofts" if this were to pass. Let's keep commercial and residential separate. Let's keep commercial near the access areas to 89 and to I 84, not in the middle of the town.	10/6/2019 7:55 PM
123	On your recommendations portion of the Land Use Goals & Projection section you state that: According to the U.S. Census Bureau 36% of Davis County households have an income below \$60,000 per year while 24% of South Weber households fall into that range. So the following comment that: If the City is to reach a goal of providing housing for the 24% of households that are considered moderate-income, there will need to be a significant increase in qualifying housing units as the City grows. It should state 36% since you are already at 24% in South Weber and you need to get to 36% to be in line with what is happening in Davis County. My opinion regarding what you said that According to your projections, South Weber needs commercial property to provide services for it's citizens. THE BEST WAY to do that is to have a base of MIH in a mixed use development. A WELL DESIGNED PLAN BY A DEVELOPER WILL INCLUDED TOWNHOMES/CONDOS/APARTMENTES AND COMMERCIAL.	10/6/2019 10:03 AM
124	We need more commercial units but once again stop trying to crowd more residential property with it. This isn't Ogden or Layton this is rural	10/5/2019 7:44 PM
125	There is absolutely no need for more High density housing in south weber.	10/5/2019 2:18 PM

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126	It is important for South Weber to maintain middle class family stability with moderate to light residential zoning. Building denser housing center will put a strain on the infrastructure stability of the community and charm of South Weber. Small town farm feel and room to grow with my family is what brought me to South Weber. If I wanted to live in a community that is stacked on top of each other with denser housing ordinances, I would have moved to a larger city. I feel this will precede yet another tax increase to keep up with our growth despite the increase in tax revenue due to the growth and biting off more than we should have. KEEP THE SMALL TOWN SMALL NATURAL GROWTH WILL HAPPEN NATURALLY.	10/5/2019 12:41 AM
127	Bring in commercial buildings with housing units on top along major corridors close to freeways.	10/4/2019 4:58 PM
128	Nobody wants high-density housing South Weber drive is already becoming a nightmare to pull out onto	10/4/2019 4:21 PM
129	Based off what I heard I am going to make two statements. I may be misinformed, but this is to my best knowledge. I was told that in order to be considered for the MIH the lot needs to be zoned moderate to high density. If this is the case then let's create less of an impact by zoning the lots moderate to moderate high density. If being forced in order to receive funds from the state. I believe this would be the best option to fit with the "small-town charm" mentioned in our master plan. If I am uniformed with what I mentioned earlier and the home has to be affordable and fit within a certain amount (the lot has to contain a house that can be purchased by an owner with an income of \$60,768, making the house price \$188,380), then any new development can not meet that amount with the cost of housing. So why have high density if it cannot meet the cost amount. If it just has to be zoned a certain way then let's do the largest lot size we can that can still meet the requirements.	10/4/2019 2:00 PM
130	I think higher density housing is essential, however sufficient open space needs to be maintained as well as sufficient parking and transportation access (bus, carpool, etc.)	10/4/2019 10:18 AM
131	Land use goals should be subject to public comment and have citizen advisory committee.	10/4/2019 9:33 AM
132	All land bordering the river (that is east and west of Hwy 89) should be preserved as green space for at least on the berms and maybe 75 feet from high water mark. If there is to be sound/sight barriers by I84, they should be mandated and built by the developer, NOT paid for later by the citizens.	10/4/2019 9:22 AM
133	We should prevent a population of 13,042 by not building high density developments in our city.	10/4/2019 8:49 AM
134	Trails, pathways, better sidewalks for children, cross walks with lights, and nicer, better maintained parks should be top priority.	10/3/2019 10:02 PM
135	I may agree with mixed-use as long as it the zone is well defined and it is placed in appropriate areas within the city.	10/3/2019 8:40 PM
136	There have been considerable mixed use residential units built and currently under construction. The developers should set aside a portion of their developments for MIH. With all of the current construction SW should be able to fill their requirement under Utah statute.	10/3/2019 7:24 PM
137	I understand that it's appealing to make available different housing types for different people. South Weber has a unique community feel that is maintained by the type of neighbors we currently attract. As I stated in an earlier response, there are plenty of other cities nearby for those who want a short term condo or townhome as a starter home. I do not want to see South Weber become a community that encourages very short term residents who do not contribute to the community. It's valuable to have neighbors with kids enrolled in our schools, who feel deep roots to the city, and who have an interest in looking out for one another. It's not that I can't welcome or be inviting to other people, I just don't think it benefits the city or current neighborly culture that we all love here.	10/3/2019 6:24 PM
138	The area between the storage sheds and The HighMark charter school is an area that needs to have Mixed Use with Commercial and residential units. If we are going to have the tax relief needed to offset rising operation costs for the city and citizens on fixed income we need sales tax and additional property tax from Commercial property	10/3/2019 2:56 PM
139	Opposed to any HDH Opposed to any Commercial Opposed to any Mixed Use	10/3/2019 9:59 AM
140	I strongly oppose any more high density housing because of the strain on traffic, infrastructure, parking issues and how it affects the schools. I also feel that high density housing is detrimental to the "country" feel that I love about South Weber.	10/2/2019 6:51 PM

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141	I live by town homes and the City did not do their due diligence when it came to parking spaces. they are parking on the streets and hindering snowplows in the winter. I think single-family homes and High Density dwelling need to be grouped together and seperated.	10/2/2019 5:49 PM
142	There are so many reasons not to have this corridor to Layton. From contamination, mudslides, annexing peoples property, more cars, more road damage, more access through our city to more crime	10/2/2019 11:17 AM
143	I think South Weber already has enough homes that meet the MIH requirements for a city of our size	10/2/2019 7:44 AM
144	Line 466 - 490: I just love the open spaces around South Weber and understand that the agricultural industry may not be able to be maintained forever. Please don't over develop these areas. The new zoning converts ALL agriculture into residential. Some higher density which will destroy this open space feeling. Please no more than 4 houses per acre or better yet encourage horse property of 1 acre or more. Please ensure that all residents till have animal rights!! Line 492 - 517: I love the idea of the points made in this section but do not see this reflected in the maps. Please increase the open lands as much as possible. Line 531 - 533: I encourage variety but please keep this within the rural feel of South Weber. No High Density and please lean towards large lot sizes. We should focus on zoning that is Low or Very low density. Low moderate should be the top of the density charts. Moderate High should be used very sparingly and high density/mixed use should be eliminated. To protect our views we should insist that height restrictions are enforced. Line 779 - 816: I would like to see all of the commercial lands next to 89 (the pits) put back to open protected lands. These are sensitive lands and we should not develop. South Weber is so special because we are small. Lets not put the next IKEA in and attract unwanted traffic and crime. Not to mention the eyesore that commercial will create at the base of our beautiful canyon. Please protect this land. Line 818 - 872: LOVE the idea of developing these trails and protecting these recreational areas!! More please! :)	10/1/2019 3:31 PM
145	This is just a way for real estate people to make money there not concerned about people only money.	10/1/2019 7:56 AM
146	I just find most planning goals lean to the benefit of the developer. I agree that we need some Commercial development but we are not a metropolitan community.	9/30/2019 6:50 PM
147	Several grammatical errors in the text	9/30/2019 1:01 PM
148	We have enough HDH and MDH. Also, we have so many great commercial options so close that businesses will not be able to be sustained here. Three yrs to get an insurance broker in our best commercial zone.	9/28/2019 3:49 PM
149	Mixed use should be looked at on a case by case basis. It could be used to encourage development of current commercial property that is dormant. This should be used sparingly and near public transit stops since the trend of mixed use will likely fade away soon and does fit well with South Weber's long term goals.	9/28/2019 10:32 AM
150	The term "Mixed Use Overlay" is not well defined. We have this same concern with "The Lofts on Deer Run" proposal. This "Mixed Use" zoning option has allowed for a development that will bring a high number of high rise town homes/condominiums/businesses to be built in a compact area that is bordered on all sides by single family residential homes. I have concerns over the amount of units, the allowable parking spaces, the increased traffic, and the types of businesses that could potentially be housed within a few blocks of my home. South Weber does not have enough undeveloped space/land to create a "walkable community" comparable to the Day Break community in South Jordan. I would be against the city becoming a Day Break community.	9/26/2019 5:07 PM

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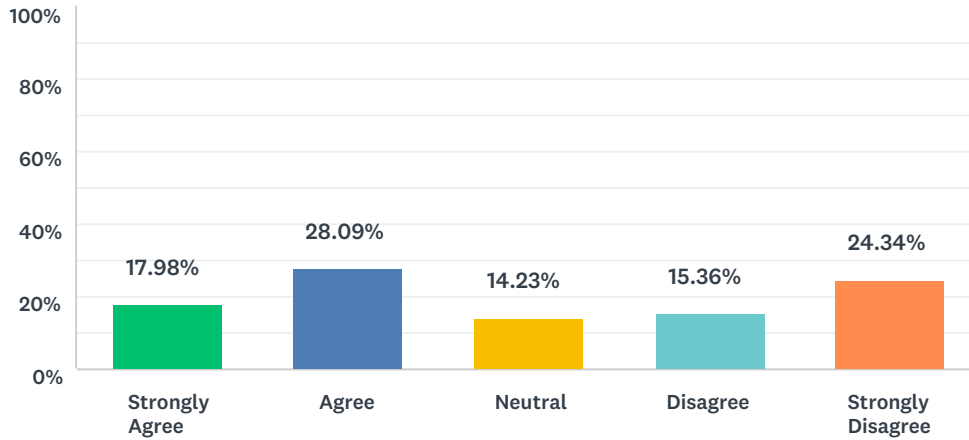
151	<p>I think that before you add Mixed use to any of the maps, it needs to be defined clearer. I think we should stop ALL Mixed use zoning until there is a better understanding on what exactly what that type of zoning entails. Line 506 I think that we should stop construction on the road that is supposed to go through the agricultural land because it stops the possibility of keeping farmland and agricultural growth.\\ Line 545-555 I think that the priority should be less people to amount of open space. To preserve the city's country feel and environment, we need to have less people on an acre. By putting more units per building, it is devaluing our quality of life here. Line 604-607 our town is so small there is little to no buffer in most parts of our city. I don't agree with alot of pockets of High-Density housing bringing more risk of crime into our small town. Line 609-614 Mixed use overlay needs to be taken out of the General Plan until it can be defined better than what is in the GP now. They don't represent what I want in our community. Line 618 In the GP update there aren't allowances for varied housing such as agriculture. Utah Code Annotated 10-9a-403 (2) (a) (i) (A) designates the long-term goals and the proposed extent, general distribution, and location of land for housing for residents of various income levels, business, industry, AGRICULTURE, recreation, education, public buildings and grounds, open space, and other categories of public and private uses of land as appropriate. South Weber has always been predominantly agricultural land. In the new GP it has NO agriculture zoning allotted. Line 652 I couldn't find the Utah Affordable Housing Manual. I want to know where it says that we have to go by those exact standards for Moderate Income Housing. It there is no Law on that then it shouldn't be in our plan. I think that Lines 618-665 need to be removed because of everything i have stated above and on the fact that we cant force apartment complexes or developers to sell/rent their properties for a certain amount. Line 724 Median Davis County Annual Household Income will change this year. 2018 numbers will be posted September of 2019. Then it will be necessary to recalculate the numbers for Moderate Income housing. Line 732-738 There are more rental units than that in South Weber. They just put in a bunch of condos off of I-84, there are condos by the city building, and at the top of the frontage road. They also are putting in more housing units at the bottom of 1900 east. We have plenting of housing available already at this time. Line 740-756 This is not a good recommendation. It is based off of misinformation. Line 771-772 I agree on the Cornia Dr. industirial area. Line 774-777 I think that the pit should remain zoned recreational as it is now. 802-805 Since high density housing is already being built on 475/84 area I wouldnt disagree on a gas station being built to accomodate the members of the went community. lines 818-872 I would also add that we have additional recreation by viewing nature at the top of 1900. I wonder if we should utilize this more by providing a feeding station where people could purchase feed or donate feed they could give the animals living in that area. The community has given them fruits and vegetables in the past.</p>	9/26/2019 10:52 AM
152	<p>I like the idea of patio homes to accommodate aging population. It appears the city is fulfilling the required MIH requirements with the vast amount of multi family units under construction in the west end of the city. Why continue to have this if requirements are met. Also construction for apartments or HD housing should be on main roads to minimize impact on establish residential areas</p>	9/25/2019 8:32 PM

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153	<p>Lines 497-500 specifies that the "steep hillsides above and below the Davis and Weber Canal" are valuable open spaces within our city. Putting commuting roads along the steep hillsides is not going to preserve these open spaces. Lines 539-542 that there is a minimum lot size in any ordinances that regulates land use in order to prevent parking issues. What is that ordinance or where can it be found? Perhaps this should be clearly stated in the plan so we don't end up with a situation where such high density housing is planned on such a small lot as to not provide adequate off-street parking for residents. Lines 612-613 states that "it is the desire of the community to create a mixed-use walkable area along South Weber Drive." How was did you come to know the desire of the community? I believe that many of the residents of South Weber had no idea this was their desire. Was there a survey? If so, how many residents completed it? I don't believe there are many citizens who want a Mixed Use Overlay Zone anywhere in South Weber. On line 663, it states that state code requires the city to choose at least three ways in which it will encourage moderate-income housing. --I do not agree with option A: rezone for densities necessary to assure the production of moderate income housing. (Lines 667-665) South Weber has plenty of pockets of moderate-high density housing. The fact that developers or sellers of these units are price gouging (such as the town-homes that have been built near I-84 off of 475 E) is not the fault of the city. --I do not agree with option F: allow for higher density or moderate income residential development in commercial and mixed-use zones, commercial centers, or employment centers. (Lines 695-703) I don't believe the citizens of South Weber want the mixed-use overlay in our city at all. Again, I'm not quite sure where or how the desire of the community was determined to want this, but the citizens in my household definitely do not want this. I agree with options B, E, and U, and since the state code only requires that the city adopts three of these measures, why are there 5 listed in the General Plan draft? In the Commercial section of the plan, it states that new commercial development should be kept to the the vicinities of Highway 89/South Weber Drive and I-84/475 E and that there should be a buffer between commercial and residential development. Yet, in the General Plan map, there are a couple areas of commercial on South Weber Drive where the proposed (and opposed) road South Bench Drive intersects that is designated as commercial. These are not necessary and I oppose them. Lines 855-856 are troubling to me because I have heard the canal company express their concerns about safety and liability for proposed trails along the canal. It is foolish for us to keep pushing the issue of trails along the canal when it is not feasible with the safety issues of having an open canal running through our community.</p>	9/25/2019 3:20 PM
154	<p>We are not, or do I want, South Weber to be a big city. I would suggest residential housing stay within the Moderate Density or lower categories, this keeping our small town feel.</p>	9/25/2019 11:48 AM
155	<p>What will that mean in our city? This isn't clearly defined - that is concerning.</p>	9/23/2019 8:40 PM
156	<p>B sewer already in the works Basement apt option U this includes the grants that we have already applied for.</p>	9/23/2019 8:40 PM

Q10 Do you agree or disagree with the following statement: It is important for South Weber City's road network to have additional east/west redundancy beyond South Weber Drive

Answered: 267 Skipped: 86

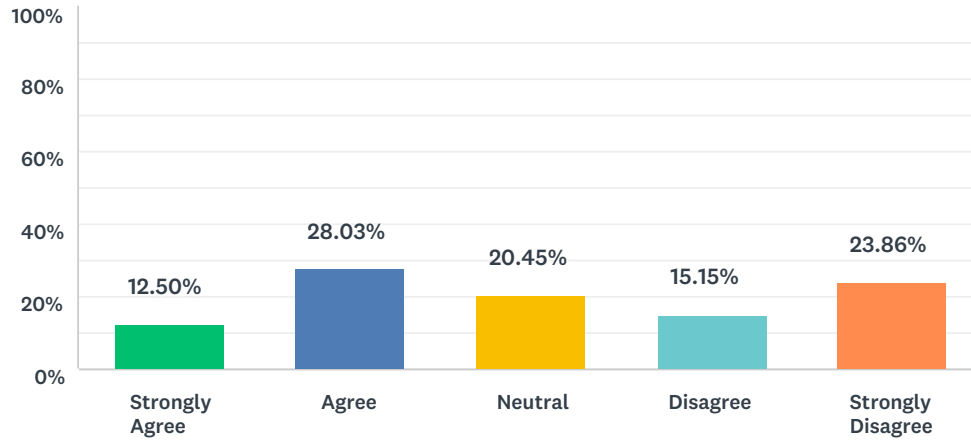


ANSWER CHOICES	RESPONSES	
Strongly Agree (1)	17.98%	48
Agree (2)	28.09%	75
Neutral (3)	14.23%	38
Disagree (4)	15.36%	41
Strongly Disagree (5)	24.34%	65
TOTAL		267

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	5.00	3.00	3.00	1.46

Q11 Do you agree or disagree with the following statement: 7600 South needs to connect between 1650 East & 1750 East to provide an additional east/west route

Answered: 264 Skipped: 89

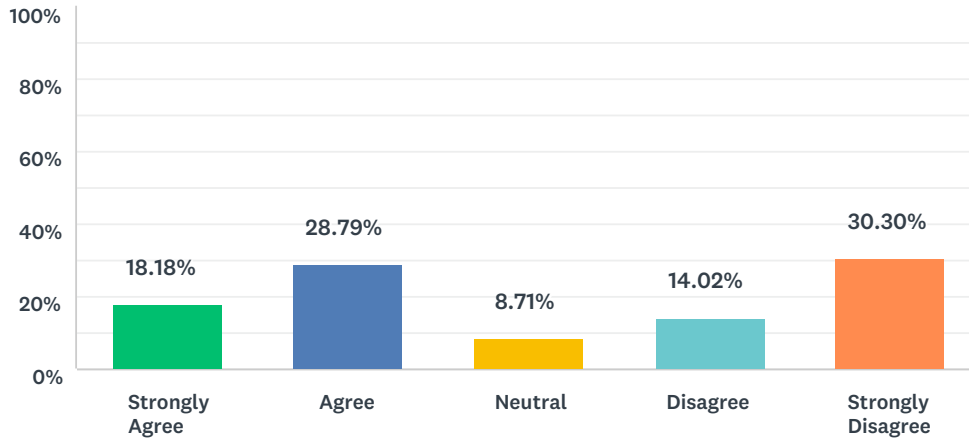


ANSWER CHOICES	RESPONSES	
Strongly Agree (1)	12.50%	33
Agree (2)	28.03%	74
Neutral (3)	20.45%	54
Disagree (4)	15.15%	40
Strongly Disagree (5)	23.86%	63
TOTAL		264

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	5.00	3.00	3.10	1.37

Q12 Do you agree or disagree with the following statement: It is important for South Weber City to have additional ingress/egress to the City for safety, alternate routes, and convenience

Answered: 264 Skipped: 89

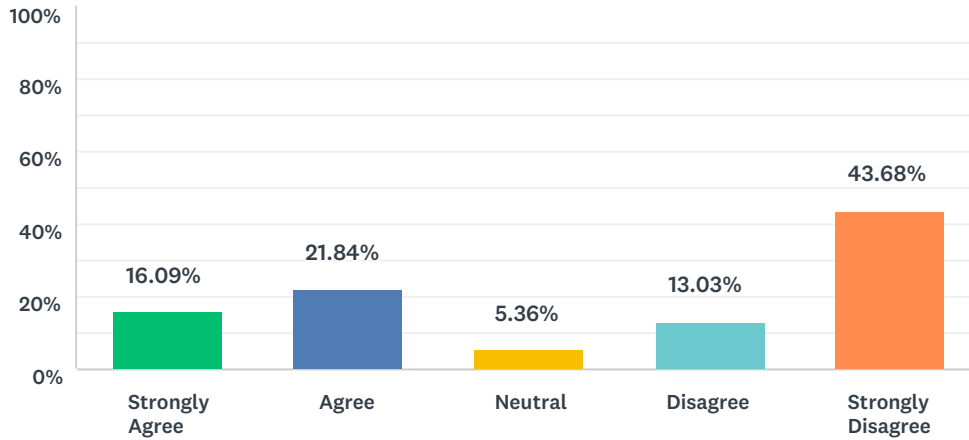


ANSWER CHOICES	RESPONSES	
Strongly Agree (1)	18.18%	48
Agree (2)	28.79%	76
Neutral (3)	8.71%	23
Disagree (4)	14.02%	37
Strongly Disagree (5)	30.30%	80
TOTAL		264

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	5.00	3.00	3.09	1.54

Q13 Do you agree or disagree with the following statement: South Weber should plan for and study the feasibility of a road connection with Layton City

Answered: 261 Skipped: 92

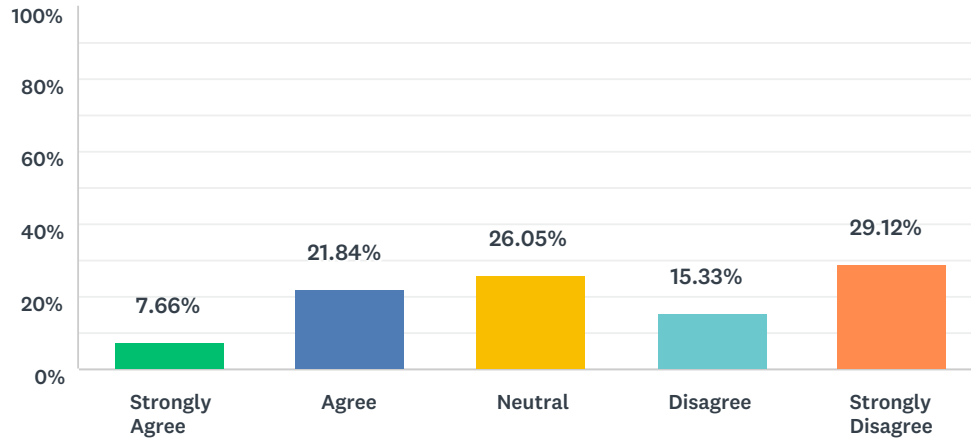


ANSWER CHOICES	RESPONSES	
Strongly Agree (1)	16.09%	42
Agree (2)	21.84%	57
Neutral (3)	5.36%	14
Disagree (4)	13.03%	34
Strongly Disagree (5)	43.68%	114
TOTAL		261

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	5.00	4.00	3.46	1.59

Q14 Do you agree or disagree with the following statement: South Weber should plan for and study the feasibility of a road connection with Uintah City

Answered: 261 Skipped: 92



ANSWER CHOICES	RESPONSES	
Strongly Agree (1)	7.66%	20
Agree (2)	21.84%	57
Neutral (3)	26.05%	68
Disagree (4)	15.33%	40
Strongly Disagree (5)	29.12%	76
TOTAL		261

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	5.00	3.00	3.36	1.31

Q15 Please provide any comments/suggestions you have regarding the Transportation section

Answered: 171 Skipped: 182

#	RESPONSES	DATE
1	We have easy access to Uintah. When we had the fire evacuation a few years ago there weren't any traffic jams. If we continue the South Bench road for Layton access it will be used mostly by everyone else in South Ogden, Riverdale, Roy, etc. Creating more traffic, wear and tear, congestion, in South Weber we don't want or need.	10/11/2019 11:34 PM
2	Congestion along SW Drive is becoming more and more prevalent. We need another outlet for the city	10/11/2019 11:33 PM
3	we need to think about how to provide safer movement of bicycles within, and outside of the city. I know the city is small but that doesn't mean we shouldn't be concerned about the air pollutants we expell when we drive all over this place. It would be wonderful to allow safe connections for kids to ride to school without or minimal touch points on SW Drive. There are mixed feelings about a vehicle connection to Layton, but that shouldn't exclude us from exploring biking paths to Layton and Riverdale.	10/11/2019 11:15 PM
4	Small roads connecting existing residential roads, with low speed limits, that do not cross over an individuals private property, will allow necessary egress in an emergency situation.	10/11/2019 11:12 PM
5	Road connections to Uintah/Layton should be looked at mainly for safety/emergencies. I don't see either of them as a threat to more traffic. South Weber may create more traffic into Layton but it seems the proposed SBD connects at a reasonable area for that traffic. I don't see the Uintah road being used much except for emergencies or possibly avoiding traffic on the 89. I don't see Uintah /Layton residences coming in to SW much. Looking at the map to connect 1650 and 1750 at 7600S - this looks great at first until I realized that even if these connected, wouldn't this create traffic into the neighborhood kitty-corner to fore station park. It doesn't seem like a great idea to divert school traffic into a neighborhood, although many of the kids coming from the hill on East ride the bus. So, maybe it is a good idea and an easy way for more E/W connections.	10/11/2019 10:56 PM
6	I feel the majority of these proposals only invite more people driving through our city. it may be of small benefit to residents but only at the cost of our quite city. Even speaking in the event of emergency. We had a fire and everyone was able to evacuate just fine. this is not a concern for me. I am very opposed to SBD for many reasons. The amount of people it will bring through as a short cut, The amount of land it will eat up and the existing homes and families it will impact. I honestly have not been able to understand why anyone who enjoys living in South Weber would invite this into our community.	10/11/2019 10:34 PM
7	Old Maple road, which is planned to eventually connect with SW Drive is ill-advised. 6650 South is a straight shot with less homes. We understand that the width of the road is an impact but the community NEEDS to be involved in these kinds of decisions. Vehicles are already speeding above 40 MPH on Old Maple with construction going on. Once the construction is finished the speeds are going to increase with children in the area. If this plan goes forward there MUST be something done to control the speed on Old Maple.	10/11/2019 9:54 PM
8	I suggest a frontage road that hugs our Northern border. Stop HDH and keep our city small, and we wont need a major collector or SBD. Preserve our small city. No more large roads.	10/11/2019 9:16 PM
9	I disagree with any road that connects to layton that has to go over dangerous and unstable ground. we do need some other forms of egress like another entrance to I-84 and and a emergency connection Highway 89! Also the best east west egress should be a road that runs along side I-84 like a frontage road! That would be the least intrusive to residents and the most useful to residents.	10/11/2019 9:09 PM
10	We live in south Weber because it is away from big cities, but still close enough to not take enough tho much time to get places. Yoku move her because of that.	10/11/2019 9:02 PM
11	Maybe a toll road such as Adams ave to provide income and control useage	10/11/2019 8:56 PM

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12	The fire is the exception. Not the rule. Residential connections should be considered over major collector road in every instance. We do not need to be a convenience road for other cities	10/11/2019 8:51 PM
13	An alternative to US 89 for both southward and northward access to the city should be pursued.	10/11/2019 8:23 PM
14	line 922- it is important to note that udot does not have the funds to terminate its hwy 89 project all the way north to i-84 am will instead terminate in Layton. And I agree that the project needs to go into Uintah and even update the interchange at hwy 89 and I-84. line 962- bike lanes would be appreciated line 969- a traffic light at 2100 E makes more sense than at both 2100 E and 1900 E. Also, at 2100 E a way to keep traffic flowing west on South Weber Dr such as the signal on hwy-89 at Antelope Dr line 974- South Bench Dr- where it is proposed to connect to South Weber Dr is a terrible location as it is a blind corner and most people speed on South Weber Dr. (Also, please no commercial property on that corner- if that corner happens) why does it go through the middle of a persons property instead of between the properties? I'm opposed to South Bench Drive as it stands line 1016- it is a terrible idea to use Old Fort Road as the main access point to get to and from 475 E as it reaches South Weber Dr just west of the school zone. (children walk to school across that connection and drivers often forget to look for them as they are coming up that hill and trying to get onto South Weber Dr.- especially the first few weeks of school. I worry that with more traffic coming up that road, there will be more drivers who do not get used to children crossing that road.) Also, that is quite a steep road. line 1019- it could be a good option and could potentially, along with other access points from 2700 E abolish the "need" for a traffic light at 2100 E line 1017- interesting, not fully opposed, but would like the cost taken into consideration. Not sure the benefit would out weigh the costs.	10/11/2019 8:06 PM
15	I moved here knowing things would be less convenient. That's what I like about it.	10/11/2019 6:32 PM
16	Definitely need the road to Layton! We need other ways out. A couple of years ago, with the fire on 84, we technically only had 1 way out. If that fire had gotten more out of control, we would not have been able to use South Weber drive, and would only have had the 89 exit.	10/11/2019 5:30 PM
17	There are East West options yet to be discussed rather than make the connection to Layton. Won't the cost of a road to Layton be very taxing on the citizens? Also, the maintenance of such?	10/11/2019 4:43 PM
18	Keep the damn road to Layton off the map. Not many want it and it would ruin south Weber	10/11/2019 4:14 PM
19	Strongly agree with the need for more routes leading into/out of the city. Uintah fire illustrated that need as critical	10/11/2019 3:53 PM
20	Several of the rezone projections for high density, mixed use and commercial are on South Weber Drive. This road is already classified as "at capacity" on the CAP for transportation. Do you think it's reasonable that developers will pay for an upgrade to South Weber Drive?. Why didn't this survey just include a statement that said, Do you agree or disagree with South Bench Drive? South Bench Drive will negatively impact the city. Property owners along any road that goes to the HAFB gate will find their homes harder to sell. The CAP for Transportation does not include estimates for the increase of traffic flow for HAFB employees. This traffic will not be restricted to South Bench Drive and will likely spread to Deer Run and others. Safety for children getting out of school (Charter and the elementary) in the same time frames a HAFB employees is dangerous. South Weber roads are only 2 lanes and South Weber Drive(also 2 lanes) will become a huge bottle neck. The cost is unreasonable for South Weber Residents and the cons for this road far out weigh the benefits. I know a lot of money has already been expended but I do not want to throw more money into a bad idea.	10/11/2019 3:39 PM
21	1900 East Street: We should not connect 1900 East with Layton if in fact we want to comply with the Vision for 2050. This hill that has created visibility will only be worse with more traffic those not local to South Weber. This connection will not maintain safety, neighborly, clean goal that has been laid out in the master plan. Lights will be needed but let's consider placement very carefully as to not make more difficult to get through town. South Bench Drive: I believe we need another East West way to travel but South Bench Dr makes no sense since the land is owned by people who don't want to sell for possibly decades. This is just the beginning of what is wrong with South Bench Drive. It was started before looking at all options. View Drive: PLEASE create this road for better East West travel and lighten the South Weber Drive traffic over to the Commercial district.	10/11/2019 3:22 PM
22	We should not connect 1900 East to Layton, or any other direct road into a Layton. That goal conflicts with many other goals in the Master Goal. That portion describing such a project connecting 1900 East to layton should be removed from the General Plan. Not to mention such a road would go against many of the vision statements in the Vision for 2050. South Bench Drive: I would like a frontage style road to traverse the city from east to west as an alternate to South Weber Drive, but only as the City is able to acquire such land rights from owners. View Drive: PLEASE OPEN a through route on View Drive to 7800 South as laid out in the General Plan.	10/11/2019 3:22 PM

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23	I propose returning 475 E to how it was prior to the median being put in and then add the frontage road continuing through 1200 E. This would distribute the traffic instead of simply redirecting off of 475 E and pushing the traffic else where. If the vote is to continue with SBD with an exit point onto SWD, I would suggest moving the exit point to the road by the sod farm. This is a much safer entry onto SWD than the current proposed 7200 S entry/exit.	10/11/2019 3:18 PM
24	I SUPPORT THE ADDITIONAL ACCESS TO UINTAH. I DO NOT SUPPORT THE SOUTH BENCH DRIVE AND WHAT THAT WILL MEAN FOR INCREASED TRAFFIC CONGESTION & SAFETY ISSUES GOING THROUGH OUR TOWN.	10/11/2019 3:16 PM
25	I agree with road expansion needs- but the proposed South Bench drive seems to magnify the problem and bring speeding cars/trucks into quiet subdivisions with driveways and homes close to the roadway. The city held planning input meetings 10-15 years ago before the Horton subdivision went in and we pointed out how ridiculous it was to have a winding main traffic road through all these new subdivisions - they didn't remediate the plan then- now the problem is 15 years larger and much harder to reroute with subdivisions in place	10/11/2019 12:56 PM
26	As a city it should not be up to the the residents to bear the costs for the kind of rerouting of traffic outlined here. Much of the inter connection roads listed currently would only increase through traffic and increase maintenance costs for the roads	10/11/2019 12:48 PM
27	<p>Regarding above 1st Question: Focus on Connection not Corridor, respect current landowners rights, Local roads with residential restrictions, 25 mph speed zones, etc. Regarding above 2nd Question: Would Eminent Domain be needed to make this happen and would the city even have the funds necessary to make that purchase and would the citizens then in order to cover the expense be subject to an another increase to taxes (after the 100% one we just had)? Regarding above 3rd Question - I would like a focus on emergency exits that have minimal impact to current communities. We need a better way for our citizens to get around our community without bringing in outside traffic and influences from neighboring communities. Regarding above 4th Question: The estimated road cost projections put a connection road from South Weber into Layton is at \$120 MILLION. There have been presented to the Cit Council and Planning Commission 27+ environmental impact studies as well as additional studies referenced that Cities have access to but resident don't. We DO NOT NEED to spend more money on a feasibility study if the ones that have already been done and paid for have not even been read through and considered yet.</p> <p>Regarding above 5th Question: Again have any studies already been done that can be researched and read/considered before additional money is spent on a feasibility study of a road connection to Uintah? Would this entail a "Spagetti bowl" interchange of the HWY 89/HWY 84 interchange? What are UDOT's thoughts and have they done any of the investigation work already that can be considered before sending a dime? Regarding Lines 945-953: 1900 East is a residential road that does have the hazards and safely issues you present. As such we shouldn't be looking to increase the number of cars and travel on this road and we definitely don't need it to be a connection point for South Bench Drive, because we don't need 1900 E to become a corridor into Layton.</p> <p>Regarding Lines 968-971 - we don't really need additional traffics lights, if we don't have South Bench Drive and traffic lights at 2100 E and 1900 E would only lead to more congestion backing up along South Weber Drive. It takes traffic speeds from 55MPH to 45MPH to a Stop in a matter of a mile?! Why is a light needed for primarily residential feeder roads meeting up with SWD? It seems excessive. Regarding Lines 974 - 992 - A 3 lane, 78 ft wide, 45-55 mph road through a RESIDENTIAL area of our city, on sliding/contaminated slopes ... how is this considered a benefit to our citizens and community? A Connection into Layton is not wanted by this Citizen. That is why we have Hwy 89 and I-15. I don't want a corridor in our city that splits it in half and provides possible convenience for surrounding communities to drive through our city at the detriment of our citizens and community. If these farmlands needed to connect 475 E. never become available, this road goes nowhere. Regarding Lines 994-1000: Doesn't the current land owner have an easement that could prevent this from happening? Didn't the city already pay 300K for a piece of property that they can do nothing with because of this easement? Regarding Lines 1027 - 1037: I would rather have the City put focus on this access into and out of our city than a connection into Layton.</p>	10/11/2019 12:24 PM
28	We already are connected to Uintah City!	10/11/2019 11:52 AM

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29	<p>945-953---TOTALLY against 1900 Connecting to SBD...I'm Totally against SBD no matter where it goes if it connects to Layton.... see below 968-969. I've lived here for 31 years. I've never had an issue with 1900 East or 2100 East. NO STOP LIGHTS. The city trying to make a connection from Layton will bring Thousands of unnecessary cars, which is what will actually cause the traffic and the need for lights...Illogical. 974+ Alternate ingress/Egress for emergency sake based on one fire seems like a great excuse. If we had emergencies. All that keeps us truly from getting out of South Weber is a fence in several locations that can be easily cut and exited. I think it is a scare tactic. The whole SBD is a horrifying disregard for what its citizens want or even got informed about and what many studies have shown about our bluffs. We don't want it...we don't want our bluffs to be loaded with brick and mortar replacing green beautiful, nature. Business by 84 makes more sense. 982--An East Gate development is terrifying....NO NO NO. Base traffic also...what a nightmare. I am totally against it. 994-on the 7600 south issue, I understand some rules/laws were messed with. it is private property but seems like it was compromised by the owners at the time. I would like to have more information on that one. Again, it seems like it is private property but given the rules being broken and major issues there, i feel like details need to be stated before I make an informed decision. Citizens property must always be considered first. It might look great until you see that it goes through private property. 981+On the option of a connection to Layton. I am TOTALLY against this. The last thing we need is our little city be used as a thorough fare to get to 84 or riverdale faster. This would open up a huge can of worms that would change our city forever for the negative. Our slopes are sensitive. I'm not sure how many studies you have to have to get the point. Unstable, destruction of beautiful slopes, Destruction of Wildlife...ie, Fox, Deer, Eagles, and all types of other wildlife that we pride ourselves on living in harmony with. Hence the Name DEER RUN DRIVE. 1028 A possibility of a road connecting to Uintah all depends on where it being proposed. Again if it messes up peoples private property that dont want it to become public, then I respectfully wouldn't be interested. We can get to uintah on 475 1019- Again logical but it goes through someones private property...turning right at that point might take another min to get to the frontage road. Are we so in a hurry we have to take property away from our citizens for a Min worth of our time. It is interesting to me that all of the sudden 475 is such a mess in the eyes of the city. In 31 years I have never had a problem on 475 and I go that way often to go to 84. Was there a little too much influence from planning commission members there? and not enough input from the citizens...hmmm Regarding the trails....Many of them infringe upon private property. I feel that is the property owners choice, not our planning commission or city council. When these trails become an expense for the city and its citizens then I feel they become a christmas list item. Put a price tag on the trails so the citizens can truly be informed before they ask for these options. We need to be frugal with our dollars. Getting grants and other entities to pay is great unless they have qualifyers that bind our citizens into things they don't want on their property.</p>	10/11/2019 11:44 AM
30	I like the idea of it connecting.	10/11/2019 11:34 AM
31	I don't want SW to become a thoroughfare for commuters between SO and Layton....Too many negative factors. SW-Uintah Connection: What's the point?	10/11/2019 11:22 AM
32	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, etc	10/11/2019 11:20 AM
33	Residents DO NOT want or need! The expenses involved are a floating # most likely to only go up. ie: South Bench Dr. Phase 1.	10/11/2019 11:13 AM
34	<p>Of course, the fire has a lot of people worried about transportation in and out of the city. At the time, my family was living in the townhomes south of the city office. While not in the evacuation zone, it was truly disheartening to see how congested traffic became. During the wildfires in california, last year, several people perished due to the heat and flames, sitting in their cars, because there did not exist sufficient roadways to accomodate the existing population. I certainly hope this never happens to South Weber, but it's best to plan for the worst, hope for the best. Additionally, I feel like the placement of business within the center of the city would cause the amount of traffic through the city to increase significantly. If we are hoping to attract tax revenue dollars, these businesses should be established at or near the entrances/exits to the city. Inward city traffic would cause further problems with the city's current traffic. FINALLY, I would like to see the speed limit for South Weber Drive dropped to 35 mph. There are too many individuals who ride up and down the road as if it were a race track, particularly a motorcyclist who lives in my neighborhood. I should like to see methods to mitigate the speeding issues on the road. It's a residential area, with homes facing the road. The speed limit should be dropped to increase safety for those entering/exiting the road from their homes.</p>	10/11/2019 11:09 AM

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35	I hesitate to answer these questions. I think it is good to make roads flow together. Yes I think it would be good to have another East/west travel in South Weber. 7600 is one of the worst roads in South Weber. It's WAY too narrow with really no effective way to widen it. I hesitate to say I want to see connectivity, because if those land owners aren't ready to sale, then the road DOESN'T go through. It's one thing to have things planned, but I don't think it's the city's responsibility to force it. I know some of the land owners are leery of the city right now. It feels like certain things are being forced, or set up to MAKE them happen for the better of the city. I love good planning, and I think it's good for the planning for things to happen. But I don't want to see any road forced somewhere until a landowner is ready to sale it for development.	10/11/2019 10:47 AM
36	The road to Layton would be a financial burden to the city. We have a history of not being able to maintain our roads as is and are one of the few communities in the entire state that have imposed a road fee. There are also many studies showing instability of the hillside and environmental issues with HAFB. If the road is absolutely necessary then consider making it a toll road to recoup financial losses to the city like Adams Parkway.	10/11/2019 10:37 AM
37	No road to Uintah would be needed if Cottonwood Dr. would be repaired. One of the worst road conditions in Davis County. Has been terrible for years!	10/11/2019 10:33 AM
38	Transportation can be a nightmare. Imagine traffic jams in South Weber. If traffic is diverted to South Weber Drive now from 89 it is crazy trying to get anywhere.	10/11/2019 10:28 AM
39	Two ways out of south Weber isn't enough. Knowing that we can try to make a connection to a neighboring city on our own instead of the possibility of the State coming in and doing it for us seems like the better thing to do	10/11/2019 10:17 AM
40	We do not need to be connected to Layton in any way! We don't need their city encroaching on us or having people who work on base to drive through our city on their way to or from work and home. It's not fair to the people who live here! We certainly do not need stoplights or any other hindrances that have been put in place elsewhere.	10/11/2019 9:36 AM
41	Absolutely do not agree with ANY part of South Bench Drive! You should never connect the 475 traffic into a neighborhood (DR Horton has over 180 students that walk to school from that subdivision! They are not bused and their safety should be your number 1 priority! Well before the "ease" of saving 5 minutes off of a commute to Layton! Children's safety in and around school zones should be #1!!! And in addition to that, their is a daycare/preschool/dance studio on the corner of old fort road and south Weber Drive! 100's of children walk to dance all afternoon as well!	10/11/2019 9:27 AM
42	We do not need to develop any roads or spend more money here. No SBD.	10/11/2019 9:18 AM
43	No to SBD as it would disrupt the unstable environment, cause accidents with the natural wildlife in the area. it would create through traffic that does not benefit South Weber but cost the residents to maintain. Go with the plan from 2014 with Old Fort Road that was on the maps prior to DL Horton subdivision and city should have made the subdivision place the road width appropriate. I think that Old Fort Road was first put on the master plan in the 1990s. So its not like they didn't know about it.	10/11/2019 9:16 AM
44	I believe going forward we need to have all the roads connect going East to West, but I do not think we should take peoples farmland or homes to make the roads in established subdivisions. We DO NOT need a road to Layton!!!!!! And why in the world would we ever build a road to Uintah- if we did have another fire - it was burning on that side of the river as well, that would not help anything. I have lived in South Weber for 54 years with 1 fire - lets not freak out on something that may never happen again.	10/11/2019 9:15 AM
45	I think we need to have an alternate road from SW Drive that connects the upper east part of South Weber to the west part of south weber, but am strongly against having any road connecting into Layton	10/11/2019 9:15 AM
46	definitely need alternate routes to exit the city in case of an emergency/disaster etc.	10/11/2019 9:09 AM
47	Our children are currently young, but we wish to have a safe way for them to get to Northridge high school when they grow up. We don't like them taking 89. Additional wide safe roads are important to us. We support South Bench Drive.	10/11/2019 9:06 AM

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48	<p>I think the only way we should be putting in new bigger roads is to put it along the freeway from 475 to Riverdale. I feel like there is ample roads going through the East side of the city to connect us to 1900, the Frontage Road, View Drive and Deer Run Drive. All roads easily lead to another main road. If it is not done in the west side of the city, I feel like it is a huge design flaw by the city engineers, planning commission and the city council. South Bench Drive should be directly connected to Old Fort Road along I-84 and if we need an emergency outlet, put one that leads to I-84. There should be emergency exits to both the East and the West of the 84 on ramp so that people can either turn around and go West or continue to go East. I would think that would be an inexpensive way to get out in an emergency and that is the only time it should be used! I also think that using the road that used to connect to Hwy 89 off the frontage road between 8100 S. and 8200 S. can be a perfect emergency access. It will be cheap and look nice to clean up the road, give City employees and the Cert volunteers in that area a key and let them open the gate in case of emergency! That get's the East side out by using the frontage road to SWD and Hwy 89. Let's remember that the fire a few yrs ago was an isolated incident and everyone was able to get out safely and efficiently. Our city did an amazing job moving people out!! As for the road to Layton. I feel like this is like beating a dead horse... there is enough research out there already stating that the bluff is not stable enough to handle a main road. There is also enough research that digging into that contaminated hill is a huge health risk to our families and can put all of SW at risk. Using fans to blow away the bad air is not a solution. Our city has no money to build it and this road is way too expensive! We have already used too much of the taxpayers money to take a working road and make it into what it is today just to get to the water tower! We shouldn't be allowing it to be developed so that the developer can pay for it. There is just too much at stake. Also it could bring 12,000 cars into our neighborhood morning and evening. I feel like we have no business bringing that many cars through SW to get away from using Hwy 89. We are not a drive thru city. Even half of that traffic is way too much! Connecting to 1900 where it's a quiet residential area is a bad idea. We have a right to say no to this road and I vote NO! When the city is so concerned about getting traffic dispersed from 475, why would you be considering causing the same problem on purpose for 1900, when there are even more homes that will be affected?? As for the connection between 1650 E. and 1750 E. I don't understand why that wasn't done already? Most people don't drive down that road unless you live there! South Bench Drive is a huge waste of money in my opinion. There is no need to have a road that big! When we had to raise taxes to pay for so many things, why was the decision made to build a road that will be used EVENTUALLY. We shouldn't be spending the money and building that road until the developments are all in place and we just need to help connect them. It sounds like only some of them are at this point. I'm not sure of the need for it to be such a big road. We have survived with SWD for a very long time and it is a 2 lane windy road. It is one of my favorite drives! If we need another option to SWD, then build it, but it should fit the city we live in. I would hate to have more street lights in our city. I think part of the rural charm we have is to take a few minutes and wait for our neighbors. Putting a stop light on 1900 E and SWD is a horrible idea! Trying to stop on snowy days is hard enough, but to back up traffic to wait for a light will make it even worse and more dangerous! There are times when I don't have to wait for anyone after I have come to a stop. We do not need stop lights!! I don't understand the need to have another road into Uintah. What a waste of money we don't have! For as much as I ever need to go there, the current roads do just fine!</p>	10/11/2019 8:50 AM
49	<p>I am strongly in favor of South Bench drive up until the connection to Layton. I feel the last phase would not be a benefit to our city. Alternatives - connect SBD to the DR Horton subdivision and continue it on East.</p>	10/11/2019 8:41 AM
50	<p>Although I agree that we need more roads in and out of the city, I do not agree with the current SBD and how it is currently proposed. Also when connecting roads together it should be with the blessing of the land owner, not taken from them or imminent domain. Also when talking transportation, I realize that 89 is expanding. A sound wall would be a welcomed addition.</p>	10/11/2019 8:00 AM

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51	To maintain our small town feel we need to maintain small town infrastructure. Pre-building road breeds pre building growth. IF we stay with Low Density Housing, we will minimize the need for bigger roads. The less South Weber connects to surrounding locations the less it is traveled by others and is only traveled by those living here or visiting here. Engineering firms and studies are always assuming we want maximum growth. Our current roads need to be maintained and they are doing just fine with what we have. Regarding the Emergency portion: We have other options (emergency connections to I-84 for emergency only etc) that don't involve expanding our roads to other cities. Any connection to other cities is also a connection for them to come zooming through our community, endangering our children and property with no "support" to our city just a drive through. Any connection to Layton is the death of our small town feel. Is too costly, too dangerous and does not fit into the plan and vision of this city and its people. To pursue any such road moving forward is a slap in the face to the community, and a waste of our city resources that are needed elsewhere. If you are an elected official or appointed official or city staff member that is pursuing this road at this point you are no longer a servant of those you represent.	10/11/2019 4:53 AM
52	SW should remain a small, tight community. Building more houses and roads is not progress. It is reducing our quality of life. Developers making millions at the cost of our quality of life is not progress.	10/11/2019 4:50 AM
53	While the idea of another north-south rose is interesting, we strongly feel it is not desirable nor safe to have that type of road run through our residential neighborhoods.	10/10/2019 11:08 PM
54	Section 994-1000, 7600 South Street / 1550 East Street, should NOT be a high priority connection and is NOT safe. You would be ushering hundreds of cars a day through the most high-density population of children in the city through the town homes and another subdivision where kids closer to the school walk. There is a daycare on 1550 East. That is not safer for children! Taking cars from a main road through a subdivision is not safe. If South Weber Drive gets too congested, put in a stop light or two along the way. This road would separate family and livestock, interfering with agriculture pursuits, which is also not safe for people or their livestock. The land is privately owned and is a 6-generation farm!	10/10/2019 10:44 PM
55	Section 994-1000, 7600 South Street / 1550 East Street, should NOT be a high priority connection and is NOT safe. You would be ushering hundreds of cars a day through the most high-density population of children in the city through the town homes and another subdivision where kids closer to the school walk. There is a daycare on 1550 East. That is not safer for children! Taking cars from a main road through a subdivision is not safe. If South Weber Drive gets too congested, put in a stop light or two along the way. This road would separate family and livestock, interfering with agriculture pursuits, which is also not safe for people or their livestock. The land is privately owned and is a 6-generation farm!	10/10/2019 10:40 PM
56	Section 994-1000, 7600 South Street / 1550 East Street, should NOT be a high priority connection and is NOT safe. You would be ushering hundreds of cars a day through the most high-density population of children in the city through the town homes and another subdivision where kids closer to the school walk. There is a daycare on 1550 East. That is not safer for children! Taking cars from a main road through a subdivision is not safe. If South Weber Drive gets too congested, put in a stop light or two along the way. This road would separate family and livestock, interfering with agriculture pursuits, which is also not safe for people or their livestock. The land is privately owned and is a 6-generation farm!	10/10/2019 10:37 PM
57	Connection from 7600 / 1550 is not safer for anyone and should not be a high priority as it is an individual's property being divided for convenience and nothing else. There are too many children down that road by the town homes to bring additional cars down.	10/10/2019 10:29 PM
58	we are land locked and need another exit	10/10/2019 10:25 PM
59	Connection from 7600 / 1550 is not safer for anyone and should not be a high priority as it is an individual's property being divided for convenience and nothing else. There are too many children down that road by the town homes to bring additional cars down.	10/10/2019 10:22 PM
60	If you plan what types of homes and how the land is used properly then there is no need for making our city a thoroughfare for all surrounding cities.	10/10/2019 10:22 PM

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61	<p>On section 994-1000, 7600 South Street / 1550 East Street, the wording "High Priority" needs to be removed! If the reason for this connection is a safer route to the elementary school, as stated in the paragraph, as well as South Weber Drive there needs to be a very valid study showing this. You would be ushering hundreds of cars a day through the most high-density population of children in the city through the town homes and another subdivision where kids closer to the school walk and are not bused. There is also a daycare on 1550 East. That is not safer for children! Taking cars from a main road through a subdivision is not safer for any reason. If South Weber Drive does get too congested, put in a stop light or two along the way. Line 506-507 also definitely contradicts paragraph this as the land is agriculturally used and has been for 6 generations. This road would separate family and livestock, interfering with agriculture pursuits, which is also not safe for people or their livestock. Please remove High Priority from this unsafe connection. The road going into Dahl subdivision from 1650 E is NOT a city road, it is a private road. Please fix this on the General Plan.</p>	10/10/2019 10:13 PM
62	<p>On section 994-1000, 7600 South Street / 1550 East Street, the wording "High Priority" needs to be removed! If the reason for this connection is a safer route to the elementary school, as stated in the paragraph, as well as South Weber Drive there needs to be a very valid study showing this. You would be ushering hundreds of cars a day through the most high-density population of children in the city through the town homes and another subdivision where kids closer to the school walk and are not bused. There is also a daycare on 1550 East. That is not safer for children! Taking cars from a main road through a subdivision is not safer for any reason. If South Weber Drive does get too congested, put in a stop light or two along the way. Line 506-507 also definitely contradicts paragraph this as the land is agriculturally used and has been for 6 generations. This road would separate family and livestock, interfering with agriculture pursuits, which is also not safe for people or their livestock. Please remove High Priority from this unsafe connection. The road going into Dahl subdivision from 1650 E is NOT a city road, it is a private road. Please fix this on the General Plan.</p>	10/10/2019 9:57 PM
63	<p>475 was never meant to be a "local" road. It connects 84 to South Weber drive. A bus picks up children in the areas around 475. The children are not walking to school. People bought homes in Cotton Wood Cove because it was a quiet and safe neighborhood. There are children playing outside everyday. Children walk to and from school. Pushing traffic into the neighborhood puts children at risk and lowers the values of homes. This plan seems to benefit a member of the planning commission and not the children of South Weber.</p>	10/10/2019 9:43 PM
64	<p>Our roads are fine. There are sensitive materials and lands on the slopes that south Weber drive is being proposed on. This would bring lots of traffic to the city that does not need to be here. It would also be a ridiculous amount of money and upkeep.</p>	10/10/2019 9:29 PM
65	<p>I am against SBD as an alternative road in and out of the city. I believe it would turn into a thorough fare for residents in Layton and South Ogden, especially HAFB commuters. Besides the fact that it would go over unstable ground and ruin the beautiful hillside we have now. When I moved to South Weber almost 31 years ago, there were three exits on the east side onto Highway 89. When 89 was changed for the 2002 Winter Olympics, everything was funneled down to one exit on S. Weber Dr. and now that has become a problem. It's probably impossible to plan for the future when so many variables exist. It seems crazy to me, however, to talk about all our transportation problems but want to add bunches of high density housing and more and more cars.</p>	10/10/2019 9:04 PM
66	<p>The access to Layton would be good for multiple reasons (safety, convenient 89 traffic bypass, etc) but does not need to be a high-speed, high traffic volume road. That would discourage its use for high volumes of vehicles. Also, restrict to no-commercial vehicles. Potentially a toll road.</p>	10/10/2019 9:01 PM
67	<p>With the rapid growth of the city, more roads will need to be built. But we need to ensure the city can afford to not only build the roads, but maintain them. Several roads in the city are in need of attention.</p>	10/10/2019 8:53 PM
68	<p>914- Isn't the Knolls Development proposing a private lane? 952- I do not support connecting 1900 East to Layton 968- I do not support more traffic lights in our city or t SBD connecting to SWD 974- 992 I do not support the development of South Bench Drive. Furthermore, I do not deem a permanent ingress-egress critical to my safety. I support creating an emergency evacuation plan that utilizes existing means of egress and creates additional "emergency "only" egress". 994- This is not a high priority as the Land Owners do not support the road going through their property. 1014- Creating an alternative route to 475 E can be done without SBD. Old Fort Rd can serve future development and remain residential where it connects to 1250 E. with speeds no higher than 25 miles per hour. 1028- I do not support this connection. 1042-1131 I support the use of Grants to develop our trail network 1173-1212 I do not support annexation if the only way to access this potential commercial development is to build 1900 E connection or SBD.</p>	10/10/2019 8:46 PM

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69	South Weber does not need to connect to layton. It also does not need any additional roads along the side of 84 past the posse grounds especially if the purpose is to expand commercial property.	10/10/2019 8:05 PM
70	Additional Uintah connection not crital or needed at all. Would eat up lots of scarce money!	10/10/2019 7:50 PM
71	Keep the damn to Layton off the map!!!!	10/10/2019 7:46 PM
72	My comments which follow is in specific reference to the home owners on the southern (upper) portion of 1900 S who according to the MP Map currently in use will bear the brunt of the results of punching a road through to the south into Layton. While I would like an additional route into Layton I do not want it at the expense of my neighbors property values or their quality of life and families safety IF that option increases speed and traffic on a surface street primarily fronted with houses whose driveways exit onto the street. No doubt this action would also cause their property values to drop as well. The councils in the past seemed to frequently forget that for the average American their home is their largest financial investment. This fact should ALWAYS be at the forefront of decision making of any kind when the council acts on our behalf. I would also STRONGLY recommend to the council to reconsider extending View Drive on the east end to connect with 7800 south. Traffic speeds are already well above normal in this area of View Drive. I know this first hand as I live there. There's a significant line of sight issue where the connection would take place as 7800 is well below the View Drive grade. Since the draft MP shows a foot trail contemplated for this area (Highmark Charter School Trail) heading north on the west side of the charter school you can fully expect for this to become a defacto drop-off point for many parents that don't want to deal the DAILY goat rope that is South Weber drive when parents are dropping kids off. You can also expect significant complaints from residents in the immediate area as our traffic pattern will be disrupted and surface traffic expands significantly with numerous cars parking for extended periods in the AM and PM in front of homes to drop off or pick up children. The Draft Plan also states an additional justification for building this trail as so " This will better facilitate commuter access to/from points south of the school". Does the council really have an actual number of people who they guesstimate will walk from their house through the neighborhood to the Park and Ride to take the bus to wherever? How many will make that walk in the dark from Nov 15 to 31 March in 20-30 mph winds vs. driving to the park and ride and taking the bus? I'm guessing none to zero at best. You're not doing anyone a favor in this part of South Weber by connecting these streets. It would seem rational to expect that, given the choice to those of us that live in this area of View Drive and in particular on 7800S, we would rather drive the additional distance (minimal at best) than have the increased speeds and traffic in front of our homes. I've yet to hear in 15 years any of the 5-6 neighbors around me to which I speak to routinely say" Man, I really wish they would connect those roads".	10/10/2019 7:27 PM
73	Without the high density housing you will not have a traffic issue. Again this is saving the city additional money. We can prevent this from even being an issue.	10/10/2019 7:12 PM
74	I think that speed limits should remain low to help keep a neighborhood feel. I would like to see South Weber Drive's speed limit lowered for the sake of those who have driveways empty onto it. I would also like to see bike paths or bike lanes along the main roads.	10/10/2019 6:50 PM
75	Have the road that connects Layton be a toll road.	10/10/2019 6:08 PM
76	i am not opposed to a road connecting to Layton	10/10/2019 4:29 PM
77	Outrageous No Way.	10/10/2019 4:12 PM
78	I'm on board with improving our ability to get around in the city. Connecting 7600 S Needs to happen! I would love a connection to Uintah. However, I'm not certain I'm on board with connecting to Layton. I don't see a need to bring more traffic between South Ogden and Layton into the city. I would generally be opposed to that unless an immediate compelling reason can convince me otherwise.	10/10/2019 3:58 PM
79	After reading what is in the Proposed general plan I think we are moving in the right direction	10/10/2019 3:06 PM
80	This city needs more accessible roads for egress or ingress from associated neighboring cities. Travel up Hwy 89 South Bound in the winter is dangerous, as is travel Hwy 89 North bound. We feel there should be a road from the Uintah Lowlands North up the hill into South Ogden/Ogden in addition to the Hwy 89 dugout route.	10/10/2019 1:59 PM
81	I think it would be much smarter to find a road connection to Uintah City rather than up the steep bluff to Layton City. I am highly opposed to South Bench Drive and a Road to Layton City.	10/10/2019 11:58 AM
82	Stop building then no new roads required!	10/10/2019 8:41 AM

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83	I strongly agree with efforts to provide additional access through South Weber from east to west as well as in and out of the city. There have been multiple times in the last few weeks where sitting in a line on South Weber Drive waiting for construction I have thought, I sure hope no one needs an ambulance around here right now. Having a single transportation artery through the city is dangerous to those who live in the area, as well as runners and bikers who use that avenue in spite of increasing traffic and narrow shoulders. Also anecdotally, I remember during the fire in Uinta last year, I sent my wife and kids to spend the night with family, and I tried to come home to pick up a few things. Even though the fire was not actively threatening the whole city, it took me hours to find a way to get into the city because all of the roads in were closed. Making plans to address this in the general plan is a very good idea.	10/10/2019 7:31 AM
84	We are a bedroom community. We do not need to turn our city into an alternate 89 or I 15 esp when this would occur up an already unstable hillside. If a problem should be fixed it needs to be the stench that emanates from the dump	10/9/2019 10:20 PM
85	In the aspect of the connection to Layton please read my previous comment. With Uintah I believe that that would be a complete waste of money and planning. Very few if any people commute consistently enough to really plan for a connecting road. It would be very costly to put in a bridge crossing I-84.	10/9/2019 9:29 PM
86	South Weber is perfect the way it is now and we don't need any more roads to connect to anywhere else.	10/9/2019 9:14 PM
87	We are a little to late for any of this	10/9/2019 9:14 PM
88	Little too late	10/9/2019 9:14 PM
89	More road options are great if they benefit a large population and if they are easily done with out taking people's farm land. The road past the Posse grounds seems crazy. Let's use the existing roads.	10/9/2019 6:35 PM
90	Many roads in the General Plan are to expensive. South Bench Drive makes no sense to us. If our HDH is removed this should help with our roads.	10/9/2019 5:36 PM
91	Landowners should not be forced to sell their land for the "building of a road" for convenience! Developers knew the problem of TWO access roads but went ahead and built homes...This should never be forced on adjacent property owners!	10/9/2019 4:48 PM
92	Highly disagree with South Bench Drive road connecting to Layton!	10/9/2019 4:42 PM
93	Highly disagree with South Bench Drive road connecting to Layton.	10/9/2019 4:24 PM
94	Quiet residential streets should remain as quiet as possible. The proposed road to Layton and the proposed changes to View drive will increase traffic significantly in those relatively quiet areas. This is not fair to the residents who purchased those homes for that reason.	10/9/2019 3:12 PM
95	Bicycle lanes should be included in all road developments.	10/9/2019 2:40 PM
96	We definitely need another connection with Layton, but I'm not sure another connection with Uintah besides US-89 or 475 E. is really needed. There is not near the need for SW residents to have a better connection with Uintah. Probably isn't worth the money. However, if a connection with Layton can be built without exorbitant cost to SW residents by using grants, DOT money, state money, impact fees, it etc., it should be done. We need this road for safety and convenience purposes. Also there could be some commercial development up on the south bench that could bring extra tax revenue into the city.	10/9/2019 2:28 PM
97	I chose to live in South Weber because it was a small very nice community. I built my house next to South Bench drive because it was up against the hill of Hill AFB, now you want to put a major road next to the house. Why? There are other places the road can go. This road right next to my house will bring down the property value.	10/9/2019 2:20 PM
98	The citizens of South Weber will be grateful in the event of an emergency.	10/9/2019 1:31 PM
99	NO MORE TAXES to fund additional roads. The road tax on the Utility bill is a joke and never should have been done.	10/9/2019 1:19 PM
100	I see no purpose in the expense of connecting with Uintah. Huge cost little value.	10/9/2019 1:18 PM
101	The fire of two years ago, and the recent construction delays on South Weber drive showed we need other options for safety.	10/9/2019 11:33 AM
102	Increased traffic requires road improvements and reasonable expansion.	10/9/2019 11:21 AM

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103	<p>I would like to see a focus be put on a frontage road on the east side of 89 to help with traffic going into South Weber Drive, particularly if we lost our current 3rd lane after 89 updates are finished. The amount of money and resources needed to really look know if a road to Layton is even feasible will cost us so much money. This amount should be very public knowledge before it even begins and weighed before doing them. Most South Weber residents feel this road, even if we don't pay for it, will be hazardous. The amount we will pay for studies and such will be astronomical, and we may find that like filling the pits with a lake, is a pipe dream (or nightmare). The convenience of this road is far outweighed by its concerns. The Horrock's Traffic Study has some flaws. It is very possible that South Bench Drive will only add greater congestion to South Weber, not help it. The residents DO NOT want traffic lights. It will nullify the small town charm mentioned in section 1. Adding a connection to Layton is one of the prime reasons for a traffic light. South Bench drive slipped into production without correct public knowledge or comment. It may take decades to finish phase 1 as the current farms whose property it crosses have no intention of developing anytime soon. The median on 475 will divert traffic to a dead end street for years to come. It was unnecessary to create it at this time. South Bench drive needs far far far more public input and approval before it is added any further to the general plan. While the connection of view drive may seem logical, it is a very steep slope again contradicting the part about protecting slopes in South Weber. If the only way to connection 7600 between 1650 and 1750 is imminent domain than we need to be very careful.</p>	10/8/2019 10:45 PM
104	<p>I feel there are not enough ins and out for south Weber. When the fire occurred a few years ago the only way into the city was the toll road. It was hard to get around. If 89 is going to be expanding we need more options to get out of the city</p>	10/8/2019 10:07 PM
105	<p>I would be nice if it were possible for South Weber City to create more connections within the city and with neighboring cities.</p>	10/8/2019 8:35 PM
106	<p>No need for the expense to connect Uintah and SW. Connecting to Layton will provide limited benefit to a small part of our population that works in Layton. We don't need the traffic dumping off of Hill and Layton into South Weber. The emergency outlet is a smoke screen based on the Uintah fire 89 and 84 were closed dumping all into South Weber. Creating another route while maybe NICE, should be removed and abandoned once and for all.</p>	10/8/2019 8:29 PM
107	<p>We don't need additional growth or additional roads</p>	10/8/2019 8:12 PM
108	<p>I purchase my house here in South Weber because it was a small town. I am sad to see it go too big.</p>	10/8/2019 5:55 PM
109	<p>I am STRONGLY against a connection with Layton City due to increasing HAFB traffic through our residential neighborhoods.</p>	10/8/2019 5:25 PM
110	<p>Just remember to think about this. If you as counsel members come up with plans to allow high density housing and new road connections would you still be so excited if the high density housing was in your backyard or if the road connections went in front of your home?</p>	10/8/2019 5:13 PM
111	<p>Again, just to restate, I strongly feel that there should be a school zone in front of Highmark Charter School. I agree that in the event of a wild fire, there is a possibility that many people could be trapped as there are only two main ways out of town. For this reason alone I would support a connection to Layton. I hope it wouldn't take away from the small town feel, however hearing horror stories from people fleeing fires in California, I think it is the right thing to do. I also agree that HWY 89 improvement should continue into Uintah and the stoplights in Uintah should be removed.</p>	10/8/2019 5:01 PM
112	<p>Cedar Loop Dr is in desperate need of repaving and has been so for many years now. It is arguably the worst street in South Weber and has been neglected by the city for too long. I would not support any further road work in South Weber until Cedar Loop Dr has been repaved.</p>	10/8/2019 4:46 PM
113	<p>I strongly believe we need more east and west roads through the city to help the relieve the pressure on SW Drive. When we had the fire a couple years ago people are saying it was not problem to get out. From what I remember (and I was evacuated) it was in the middle of the day when most people were at work and kids were at school. So for people to say "It was not a problem to get out" is crazy to me. That was also before the addition of hundreds of more homes. I also find it hard to hear people complain about we didnt know there would be a road (potentially) coming through our neighbor when the road they built on (Canyon Dr.) in DR Horton stops at a farm. Not a cul de sac but a farm that will be developed. How can you think you are the last one to build in SW and nothing will change and no one else will build here? I do not see a need at this point to pursue a connecting road to Layton. I am sure in the future it may be needed but I do not think we will need that anytime soon. I just see the need to get more east and west roads with the current and proposed projects.</p>	10/8/2019 1:17 PM

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114	More North/South and connections to Layton will bring added traffic; added crime; added noise to our quiet little town.	10/8/2019 12:32 PM
115	Again I feel the opposition to this is not based on logic or any interest in what is best for the community.	10/8/2019 11:38 AM
116	It would be nice to have alternate roads to get home. It took me one hour to get home from Kaysville due to an accident on I-15. Traffic was diverted to 89 and 193.	10/8/2019 10:58 AM
117	Too much traffic in the area already!	10/8/2019 10:16 AM
118	Why do we need to have another route to Uinta, we don't use the one now.	10/8/2019 10:00 AM
119	Stop building HDH, mixed zones and increasing the density of citizens.	10/8/2019 9:14 AM
120	The City is growing (like it or not). It is unfair to all the people who live on S. Weber drive to filter all the traffic down their street. It is also unsafe for kids walking to school on S. Weber Dr. because they cannot get through the neighborhoods because there are no through roads. I feel very isolated in S. Weber. There is no post office, grocery store, library, access to mountain trails, or any other services. The only way to get to any of these places are on extremely busy highways or freeways. I like to bike and run, but don't feel comfortable on these busy roads. It would be great to ride my bike to a grocery store without competing with traffic on Highway 89. It is definitely not a pedestrian friendly city. I love the proposed links to Layton and the proposed trail access.	10/7/2019 11:17 PM
121	We feel connecting to other cities, Layton and Uintah, will Have a very high cost, with no monetary return for our city. Also we do not feel it takes that long to get to Layton or Uintah and hopefully the changes to US 89 will solve much of the rush hour traffic issues.	10/7/2019 11:08 PM
122	Do you mean "striping" for a bike lane on South Weber Drive on the east side of the city instead of "stripping"? I am not opposed to some smart commercial development near the I-84 interchange. I am in favor of View Drive connecting to 7800 S, even if it is just a walkway. I believe the children need a walkway to get to Highmark without having to go all the way to 2100 E then take South Weber Drive. There used to be a delightful walking path through a sort of wooded area that the owners have blocked off. As the owners sell this land, we ought to request that the natural area remain and the public be granted access on a trail.	10/7/2019 9:29 PM
123	The 2017 fire above Uintah should be argument enough in favor of additional ingress/egress of SWC.	10/7/2019 8:55 PM
124	The City needs to realize that the majority of residents living here do not want a shopping center, a commercial property, or other gentrification. There is far more harm that good that will come from these endeavors, and far more cost than is realized. Look at Roy, Clearfield, Clinton, etc. Strip Malls were the "thing" in their day, and now they are undesirable, causing the rot and decay in these cities. Don't pursue these. The residents don't want them.	10/7/2019 8:50 PM
125	The connection of 1900 East to 7550 south should be closed. This will be come more of a safety issue when 1900 East connects with south Bench drive.	10/7/2019 8:07 PM
126	We are also concerned about the backup due to the abrupt end of freeway 89 at Uintah. It is already a problem at this point including the 84 interchange and is only going to get worse. Would prefer not to expend time money and resources on 1900 East wear it traverses the bluff. What use or purpose does a road to Uintah serve?	10/7/2019 6:51 PM
127	I feel that the city is trying to fix a problem by creating a new one. If we create a road that connects with Layton City, we will only be providing access for residents of Layton, South Ogden, and Riverdale. We didn't move to South Weber to have stores and road access as a "convenience". We moved here loving the "country feel". We don't need to spend millions of dollars for convenience. Adding the extra roads will increase the crime rate, increase the accident rate, and will not allow parents to feel that their children are safe playing in driveways and on sidewalks where there can be a quick getaway for criminals. It sounds like we are only trying to make it convenient for residents outside of our city for when they are commuting. As for emergency use, why can't we come up with a plan for a quick and easy connection to Layton city that will only be accessible in case of an emergency. If South Bench drive is put in, the elementary school will no longer be in a safe zone.	10/7/2019 2:32 PM
128	no South Bench Drive.	10/6/2019 9:12 PM
129	The only people who benefit from a road to Layton connecting through our city is people living in Layton or South Ogden. Why in the world would you ever want a road connecting to Uintah? What would you use that road for? What do you do in Uintah that you'd need a road to get there other than HWY 89. Once 89 is expanded most issue will go away.	10/6/2019 8:14 PM

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130	I am strongly against the proposed South Bench road as it is currently identified on our General Plan DRAFT. I believe that it would be designed to meet the needs of Ogden and Layton residents over the needs of South Weber Residents. I don't feel it is safe to build up on the sensitive land slopes.	10/6/2019 8:04 PM
131	The cost by the city for any of these projected road connections and improvements, need to be considered. I do not want my taxes to go up because of these projects.	10/6/2019 10:07 AM
132	That's tough because of how we are crammed between 84 and Hill AFB and the landfill. But be carefull what you wish for. I moved here from a home on 4800s and just off 300w in Washington Terrace. When I bought the house it was quiet. After they widened 300w into Riverdale traffic increased dramatically because it became a shortcut for South Ogden, Uinta, and South Weber to Riverdale. That's why I moved here.	10/5/2019 8:02 PM
133	The ingress/egress created if connected Layton to 1900 E per general plan. My concern is it will be used heavily by through traffic to avoid back ups on US HWY 89 or a quicker route to Riverdale. We don't need to put the Counties struggles with why 89 on our back by giving an outlet through our fine safe city. Is our goal to lure people to commute through our neighborhood just for the sake of a non-essential connection . 1900 E is missing sidewalks on long stretches of the road I did not see proposed sidewalks. This is a direct concern for pedestrians (children) and residence that regularly use this main artery.	10/5/2019 12:54 AM
134	We need to stay isolated from connecting with other cities to help keep the criminal element out of South Weber City.	10/4/2019 9:18 PM
135	The best part of South Weber is we are not easily connected with surrounding cities, so we are not used as a quick route for other people that wouldn't be in the city. If we develop a connection (ESPECIALLY WITH LAYTON) I feel like Traffic would increase tremendously. We like South Weber being a hidden quaint city.	10/4/2019 8:28 PM
136	None	10/4/2019 4:59 PM
137	I suggest you stop charging at the highest City fees in the state and maybe do away with some of the employees to help those fees go down especially since no one responds when you call him anyways	10/4/2019 4:23 PM
138	Connecting to Uintah would be nice but nowhere as critical as a connector to Layton. Once you are in Uintah, you still need to figure out how to get up the hill into Ogden. The road to Layton is an absolute requirement for safety, convenience, and projected growth.	10/4/2019 10:29 AM
139	These roads look to be placed to close to established neighborhoods. Risk to public safety.	10/4/2019 9:35 AM
140	Hwy 89 has become such a traffic nightmare since the installation of the traffic lights in Uintah. The lights aren't timed to allow traffic flow. Adding routes through South Weber will increase traffic evading Hwy 89 gridlock. As it is, people exit off Hwy 89 to S. Weber only to flip a u-turn and get in front of gridlocked traffic. They'll use our alternate roads in the same manner racing through our city.	10/4/2019 8:51 AM
141	I fear that a connection with Layton City would substantially increase traffic in our city, making the city a thoroughfare "on the way to somewhere else." I think that avoiding that type of traffic helps preserve the character of our city. A connection with Uintah (and its small population) would not have the same effect.	10/3/2019 10:18 PM
142	More trails, more bicycle friendly roads, and crosswalks with lights for children to SAFELY cross busy roads ie South Weber Drive.	10/3/2019 10:07 PM
143	These questions are very leading and manipulative. Of course we are worried about safety, but that doesn't necessarily mean we want South Bench drive or other similar means of ingress or egress. Your questions need to be worded in a way that you are not playing on public fears to justify an answer you want.	10/3/2019 8:48 PM
144	I-84 and South Weber Drive provide sufficient access to its residents.	10/3/2019 7:26 PM
145	As a resident of 7800 S, I can say that if it gets connected to View Drive, my wife and I will almost certainly move out. Our quiet neighborhood got destroyed when Peachwood was connected with 7870 S and connecting View drive would completely shift that traffic right down our quiet, narrow road. It feels like South Weber's goal is to eliminate each and every quiet street and neighborhood as fast as they possibly can. Development is not a new challenge, yet right now we're acting like it's something that cannot be stopped. Previous generations were very calculated in how they allowed development to occur in this city, and we're failing to do that same thing now.	10/3/2019 6:31 PM

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146	Hwy 89 is being upgraded to safely allow a larger capacity of traffic and is the only connecting road to Layton we need.	10/3/2019 6:17 PM
147	This is a hot topic issue. If the citizens are not ready to have their property connected then we need to wait until they are ready for it. It may make it difficult in the future for access to their property but that is a choice they are going to make. When putting a road on the general plan the citizens should be contacted and given an opportunity to express their desires. When the city ran the sewer line across the Royal Vine Poll farm if they realized that a road would eventually be placed over the top because that is a natural choice, the city should have ran it at the North edge of the property. This could have limited the size of the gravel pit at the same time. Hindsight is 20/20. I hope the citizens are not being short sighted.	10/3/2019 3:06 PM
148	Provide another access to I-84 around 2100 E and incorporate connection to Uintah	10/3/2019 10:02 AM
149	I strongly disagree with connecting View Drive to 7800 South. Keep View Drive a Dead End road. We do not need increased traffic on the residential road.	10/3/2019 9:32 AM
150	How about just concentrating on keeping up with the infrastructure we currently have. Lets not create more roads when we can't even take care of the ones we have now.	10/3/2019 7:14 AM
151	I am completely against opening up a road through our city for the convenience of some and neighboring cities. Our city is a small factor compared to the drivers who will utilize this road to access the Ogden and Layton areas. That is essentially what you will be doing. Cottonwood Cove has families and children who have specifically chosen and become customized to safe play in this area away from heavy traffic. No matter what precautions we take there are people that won't heed to those warnings. Why jeopardize the safety of our community for the convenience of some and others?	10/2/2019 8:52 PM
152	I live in the DR Horton sub division and my heart sinks to think of increased traffic through our quiet little sub division. I worry for the safety of mine and my neighbors' children, who walk and ride bikes to school every day. This isn't a "we knew what we were getting into" situation. I bought this house because it was a quiet neighborhood with lots of children and I feel violated and disappointed that the original feel is being taken away from me after I have put down roots here. The General Plan states that South Weber " fosters cohesiveness to the community which in turn promotes friendliness among neighbors and a family oriented environment." Traffic through my neighborhood destroys that environment. It also destroys the "charm and character" that we claim to promote. My husband commutes 45 minutes a day to SLC, but we were willing to submit to the extra travel time in order to gain the benefits of a community and neighborhood that had a small town feel and felt safe for my children. If my neighborhood is turned into a major through street and the feel changes to that of a developed area, the commute is for nothing and we might as well move closer to SLC. I oppose traffic lights. Why not roundabouts? They work very well in Farmington which is also growing. I oppose forcing anyone to sell property for this road. To do so would be a slap in the face to our long time residents who have given so much to the community. I am willing to do many things for the good of the community and I do. I serve, I sacrifice time, and I will even pay extra taxes but I am not willing to sacrifice at the expense of my own happiness. Can we not find another way?	10/2/2019 7:11 PM
153	I prefer the proposed route in Map 3 and Map 4	10/2/2019 5:52 PM
154	I do think we need another East West access but somehow on the outskirts of the city	10/2/2019 11:23 AM
155	If there is a connection to Uintah City, it should also include an interchange to I-84.	10/2/2019 10:23 AM
156	I think we need another I 84 freeway access between 475 and hwy 89 that would take a lot of traffic off SW drive from residence on the east side of the city tryin to access I 84 west	10/2/2019 7:44 AM

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157	<p>Lines 889 - 917: There are many of our neighborhood roads that do not connect. I think that should be our primary focus first. Lets not open up our city as a cut through, but focus on getting our own citizens around better. This is why I said disagree on that first question. If we were to work on our own roads that east/west would function much better. Lines 919 - 943: I support changes within 89. Traffic next to South Weber is incredibly bad and the last mile of the commute is horrible. If we need a light anywhere it is at the off ramp heading north. This would allow for the traffic to flow left onto South Weber Drive and stop those pesky U turners! Lines 968 - 971: I would prefer to NOT have traffic lights added to South Weber Drive. Lines 974 - 992; This is a hot topic right now. I see the need to have another exit to the city but DO NOT WANT TO INVITE MORE TRAFFIC IN!!! I feel like we were a little late on knowing what was going on with 475 and now are forced to live with this road to nowhere. It saddens me to see how this road has been placed right in the middle of peoples lands and working farms in future phases. It makes me worry that one day my land will also be a road. :(I am also SO very worried about the stability of the hillside for the last leg of the road as well as the pollution & hazards that will be introduced into our community. It seems there are studies upon study's that talk about how horrible this will be. Not to mention this will be come a cut through to 84/115/89 for commuters who are frustrated with 89 & 115 as it currently sits. We need to get this out of the plan completely before it ruins our community! Lines 994 - 1000: In reference to 7600 S. It does make sense to connect those roads. (I have been out on walks and always wondered why it didn't) I would NOT want this if it adversely effects the residents living in that area. Lines 1027 - 1034: I do not want to see this connection take place. This would potentially put a lot of traffic right through the back of neighborhood and potentially destroy protected lands in the area.</p>	10/1/2019 3:31 PM
158	<p>There needs to be a north road which is in process along the interstate. There also needs to be a south road that does the same. But to keep the city as a little bedding community these road should not come together except where they would with out building major roadway taking away the quietness of the city. Major roads then make the town nothing more than a small Layton or Bountiful. Lets stay like Fruit Heights.</p>	10/1/2019 7:57 AM
159	<p>While some of these questions are somewhat revelement issues the questions are still weighted more for additional development and I disargee with that structure.</p>	9/30/2019 6:57 PM
160	<p>This is written as if "thoroughfare of south bench drive" is a done deal. When I purchased and built a home on south bench drive which currently consists of 7 single-family homes, I could not have fathomed being on a street that would become source of major traffic flow through the city! And then also a major connection to Layton city... I get that planning was not done well to avoid impacting residents, however I'm one of the residents being impacted by this grand decision that is already underway on the west end! Reviewing the route, it sure seems circuitous at-best rather than an alternate e-w route to SW drive. Why allow any homes be developed on SB drive in the first place if this was the long-term plan? It sure seems like current farm/horse properties are going to need to sell to allow the road, or is SW city going to exercise imminent domain? And if that is the plan, it does not sit well with me.</p>	9/30/2019 1:28 PM
161	<p>A residential connection to Layton not a parkway, expressway, thoroughfare or corridor. Not sure I agree with the minimal widening and improvement of 475 E and it should be planned that a significant amount of traffic will continue to utilize 475 E Good luck with View Drive and 7800 S</p>	9/29/2019 3:24 PM
162	<p>We do not need more roads!! People moved here and live here because of the great lifestyle that is offered. Roads are going to RUIN peoples neighborhoods and lifestyles. They will RUIN our agriculture lifestyle and quiet way of living as well. Leave people alone!! If they wanted to live by a busy street they would have moved there. I'm furious the mayor, Engineer and planner have moved forward with SBD the way they have. It is unlawful and unethical!</p>	9/28/2019 3:52 PM

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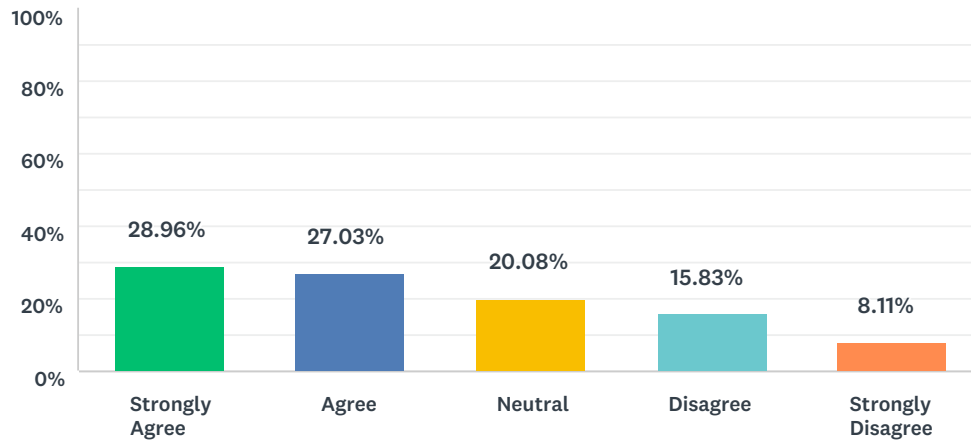
163	<p>lines 932-933 and 1027-1034 along with the I-84 and highway 89 interchange plan which is currently in initial study by UDOT. The city should advocate for an underpass at the proposed location on the plan map. This should also include an I-84 exit to go into both South Weber City and Uintah. This interchange is critical to the continued prosperity and safety of the residents for both cities. With the widening of Highway 89 and the removal of the lights turning onto I-84 and turning into Uintah then highway 89 will be free flowing through artery to Weber county. The new exit off of I-84 will be the primary entrance and exit into Uintah city and will add much needed relief to the growing popularity of using South Weber drive as a cut through to Ogden. I would love to discuss this in further detail please contact me on this as I believe it will solve much of the problems facing South Weber's traffic issues curretn and in the future. My email is brian_julie_kemp@yahoo.com or call 385-445-2976. Lines 968-971 Instead of traffic lights turnabouts should be studied for lower traffic flows. They are much more efficient in conveying traffic. Lines 974- 992 South Bench drive is ill conceived and does not make sense considering the master goal of this general plan. It is direct conflict with keeping a "small-town charm". It also is in direct conflict with much of the environmental hazards, Land Slides, Wetlands and Steep Slopes sections of this general plan. It seams as if someone completely ignored these issues in proposing this road. It also seems to be done to help developers put in more houses. I have no problem with development but we should not be creating roads to these new developments using tax dollars. The developer needs to foot this bill.</p>	9/28/2019 11:05 AM
164	<p>I DO NOT AGREE with the development of South Bench Drive. This is where my concern over the Land Slides and Steep Slopes, as well as the Environmental Impact from Hill Air Force Base described in Section 2 of this plan is focused. I feel that the grade is too steep for emergency vehicles to navigate. I feel that there could be problems with the reservoir that sits at the top of the hill. I don't want a road in the city to connect to Layton and the increased traffic it will bring to South Weber, and I don't want additional stoplights on South Weber Drive. I agree with an additional East/West access road and I believe that an East/West frontage road along I-84 could be designed from 475 East to connect to Old Post Road and on to Canyon Drive. This would help in establishing a second East/West corridor and would have less negative impact on the city and it's residents. I feel that 7600 South and also View Drive should not become through streets unless the property owners that are affected by the change are in agreement. Also, connecting View Drive to 7800 South would also require widening 7800 South to accommodate one lane in each direction, which would negatively impact homeowners on both sides of 7800 South. As for the additional Uintah City Access, I am against paying to build a bridge over I-84 when we already have two perfectly good ways to access Uintah City.</p>	9/26/2019 6:06 PM
165	<p>Line 946-953 If you have lived in South Weber for years there is a problem with the hill that is at the south end. The dirt was contaminated by Hill Field years ago and the the hill is unstable. I think that a connection to Layton over the top of that hill is not feasible and is not going to work. I strongly disagree with touching or moving that hill in any way. The whole slope is unstable and has been for years. They have tried to move it in the past and it slides. That has not changed and never will. If anything, that hill just becomes more unstable in my opinion. Line 968-971 I highly disagree. Traffic signals aren't needed on these roads. In 40 years I have never had a problem getting onto South Weber Drive from 1900. This is a small town and doesn't need more traffic lights. Line 975-977 I would agree with an emergency exit at the top of the frontage road onto I-89. Also one could be put at the bottom of 1550 east or 1700 east onto I-84. It would cost less to put just emergency access roads on these three locations. It would also be faster to put it in for evacuation and safety purposes. Line 986-988 It will take alot more than Great Care to put a road onto the side of the bluff. Building anything on the side of the hill will jeopardize the integrity of the hill and cause major landslides. Not to mention putting all of the toxins in the air from HAFB. Line 994-1000 I'm opposed to this road because the property owner doesn't want it put in. I also wonder about the intent of this road. I would like more information before being approved. Line 1002-1017 I don't agree that we need another corridor through South Weber. I have never seen a ton of cars at any time of day except when they were redoing the road. And even then it was only for a couple weeks. Line 1019-1025 It is a steep slope to try to navigate putting a road there. I would be very careful putting a road there. Line 1027-1034 I think that an access road to Uintah would be a good thing. It wouldn't really affect many residents. It would be a short road through the city into more commercial. I think it would also help to bring more commercial to our city if the road was there. I would take an access road to Uintah over Layton because it wouldn't bring thru traffic and there is a purpose for it.</p>	9/26/2019 11:15 AM
166	<p>I love the small town charm of South Weber. Connecting to either Uintah or Layton will take that away and we will lose the small town. The commute to Layton and especially Uintah is not bad and may become better with the work that will be done on 89. Let's wait and see what happens with that first and then make a decision.</p>	9/26/2019 7:22 AM

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167	I am concerned this word cause more traffic for South Weber as Uinta family's would use the route to go to Layton and increase traffic.	9/25/2019 8:34 PM
168	<p>I would like to clarify why I disagreed with two of the above statements. I disagreed with the statement about the importance of having additional ingress/egress for safety, alternate routes, and convenience because while I agree that safety is important, alternate routes and convenience are not. The huge inconvenience of the residents on many of the proposed roads greatly outweighs the convenience. Taking residential neighborhoods and turning them into commuter roads is never a good idea. It will introduce a greater volume of traffic, people who do not love and care about the city as the residents do, crime, speeding, accidents, etc. The other statement I disagreed with is the feasibility of a connector road to Layton. I have already expressed my concerns about this in the above statement and also in the Land Use section. The bluff that separates South Weber and Layton is an unstable, sandy hill that should be preserved for the health and safety of the residents in South Weber. If a connection is vital, it should be done where 475 E and South Weber Drive meet. That way there is a road directly to I-84 that commuters are able to easily access without driving through numerous residential neighborhoods. I realize there are residences on 475 E, however, that road has always been the main connector to the freeway and it is a much shorter road than the proposed roads winding through even more residential neighborhoods. Line 1014 even acknowledges that 475 E is a main connector to I-84. Lines 945-953 about 1900 E being a connector road to Layton are very concerning to me. This is a residential road that is a 25 mph zone. Connecting this residential section of South Weber is going to bring commuters in from the surrounding communities simply for their convenience. The ensuing volume of traffic is then going to have to be absorbed by Deer Run Drive (another residential road that is 25 mph) and South Weber Drive. We are looking for easier egress for South Weber and yet this connection would do nothing more than add a greater volume of traffic of people (who are not residents of our city) into our city, adding to the problem of not having enough egress. I've discussed other concerns I have with this, being that the hillside is unstable, it will be unsightly on the land that we should preserve as open space, and the grade of the slope is also a major concern. The existing dirt road that was built several years ago (when the residents were promised by the City Council that it would never be a connector road to Layton) has already had to have major repairs because of the 14% grade, inadequate fill that was brought in, etc. Several years ago there was a well that was dug (before the road existed) because there is contamination in the surrounding area and the ground water is regularly monitored. Again, we should not be digging into and constructing roads on contaminated land that is unstable to begin with. Lines 974-992 regarding South Bench Drive: My concerns with this road, as proposed is that it cuts through properties that the current owners do not have plans to sell/develop. I am also concerned about the sensitive lands that it is proposed to cross over. I am concerned with the intersection where it is proposed to cross South Weber Drive--it is blind curve in the road and there are residences that it would affect. I am concerned about the neighborhoods behind the elementary school that it cuts through. Again, residential neighborhoods with 25 mph zones becoming major commuter roads. Again, building a road on a steep, sandy, unstable bluff that is likely to have a high % grade. Again, bringing thousands of commuters through our largely residential community. Again, the pollution problems that exist on the bluff and sensitive lands. Lines 1015-1016 state that it is "imperative" that 475 not be a connector to I-84. I don't understand why--it has ALWAYS been a connector. Why is it imperative that all of the other residential neighborhoods be the proposed connectors to Layton? I know that at least one of the planning commissioners lives on this road, and I suspect that commissioner does not want all of this commuter traffic in front of his house. There are thousands of other residents who also don't want their roads to become commuter roads! In summary, I don't believe we need a connector road to Layton if it is going to bring commuter traffic directly into residential 25 mph neighborhoods. The myriad of problems this would bring (unstable bluff, contamination concerns, commuter traffic, possible crime, unsafe slopes, etc) are not worth the convenience of getting to Layton faster.</p>	9/25/2019 3:20 PM
169	To maintain our small town feel, I believe all connections with Layton should be on residential roads of a Minor Collector or less, with speeds at 25 MPH or less. I am NOT in favor of a arterial thoroughfare through South Weber.	9/25/2019 10:32 AM
170	<p>1. A frontage road Along the highway 84 by the posse grounds would be a better option. 2 How will the property at 7600 be funded? We would need an answer to that and permission from all parties, NO eminent domain and the city should not be using funds to finance. 3 No additional ingress and egress. 4-5 NO CONNECTION TO LAYTON OR UINTAH!! NO NEW EXPENSIVE STUDY (Layton) TO KNOW ITS NOT A GOOD IDEA! No additional traffic through our City!!!! This does not benefit us. Why would we do this!?!? Line 969 no lights no road.</p>	9/23/2019 9:06 PM
171	Why would we spend so much money just to encourage more traffic through our city? Who pays for additional traffic lights, us?	9/23/2019 9:05 PM

Q16 Do you agree or disagree with the following statement: It is important for South Weber City to plan and work toward a robust active transportation network of trails and bicycle lanes

Answered: 259 Skipped: 94

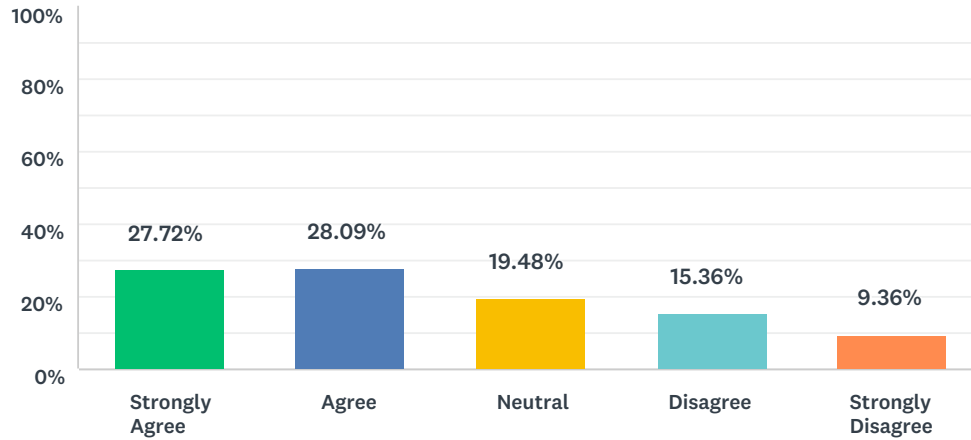


ANSWER CHOICES	RESPONSES
Strongly Agree (1)	28.96% 75
Agree (2)	27.03% 70
Neutral (3)	20.08% 52
Disagree (4)	15.83% 41
Strongly Disagree (5)	8.11% 21
TOTAL	259

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	5.00	2.00	2.47	1.28

Q17 Do you agree or disagree with the following statement: Trails, active transportation, and opportunities for outdoor recreation should become an important part of South Weber City's branding and identity

Answered: 267 Skipped: 86



ANSWER CHOICES	RESPONSES	
Strongly Agree (1)	27.72%	74
Agree (2)	28.09%	75
Neutral (3)	19.48%	52
Disagree (4)	15.36%	41
Strongly Disagree (5)	9.36%	25
TOTAL		267

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	5.00	2.00	2.51	1.29

Q18 Please provide any comments/suggestions you have regarding the Active Transportation section

Answered: 133 Skipped: 220

#	RESPONSES	DATE
1	Where the trailhead ends South of 84 on Cottonwood there is congestion due to cars parking on both sides of the road. Can't see where we have addressed parking areas for all the people and cars coming to use the trails and facilities.	10/11/2019 11:36 PM
2	As the Wasatch Front grows, active transportation will become more and more important. It also provides another minor ingress/egress for the city	10/11/2019 11:34 PM
3	PLEASE interconnect trails and parks. Shoreline Trial connection that doesn't require getting driving on why 89. Also trails in along the southern hillside of lining the city would be awesome.	10/11/2019 11:19 PM
4	These trails should be away from busy roads like SWD, maybe greenbelt areas of our community.	10/11/2019 11:16 PM
5	I enjoy the trail systems in our area and feel they are great additions to the type of community I desire to live in . being able to connect to the Bonneville shoreline and the Weber river trail would be a great move in my opinion.	10/11/2019 10:38 PM
6	The rezoning of the area east of the Old Maple Farms to commercial will change the feel of the entire city and will create unsafe traffic in a residential area. A piece of our property in a neighborhood is proposed to become commercial. If that happens SW may lose one of its newest residents. On the maps, 1/4 acre of our property along with our neighbors homes are going to become zoned commercial. Please reconsider making the old fort area commercial. It needs to stay either agricultural or residential. We understand the need for commercial property in SW but that is not the place to do it. Another exit off of Interstate 84 between 475 E and Highway 89 would be a great spot to create a connecting road to Uintah and create a commercial area for BOTH cities. With Adams Ave being a private toll road it will push most traffic into south weber and the old maple community area whereas if a new exit is established where there are less residential areas it would create a new "city center" and focus the commerce into one two main locations, one by the current maverick and the new area. I must make it clear that after talking with neighbors we feel that this survey may not have any effect on the decisions that have already been made on our behalf. The fact that the city has already started road construction on 475 shows us as residents that this survey did not matter to city officials and either way the decision was already made and "progress" happens whether we like it or not.	10/11/2019 10:08 PM
7	There are already trails that exist adding trails in other cities have been a bad thing many women have been unsafe on these trails and that is not a good thing for our city! The only place you need a bicycle trail is south Weber drive because it is being used as one and currently South Weber drive is not wide enough for bikes! South Weber drive is currently being used by many bike racing teams that often block traffic flow on South Weber drive it is dangerous for the bikers and for the public driving on that road.	10/11/2019 9:16 PM
8	Providing bike trails only limits road conditions making safety an issue	10/11/2019 8:59 PM
9	I'd love to have residential walking trails but keep it small town feel.	10/11/2019 8:53 PM
10	What we have works	10/11/2019 8:41 PM
11	The more, the merrier.	10/11/2019 8:24 PM
12	Provide a canal trail to Riverdale and trails North and East, along river etc.	10/11/2019 8:22 PM
13	line 1053- i support this trail line 1042- i support most of these trails- if the land owners do too. :)	10/11/2019 8:20 PM
14	Bike lanes on South Weber Drive Trail on the canal road	10/11/2019 7:21 PM
15	Without seeing ideas this question is irrelevant.	10/11/2019 6:32 PM
16	Love this	10/11/2019 6:24 PM
17	Future trails and bike lanes would be a great asset to the city and provide greater access for fitness and community commaderie.	10/11/2019 5:29 PM

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18	There are still people in South Weber in the East end as well as the west who own riding horses. It would be wonderful to have horses allowed on the trails as in other communities. This is part of South Weber Heritage.	10/11/2019 4:43 PM
19	We are a small 4.2 square mile town.. quit freaking dreaming	10/11/2019 4:14 PM
20	South Weber should actively seek to partner with the state DOT to construct bike lanes in both directions along South Weber Drive.	10/11/2019 3:54 PM
21	I disagree with the Canal trail. It's a safety issue to put access along residents. If you are as old as myself you'll remember that's why they did away with alley's. Police had limited access and they provided an escape route for theft.	10/11/2019 3:39 PM
22	No comment	10/11/2019 3:18 PM
23	MORE TRAILS AND BIKE PATHS WOULD BE GREAT!	10/11/2019 3:17 PM
24	Any community has resources based on what residents can afford. Development as outlined here also requires maintenance after. We need to be conservative in some areas to balance outlying in other projects	10/11/2019 12:51 PM
25	My thoughts on these 2 questions is does wider roads = South Bench Drive and what are the cost to City vs Cost to Developers. Applying for grants for trails and bike lanes is a good idea to help with the associated costs. Regarding Lines 1040-1131 - I like what's been done and what's in the works. Again, applying for grants and working with non-profit groups like Weber pathways is a good way to keep city expenses and costs to a minimum.	10/11/2019 12:31 PM
26	Like I have said before, trails and bic lanes don't make people active. People make people active. I know that the city did a survey but I would be interested to know how many people took the survey. I for one did not know about the survey. I do know that when we had the 100% tax increase we had an open house all about what the increases pay for. Parks and trails being #1 on the list as well as many pictures showing parks ect. The mayor assured me that no tax dollars go to parks...why then would that be a focal point of the whole open house. Sure didn't make sense to me. Also when you send out a survey, im sure if you just asked residents if they were interested in trails, of course many would say yes. To me that is asking people what their Christmas list is...Of course there will be people that will want trails and bic lanes....But did they know that there was a huge cost for trails. Knowing that type of information is vital to the citizens if they are given choices like this. I am interested to know several things. First, how many took the survey. Second, how many of those taking the survey were for the parks. Third, what exactly do we pay for trails and bic lanes....beyond what can be financed through writing of grants...Fourth, is there some type of guarantee that needs to be met in order to get the grants. Not having major recreational opportunities based here in South Weber does not stop me from enjoying outdoor recreation. The only place that I feel might need bic lanes is on south weber drive....BUT, it is too narrow and curvy and dangerous. I feel bics should be banned from South Weber drive altogether for the danger they put on themselves and the cars going both ways. I feel that South Weber is a gentle community. That is its identity. I feel that the city is just trying to capitalize on anything possible to change us. I have no problem with maybe a small business of renting kayaks or tubes but to say that it is a giant part of our identity seem insulting. Frankly, with a ton of people come a ton of destruction of beautiful rivers. It would ruin the fishing to be sure.	10/11/2019 11:47 AM
27	Bikes should be prohibited on south weber drive where's there's no shoulder & double yellow line. Bikes don't keep up the speed of traffic and it's unsafe to pass bikers.	10/11/2019 11:36 AM
28	I feel there are higher priorities.... would be nice to have biking/walking trails	10/11/2019 11:23 AM
29	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, etc	10/11/2019 11:20 AM
30	I believe that increasing the city's outdoor recreational oppourtunies would have a hugely positive effect on the city and its residents. Why not see a portion of land be developed as a garden area, one that could make South Weber a gem in the Ogden metropolitan area.	10/11/2019 11:11 AM
31	It's a no brainer. Healthier citizens are a benefit to the community.	10/11/2019 10:37 AM
32	...	10/11/2019 10:29 AM
33	Bikers should be protected. South Weber Drive is a bit to busy in my opinion for bikers, with the option of a trail system, you would increase safety!	10/11/2019 9:27 AM

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34	South Weber drive is not big enough for Bikes and Cars. Driving west there is not enough room to pass without going over double yellow lines and from 6650 S and South Weber drive west there is solid double yellow lines to riverdale. Law requires a 5 foot distance between bike rider and car.	10/11/2019 9:19 AM
35	Don't spend any more money. We don't need it. Just maintain what we have.	10/11/2019 9:18 AM
36	Pickleball courts would be awesome!	10/11/2019 9:16 AM
37	South Weber doesn't need to be known as a recreation destination, but it does need to have facilities available for it's residents to enjoy and use.	10/11/2019 9:13 AM
38	We love to ride our bikes along 475 and connect to the trail system. The addition on the bike lane is GREAT. Thank you for making that happen! Please continue efforts to improve our trail system.	10/11/2019 9:07 AM
39	We love the trails that we do have, however, I don't want to see a trail along the canal! What a dangerous place to walk or bike near. No amount of safety measures can cover every instance. Not worth a life. I would love to see cyclists to not ride on South Weber Drive, but I don't see that we have many options. I can be patient for them if they are obeying the laws! If we are trying to provide another trail to Highmark for safety of the students and pedestrian access we should also be more aggressive to get a School Zone put down by the school. There is no need to drive 45 in front of a school of any kind! Why are charter school kids less important than public school kids? Can our city help facilitate that for the safety of our community? I love walking in our city. I see a lot of friendly people out walking daily in all kinds of weather. I would love to see places we can go walk, ride bikes and enjoy the outdoors. I think filling the gravel pit with recreational trails, maybe a small pond or two, pavilions and sledding hills for the winter would be a great use of space! I love the idea of trails, but I don't think it should be our only focus.	10/11/2019 8:49 AM
40	Parks and Trails are the biggest reason we moved to South Weber. Using our impact fees to continue their improvement is my #1 concern as a citizen.	10/11/2019 8:42 AM
41	'Branding' the city to me means lots of commercial buildings and traffic. I do not think we need to be a tourist destination, we need to be a home town.	10/11/2019 8:01 AM
42	I'd rather see "parks" really become "Parks." Also think money would be better spent elsewhere first.	10/11/2019 7:37 AM
43	People on trails and in nature is good for physical and mental health and well being and promotes respect for the earth. This all improves quality of life. This will also increase our property values.	10/11/2019 4:53 AM
44	Poorly worded questions: I want a community. Sure trails etc are "Cool" but at what cost? I want a Firarri but if I can only afford a Fiesta I drive a Fiesta. Take care of the Needs of the city then work on the wants.	10/11/2019 4:53 AM
45	The lack of bicycle lanes, even shoulders, along SWD as you head west is going to eventually get cyclists killed.	10/11/2019 3:40 AM
46	we already have enough	10/10/2019 10:27 PM
47	We should be using our land for more outdoor recreation and family centered activities but adding more people will just make the bike trails less safe.	10/10/2019 10:24 PM
48	I would rather have money go towards parks than trails and active transportation.	10/10/2019 9:44 PM
49	Do we need an "identity"? Is the purpose of having this identity to draw more outsiders to South Weber to promote business?	10/10/2019 9:07 PM
50	Branding the city as a place with many trails and outdoor opportunities does not make South Weber unique. Several surrounding cities do this. Does the city want to really brand itself and encourage people to come here, use city resources, but not add to anything to the economy of the city?	10/10/2019 8:55 PM
51	I support using grants to improve our train networks and working with other entities to create recreation opportunities along the Weber River.	10/10/2019 8:47 PM
52	The bonneville shoreline trail could be nice to connect with the Weber river parkway. It is not a priority though. The canal path could be nice. But seriously 90% of south weber residents don't use sidewalks or trails for jogging. They just run or walk in the middle of the road!	10/10/2019 8:09 PM
53	We are a small town. Quit dreaming	10/10/2019 7:49 PM

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54	I concur with all parts of the plan in this regard. Retail shops/opportunities should target this goal. it would be nice to see options like a bike shop/fishing shop/Kayak rental/coffee bistro etc. in our town vs South Weber Drive being fronted by car washes, tire shops, etc. I would support some form(s) of potential tax abetments if a business was from a targeted group as mentioned above to make it more lucrative to set up shop here. The City should make connecting somewhere east of the Adams tollway to the Weber Trail system coming out of Riverdale a priority for this MP section as it would strengthen their overall objectives for this part of the plan significantly.	10/10/2019 7:27 PM
55	The trails in south weber need this to make it a better place to live.	10/10/2019 7:14 PM
56	I would live to see kayak parks and other outdoor activities developed along the trails.	10/10/2019 6:50 PM
57	i would love bike lanes	10/10/2019 4:29 PM
58	We don't need to build more and pay more. You already have a "Transportation Utility Fee" to provide what you said you were going to do. We are already paying for what you have not provided.	10/10/2019 4:13 PM
59	Agree with walking trails. Disagree on bike lanes. Cyclists do not obey traffic laws now. More bikes, more congestion, more accidents!	10/10/2019 2:15 PM
60	Get the bicycle traffic off of South Weber Drive. It is an especially dangerous road West of 475 East.	10/10/2019 2:01 PM
61	SR-60, west of 475 East is dangerous for bicyclists. To provide lanes for bicyclists would be very expensive.	10/10/2019 1:17 PM
62	It is wonderful to have beautiful trails as part of our small town charm.	10/10/2019 11:58 AM
63	Would like walking & biking trails in South Weber that connect to other cities.	10/10/2019 11:29 AM
64	Go hiking in the mountains.	10/10/2019 8:41 AM
65	I enjoy running, but I do not feel comfortable running on South Weber Drive. Thank you for considering bikers and runner safety with this plan.	10/10/2019 7:32 AM
66	In favor of trails but not interested in tax monies going to develop these when there is already plenty of areas to recreate in the area	10/9/2019 10:22 PM
67	I'm looking forward to creating more safety for the bikers on South Weber Drive.	10/9/2019 9:35 PM
68	We are way to small of a town	10/9/2019 9:16 PM
69	Trails and bike lanes are nice. I am not sure we need to be robust about it	10/9/2019 6:35 PM
70	I support outdoor activities. we use many outside of SW. I would have to understand the costs and the impact to our taxes. We need to balance our budget and make decisions on a want or a need. Right now this is a want BUT no a required need at this time.	10/9/2019 5:39 PM
71	Parks would be nice	10/9/2019 4:43 PM
72	Parks would be nice.	10/9/2019 4:24 PM
73	The canal trail sounds very interesting. Perfect use for an existing path.	10/9/2019 2:49 PM
74	I am very excited for the possibility of the connection of the Bonneville shoreline and Weber River trails in the city. This will provide an amazing addition to our city and connect us with an incredible network of trails. I am proud of what our current city administration has pulled off so far (i.e. the new box under US-89 in the current widening project).	10/9/2019 2:31 PM
75	Please take measures for the safety of those using those trails. The safety of our citizens is a huge part of the charm of South Weber.	10/9/2019 1:20 PM
76	We already subsidize the rec center. I think there are enough active transportation options avaialbe and do not support spending more money for them. Additional East-West car access and/or access to Layton would still provide places for bikes to go as they do in other cities.	10/9/2019 11:35 AM
77	Further study and research needs to be completed before definite planning moves forward and property owners need to be accepting towards trail corridors.	10/9/2019 11:23 AM
78	Our trails and is a great way to become a recreational outlet as mentioned earlier in the plan. I love all the proposed trails! We need to work with grants to help pay for these trails.	10/8/2019 10:46 PM
79	No comment.	10/8/2019 8:36 PM

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80	Walking trails are okay, a Bike lane on south Weber drive would be beneficial. However, no other city "branding" is needed.	10/8/2019 8:12 PM
81	I wish we could keep it like Huntsville more opportunities for outdoor recreation and less populated.	10/8/2019 5:56 PM
82	Who wouldn't want this for themselves, their children and their grandchildren? It would provide safe activities away from traffic.	10/8/2019 5:16 PM
83	I love all of the proposed trails!	10/8/2019 5:06 PM
84	I love the idea of trails, but I don't want bikes on well-traveled roads, AKA South Weber Drive- due to safety!	10/8/2019 5:04 PM
85	A trail along the canal would seem to me to be a safety hazard. Dogs and small children could easily end up in the canal.	10/8/2019 4:48 PM
86	I feel there at already plenty of parks, trails, recreation opportunities in SW and so close to us that I do not see a need to add more.	10/8/2019 1:18 PM
87	South Weber Drive has become a haven for Cyclists who do not observe the single file state law - creating a huge opportunity for collisions with motor vehicles. South Weber Drive is not wide enough for bicycle traffic, especially when large groups of bicycle riders travel in clumps! I believe this should be outlawed.	10/8/2019 12:37 PM
88	We need bicycle lanes, and it would be nice to have additional hiking trails.	10/8/2019 11:00 AM
89	I love the proposed trails. It would be amazing to have closer trail access.	10/7/2019 11:19 PM
90	I love all these ideas. I would also like to see some trail systems along the bluff that is south of the city. Maybe just a hiking trail that is 2-3 ft wide on dirt. There used to be a trail coming steeply down from East Layton (at about 2400 E?) I would like to see either that same trail opened up or an alternative so that there is walking access to East Layton	10/7/2019 9:39 PM
91	There cannot be too much of this. Plan for it now, otherwise it is too difficult and expensive to re-zone and build in later.	10/7/2019 8:57 PM
92	Trails provide enjoyment, however, it is seasonal. Let's not spend money on Seasonal items. The train park should be proof enough for that.	10/7/2019 8:53 PM
93	The addition of various mountain bike trails would be a great addition to the city. If done correctly, similar to the "Fruit Loops" recently added in Fruit Heights, it could bring additional visitors to the city.	10/7/2019 8:09 PM
94	OTHER TRAILS: DO NOT AGREE WITH "It is recommended that, as the Staker-Parson Gravel Pit closes and is open to 1127 development, there should be a trail through the property connecting 7400 South to the 1128 commercial area at the intersection on South Weber Drive and 2700 East. NEED TO RECONSIDER USE OF GRAVEL PIT - Possibly trail skirting pit	10/7/2019 5:49 PM
95	This is not a resort town; it's residential.	10/7/2019 4:50 PM
96	Use holding ponds as parks - improve them - waste of money to maintain currently.	10/7/2019 9:21 AM
97	We have enough parks and trails.	10/7/2019 9:09 AM
98	Improve the ones we have.	10/7/2019 8:28 AM
99	work with the county to finish the Weber River Parkway.	10/6/2019 9:14 PM
100	So don't put the layton connection in, then our brand will be one of a connector city, not a great place to live with lots of trails.	10/6/2019 8:16 PM
101	I agree with the proposed Weber Parkway Trail. I am not in favor of the Canal Trail or the Old Fort Trail.	10/6/2019 8:11 PM
102	All suggested trails sound very nice, once again however the cost needs to be considered. If it means---raise my taxes then the city needs to find another way to pay for it. Maybe the state has a grant or tax incentives that would pay for them.	10/6/2019 10:14 AM
103	That goes along with the rural feel but it's getting scary on South Weber drive with the bikes between here and Riverdale. Too narrow.	10/5/2019 8:05 PM
104	The proposed trails and additional bike paths are a great idea. We should work with Riverdale to complete a bike path and sidewalk leading all the way to Riverdale. Many people use South Weber drive to ride their bike and it is extremely unsafe (to many blind corners and to many bike riders).	10/5/2019 12:57 AM

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105	Only if the bicycle riders are enforce to stay in those lanes and stay out of harms way with traffic. Especial on South Weber Drive. They are a hazard waiting to happen.	10/4/2019 9:22 PM
106	I love the idea of active transportation. But occasionally with trails comes crime. Will we increase Law enforcement near these trails?	10/4/2019 8:29 PM
107	South Weber should do everything it can to bring in recreation users!	10/4/2019 5:00 PM
108	I love the idea of having walking and biking trails throughout the city if possible. Paying for all of this is the only concern.	10/4/2019 10:35 AM
109	We do need a bike lane on South Weber Drive. NO CANAL TRAIL. Too dangerous and near homes.	10/4/2019 9:36 AM
110	If the city seeks out grants to fund these trails and outdoor recreation, I might consider it. Raising our taxes to pay for it is unacceptable. We have mountain trails to hike in close proximity. I'm not sure we need to spend any money on this. I vote no to additional trails.	10/4/2019 8:53 AM
111	100% believe this is top priority. Our state thrives off of the outdoor industry and outdoor recreation. More trails, more connectivity = safer, healthy transportation and overall better lifestyle.	10/3/2019 10:09 PM
112	Using the old canal road for a trail opens up the city for lawsuits. Children sneak through the fences now and leave trash, climb into backyards, and create nuisances after dark. Then there are the dog owners who let their dogs run offleash, trying to dig through to backyards. If the road is opened up legally, these issues will only increase. Those of us with canals at the back of our properties worry about this increased foot traffic and the liability it will create when someone inevitably falls into the canal. If any trail is considered, it should be on the South side of the canal and outside the fence. There should also be a leash policy and a closure time of 9pm.	10/3/2019 7:38 PM
113	South Weber is a gateway to some pretty awesome things. SLC to the south and outdoor recreation to the North and East. We should embrace that outdoor feel.	10/3/2019 6:32 PM
114	We have beautiful scenery with the river and mountains but they can't receive higher priority than working through our other problems first.	10/3/2019 3:13 PM
115	Opposed to any new roads, trails, bike paths etc	10/3/2019 10:03 AM
116	No new trails, no new parks! The majority of people don't even use them, so why waste money on them.	10/3/2019 7:15 AM
117	I believe it would be a wonderful experience for our community to have these trails. Active Family Bonding.	10/2/2019 8:53 PM
118	If the money is there, of course these things would be nice. But I don't want to compromise other things that are more important to me by making this spending a high priority.	10/2/2019 7:11 PM
119	With more trails and recreation opportunity, we would be in line in keeping this city's, small town appeal.	10/2/2019 5:55 PM
120	I think that trails, biking & recreation would great for our city ... as far as branding our city, we don't need other people to know our lifestyles so no on the branding .. again more crime .. when I first moved into our house before the road went through , my property was the last before the big pasture. During that time I was sick in bed , had my door un locked and had a dog that barked at any noise at the door... so I'm laying in bed could barely squawk ,and my doorbell started ringing .. I thought oh they'll just go away , after a few riggings and my dog barking loudly I heard my door open with my dog backing up .. some man had walked in my house .. I asked him what he was doing as I squawked at him and he ran out . I called the police and they told me it was a new way to come in and steal all your belongings so it was reported .. and never do I ever leave my door unlocked or my garage up.. that is why I'm so worried about crime ... I was lucky he left . Some people get raped and killed . Just an FYI. IT EVEN HAPPENS IN SOUTH WEBER	10/2/2019 11:41 AM
121	We don't need to go crazy over trails and bike lanes. Costs to maintain these things are forever costs. We not only burden ourselves with the costs but future generations to come.	10/2/2019 10:27 AM
122	I don't think that the cost is worth it. If I want to go for a walk we have miles of sidewalks available, with beautiful view of the mountains. I may even meet some new neighbors along the way wouldn't that be a shame. I'm not going to drive over to the river to take a walk. As far as bike paths go most kids I see riding are in sub divisions. Seems pretty safe. There is a need along SW drive but not many bikers it's just not worth the cost.	10/2/2019 7:44 AM
123	I am very much in support of all trails and open land preservation.	10/1/2019 3:31 PM

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124	Recreation and outdoor activities are important to SW. Where to put them is a question. They should not be build at the expense of normal housing. Work with groups like Weber Pathways. They seem to have a idea of what is needed and most of the trails are quiet and enjoyable to use.	10/1/2019 7:58 AM
125	I disagree with these areas as it provides no real benefit to the private property owners. The plans have been made with out ever talking to the property owners. It is a vision of a relative small group of the overall population.	9/30/2019 7:00 PM
126	We need to get off of the kick that we need to Brand South Weber. It was already considered a good place to live and is known for that! This whole Brand thing is a pipe dream!	9/28/2019 3:54 PM
127	I love to Mtn Bike and hike and trails should be looked at where feasible but I do not wish to spend more tax dollars to study these trails. It seams like a waste of tax dollars. I prefer to go to the mountains to bike and hike and with the close proximity South Weber has we do not need to develop trails more.	9/28/2019 11:10 AM
128	I already use and enjoy the Weber River Parkway in its current state. I am opposed to a Canal Trail, and believe it would have negative impact on the residents whose property borders the canal. Highmark Charter School Trail should be at the discretion of the residents whose property would be affected. Old Fort Trail should be looked at closer to possibly become the Old Fort Frontage road as mentioned in earlier comments.	9/26/2019 6:06 PM
129	Line 1067 The Canal Trail is irrelevant because Davis and Weber Counties Canal Company has said that they won't let a trail be built by the canal because of contamination potential and safety issues. So that area would not be an option. Any trail in this section should be built only if the City has extra funds to put towards them. Trails are costly to put in and costly to maintain. I think it should come secondary to any other issues the city has. But I do think that enjoying nature is a perfect fit for our small community.	9/26/2019 11:19 AM
130	I think it's great to have trails but if it attracts people from other communities it will just increase the population, traffic and lack of parking.	9/25/2019 8:35 PM
131	Bonneville Shoreline Trail: I agree that the city should work to complete this part of the shoreline trail. I think it would be a great asset to our city. Weber River Parkway Trail: I also think this would be a great asset to our community. I support the city in working to make the trail that already exists in Riverdale extend up through South Weber City and to the mouth of the Weber Canyon. Canal Trail: I have already touched on my concerns with this proposal. From the meetings that I have been to, I don't think the canal companies have any desire to have a trail adjacent to their canal. I don't see this as a safe trail--the concrete lined canal with steep sides poses a huge safety risk to children and pets, and possibly some adults, too. If anything gets into that canal, it is not easy to get out because of the steepness of the concrete walls. I don't think it is in the city's best interest to pursue this trail.	9/25/2019 3:20 PM
132	What is the cost of all this development?	9/23/2019 9:11 PM
133	We have so many trails, and recreation areas close by, why would we want to burden our small town with traffic, parking trails and costly Infrastructure issues? Too much money!! Not necessary!!	9/23/2019 9:11 PM

Q19 Please provide any comments/suggestions you have regarding the Annexation Policy section

Answered: 108 Skipped: 245

#	RESPONSES	DATE
1	Not interested if it raises taxes!!	10/11/2019 11:37 PM
2	Plan for it just in case.	10/11/2019 11:36 PM
3	I don't understand the small acreage parcels along the river and why we would annex property in Riverdale. I especially like the areas East of Hwy 89 being annexed.	10/11/2019 11:21 PM
4	I do not want to look at it in the light of future commercial development to help cover it as a tax burden so based on my limited knowledge of this I am against acquiring more land if its results equate to greater tax burden or additional commercial property	10/11/2019 10:47 PM
5	No comment	10/11/2019 10:08 PM
6	Annexation makes no sense it is unstable land and has contaminated ground water in many places for Hill AFB. If it was good land to develop then Layton city would have done it already!	10/11/2019 9:18 PM
7	We do not need to be annexed into Layton and vice versa. WE ARE A HIDDEN GEM. WE DO NOT NEED TO CONTINUE TRYING TO BE SOMETHING WE ARE NOT	10/11/2019 8:54 PM
8	Annexation of any Public Land currently occupied or managed by any public agency, State or Federal, should not be contemplated, let alone pursued. Public Land adjacent to South Weber City should always remain in the public trust. South Weber City should always seek to partner with State and Federal agencies for the benefit of the people of South Weber and equally for all Americans. Public lands currently managed by the USFS, Including, the Weber Basin Job Corps Center, should remain outside the boundaries of South Weber City and any city services provided for any Federal purpose should be and remain fairly compensated by the federal government on behalf of the people of the United States. Public lands currently managed by the DOD Including, Hill AFB, should remain outside the boundaries of South Weber City and any city services provided for any Federal purpose should be and remain fairly compensated by the federal government on behalf of the people of the United States. Public lands currently managed by the State of Utah Including, the Weber River corridor, and/or US 89 and I 84 should remain outside the boundaries of South Weber City and any city services provided for any public purpose should be and remain fairly compensated by the state or federal government on behalf of the people of the State of Utah and/or the People of the United States.	10/11/2019 8:48 PM
9	If it provides the city with some revenue then it makes sense, if it costs the city money then no.	10/11/2019 6:33 PM
10	It will be difficult for South Weber to maintain its charm and character as indicated on line 1152 if it continues to approve and encourage High Density projects that aim to maximize its space to its capacity.	10/11/2019 5:04 PM
11	Annexation of these properties will change	10/11/2019 4:46 PM
12	No don't want	10/11/2019 4:14 PM
13	Not really understanding the need for annexation. If we had to increase the tax rate by nearly 100% to simply "right the ship".... what would be the plan to fund annexation and all the associated services necessary?	10/11/2019 3:55 PM
14	Most of the identified land has numerous issues, steep slopes, landslides, faulting, contamination, poor accessibility and cost prohibitive to develop. I don't see the property on the south side as any benefit. Refer to the this plans own descriptions of these environmental hazards. The statements in this section are not convincing that there is a cost reasonable benefit to annexing this property.	10/11/2019 3:40 PM
15	We should focus annexation on the East side of I-89. This appears to have the greatest residential and commercial benefit to the city of all the zones identified.	10/11/2019 3:30 PM

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16	I BELIEVE COMMERCIAL DEVELOPMENT SHOULD BE LIMITED TO JUST SURROUNDING THE 89/SOUTH WEBER DRIVE JUNCTION AND POSSIBLY JUST OFF THE 84/475 JUNCTION LIMITED DEVELOPMENT SUCH AS A GAS STATION (OR EVEN BETTER, AN LDS CHURCH! :)) WOULD BE ACCEPTABLE	10/11/2019 3:19 PM
17	No comment	10/11/2019 3:18 PM
18	My question is who really stands to benefit from this	10/11/2019 12:53 PM
19	1162 Dont like the word Mostly...that infers an undisclosed price...I definitely don't like the layton annexations. this just opens the door to an unsafe huge road that would ruin our beautiful slopes and wildlife and nature that we share,and replace it with buildings on unstable ground I feel the annexation on the East Hillside is an awful idea as well. Beautiful mountain side that houses many herds of deer and elk and other wildlife that we watch on a continual basis from our home with a telescope.	10/11/2019 11:48 AM
20	I dont understand this	10/11/2019 11:24 AM
21	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, etc	10/11/2019 11:21 AM
22	Provide proof this is any asset given the steep slopes, landslides & faulting already noted.	10/11/2019 11:14 AM
23	No comment.	10/11/2019 11:11 AM
24	I don't think it's a bad idea to annex the ground as long as it's serviceable	10/11/2019 10:48 AM
25	No comment	10/11/2019 10:37 AM
26	Be careful...	10/11/2019 10:29 AM
27	I don't see the need to annex in land just for the sake of developing it. It doesn't make sense to annex in land on the bluffs. They are fine the way they are!	10/11/2019 9:40 AM
28	I don't think we should take on unsafe land.	10/11/2019 9:28 AM
29	Let the property owner come to the City to annex their property if they want it annexed. Don't take their property rights away do control what they want to do with their property. Maybe the land owner would rather deal with Davis County rather than South Weber City.	10/11/2019 9:22 AM
30	We do not need to annex anyones land to South Weber	10/11/2019 9:21 AM
31	Please just maintain what we already have.	10/11/2019 9:18 AM
32	Some of the property on the annexation map does not make sense. Why would we want property that we don't even know if it can be used. If we have to pay for studies to be done to see if it can even be used, it seems like a waste of money. I see that some of it is even in contaminated areas. Let's not take on even more bad land that has potential hazards to residents!! If it makes sense to get the land east of Hwy 89 and we can make it work for our benefit, then lets look at the options. Don't just annex land in for the purpose of added expense. As for the hill above 1900, doesn't Wasatch Waste own that land? How can we annex something in that doesn't belong to us?	10/11/2019 8:49 AM
33	SW's main objective is to remain small and not sellout to developers for money. My SW bill has gone from around \$50 to \$117 in the 12 years I've lived here, yet the quality of SW has gone down due to poor development.	10/11/2019 4:57 AM
34	It would be nice if our taxes were lower but there is no guarantee for that. Why don't we focus on building a local grocery store or small clothing store instead of absorbing other businesses that may or may not help bring our taxes down.	10/10/2019 10:41 PM
35	not good for our city	10/10/2019 10:28 PM
36	Please explain this section in more understandable terms.	10/10/2019 9:50 PM
37	The only reason I could see in the annexation of these areas would be to have the choice to keep them open land areas. If I'm reading the map correctly, the land on the east by the mountain and south bench border by Layton are currently open hillsides. Let's keep them that way.	10/10/2019 9:17 PM
38	No comments.	10/10/2019 8:56 PM
39	I do not support annexation if the only way to access this potential commercial development is to build 1900 E connection or SBD.	10/10/2019 8:48 PM

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40	South Weber shouldn't care what Uintah and Layton think. They should worry about themselves. We should not about what what benefits them. They don't live here.	10/10/2019 8:17 PM
41	No further need for additional property.	10/10/2019 7:52 PM
42	Ya do t want!	10/10/2019 7:49 PM
43	I'm currently not in favor of any annexation. I see little benefit to it. I also don't have all of the info I feel I need related to the impact it would have. The one thing I'm concerned about in regards to annexation action is water resources. It seems that if annexation takes place homes will be built above the town and I'm concerned how that would impact secondary water pressure and culinary water resources for those residences in town. Water is a FINITE resource. When our secondary water works we all have good pressure unlike many of my coworkers living west of I-15. I'm not supportive of ANYTHING that would negatively impact secondary/culinary water or its pressure in ANY way.	10/10/2019 7:37 PM
44	We do not need to take on additional responsibilities. We need to make sure we are taking care of the existing south weber business before we expand.	10/10/2019 7:15 PM
45	This is fine to provide services that we essentially need.	10/10/2019 4:14 PM
46	No Comment	10/10/2019 4:02 PM
47	Section 6 is explained well. What I see missing is before any further things haapen in the future that a public notice be given for citizenship participation in helping our city council and planning commission do what is best for our city	10/10/2019 3:12 PM
48	I agree but how will this affect our utility bill? It seems to be going up every year or two. It was \$36 when I first became a resident in 2006.	10/10/2019 1:23 PM
49	We need agricultural zones BACK in our General Plan!!	10/10/2019 12:01 PM
50	would not like to annex or incorporate with other cities bordering our city.	10/10/2019 11:29 AM
51	None, seems reasonable to me.	10/10/2019 7:33 AM
52	W do not need to take on additional areas and their additional problems	10/9/2019 10:22 PM
53	None	10/9/2019 9:36 PM
54	Not for it !!!!!	10/9/2019 9:18 PM
55	Not for it.	10/9/2019 9:18 PM
56	Not for it	10/9/2019 9:18 PM
57	no opinion about annexation	10/9/2019 6:35 PM
58	We do not think the cost is worth this or at least in the next 4 years.	10/9/2019 5:41 PM
59	We definitely would not want to annex property for residential development only, since this would just create an additional financial burden on our city. If land, especially land at the top of the proposed South Bench Drive could be annexed for commercial purposes, this could provide a much-needed source of tax income to the city, while having development not directly adjacent to residential areas. I think this could be a win-win for the city.	10/9/2019 2:39 PM
60	The document did not contain the maps listed in the index. Annexation should only be included for commercial use. We cannot support more bedrooms that will put our local schools over capacity. We have not liked sending jr high students to Sunset. Sending elementary students will be even less popular. Some may argue that they would go to Layton schools, but the Layton schools are at capacity and the three elementary schools in Sunset are not.	10/9/2019 11:41 AM
61	Neutral	10/9/2019 11:25 AM
62	I worry about my property taxes going up. No thank you	10/8/2019 10:10 PM
63	I really wish South Weber City would do something about connecting with neighboring cities. I also wish the city would consider, in its improve of infrastructure process, to bring fiber internet service to the city. This would provide the residences options of a critical infrastructure by allowing them to deviate from the monopoly Comcast and Century Link have on our awesome city. Also saving residences money.	10/8/2019 8:41 PM
64	Based on topography, we will be hard pressed to Annex much of anything into the city	10/8/2019 8:32 PM
65	Not in favor of any growth in South Weber, or any additional larger roads.	10/8/2019 8:12 PM

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66	"When looked at in light of potential commercial development, the entire City should see either a reduction in tax burden or an increase in quality and amount of services offered by the City". This would be great.	10/8/2019 5:21 PM
67	I would not want to see the foothills/bench area developed more than it already is. Annexation of this area for development purposes would not be something I would support.	10/8/2019 5:11 PM
68	I like the idea of small commercial opportunities at the main entrances and exits from the city.	10/8/2019 1:22 PM
69	No comment.	10/8/2019 12:41 PM
70	None	10/8/2019 10:26 AM
71	I agree with annexation of more land, especially commercial use land. The city needs more tax revenue from commercial property so landowners don't have to foot the entire bill.	10/7/2019 11:24 PM
72	There is no need. Do not annex.	10/7/2019 8:59 PM
73	If we can use this annexed land to provide this "needed roads" - then let's do that - put the roads there so that they don't divide our city in half.	10/7/2019 8:57 PM
74	We agree with commercial centers near the I-84 interchange. We need money and we need to get rid of the pit. My two armpits are all the pits we need in this city.	10/7/2019 6:57 PM
75	Tax reduction? I doubt there will ever be a time when we see a tax reduction/offset, etc. Be realistic - we are dealing with government.	10/7/2019 4:59 PM
76	None	10/7/2019 4:50 PM
77	No - our family owns part of the hill - it is not to be annexed.	10/7/2019 9:21 AM
78	None. No annexation.	10/7/2019 9:14 AM
79	My family owns part of the ground being considered. I see no plus to be annexed to South Weber.	10/7/2019 9:10 AM
80	Our family is heavily affected by these things. Zero plus to annex to South Weber.	10/7/2019 8:28 AM
81	no need to annex the property on the south upper bench, Layton city should improve that part of Davis County.	10/6/2019 9:16 PM
82	I don't want to annex unincorporated Davis County which connects to Layton at the top of the Sensitive Lands slope. That land to the south should remain under the control of Davis County because if we annex it, there would be a road built to it, and I believe to construct a road there would not be safe.	10/6/2019 8:15 PM
83	If as you say that the consequences of annexation of expansion areas, when looked at alone, will be to increase the tax burden of all residences within the City. But, when looked at in light of potential commercial development, the entire City should see either a reduction in tax burden or an increase in quality and amount of services offered by the City is true then I am okay with it. However, if it cannot be shown that there will be an offset or reduction in my tax burden, then I am not for annexation.	10/6/2019 10:18 AM
84	don't annex	10/4/2019 11:01 PM
85	None	10/4/2019 5:00 PM
86	I like the proposition of annexation as long as the expansion will be able to pay for itself with out significant increase to the existing tax burden on the citizens.	10/4/2019 10:40 AM
87	I prefer being isolated and small. We're close enough in proximity to busy metro areas. The more we expand, the more service (& tax dollars) required. I moved to South Weber because I wanted the small town feel. That's what makes our city special. I don't want to finance facilities to support growth I didn't ask for!	10/4/2019 8:54 AM
88	None,	10/3/2019 10:09 PM
89	I'm not sure it is necessary for us to annex any further land for the purpose of commercial development. I believe we have plenty of areas that are already ripe for commercial development - we should focus on those areas before we try to annex other less desirable areas.	10/3/2019 8:53 PM

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90	The city should have a no annexation policy, especially with respect to the "pea vinery trail" A portion of this hill was a dump for the county many years ago. You could see it from South Weber. God knows what is buried there and that hill has always been an unstable mess. Better to leave it alone so that the city can enjoy the view of trees and wildlife rather than concrete, roads or businesses.	10/3/2019 7:41 PM
91	So many of South Weber's "problems" are created by our government. We develop faster than we can handle, and then we have to rush to upgrade water lines, roads, and other infrastructure. Government loves to create the illness and then magically present the cure like some knight in shining armor. If we'd step back and cool it on the development, our current emergency services would suffice, as would our schools and infrastructure. It's so funny to read through this master plan and every single solution put forth is more development, yet that development creates bigger issues in most of these categories. I know development in some form is inevitable, but we can at least stick to low or moderately low density as much as possible. Big lots, nice homes, and single family-detached dwellings.	10/3/2019 6:37 PM
92	I am not worried about Annexing any property at this time. However you could let my property go . (smile)	10/3/2019 3:43 PM
93	Make sure the city can provide all services to each of these areas without extreme costs	10/3/2019 10:05 AM
94	No comment	10/3/2019 9:52 AM
95	No annexation.	10/3/2019 7:25 AM
96	We do not need to annex more land just to build more houses!	10/2/2019 5:56 PM
97	I do not believe in taking something that belongs to someone else, infringement on peoples property to put the Layton Corridor (because that's what it will be) or South Bench Drive, or anything else that could take citizens property away from them	10/2/2019 11:45 AM
98	Looks ok	10/2/2019 7:44 AM
99	I am concerned with annexing more property just of the use of commercial. The plan highlights this will be an additional impact on our taxes. I feel we should get our own house in order before adding additional lands unless the intention is to protect and keep it natural land.	10/1/2019 3:31 PM
100	Annex those properties that are a benefit to the town. Don't annex just to annex.	10/1/2019 7:58 AM
101	No Comment	9/30/2019 7:03 PM
102	I don't agree at all with the term somewhat isolated! Agriculture still plays a vital role. If the people writing this survey were engaged they would know this! Also, nobody wants commercial! WE all live 5 minutes from absolutely everything we could ever want!	9/28/2019 3:58 PM
103	lines 1156 to 1167 I am absolutely against the annexation of lands outside of the geographical limiters. Such as the annexation on the bluffs. This makes no sense the cost to construct and maintain this are will be astronomical compared to the current city management costs. Also installing utilities along and up the hill side does not make sense. These areas are better served by Layton city. Also if they don't want the area then that should say something to South Weber. However the annexation along the river makes sense with the geographical barrier of the river being on the other side. It will also provide for the possibility of a river trail if other want to pursue it.	9/28/2019 11:19 AM
104	According to the maps included in the General Plan, the annexation area appears to be the hillside up to Layton/Hill Air Force Base. This is the same area that, again, is listed in Section 2, and also on the Sensitive Lands Map because of Land Slides, Steep Slopes and Hill Air Force Base Environmental Impact. I am opposed to annexation of this area because of these concerns.	9/26/2019 6:17 PM

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105	<p>I don't agree that any of this land should be annexed right now. The hill on the south side of South Weber is too steep to build anything on. Nor should anything be developed on that land because of the reasons I stated in the earlier questions. Line 1148 this line is wrong if you are going by the Envisionutah.org website, it states that "Ninety-eight percent of Utahns want to increase food self-sufficiency from agriculture by putting more land into production and/or changing crops to fruits and vegetables. To do that, Utahns are willing to:• Cut back on watering their lawns and gardens to ensure we have enough water for agriculture Avoid building on high-quality farmland Spend more money to bring non-agricultural water to urban areas • Utahns do not want to take water or land from agriculture." So therefore Agriculture is on the rise as an important factor in the essence of South Weber. Line 1156-1167 I don't think we should open up development here until people are made aware of what annexation actually is. I don't think that this is very transparent to the people of South Weber. It was very confusing until I got help. Line 1174-1188 This is confusing. I think that most people would be willing to pay more in taxes on their property to keep South Weber a small town if they are able to financially. Opening up all of this property would make the small town feel diminish. I think that these lines should be made clear to the public. Most of the Annexed area are considered sensitive lands and we should have more public input on what to do with these lands before doing anything with them. And because this section is so confusing, it should be put on hold till the public knows more about it. Working at a team is less contention.</p>	9/26/2019 11:25 AM
106	<p>I oppose further annexation of unincorporated areas. We are growing faster than we can really keep up why add more.</p>	9/25/2019 8:37 PM
107	<p>I really don't understand why South Weber wants to annex any of the land from Layton. I don't see how any of that would be accessible without putting commuter roads through residential neighborhoods in our city. Further, I don't want my taxes increased for a larger city. These proposed annexations would change the whole feel of South Weber City and it is unnecessary. The land, as I understand it, currently belongs to the waste management company, and I don't think it is a good idea to be building on landfill! The hillside has contamination on it currently--why are we even looking into development of that land? I strongly oppose the annexation policy plan as it pertains to Layton.</p>	9/25/2019 3:20 PM
108	<p>The sloping hills are too costly and dangerous to develop. We like our green hills. Especially the private, tucked in feel that our hillside provides. As you can see, we do to want commercial, high density housing. Our City is desirable for a reason.</p>	9/23/2019 9:16 PM

Q20 DRAFT Projected Land Use Map This map identifies future land use in the City. It is not the current zoning map. It is the vision and future land use plan for the City. Each color represents a different zone, which allows for different land uses (e.g. residential of varies densities, commercial, etc). When a property owner needs to rezone their property and approaches the City with a development proposal, this map acts as a guide for the Planning Commission & City Council on the vision of the City. [Link to view larger map](#) Please provide any comments/suggestions you have regarding this DRAFT Projected Land Use Map

Answered: 114 Skipped: 239

#	RESPONSES	DATE
1	Existing residential lots on or near 475 E & 6650 S should not be rezoned commercial or commercial highway!	10/11/2019 11:59 PM
2	Fine to have a guide but must have flexibility for what the Land owner wants. Again, this is not a majority rules plan.	10/11/2019 11:48 PM
3	I STRONGLY disagree with the HIGH DENSITY RESIDENTIAL areas now planned where Ray's Gas station is and the city offices. Obviously the city has not visited the roads of our town home area. The streets are LINED with cars - always. The green space that was required for the town homes currently there - where will any green space be? It is in the WALKING route to school. The corner by Rays coming out of the town home area is a blind corner already. I was in the meeting where we all begged for this - OUR NEIGHBORHOOD - to not be high density because we already have it with the town homes. If the city must do high density - can we not spread it out throughout the city? It saddened me to see the plan drafted with this.....this is our backyard. Mayor - to quote you - some developments in the city - "gives the appearance of a series of single family homes" - I would agree Mayor - and think it is beautiful and would prefer THAT in my backyard. Not three story town homes.	10/11/2019 11:45 PM
4	I don't think any commercial in the middle of the city is likely because of traffic counts being too low. I also would like to see more step down zoning where currently there is none. I've heard several people discuss a form based codes and would like the city to consider it if it makes sense.	10/11/2019 11:36 PM
5	I don't see where future school/schools would go. ?? 475E and 84 intersection should never be commercial use. There are too many homes, no schools, parks, or land buffering the zones. Adams Pkwy is a toll road anyway. Is there really a commercial need there?	10/11/2019 11:19 PM
6	Please no more HDH! and Limit our commercial property. South Weber is a residential community and I hope we can sustain that.	10/11/2019 11:02 PM
7	Please refer to my previous comments on section 5.	10/11/2019 10:21 PM
8	Ensure that the high density residential doesn't also have commercial too. Commercial and high density space should not be mixed.	10/11/2019 9:58 PM
9	Why are we pre designating development zones ! let the people present development plans at the time they are considering a development. and then look at zoning requirements for that development!	10/11/2019 9:44 PM

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10	I live in the Pleasant Valley Park Subdivision that includes 1950 E and 2050 E. Many of the 1 acre property owners have horses and other livestock. We are currently zoned agricultural and I want the zoning to remain with this designation or low density residential/agricultural. I am also opposed the future proposed intersection on 7200 S and SW Drive. It is a blind curve and the citizens who live on the northside of South Weber Drive do not want the south bench road going through their land and showing on the general plan as anything but agricultural to keep the farms working and to keep developers from hounding them because the city plan shows the road going through it. I think that all agricultural should be put back on the general plan until the owners of the properties specify otherwise.	10/11/2019 9:43 PM
11	No SBD	10/11/2019 9:25 PM
12	Generally concur.	10/11/2019 9:07 PM
13	There's no need to prezone anyone's property. This is something each property owner should decide on their own without interference from the city. They can apply for the rezone at that time	10/11/2019 9:07 PM
14	I would be more in favor of Old Fort Road connecting to South Bench Drive if the sweeping T on 475 were not already in its final phases of completion as it will force too many vehicles to reach South Weber Drive at the west side of the school zone (i recognize the old plan had this in place, but i dont remember 475 being a sweep T at that point- and with land owners of land proposed for South Bench Drive not willing/wanting to sell anytime in the near future, it worries me for the children walking to school) The commercial land at the corner of South bench Dr and South Weber Drive is not necessary and would create more issues than having commercial are worth) opposed to the mixed use overlay and commercial on the west gravel pit. that can always be changed at a later time when a developer submits a proposal to the city Not in favor of the high density residential south of the maverick	10/11/2019 8:51 PM
15	The area of the old Ray's and the city offices look to become high density. Given the homes that have already been built in that area, I don't think that area should be changed to high density. Instead, it should be so that homes could be built with accessory dwelling units such as basement rentals. That would allow for a uniform look of the neighborhood and also allow for affordable housing - both for the renter and also for the owner to better be able to afford their mortgage. The area where the Ray's is located along with the City offices are the only remnant of whatever our downtown/main street area used to be. I'd like to see that kept in some regard. Surely there is some use for storefront in that area with some 2nd story apartments. There are a lot of used to's in South Weber - used to roads that now dead end, backyards that used to front yards with a road as well. I'd hate to see the old Ray's area and city offices become completely unrecognizable.	10/11/2019 6:48 PM
16	Highly Oppose High density housing in East south weber	10/11/2019 6:26 PM
17	Single family homes selected locations where we would be in residential areas versus commercial. If we wanted to live next to a industrial park. We selected to live in a home in a family friendly neighborhood and enjoy the views we have here. It blows my mind anyone thinks building tall structures blocking these in a misguided hope to increase city coffers will be welcomed by the residents	10/11/2019 5:29 PM
18	In June of 2019, at the planning commission meeting for the Ray's Village plan, several residents voiced their concerns with the rezoning the Ray/Edwards property. We thought our voices had been heard at the end of the meeting when the rezone was tabled. Apparently, we were not heard, as this area is rezoned in the proposed plan to be high density. And this is why the residents of the city do not feel that their voices are being heard. The city planner's idea and the desires of the property owner take precedence over the safety concerns that the zone of High Density brings to this already busy location.	10/11/2019 5:25 PM
19	Waaaaaay stupid idea and what a waste of \$\$\$\$	10/11/2019 4:14 PM
20	Strongly disagree with placement of high density housing along the frontage road. It will make it far to congested along one of the few primary roads used for entering/exiting the city. It seems like a huge safety concern. And it seems as though that area has the largest concentration of high density being proposed.	10/11/2019 4:14 PM
21	No increase in parks, recreation or public facilities. Every square available in South Weber has been pushed to developments for high density. There is no benefit for residents unless they are developers. Projected land use should not be on here unless it is reasonable. Given what the residents feelings are, this for for developers is not reasonable. Nor should money be expended on " future or proposed" building , roads, etc. without it being approved.	10/11/2019 3:50 PM

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22	The business commerce should be zoned as open lands to keep with the rural desires of a large percentage of South Weber residents.	10/11/2019 3:38 PM
23	The Business Commerce section of the Land Use Map found near the South Weber Culinary reservoir should be zoned as open lands. Encourage commercial development would necessitate access to Layton, which we should not do.	10/11/2019 3:38 PM
24	TOO MUCH COMMERCIAL LAND DESIGNATED AROUND 84/475 EXIT	10/11/2019 3:28 PM
25	What is the purpose of the two red commercial dots in the middle of the low and moderate density housing? It seems it would make more sense to move it right off 84 by the commercial - highway area.	10/11/2019 3:25 PM
26	The area of the Pits needs to be put back to Commercial Recreational. All the areas designated Moderate Density Residential from Cottonwood Cove Community to 2700 E up to 8300 S needs to be put back to Low Moderate Density Residential because that is what those areas are.	10/11/2019 1:06 PM
27	Mixed use needs to be gone. It is just another CO. If property owners want to make changes...let them come to the city and request changes....case by case Business Commerce absolutely No No No Pits need to be moved back to Recreation NO more High Density anywhere	10/11/2019 11:58 AM
28	These COULD BE POSSIBLE business zoning	10/11/2019 11:37 AM
29	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, etc	10/11/2019 11:23 AM
30	I would like to see all commercial kept close to Highway 89 and just off the I-84 exit. No commercial in the middle of town :)	10/11/2019 10:35 AM
31	Take off the mixed use overlay completely. No commercial Highway in the pits, it needs to go back to recreation. We need a lot more Very Low Density Residential!! No HDH. The open land sections are not very big and that should be the entire bluff area to the south.	10/11/2019 9:51 AM
32	I don't have a problem with commercial near the 84/Adams area. I don't understand why we need to rezone the large section commercial recreation along the hill. I would prefer people have to go to planning commission for that instead of a completed rezone	10/11/2019 9:47 AM
33	There is no Very Low Density on the west end of South Weber. Not all of the West end needs to be roof tops. leave it 1 house per acre. I don't want to live on top of my neighbor so to speak. Roof tops don't equal quality of life. If people want to live like that there are other places that offer that. It has no place in the west end of south weber.	10/11/2019 9:38 AM
34	There are 3 areas that I disagree with. 1) This has already been done, but i do not think the care center on SW Drive and 475 should have been approved and built 2) I disagree with teh 2 red circle for commercial zoning. The one on South Weber Drive and then the one to the north next to 84 3) I disagree with any High Density housing above and beyond what is already built. I strongly disagree to the High Density zoning by the city office building on SW Dr and	10/11/2019 9:32 AM
35	I want all commercial zoning to be limited to the East end of South Weber Dr- or by 475 and 84. We do not need/want commercial in the middle of our city. NO South Bench Road- NO gas stations on such road. We should not have any Residential zoning lower than Low Density - that will help us keep the small town look and feel!	10/11/2019 9:31 AM
36	475 should not connect to Old Fort Road! That is a subdivision where students WALK to school, they are not bused like on 475! That road should only ever be residential and never a "collector road" and it is popping out on South Weber Drive in a school zone! Where 100's of children walk to school! Children's safety should be #1.	10/11/2019 9:28 AM
37	I think we have enough HDH in our city already! I think that future purchases of property should be zoned on a case by case basis when the time comes. Let's not give developers an open and easy invitation to fill our city with unwanted building. I would highly recommend that the Mixed Use Overlay is removed from the plan until it has very specific details ironed out and has a clear definition. I would like to see the Commercial Highway removed from the gravel pits and that it is put back as recreation! All the zoning should naturally fit within what is surrounding. With a natural lead into something else... so Low residential gradually going to Low Moderate Density and then to Moderate. What ever is being built should be aesthetically pleasing to what it's next to. And if a land owner doesn't have development in the works right now, put it back to agriculture. We need to protect what is theirs and allow them the freedom to do as they see fit. When and if they are ready to sell, let them come to the PC with their idea of what they want to have happen with their own land, and work it out from there! I think the 2014 plan was more than sufficient for the majority of the city!	10/11/2019 8:49 AM

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38	18 commercial areas have been added. I think we are losing the focus of 'vigorously pursuing retention of the small town charm'	10/11/2019 8:18 AM
39	Control zoning to fit the desires of the community not the desires of the planning commission or others. Commercial needs to be carefully controlled and considered. so that we don't end up with the "LOFTS" again.	10/11/2019 5:04 AM
40	Get rid of the pits. Build trails. No more apartments. No more silly housing developments.	10/11/2019 5:03 AM
41	We need more low density housing and less commercial and highway commercial.	10/10/2019 10:47 PM
42	its ok	10/10/2019 10:46 PM
43	land behind school should be low density - per the family who owns the property. Commercial should be by Maverick or I-84 but not in the town	10/10/2019 10:29 PM
44	Please protect our city by keeping it a "small town" and safe!	10/10/2019 10:05 PM
45	I am not thrilled with all the high density housing proposed on the east side by Maverik. There is very little open space/park areas on the east side at all.	10/10/2019 9:48 PM
46	I would suggest lowering ALL the density levels across the entire city. What is projected Moderate should be dropped to Low Moderate, what is Low Moderate should be lowered to Very Low residential. We do not need more Residential Patio in the city or at the least, it should be reduced back to 10 acres and keep 4 houses per acre per the city code. HDH should be limited and the number of units should be reduced to 8 and require 2 car garages and a guest parking space for each unit.	10/10/2019 9:20 PM
47	Totally against the high density housing east and south of Maverick. Against the proposed road along 84. Against the road connecting to Layton and any commercial property on it. Commercial is fine on the east side of south Weber, east of highmark. West of highmark is not ok. Any commercial there is going to suffer from the hundreds of cars waiting to pick up their kids on south weber drive.	10/10/2019 8:45 PM
48	The west part of South Weber is most accessible to the food stores, eating places, and many other Riverdale services and therefore lesser career requirement employment opportunities needed by lower income residents. Therefore, if the city benefits from high density low income housing, zone for that in the west most part of South Weber.	10/10/2019 8:20 PM
49	As mentioned earlier in one of my responses. I'm not on board with changing ZONES purely to appease developers. If we change them (and there are numerous areas on this proposed map where they were) why go through the silliness of pretending they mean anything in the first place. Just cave to outside interests and be done with it place. All that being said I'm categorically opposed to the level of density being proposed for the 3 acre development off S 2700 E.	10/10/2019 8:19 PM
50	Damn ass idea. Stupid	10/10/2019 7:59 PM
51	Are you serious? The format of these questions are basically not accessible to anyone unless you don't have a family, don't have a job and can spend your time dissecting all the parts. South Weber should preserve it's unique bedroom community - it can and the city council and city planners could PLAN to make that happen. Is this making that happen?	10/10/2019 7:40 PM
52	South Weber has had commercial real estate for sale since I moved in 4 years ago. Why are we trying to expand our commercial footprint.	10/10/2019 7:27 PM
53	I don't understand what the commercial circles along the south bench road would be. They don't look like good spots for businesses to develop and might take away from the small town feel. I think commercial developments should stay near the entrances of the city. Where will schools be build when the time comes? I don't see any zoning for more schools. Do we have a plan for expanding the elementary school or building a new school? Is there any talk about a middle school being put in our city boundaries? I also think that more Very Low Density Housing and Low Density Housing would honor our agricultural heritage. I currently live in very low density housing and we love having land to garden and neighbors with farm animals. I realize it isn't for everyone, just as high density housing isn't for everyone, but it is nice for there to be options for all types of lifestyles.	10/10/2019 6:50 PM
54	Too many commercial zoning changes in already residential areas.	10/10/2019 4:28 PM
55	The west side of 475e should not be zoned commercial. There are too many existing houses that it will have a negative impact on.	10/10/2019 4:24 PM

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56	The areas outlined on the map as business commercial (purple) are located in a geologic hazard area, specifically land-slide hazards and possible liquefaction. Therefore, although its specific studies may show engineering designs may prevent geologic hazards to occur it is still very possible land slides and liquefaction could still occur to damage facilities that are built in this area and are unsafe and risky. Who is going to pay for failures or unsafe conditions the citizens or insurance?	10/10/2019 4:23 PM
57	No high density housing. More people, more impact to environment, more crime!	10/10/2019 2:24 PM
58	Please put the agricultural zones BACK in the General Plan!! We don't want developers hounding our farmers to sell! The farmers can ask for rezoning when they are ready--if they want to sell. These farms have been in the family for GENERATIONS. We also need more green space!! Please keep our City beautiful!! We need more low density!! I am strongly opposed to the high density housing on the frontage road and across the highway in front of the houses there.	10/10/2019 12:33 PM
59	As I previously mentioned in greater detail, MIH housing should be spread throughout the city rather than focusing it around the east end.	10/10/2019 7:44 AM
60	The commercial zone is already to large with to much traffic and congestion esp with school drop off and pick up	10/9/2019 10:42 PM
61	Depending on the sort of commercial or industrial businesses, just looking off of this map it seems like more than I would like to see.	10/9/2019 9:55 PM
62	I believe that many of these plans have had very little forethought. South Weber is not a city of commerce.	10/9/2019 9:50 PM
63	Do not like this plan for many many reasons	10/9/2019 9:26 PM
64	Absolutely the very worst plan! What a joke	10/9/2019 9:25 PM
65	Absolutely the biggest joke I have ever seen.. why dont we build Disneyland here also!!	10/9/2019 9:25 PM
66	I do not feel that High Density Residential is the best for the future of the pristine nature and feel of the city. To keep the current feel and culture of the city and plan for more interaction with recreational goals high density should be done away with.	10/9/2019 7:50 PM
67	Don't like the little red circles for Commercial Don't like the High Density housing across from city hall. Already have the town homes. Spread it to a different part of town	10/9/2019 6:42 PM
68	Business and commercial in purple on South Bench Drive should be removed. This is unstable ground. No additional traffic should be added. This would destroy and tear up our City, impact current home owners, and the cost would be unbearable.	10/9/2019 5:53 PM
69	I like the map. I feel that high density and commercial zones are limited to areas around US-89 and I-84 interchanges on the edges of our city. We need this development to create a robust tax base for our city. I also think maybe more commercial area could be considered on the south bench on the upper end of the connector road with Layton, where the commercial development isn't directly adjacent to our residential areas.	10/9/2019 3:07 PM
70	I feel that commercial should not extend to south of the canal . There needs to be a natural barrier between residential single family units and commercial development.	10/9/2019 1:49 PM
71	I very much disagree to adding any more high density residential!	10/9/2019 11:54 AM
72	The property located in the center of the city, immediately South of South Weber Drive (SR-60) has been zoned commercial since 1942. There is a residential dwelling on the property as well. The city in this survey has indicated a place for commenting about mixed uses (commercial / residential). Rather than making a complete zone change for this commercial zone property, why could it not be designated for mixed uses (commercial / residential), so that the existing structures and cellular telephone tower can be usable?	10/9/2019 11:38 AM
73	If you have high density residential, please do not let it be higher than two stories. We don't want the views obstructed.	10/9/2019 11:03 AM
74	I would like to see more open land.	10/8/2019 9:49 PM
75	Looks fine to me. I just hope the city changes its mind on mixed use property that was proposed for the 74 units on 2700. I hope the city revises that plan and will only allow townhomes to be built in those areas.	10/8/2019 8:51 PM
76	No commercial zoning needed on 475. commercial zoning okay down by 89 ONLY	10/8/2019 8:12 PM

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77	High density residential housing should not be placed right next to the access to highway 89. This will only cause increased traffic and potential for automobile accidents.	10/8/2019 5:36 PM
78	I think that is too much commercial at each of the main entrances. I think that would be a great place for townhomes/condos.	10/8/2019 1:45 PM
79	This map needs to be redrawn to show a more conservative approach to growth. I believe growth should be limited.	10/8/2019 1:00 PM
80	I would like recreational land added	10/8/2019 11:13 AM
81	Would prefer to maximize low-density housing	10/7/2019 7:07 PM
82	I have not voiced this before in any forum. But I am very concerned about the mixed use housing coming in on the frontage road. There is new apartments that came in by my old home where I moved from 5 years ago and the cars are lined up and down the main artery street which everyone said would not happen. There is plenty of parking but residents prefer the street because it is closer to their apartment.	10/7/2019 5:54 PM
83	There has been a lot of talk regarding safety reasons for adding South Bench drive. Why not make only one connection at the south end of 1900 East and have it gated and only accessible for emergencies. Why are you trying to put a large road in an area that will take away from the beauty of South Weber and increase the crime rate? Study after study has shown that South bench drive is not safe. There have been multiple landslides. If you are trying to say this is what's best for South Weber, why are you doing something that will cause so many problems in the future?	10/7/2019 2:46 PM
84	Certain areas should be low density per the land owners.	10/7/2019 9:25 AM
85	No commercial.	10/7/2019 9:18 AM
86	No comment.	10/7/2019 9:12 AM
87	More very low and low density housing. No lofts, not enough parking.	10/7/2019 9:00 AM
88	no more high density housing.	10/6/2019 9:23 PM
89	I do NOT agree with further HDH as the map shows in the center of town on the current Ray property. The traffic that would be generated there would be too much for that intersection to handle. It would be unsafe with the way SWD bends at that location. It also is the former heart of the city, which should not be a place for more HDH. I feel like the proper place for commercial is anywhere from the Maverick to the storage sheds.	10/6/2019 8:54 PM
90	Take out the connector roads to Layton. Limit the red commercial area at the east end of the city.	10/6/2019 8:32 PM
91	Not in favor of anything over moderate. I and everyone I've talked to like the 1/2 acre lots. We don't need to house that many people	10/5/2019 8:54 PM
92	Taking out existing homes to put in commercial property is unneeded and unwanted. We are not a huge city that needs to cater to large populations. That should only be considered if it was actually needed.	10/5/2019 2:37 PM
93	We should limit high density residential as much as possible it ruins the South Weber brand. Good recreation with healthy sized residential lots will make our community happy health and stable.	10/5/2019 1:07 AM
94	What happen with the Fire Department saying "1900 East is to steep for the fire truck.	10/4/2019 9:40 PM
95	None	10/4/2019 5:10 PM
96	I don't approve of the projected high density in the middle of the city. This location will be seen by everyone driving through South Weber and it distracts from the overall feeling we want South Weber to portray to visitors as well as residents. I feel a better alternative would be a location not directly seen. An example would be Bateman Estates. This is a high density area that is not seen by most people, therefore it does not effect the goal of South Weber. It allows high density without compromising the small town feel.	10/4/2019 4:18 PM
97	I don't want any high density residential. There's way too much commercial. I would like to see more open lands.	10/4/2019 9:06 AM
98	The gravel puts are such an eye sore and cause damage to homes and property from the dust. They waste incredible amounts of water to "eliminate" dust but it's fruitless. Fill them with water or develop... Anything to improve that blighted gateway to our town.	10/3/2019 10:23 PM

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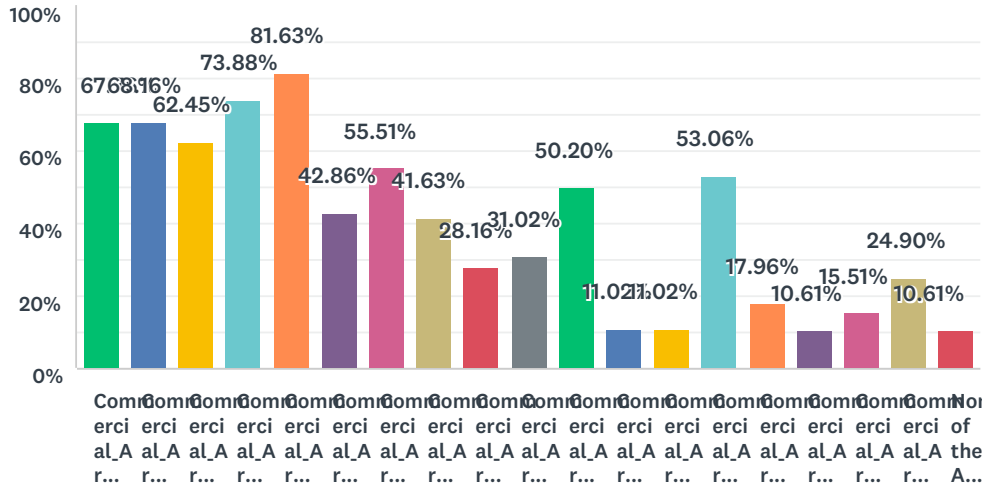
99	There should be no businesses in the wetlands of what you identify as the "pea vinery trail" This land should be protected and remain undeveloped.	10/3/2019 7:54 PM
100	I just absolutely despise how the only undeveloped high density housing section proposed on this map is right next to my home.	10/3/2019 6:50 PM
101	It is difficult to see the zones clearly. I know people are concerned about High Density. I do not see all the places they are talking about as being High Density. It looks like Moderate Density and low Moderate Density is the majority of the city. I think that keeps the rural feel. Country Comfort.	10/3/2019 3:50 PM
102	Opposed to any new roads, trails, bike trails, parks, HDH, including apartments, condos, townhouses, etc	10/3/2019 10:13 AM
103	We purchased our lot in Riverside Place (Patio Homes) based on the 2014 General Plan where commercial development was on the north side of 6650 South and there was an existing residence adjoining our property to the north. The 2019 General Plan changes the zoning in that section to commercial. We were concerned that as to what businesses we would have in our backyard. Bill Parry apprised us of the zoning requirements for businesses to put in a 6 ft. wall and landscaping as a buffer between commercial and residential. We also request that future businesses in that area be restricted to 1 or 2 stories---preferably 1!! so impact on residences is minimized.	10/3/2019 7:43 AM
104	I do not welcome commercial property or a road near the DR Horton neighborhood. To do so would be a violation to all of the residents and drastically change the feel of our neighborhood where we have already put down roots. The residents in this neighborhood chose to build here because of the quiet feel, please don't take that away from us.	10/2/2019 7:22 PM
105	I agree with the proposed road connection to Layton!	10/2/2019 6:23 PM
106	The whole thing is built out .. I don't think this has to be done all at once .. where are the parks and the green space.. and I am so against the lofts and the road to Layton . I'm against Mixd Use .. until it is defined exactly it needs too be taken off . I think the Pitts should be back to recreation .. and what the heck does it mean to have the commercial overlay grandfathered in ? As in the Lofts ..	10/2/2019 12:09 PM
107	As stated earlier we should do the following - Zone most land as Very Low Density or Low Density. Anything higher than moderate should be removed. No more than 4 homes per acre! - No Business Commerce on our slopes! That will turn into not only an eyesore but a hazard! - Remove all commercial & commercial highway on sensitive lands. Especially in the gravel pits! I dont want to see that turned into high rises blocking our views or High density housing. Not to mention the next Walmart super center. It would destroy South Weber City! - Please ensure ALL zones have building height restrictions to protect our views! Including signs! (Dang that Burger King sign!!! ;)) - Add MORE recreation and commercial recreation - Add agricultural overlay protecting animal rights for citizens.	10/1/2019 3:33 PM
108	There are small problems through out the map but you cannot make us all happy. Who dumb idea is it to but commercial properties in the middle of the city when that has never been an idea before. Also the south bench road should stay on the south side of the city just like the North Fort road stays on the North side. There should not be little pockets of high density housing, this shows those working on this had a plan for them.	10/1/2019 8:00 AM
109	I absoltely hate this general plan map. We need to not try to be a Clearfield! Put agriculture back on the map. Get rid of all of the commercial and HDH. Encourage green space and be thankful for the farmers in the area. Encourage low density and nice houses. Get rid of business commercial, mixed use and CO. Get rid of the gas stations and stop lights! If you want these things then move somewhere that already has them!	9/28/2019 4:12 PM
110	As stated previously i believe the road access to Uintah could be developed with the revamping of the I-84 /Highway 89 interchange. This should include an I-84 exit to Uintah and South Weber at this location. This will also provide another way for access to South Weber off 89. There should be a major push by the planning committee and city council to develop this added route.	9/28/2019 11:50 AM








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111	<p>I do not agree with the development of South Bench Drive. I do not agree with the annexation of the hillside from South Weber to Layton/Hill Air Force Base. I love the feeling that in South Weber, I am away from the traffic, the congestion, and the multitudes of people in the cities that surround us. I love that I can look up at the hills to the South and see the beauty of nature that is my city. I love that I feel safe walking in the neighborhoods that surround my home, and I love to see the deer and wildlife in their natural environment within this city. I also love that in a matter of five to ten minutes, I can access grocery stores, entertainment, and shopping venues. But I don't need or want those things to be here, where I live and love the beauty that surrounds me. I want to preserve the peacefulness and refuge that South Weber City is to me and my family.</p>	9/26/2019 7:24 PM
112	<p>Commercial land should stay off the frontage roads to maintain quiet neighborhoods and safer, less heavy traffic. Along SW Drive and main corridors like 84 are acceptable areas for commercial and HD housing.</p>	9/25/2019 9:17 PM
113	<p>I don't understand why we have to designate a use for the "commercial recreation" zone that is the steep bluff south of South Weber Drive (also in the HAFB restricted development zone). Why can't that just remain what it is--an unusable, unstable, steep bluff? Can't we keep that as open, undeveloped space? I strongly disagree with the red commercial circles proposed along "South Bench Drive" in the middle of current residential and agricultural areas. I strongly disagree with the purple business commerce in the proposed annexation from Layton to the south of the city. This seems extremely unnecessary to the development of our city. I disagree with the high density residential on South Weber Drive where the current Ray's gas station building is and the current city office building (and current residences) are. Residences could be there without driveways opening up onto South Weber Drive, but exiting onto other side roads (or the dirt road that is behind the old gas station). I strongly disagree with turning the gravel pits into commercial highway. I believe that this land should be commercial recreation and that that would be the most beneficial to our city. I don't understand why current residences are being rezoned to commercial (west of the gravel pit). I strongly disagree with all of the mixed-use overlay. I think there is a lot of confusion about what this means, exactly, and I believe the residents deserve a firm explanation of what this means before the plan is adopted.</p>	9/25/2019 3:21 PM
114	<p>Good</p>	9/23/2019 8:32 PM












Q21 Below are images of commercial areas on the DRAFT Projected Land Use Map. Please select all that you feel should be commercial.

Answered: 245 Skipped: 108



ANSWER CHOICES	RESPONSES
 <p>A (1)</p>	67.76% 166
 <p>B (2)</p>	68.16% 167
 <p>C (3)</p>	62.45% 153
 <p>D (4)</p>	73.88% 181
 <p>E (5)</p>	81.63% 200
 <p>F (6)</p>	42.86% 105
 <p>G (7)</p>	55.51% 136

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	H (8)	41.63%	102
	I (9)	28.16%	69
	J (10)	31.02%	76
	K (11)	50.20%	123
	L (12)	11.02%	27
	M (13)	11.02%	27
	N (14)	53.06%	130
	O (15)	17.96%	44
	P (16)	10.61%	26
	Q (17)	15.51%	38
	R (18)	24.90%	61
None of the Above (19)		10.61%	26
Total Respondents: 245			

BASIC STATISTICS

Minimum 1.00	Maximum 19.00	Median 6.00	Mean 7.34	Standard Deviation 4.97
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#	PLEASE PROVIDE YOUR THOUGHTS ON ANY OF THE ABOVE PROPERTIES YOU DID NOT SELECT OR ON ADDITIONAL PROPERTIES YOU BELIEVE SHOULD BE CONSIDERED FOR COMMERCIAL	DATE
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1	Seems like your big plan here is attracting commercial business. More houses, dwellings, especially high impact residential brings more people to attract business. That's not really what South Weber is all about and most residents will tell you that's why they live here in the first place. You have existing homes on areas O,P,Q with multiple lots. If those areas are rezoned and you have one landowner opt to sell but not the neighboring properties that will create a big fight and major problems and issues. I know we all say "not in my back yard" but change is inevitable. We just need to do it right (the first time) and how our residents want it done. NOT outside developers, contractors and realtors.	10/11/2019 11:59 PM
2	Any businesses that move into our city should be limited in height to two stories, and architecture, in order to protect the views of our residents and to keep the look and feel of our small town.	10/11/2019 11:55 PM
3	All properties are possibilities but the city must respect the land owners wishes or buy them out at their request.	10/11/2019 11:48 PM
4	I don't know about the pit. I would like to have it studied to determine what the best use of it would be.	10/11/2019 11:44 PM
5	Commercial use in South Weber should be very minimal. The commercial use near Maverik off the 89 works well and causes little disturbances/hazards to residences as there are land features and the charter school buffering the traffic, noise, and unsightliness.	10/11/2019 11:19 PM
6	LMNOPQR should NOT be commercial! Section Q is part of our property, if it does become commercial we expect a payment of fair market value of the portion of property from South Weber City. This is a property that we have just built our dream home on and planned on living in for the next 40 years, however South Weber may lose not one but many of its newest citizens over this commercialization. We have spoken with many of our new neighbors in the town homes and on 6650 and they feel the same way. As to section N, if any, become commercial we ask that it have restrictions on it. No truck stops. If it does become commercial maybe a LOCAL grocery store, not a walmart!	10/11/2019 10:21 PM
7	No more High density we have enough for requirements already !	10/11/2019 9:44 PM
8	It is difficult to express an opinion on where commercial should be placed. The citizen's who live right near the area should have their opinions hold the most value. I am opposed to commercial on the future proposed intersection on 7200 S and SW Drive. It is a blind curve and the citizens who live on the northside of South Weber Drive do not want the south bench road going through their land and showing on the general plan as anything but agricultural to keep the farms working and to keep developers from hounding them because the city plan shows the road going through it.	10/11/2019 9:43 PM
9	Keep commercial to the area around Maverick. NO MORE STOP LIGHTS! NO MORE GAS STATIONS. No commercial near 475. And especially, remove the commercial DOTS on the SBD!!!!!!! The idea of this makes me furious. It is literally ruining everything wonderful about this small city.	10/11/2019 9:25 PM
10	Plans should include the eventual flooding of both the Staker Parsons and the Geneva gravel pits. Other Commercial development should be primarily located adjacent to the 2 "Freeway" interchanges. Other businesses with minimal points of public contact should be allowed in their current locations and by future development in suitable locations within the city. The demise of "Ray's" sets a fine example of the evolutionary change in South Weber and should be applied as guidance for future plans.	10/11/2019 9:07 PM
11	We don't need any additional commercial. The city can't support much more than what currently exists and it took years to even get those finally full. One being a insurance office?! We don't have the ability to support it. We're 5 to 10 min from major shopping in 2 directions.	10/11/2019 9:07 PM
12	The South Bench Drive intersections are too residential that a business would not survive long term. (L&M) the rest could potentially be commercial if a proposal comes specifically to the city for rezoning, that way the city could decide if that type of business is a fit for the community, ie, so we dont have another "loft's situation"	10/11/2019 8:51 PM
13	High Density Housing should not be allowed along the frontage road. This would be a safety concern.	10/11/2019 7:41 PM
14	Stop lights on south weber drive on blind corners is stupid. No lights should ever be on south weber dr .	10/11/2019 4:14 PM
15	And to reiterate, STRONGLY DISAGREE with commercial development on the frontage road. Reasons already stated previously.	10/11/2019 4:14 PM
16	In regard to the ones no selected, too much traffic impact on the roads they are on.	10/11/2019 3:50 PM

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17	NO ADDITIONAL THOUGHTS.	10/11/2019 3:28 PM
18	I would keep all commercial land as close to freeway on/off ramps as possible to prevent unnecessary traffic through the city and also help give the commercial businesses a chance.	10/11/2019 3:25 PM
19	No commercial properties should be allowed within the center of the city. They need to be next to the highways only near I-84 and I-89. I disagree with the need for Traffic Signals along South Weber Drive as well.	10/11/2019 3:24 PM
20	Current Land Owners rights need to be respected and the amount of sustainable Commercial Development in South Weber Needs to be fully vetted before any funds are designated from the City for any Commercial Development.	10/11/2019 1:06 PM
21	i don't want any mixed use. No clear definition. Looks like the new CO Pits should be recreational. I feel like we the citizens should not be making decisions on other peoples properties, especially when the city has not asked them their desires...Not right...	10/11/2019 11:58 AM
22	Not without specific approval of residents of each area/neighborhood!	10/11/2019 11:37 AM
23	I chose areas that I feel seem like good choices. Any area that I know would be too close or impact residences badly I left out.	10/11/2019 11:25 AM
24	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, commercial, etc	10/11/2019 11:23 AM
25	I believe business development on the future roads between South Weber and Layton should be minimized. Other than that, the options I have selected above I am okay with commercial. I think it should be focused closer to the freeway/highway areas, not straying too far inwards.	10/11/2019 11:22 AM
26	I feel that comm. zoning should be allowed only in areas that will have a less impact on residential values,,and have a buffer space adequate between the two zones	10/11/2019 9:54 AM
27	Remove L,M,O,P,Q & R. Have you discussed this with the individual current property owners? are you removing their rights and how will it impact property tax for them.	10/11/2019 9:38 AM
28	I think we do need some commercial. I think it needs to remain on the edge by 89 and 84 and needs to be kept to a minimum. We already live so close to Layton, Riverdale, and South Ogden that we can get commerce by driving 8 minutes. This is one of the reasons South Weber is so great. We live in a great community with the small-town charm but do not have to commute any length of time for commerce or work.	10/11/2019 9:32 AM
29	Please limit all commercial building in our city!!	10/11/2019 9:31 AM
30	Definitely not on the "future road's" off of 475! Those are residential areas! Never a good idea. Keep commercial around the maverick area only!	10/11/2019 9:28 AM
31	We can only support commercial on SW Drive by I-89 on the East of 475.	10/11/2019 9:20 AM
32	Commercial fits nicely on the East end of our city. We LOVE Burly Burger and Maverick!	10/11/2019 9:11 AM
33	I look to cities such as Farmington that I feel have done this best. Commercial on one end of the city -- residential on the other. Our commercial belongs at the major intersections of 89 and 84. This is where you have the most eyeballs and the best chance of successful developments. We use our Maverick / Burly Burger and Little Caesars at least once a week.	10/11/2019 8:54 AM
34	The properties that I selected seem to naturally fit the area it surrounds. I still think that the Mixed Use Overlay needs to be removed until it is defined. There is no way a developer will want to build things in the gravel pits without putting huge eyesore signs to get them noticed. There are plenty of other things that the pits can be used for. Please put it back as recreation! As far as building things around the school I hope we keep in mind that there are children there all day and that what ever is close to the school is well thought out and that the school is even allowed to give input if possible! I understand the need for Commercial in our city, lets do it slowly and smart! It will come! I didn't select the some of the ones by the on and off ramps because I think they are such small parcels, I don't really see what could go there. That might be a great place to do a zeroscape so it looks good and not just an ignored section of land.	10/11/2019 8:49 AM
35	we do not need to overbuild south weber.	10/11/2019 8:18 AM
36	South Bench Drive Should be dead??? Wasn't that made clear at a resent City Council meeting??? Keep commercial away from houses. LIMITED commercial has a place in out city. However, for the most part I am okay with taking my commercial to the surrounding areas/cities to keep South Weber a Neighborhood community.	10/11/2019 5:04 AM

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37	We don't need more commercial land. Not every square foot of the earth needs a building or a parking lot built on it.	10/11/2019 5:03 AM
38	There should not be commercial where SBD will intersect SW drive. That is a very blind corner that will cause major back up and safety issues. That intersection should be removed from the plans.	10/10/2019 10:47 PM
39	Absolutely no commercial in the middle of town - no gas station or light of any kind near 7240 s. This is a terrible corner for visibility between Byram and Cook corner. This is a corner in the middle of a big part of agriculture area in town. The families here have protected their land for over 100 years. There is a reason they stay in South Weber and it's to stay "small" town. Please preserve what makes South Weber so amazing.	10/10/2019 10:29 PM
40	I think a lot of the commercial areas make sense because they are near commercial zoned areas. The last couple are right in the heart of residential neighborhoods. I agree on making room for growth but not right along side a brand new subdivision full of lots of homes and town homes.	10/10/2019 10:27 PM
41	South Weber is a residential community. We don't need businesses. We can easily get to South Ogden, Layton or Riverdale to go shopping.	10/10/2019 10:05 PM
42	On the east end where there is already commercial areas and there is a good separation from the existing houses where new businesses would go it makes the most sense.	10/10/2019 10:03 PM
43	I agree it has been great having Maverik and the few businesses across the street. I am not interested in having a lot of businesses in South Weber. I don't mind driving 5 minutes to a grocery store. I realize the tax benefits, but the impact of turning South Weber into a commercial community is not worth it. If I wanted to live in a city I would move to areas surrounding South Weber. I can see how a similar situation to Maverik might be wanted in the area by 475 E and I84. The residents on that end of town have seen significant changes with all the townhouses, the soccer building and more houses. How do they feel about the increased growth?	10/10/2019 9:48 PM
44	I do not support ANY mixed-use areas of Commercial until it is defined. I ONLY support commercial on the R piece on 475 because it has the proper buffer of commercial, HDH then residential. O, P and Q are surrounded by lower-density residential with no buffer. The impact on these neighborhoods is too great.	10/10/2019 9:20 PM
45	Commercial property should be kept on the east end of the city near US89. There is already the beginnings of a great commercial district there. No need to have it spread to or creep in to other parts of the city.	10/10/2019 9:09 PM
46	I don't agree with the road going behind the posse grounds or any commercial there. That is not the place for commercial property. The road to Layton should never happen. So there is no need to worry about commercial property on those corners.	10/10/2019 8:45 PM
47	H is a terrible place for any commercial activity as it would more than likely require an egress/entry onto 2100E. Would be even worse if the city puts the anticipated traffic light there. The best scenario for this lot is that its purchased by the storage unit owner, and that they expand into this area. This would minimize activity/noise/potential light pollution behind a number of our neighbors homes, preclude traffic congestion and potential safety issues related to the 2100 entryway (which would surely be required).	10/10/2019 8:19 PM
48	High traffic roads should not go in pre-existing neighborhoods. Lands that need preserved should be. Way do you think South Weber has to grow, expend, etc? This idea that we need to "grow or die" is so myopic and self-serving to whoever is writing grants. I write grants. I know you have to "give" up something to get something.... There are many, many people in this community who have untapped talents.... and would gladly give time to preserve what they moved here for. Many of us are waking up to the fact the council, mayor and planning commission aren't about preserving but about expanding in ways to create a disjointed, multilayered city that will not be worth staying in.	10/10/2019 7:40 PM
49	I think area's I and J would be good for high density, not commercial.	10/10/2019 6:50 PM
50	I feel we need more commercial but would rather them being on the out skirts of the city. Easy on and off of the major roads, I-84 & 89. I do not want to see commercial in the residential areas.	10/10/2019 6:23 PM
51	I believe if we have commercial these would be better locations than elsewhere.	10/10/2019 6:20 PM
52	Don't put a gas station in the middle of town. If we need something from the store, Riverdale already takes care of all my commercial needs.	10/10/2019 5:25 PM

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53	The West side of 475 SHOULD NOT be commercialized. We just built our dream home West of 475, and having a commercial-highway zone, literally in our back yard, would completely change the feel of the whole neighborhood. It is just too close to residents to place any type of commercial property. Commercial properties should be placed in areas where residents are not already dwelling.	10/10/2019 4:28 PM
54	I'm open to all these suggestions.	10/10/2019 4:06 PM
55	I really don't want South Weber to turn into Salt Lake City. I moved here for the peace and quiet 30 years ago and would rather it stayed a small rural community!	10/10/2019 2:24 PM
56	The gravel pit should be Commercial Recreation.	10/10/2019 12:33 PM
57	Do nothing. Leave as is!	10/10/2019 8:43 AM
58	In my opinion, if a property doesn't lend itself to residential, because it is at a busy intersection or something, it could be considered for commercial development. Obviously each location is different and should be evaluated on a case by case basis for the impact it will have on the surrounding neighborhood.	10/10/2019 7:44 AM
59	I believe where there is already commercial is not a bad thing, however, more commercial is unnecessary.	10/9/2019 9:50 PM
60	Keep it open..	10/9/2019 9:25 PM
61	I am not in favor of concentrating an extreme amount of effort on bringing commercial enterprise to the city of South Weber. I don't believe we could have enough to help pay for much of the development that may be sought. My vision for the city is to have it remain a quiet rural area or at the most a bed room community.	10/9/2019 7:50 PM
62	Not the little circles. keep by 89 or 84	10/9/2019 6:42 PM
63	I do not agree with South Bench Drive no commercial from L, and M.	10/9/2019 6:24 PM
64	This commercial zoning seems reasonable. It seems like there are currently homes built in some of the areas, but I guess if the older homes could be removed and commercial built, that would be ok. I'm not as hot on the areas in the middle of the city along South Bench Drive at the Old Fort and SW Drive interchanges, but I think future commercial up on the south bench near the Layton connection of South Bench Drive should be investigated, as long as the development can occur in areas that are not landslide prone or possibly land that could be annexed into the city to provide a commercial base away from our residential area.	10/9/2019 3:07 PM
65	You need to not allow mixed use south of the canal on the frontage road . Put it west of Hi Mark on South Weber drive it makes more sense. At very least make the development have 200 parking spots to contain the parking for that property to that property. And require them to lower the impact to that area to two stories. You make the rules and building requirements.	10/9/2019 1:49 PM
66	I didn't select any mixed use because I don't think it is useful to our city. And since it isn't defined, it's hard to know what to choose. C; If that park and ride is zoned commercial, does that mean we are considering moving or removing the park and ride? O. This is butting up against a 55+ community. There is no buffer. This should not be commercial, same with P and Q.	10/8/2019 10:52 PM
67	I think commercial lands if needed should be separate From the housing community. The problem is too much commercial property will lead to much more traffic congestion. Leave the commercial areas near the freeways where there is easy in and out access. The further you go up west on south Weber drive you will get lots more congestion and traffic	10/8/2019 10:18 PM
68	J -would be a great spot for more High Density	10/8/2019 8:50 PM
69	It would be interesting to see the plan as to how the gravel pit (K) would be used for commercial properties.	10/8/2019 5:36 PM
70	Please put in a school zone by Highmark before adding any commercial properties! Protect our kids! Also, a walking path behind Maverick to connect the school with the frontage road so that kids aren't walking through the Maverick parking lot like they are now.	10/8/2019 5:20 PM
71	I think to survive commercially in SW it will need to be only at the entrances and exits of the city and not a lot.	10/8/2019 1:45 PM

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72	It depends on the type of businesses added to the community and if they will share tax burden. Environmentally friendly businesses are welcome but we do not need additional businesses that produce toxic waste. The existing empty building on South Weber Drive (south side) should be refurbished and used as commercial business.	10/8/2019 11:13 AM
73	Commercial property should be kept to an absolute minimum to maintain the atmosphere of South Weber City!	10/8/2019 10:23 AM
74	Stop south bench drive, no mixed use or high density.	10/8/2019 9:21 AM
75	We feel concerned for some of the commercial areas we did not select have current houses there. Also we feel concerned putting businesses directly next to high mark to the west as kids would have to walk by the businesses to get home. If the trail to high mark get approved then businesses there should not be as big of an issue.	10/7/2019 11:35 PM
76	The Maverik and Business park seems to be a fine place for more business. However, I've been to city meetings where I was told the Maverik and other Business didn't contribute enough money, which is why we needed to raise taxes. If that's true, why are we catering/inviting businesses at all? The city's double talk needs to stop immediately and tell the truth. Either the existing businesses and future businesses provide tax revenue or they do not. If they do not, then the city needs to stop pushing for businesses. There are currently no businesses on the 84 & 475 residential area - at least not to the Maverik level. Let's not make two business centers in a residential community.	10/7/2019 9:25 PM
77	We do not "need" more commercial. We don't need any more "Burger Kings" -- leave that to Uintah and quit coveting the taxes. If we truly "need" to comply with MIH imposed regulations by building more high density housing, then the Staker Gravel Pit is the place to put them -- fill the eyesore with an eyesore. At least there will be less dust.	10/7/2019 9:18 PM
78	MAPS G / H: Would be open to mixed-use if it were done tastefully and would bring in responsible tenants. Maybe high-end residential over high-end businesses (non-fast-food restaurants, non-franchised stores/markets, etc.). South Weber has a chance to "Shine" - better than Ogden - and that chance is currently taking place. DO NOT miss our opportunity to be that premiere city. Our city should be known as the "GATEWAY TO ADVENTURE" - Skiing, Hiking, Camping, Fishing, Biking, Hunting - Because, all begin at the edges of South Weber!	10/7/2019 6:02 PM
79	Lines 781-782: Regarding the abandoned, failed business(es) across the street from the city offices (formerly Ray's), do something with the property or at least tear down the dilapidated building.	10/7/2019 4:55 PM
80	I wonder why we're voting on this survey about commercial areas around South Bench Drive, when South Bench Drive is just 'proposed' at this point? Again, let's slow down on the development. South Weber is a bedroom community. I don't mind shopping at all in Riverdale or Layton. Let's not over-grow our small rural community. Let's keep it a "hidden gem."	10/6/2019 8:54 PM
81	The commercial area should not be in small places here and small places there. Commercial should be located all in the same area.	10/6/2019 10:42 AM
82	Need to try to bring in some established chains. We have better access because of ramps versus intersections.	10/5/2019 8:54 PM
83	As someone who lives on Old Fort Rd I am very opposed to any commercial property near it. It would bring unnecessary traffic into our neighborhood and cause safety concerns as well.	10/5/2019 2:37 PM
84	All commercial Properties should remain extremely close to the main traffic points, preferably 89 to help eliminate traffic flowing into the city of South Weber. Very concerned about the additional road being put in near the entrance of I-84 near Posse Grounds, as that leads directly into our neighborhood. (DR Horton Homes) Our neighborhood is full of children, who play outside. Increased traffic is extremely concerning for our children. I feel as though making it a commercial area, ON TOP of the soon to be connected roads will fill our neighborhood with people trying to get to and from that area.	10/4/2019 8:47 PM
85	The city should aggressively pursue all proposed commercial zones. We need to create more tax revenue and close proximity shopping, eating and fuel alternatives as well as provide our citizens for opportunities to work near where they live.	10/4/2019 7:50 PM
86	I think the more commercial property the better! Huge tax revenue!! And really convenient for residents.	10/4/2019 5:10 PM
87	I think we have enough commercial. We're good! I don't mind driving to S. Ogden or E. Layton to go grocery shopping.	10/4/2019 9:06 AM

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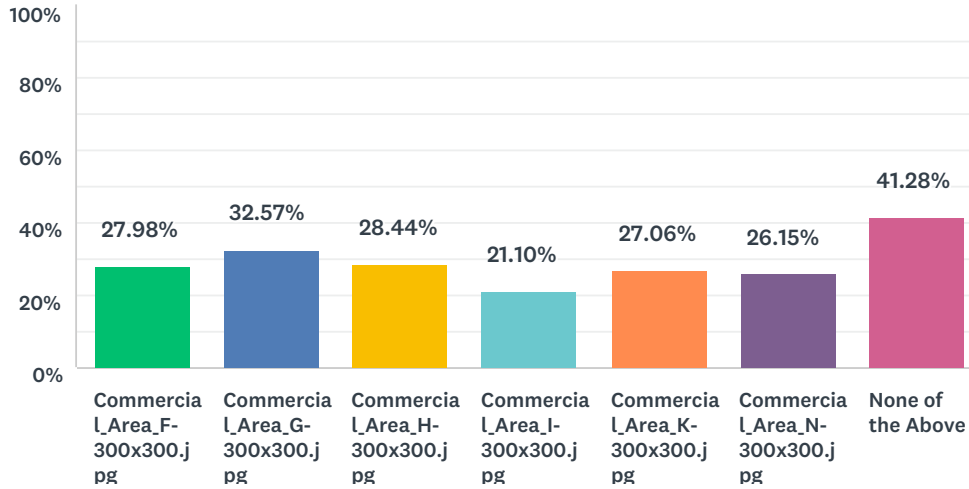
88	Keep commercial out of the residential areas. Get rid of the gravel puts.	10/3/2019 10:23 PM
89	These are the areas that are perfect for commercial and potential mixed use, with the exception of intersections of South Bench drive, etc. I think you have done a nice job locating most of these zones.	10/3/2019 9:02 PM
90	Any development should be done with removal of the gravel pits with reclamation of the Area. That is the ideal place to put in any low/mid income housing and business development	10/3/2019 7:54 PM
91	I think that's more than enough ideas for commercial. Let's keep it isolated for the most part to the gravel pit area. Maybe one more spot west of Maverik. South Weber doesn't need to be Riverdale. We're lucky to have quick, convenient access to many businesses without having the negative impact in our community.	10/3/2019 6:50 PM
92	If we need more commercial I think it should be close to I84 or Hwy 89. Easy on/off access for consumers. They don't need to "come down into our city".	10/3/2019 6:26 PM
93	I am disappointed in the process the planning commission used to decide where to put commercial property. They might have just as well thrown darts at a board. Why not ask the property owners if they want commercial property? What direction do they see for their property? We have farmers who want to protect their farms. Why not protect the rights of the property owners who do not want commercial designation for their property.	10/3/2019 3:50 PM
94	C. Should be retained as Park and Ride J-K-I Convert to High Density Housing O-P-Q-R Convert to High Density HousingK	10/3/2019 10:18 AM
95	No commercial properties near Old Fort Road. There are so many children in our neighborhood and the increased traffic will be so unsafe. It will change the feel of our neighborhood. It would be contrary to the goals of the General Plan "Character of the Community" . Commercial property near our neighborhood would destroy my trust in the city and negatively affect my family's lives.	10/2/2019 7:22 PM
96	I don't agree with connecting S1550E with S1900S but I agree with connecting S1550E with Layton.	10/2/2019 6:23 PM
97	I will not select anything with commercial overlay it's just to risky. Let's not let our city get Hoodwinked again As far as the Pitts I say put it back to recreational	10/2/2019 12:09 PM
98	Keep your commercial zones close to I84 exit and hwy 89 exit out of residential areas	10/2/2019 7:43 AM
99	I feel we should keep our commercial areas to a minimum. I am especially opposed to I, J K, L & M.	10/1/2019 3:33 PM
100	Use common senses. What do the people want and the developers and a few want get rich citizens.	10/1/2019 8:00 AM
101	My main concern is the projection of commercial zoning over present residential zoning. Which to a great extent limits the ability of the property owner. Once again elimination of the present culture of our city.	9/30/2019 7:15 PM
102	South Weber is a great place to live. We live minutes from Sams club, 3 walmarts, target, home depot, mcdonalds, carwashes etc. People are not going to come here to do business. If we're so desperate for money our city government should be more fiscally responsible. Also, business in the pits?? Did an 8 yr old make up these plans?	9/28/2019 4:12 PM
103	I do not approve of South Bench Drive and the commercial locations along that is insanely without merit. It is obvious that whoever developed this plan thought that this would be a main thoroughfare. South Weber is absolutely against this. This will hinder the sell of residential property in the area and has caused great contention with current owners.	9/28/2019 11:50 AM
104	I did not select the gravel pit area because I would still like to see the city explore the possibility of obtaining grants to line the pit with material to reduce the permeability and create a lake which could be used for commercial recreation and businesses that cater to recreation.	9/26/2019 7:24 PM
105	Commercial properties should not extend onto three frontage road, so quiet residential areas can be maintained.	9/25/2019 9:17 PM







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106	<p>F: I believe this could be commercial, but I didn't select it because of the mixed-use overlay on it. (Again, "mixed-use" has never been adequately defined). G: Again, I disagree with the mixed-use. That property could easily be commercial, however. H: No mixed-use here, either, though it could be commercial. I: Same thing, the mixed-use ambiguity, though it could be commercial. J: Aren't these currently existing homes?? K: I believe the best use of this land would be commercial recreation. L: I strongly disagree that this should be commercial, and I disagree with the proposed South Bench Drive, as well. M: Disagree...putting commercial so far into the city makes no sense. N: Again, I don't like the mixed-use overlay here. It should be commercial, but I don't like the "mixed-use".</p>	9/25/2019 3:21 PM
107	<p>Can we forgo mixed use commercial!? We have so much commercial within easy access only minutes away! Do we really want the traffic, new infrastructure, influx of people into our residential areas? Can we wait at least, until Parsons is done using the gravel pit? Then start thinking about a lake there first. Can we budget better so that we aren't building mixed use commercial, only to find that it is false economy and will cost us so much more in roads, police, fire protection, not to mention schools if we do condos and townhomes in every small unusable space? How about leaving or making these areas green space and wait a few years before we commit to something that we may regret. Just because every other city is destroying their town doesn't mean we have to follow suit blindly. Linda Marvel</p>	9/23/2019 9:37 PM
108	<p>Any of the ones i didn't mark I think are getting too close to residents homes and would put their properties at risk of losing value. The two intersections shouldn't be commercial because they are right in the middle of residential neighborhoods.</p>	9/13/2019 4:50 PM

Q22 Below are images of commercial areas with a "mixed use" overlay proposed on the DRAFT Projected Land Use Map. Please select all that you feel should be commercial.Mixed-Use is defined as property allowing both commercial and residential units on the same property.

Answered: 218 Skipped: 135



ANSWER CHOICES	RESPONSES
 F (1)	27.98% 61
 G (2)	32.57% 71
 H (3)	28.44% 62
 I (4)	21.10% 46
 K (5)	27.06% 59
 N (6)	26.15% 57
None of the Above (7)	41.28% 90
Total Respondents: 218	

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BASIC STATISTICS				
Minimum 1.00	Maximum 7.00	Median 4.00	Mean 4.13	Standard Deviation 2.11
#	PLEASE PROVIDE YOUR THOUGHTS ON ANY OF THE ABOVE PROPERTIES YOU DID NOT SELECT OR ON ADDITIONAL PROPERTIES YOU BELIEVE SHOULD BE CONSIDERED FOR MIXED-USE	DATE		
1	Any businesses/homes that move into this area of our city should be limited in height to two stories, and architecture, in order to protect the views of our residents and to keep the look and feel of our small town.	10/11/2019 11:55 PM		
2	I'm not understanding mixed use in South Weber. I see it in places where it never looks to have been viable	10/11/2019 11:36 PM		
3	There should be no mixed-use properties in South Weber. This type of property fit well in big cities or small cities that attract tourists.	10/11/2019 11:19 PM		
4	Please refer to comments above	10/11/2019 10:21 PM		
5	Again why the mixed use designation . we could end up with Undesired developments proposals that could not be denied. example someone could put a garbage dump in the property! or worse!	10/11/2019 9:44 PM		
6	I am opposed to Mixed Use Overlay being on any part of the general plan as it seems the possible scenario of the lofts that were zoned c/o is just waiting to happen. With the amount of angst that one ill zoned property has caused the citizens of South Weber, all of the "unknowns" about mixed use will definitely compound that angst.	10/11/2019 9:43 PM		
7	No mixed use.	10/11/2019 9:25 PM		
8	See previous comment.	10/11/2019 9:07 PM		
9	It is not specific enough in definition to protect the city and residents	10/11/2019 9:07 PM		
10	Mixed use shouldn't be in our city.	10/11/2019 6:51 PM		
11	Too many of these areas are stuck in the middle of residential housing and really should not be turned into commercial. Next putting everything on the east and of South Weber there's no way to support the traffic coming in and out but that kind of industrial build-up would create. There's already enough traffic problems in that area just from the impact of the school and the Maverick. Commercial build up should not be plopped in the middle of our residential areas. Unfortunately looking at this map a lot of people have dollar signs in their eyes and no foresight	10/11/2019 5:29 PM		
12	No	10/11/2019 4:14 PM		
13	If the Staker Parson gravel pit is developed after future closure, the exits and entrances to Highway 89 would need to be revamped and improved. The swell of the overpass makes it difficult to see oncoming traffic. During rush hour, the exits off Highway 89 are horribly congested. Again STRONGLY DISAGREE with commercial development along the frontage roads. Reasons listed elsewhere.	10/11/2019 4:14 PM		
14	overload to South Weber Drive	10/11/2019 3:50 PM		
15	No mixed use	10/11/2019 3:38 PM		
16	I DON'T LIKE THE IDEA OF COMMERCIAL & RESIDENTIAL IN SAME AREA	10/11/2019 3:28 PM		
17	I strongly disagree with mixed-use properties.	10/11/2019 3:25 PM		
18	Without a clear definition of what Mixed-Use Zoning would entail, it is very difficult to respond with what areas could be a good fit for the city. Things that are needing to be defined with regards to Mixed use in South weber is total number of Units per acre - percentage of Commercial to Residential - what gets built up first - or are residential and commercial required to be built together - does interested commercial options need to be established before anything gets started that's in keeping with South Weber's plans to preserve charm and character.	10/11/2019 1:06 PM		
19	No mixed use....to easy to end up like the lofts.....no no no	10/11/2019 11:58 AM		
20	Not without specific input and approval of residents that will be directly affected	10/11/2019 11:37 AM		
21	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, commercial, mixed use, etc	10/11/2019 11:23 AM		

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22	I am not okay with mixed use. This option does not make sense for South Weber. Either commercial or residential. Not both.	10/11/2019 11:22 AM
23	I think mixed use in these areas would be great	10/11/2019 10:48 AM
24	Needs specific city ordinances and codes defining its use. Once the zoning change is approved if there are no specific definitions in place the developer can do whatever they would like to make money.	10/11/2019 10:38 AM
25	South Weber is not a good place for Mixed-Use. It took years to fill the commercial property across from Maverick. We don't have good access to mass transit, so mixed-use really doesn't make sense for our city.	10/11/2019 9:51 AM
26	No mixed use	10/11/2019 9:38 AM
27	I feel like the options we have are sufficient, why do we need more commercial, places like mountain green do not have numerous condos, and they have a much larger area than south Weber!	10/11/2019 9:28 AM
28	No mix of commercial and housing.	10/11/2019 9:20 AM
29	Mixed use can work and could help to support a business.	10/11/2019 9:11 AM
30	Again - this areas are fine to be commercial or commercial over-lay. They are in the appropriate areas to succeed.	10/11/2019 8:54 AM
31	When Mixed-Use is clearly defined... these might be the perfect places for it. If it isn't a sight hindrance for the homes around it.	10/11/2019 8:49 AM
32	I do not like mixed-use	10/11/2019 8:18 AM
33	We need to better define mixed use.	10/11/2019 7:41 AM
34	I will not vote on Mixed use until it is more clearly defined.	10/11/2019 5:04 AM
35	Residential and commercial but not high density.	10/10/2019 10:47 PM
36	don't believe these should be mix	10/10/2019 10:46 PM
37	Mixed use could end up with more large apartments, etc. This leaves us open for businesses coming in that may not be good for SW.	10/10/2019 10:29 PM
38	What sort of mixed use are you describing?	10/10/2019 10:17 PM
39	Still feel that there should be some specific guidelines for mixed use.	10/10/2019 10:02 PM
40	I think this idea of mixed use has already been voted down, correct?	10/10/2019 9:48 PM

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41	<p>In regards to mixed-use: If adopted, I feel there are only TWO locations in the city that are viable. The land between the Charter School and the Storage Unit on SWD and the Commercial Property at I-89 and 475. I think it is pre-mature to re-zone the Staker-Parson Gravel Pit to Commercial/Mixed Use. We have no idea if we can create that type of development there safely or if it would be profitable for the city. I think this should remain Recreation and a special committee should be formed under the planning commission just to look at options there. The other two potential lots are small in -terms of acreage- for large scale commercial development. 10.73 of SWD and 18 acres at 1-89 and these lots are precious resources in our city. I don't think a single grocery store or a large big-box store is an option or we would already have them. So that leaves landowners with very few choices to develop these properties. I don't believe that HDH should be used as "carrot" to attract developers, as our city planner suggested, but I do think we can implement planning tools to help these lots develop in ways that fit the needs of the citizens and attract developers. Mixed-Use is one of these tools and also Form-Based Planning. I ask the city council to make sure when defining Mixed-Use we do not repeat the mistakes of the C-O zone! It is pointless to remove one code only to replace it with another that creates the exact same problems. Change from 25 to 8 units per acre, double the amount of green, Do NOT allow shared parking! Shared parking is what is allowing the Lofts to squeeze too much on 3 acres, only allow 2 stories, DO NOT restrict business hours, 6 ft sidewalks, larger park strips for TREES not just rocks and plants, large storefront entrances, patios, and hidden parking. We can demand only the highest quality of building materials as well. Form-based planning, as described to me by Taylor Walton, is most likely our best option to attract the type of development that blends commercial with housing and allows the city to keep the development under control and make something special. Conditional Use permits and our current zoning codes have proved in-effective and we need a better way to control the build quality in our city. The "barrack" style townhomes on the West end are an example of a lost opportunity to create a special townhome community for our residents. As I was researching HDH in other cities something as simple as adding that every condo or townhome has to have a 2 car garage into our code can drastically change the feel and look of a community. We should never be using "standard" zones in our city. We are a "hidden gem" and our zoning codes should reflect that.</p>	10/10/2019 9:20 PM
42	Again, keep the commercial development on the east end of the city.	10/10/2019 9:09 PM
43	Mixed use should not be allowed in south weber period.	10/10/2019 8:45 PM
44	<p>F-G-H ought not be considered for mixed use. In regards to G: SW drive is becoming busier by the week. These unknown number of residences (20-30-40 or maybe 76?????) would exit directly on a busy street. What green space would the kids use? The grounds of a private charter school?. would the school allow this? The berm on the other side of the street blocking the pit? would the kids walk west across 2100E via the traffic light into the Cambridge Crossing Apartments to use the park to the west of them? The same case could be made for the other sections. Again, too many unknowns: 1) how many units is the council willing to acquiesce to? 2) where will children play since all these properties face heavy traffic?. I'm skeptical that mixed use is code now in South Weber for HIGH DENSITY after seeing what's contemplated for S2700 E.</p>	10/10/2019 8:19 PM
45	No stop lights on south Weber dr on blind corners. They should never be on South Weber dr!	10/10/2019 7:59 PM
46	I ditto whatever Haley Alberts says!	10/10/2019 7:40 PM
47	I do not think commercial and residential should be mixed. Keep the commercial on the out skirts!	10/10/2019 6:23 PM
48	Small town feel please.	10/10/2019 5:25 PM
49	It would be better for the gravel pit to be Commercial Recreation.	10/10/2019 12:33 PM
50	I like the mixed use on the edge of town not in the middle	10/9/2019 6:42 PM
51	I know mixed use is a big swear word in SW right now, but if these areas can provide the required and needed low to moderate income housing, it is probably needed for our growing population. If it ends up being expensive high-end mixed use, then maybe we shouldn't consider it. Why add a lot of population in these areas if it is still very expensive and doesn't help us meet the state mandate?	10/9/2019 3:07 PM
52	I do not support adding high density in these areas and that is the only kind of housing that would be offered in these commercial areas.	10/9/2019 11:54 AM
53	Mixed use needs a definition.	10/8/2019 10:52 PM
54	I'm worried about commercial causing traffic Jams and allowing more housing along those same areas will make things a lot worse	10/8/2019 10:18 PM

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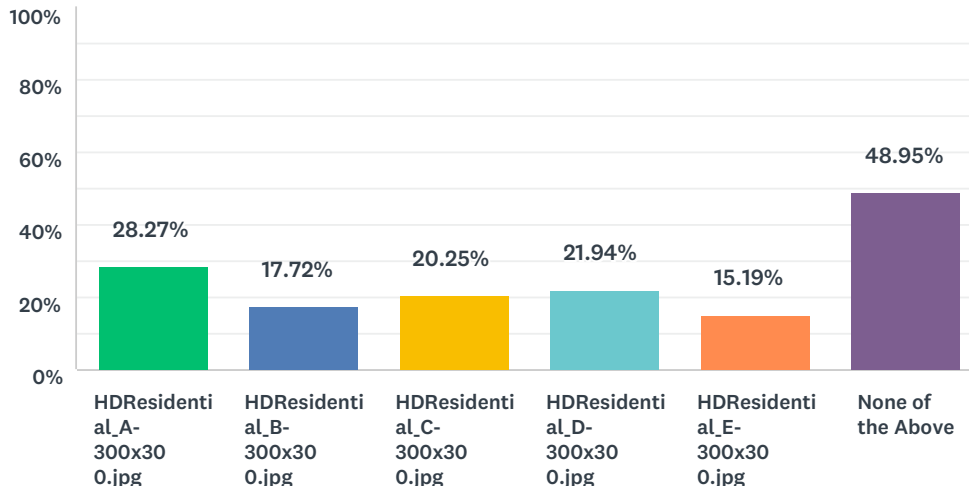
55	I'm personally opposed to mixed use due to the location of South Weber and its connection to neighboring cities. Mixed use would require more of a transportation infrastructure that would be more conducive to public transportation.	10/8/2019 8:51 PM
56	No mixed use necessary	10/8/2019 8:12 PM
57	It would be interesting to see the plan as to how the gravel pit (K) would be used for mixed use properties.	10/8/2019 5:36 PM
58	we don't have this definition. I am reluctant to end up with any more loft-type developments and have lost trust in our City planner and developer not to abuse this in favor of landowners to the detriment of citizens.	10/8/2019 5:25 PM
59	Not a big fan of mixed use.	10/8/2019 1:45 PM
60	Transportation infrastructure is not adequate for this much mixed use. It is not adequate for this much commercial either. More growth brings more traffic and the demise of our rural atmosphere. This dilemma makes me believe we should put a moratorium on growth and continue to be an exclusive community.	10/8/2019 1:00 PM
61	Please let the residential stay away from commercial as much as possible. It's ear to hear the birds, commercial traffic does not allow for that.	10/8/2019 11:13 AM
62	Mixed use should also be avoided in a residential community!	10/8/2019 10:23 AM
63	None should be mixed use. Unclear name that allows to much freedom for the planner to do whatever they want and increase high density.	10/8/2019 9:21 AM
64	Residential and Businesses don't mix. It causes fatalities and upset residents. Don't believe me? Ask those residents who live on Hill Field Road in layton. While you are talking to them, ask why they haven't moved if the noise, crime, and traffic are so bad. They can't because their house value has dropped too low to go anywhere else.	10/7/2019 9:25 PM
65	Mixed use is NEVER a good idea! Bountiful, South Jordan, Riverton, Herriman, and a dozen other communities can attest to that. Sorry, but the SWC infrastructure just won't allow for it. Mixed use is something that should have been planned for in the early 1990's when there was still adequate space for roadway expansion and tennant parking. That ship has sailed away...in a cloud of Staker dust.	10/7/2019 9:18 PM
66	I would be open to mixed-use in any of these areas, that is, if it were done tastefully and would bring in responsible tenants. Maybe high-end residential over high-end businesses (non-fast-food restaurants, non-franchised stores/markets, etc.). South Weber has a chance to "Shine" - better than that of Ogden - and that chance is currently taking place. DO NOT miss our opportunity to be that premiere city. Our city should be known as the "GATEWAY TO ADVENTURE" - Skiing, Hiking, Camping, Fishing, Biking, Hunting - Because, all begin at the edges of South Weber!	10/7/2019 6:02 PM
67	Again, why are we voting when we don't even have a definite definition of what Mixed Use really entails? I'm for keeping commerical development small and separate from residential.	10/6/2019 8:54 PM
68	If the city changes zoning to free form then I'll consider what goes on a parcel, until that time I do not trust what you will do on mixed us areas so I'm marking no.	10/6/2019 8:32 PM
69	The Staker Parson Gravel Pit should be considered recational	10/6/2019 10:42 AM
70	Commercial and residential should be maintained as separate developments.	10/5/2019 10:55 PM
71	Not a fan of high density. That's not South Weber	10/5/2019 8:54 PM
72	I am opposed to any mixed use property.	10/5/2019 2:37 PM
73	No mixed use	10/4/2019 11:07 PM
74	Where will everyone park for Mixed use properties?	10/4/2019 8:47 PM
75	The more mixed use land we have the better! Get commercial areas and build dwellings above them that fit under low income housing or high density housing.	10/4/2019 5:10 PM
76	No comments.	10/4/2019 4:41 PM
77	No mix use please. Too much margin for developer to create an overload of traffic and business conducted on property. Need to be one or the other. No mix use.	10/4/2019 9:42 AM
78	I think High Density housing in a hole next to a river is a ludicrous idea.	10/4/2019 9:28 AM






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79	I do not support mixed use AT ALL in South Weber.	10/4/2019 9:06 AM
80	I think these would be fine for mixed use.	10/3/2019 9:02 PM
81	Gravel pits would be an excellent place for a developer to build mixed use	10/3/2019 7:54 PM
82	N/A	10/3/2019 6:50 PM
83	The idea of putting the gravel pit into Mixed Use is a bad idea. The sewer line would have to pump the sewer out of the pit. Insurance companies would not offer policies on residents next to the river which could flood the gravel pit. (Hopefully) The Gravel Pit should be rezoned to recreational property. If some Commercial or light Industrial come in that could be beneficial. We had a boat store. We could have R.V.'s for sale. Too bad we didn't get Cabela's at the Gateway to Weber Canyon.	10/3/2019 3:50 PM
84	K and N should remain commercial but not mixed use. F,G,H,I could be commercial with mixed use.	10/3/2019 10:18 AM
85	South side of SW drive between school and storage units should be mixed-use	10/3/2019 9:47 AM
86	I don't agree with connecting S1550E with S1900S but I agree with connecting S1550E with Layton.	10/2/2019 6:23 PM
87	Mixed used not for me Gravel Pitt recreational	10/2/2019 12:09 PM
88	I don't like the idea of mixed use overlay for the same reason I don't want multi unit housing it sounds like a cover for multi unit either or situation keep it commercial if you want commercial	10/2/2019 7:43 AM
89	We do NOT have a definition of mixed use. Please remove from plan until decided.	10/1/2019 3:33 PM
90	Not in favor of mix use properties except in special cases.	10/1/2019 8:00 AM
91	I'm not a proponent of mixed-use, high-density housing for our community.	9/30/2019 1:43 PM
92	Get rid of all mixed use overlay!	9/28/2019 4:12 PM
93	We should limit mixed use to a certain number of dwellings for the time being. I believe these types of units are a fad and may fade in the future to being much less desirable. If it does have staying power than we can look at them again in 5 years or as they come up.	9/28/2019 11:50 AM
94	I do not want any more mixed-use along the frontage road behind Maverik. That's how The Lofts on Deer Run were approved. Other than west of High Mark Charter School, I don't see an area that I would approve of mixed-use.	9/26/2019 7:24 PM
95	Again HD mixed use should be kept along major road ways as to not impact quite residential space.	9/25/2019 9:17 PM
96	I don't think mixed-use belongs in our city. I think all of these properties (except the gravel pit K) could be commercial without the mixed use overlay. I believe the best use of the gravel pit is commercial recreation.	9/25/2019 3:21 PM
97	Can we forgo commercial.? We have so much commercial within easy access only minutes away! Do we really want the traffic, new infrastructure, influx of people into our residential areas? Can we wait at least, until Parsons is done using the gravel pit? Then start thinking about commercial there first. Can we budget better so that we aren't building commercial, only to find that it is false economy and will cost us so much more in roads, police, fire protection, not to mention schools if we do condos and townhomes in every small unusable space? How about leaving or making these areas green space and wait a few years before we commit to something that we may regret. Just because every other city is destroying their town doesn't mean we have to follow suit blindly. Linda Marvel	9/23/2019 9:37 PM
98	I don't think that any property in South Weber should be marked with a Mixed Use Overlay because it isn't defined. They could put anything there and we wouldn't have any say. It needs to be crystal clear before it is put on the GP.	9/13/2019 4:50 PM

Q23 Below are images of high-density residential areas on the DRAFT Projected Land Use Map. Please select all that you feel should be high-density. High-Density is defined in city code as no greater than 13 units per acre

Answered: 237 Skipped: 116



ANSWER CHOICES		RESPONSES	
 A (1)		28.27%	67
 B (2)		17.72%	42
 C (3)		20.25%	48
 D (4)		21.94%	52
 E (5)		15.19%	36
None of the Above (6)		48.95%	116
Total Respondents: 237			

BASIC STATISTICS				
Minimum	Maximum	Median	Mean	Standard Deviation
1.00	6.00	4.00	3.82	1.90

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#	PLEASE PROVIDE YOUR THOUGHTS ON ANY OF THE ABOVE PROPERTIES YOU DID NOT SELECT OR ON ADDITIONAL PROPERTIES YOU BELIEVE SHOULD BE CONSIDERED FOR HIGH-DENSITY RESIDENTIAL	DATE
1	Any homes that move into this area of our city should be limited in height to two stories, and architecture, in order to protect the views of our residents and to keep the look and feel of our small town.	10/11/2019 11:55 PM
2	I will plead again to not make Ray's and the city hall property high density. We live right here in the community with the large town home grouping. The roads are covered in cars - ALWAYS. This is the school zone - a blind corner and a neighborhood pleading with you for the land to be developed like the beautiful building that gives the appearance of a series of single-family homes.	10/11/2019 11:45 PM
3	I don't like placing high density on top of existing homes.	10/11/2019 11:44 PM
4	A) I don't understand how it got it's shape and seems odd. D&E) seem like odd spots as well	10/11/2019 11:36 PM
5	D would be a terrible spot, in the middle of the city for high density property. There is already a lot of traffic coming in and out of that area due to the townhomes that already exist close by. It's just a bad spot for so much more traffic.	10/11/2019 11:34 PM
6	We have already introduced plenty of high density housing for our small city. No more HDH!!!	10/11/2019 11:02 PM
7	We do not need more High density in South weber we have met state requirements and do not need this in our city!	10/11/2019 9:44 PM
8	High Density is not needed in South Weber and does not fit with the Master Goal of South Weber. The HDH proposed on the east side of hwy 89 is out of place with what the rest of that area is.	10/11/2019 9:43 PM
9	I really don't want any more high density residential in South Weber	10/11/2019 9:36 PM
10	We have to be concious of ther amount of traffic it will bring to the areas. Keeping them on ther far east and far west sides of town.	10/11/2019 9:34 PM
11	No more HDH. You are trying to pack as many people as possible into this town, causing a need for another major road. Keep the town small, and the roads we have are sufficient. We are a small farming community!!!! I am fine with small affordable homes. I love the community along canyon view drive. Those older homes are affordable. Duplexes are fine. We do not need any more town homes, apartments and the damage done by allowing the disaster called the "LOFTS" is already a huge mistake. Please stop damaging our city with these ridiculous big city plans.	10/11/2019 9:25 PM
12	Commercial development in the selected areas would be preferred.	10/11/2019 9:07 PM
13	We already met the requirement for moderate density. Hdh should be addressed by each land owner as they apply for rezone.	10/11/2019 9:07 PM
14	I'm not necessarily for this much high density, well, depending on the actual plan for it, but these are the locations that make the most sense to me	10/11/2019 8:51 PM
15	High density should not be allowed unless there are 2 parking spaces per unit plus guest parking. No exceptions.	10/11/2019 6:51 PM
16	My thoughts on this were already presented in a previous question. High Density in the center of the city along South Weber Drive (the city hall and area south of it) does not make sense from a safety/traffic standpoint alone, not to mention the fact that no residents who live in the area want it there.	10/11/2019 5:25 PM
17	NO HIGH DENSITY	10/11/2019 4:14 PM
18	None of the properties along the frontage road. Road is not wide enough to handle the additional traffic. High safety concerns: -students attending the charter school -emergency evacuation - increased air pollution -increased noise pollution -increased light pollution	10/11/2019 4:14 PM
19	overload to South Weber Drive and frontage road	10/11/2019 3:50 PM
20	SEE PREVIOUS RESPONSE ABOUT NOT WANTING HIGH-DENSITY RESIDENTIAL.	10/11/2019 3:28 PM
21	No further comment.	10/11/2019 3:25 PM

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22	High Density housing yes, but again, there is a TREMENDOUS swing between 6.1 units and 13 per acre. I would like to see a compromise and lower the number permitted for more green space, and not 3 story high-rise units that don't fit in with our city convenience/Country Charm catch-phrase. The issue is not to prevent townhomes/etc, but to plan for them wisely and not out of GREED for cramming in the highest dollar for the developer per acre- we are the ones who have to live with the results of poor planning	10/11/2019 1:12 PM
23	Moderate Density or Low Moderate Density is more fitting for these areas. Again - because the area is presented above - how did the Lofts (which is Graph B) ever get approved for 25 units per acre?! Also - the 4 lots on the south side of the canal currently owned by the Developer is only 2.74 in total - not 2.99, which is what the developer claims he has from an independent survey that clearly states it is "NOT FOR RECORDING" There is a Quit Claim Deed, a Warranty Deed and a Deed of Trust that has been signed by the developer and recorded with Davis County that shows the exact measurements of each of the 4 parcels on the South Side of the Canal ... - Parcel 13-041-0062 - 1.581 acres - Parcel 13-041-0068 - 0.388 acres - Parcel 13-041-0118 - 0.26 acres - Parcel 13-140-0010 - 0.51 Acres ... and when these parcels are added up together it is only 2.74 acres. I really hope this is being paid attention to by the CC and PC for when the final plans and numbers of units for this development is presented.	10/11/2019 1:06 PM
24	ZERO HIGH DENSITY ANY WHERE	10/11/2019 11:58 AM
25	NO>>>NO>>>>NO !!! We already have more HD than I want!!!	10/11/2019 11:37 AM
26	See above answer. This should not exist right next to established neighborhoods.	10/11/2019 11:25 AM
27	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, commercial, mixed use, etc	10/11/2019 11:23 AM
28	I'm not really sure about this. It depends on the type of housing. I like townhomes, I'm less enchanted by apartment buildings. I realize there is a need for affordable housing, but high density housing can increase all types of crime (violent, theft, etc...). This should be a major factor when considering future plans for the city. Low crime is a major draw for South Weber. I would like to see the crime rates remain low.	10/11/2019 11:22 AM
29	I think these all make sense to this density use	10/11/2019 10:48 AM
30	No new high density housing. High density should also be changed to no more than 10 units per acre in our community. I'm extremely frustrated with the proposed change at the Ray's store. The proposed development by the developer is an absolute disgrace with no green space or parking availability. It's also right next to an HOA, a busy South Weber Drive, home access, and limited sight at the stop sign. Build townhomes that match the other high density housing that this neighborhood already has in place but don't build 40 crowded units on 4 acres. These people will be forced to park on South Weber Drive or illegally park and utilize HOA parking and green space. This is an area that already has its fair share of HDH. Don't crowd us out anymore. You could fit 5 attractive homes or 10-15 townhomes in that space that fit with the rest of the neighborhood. Aside from that this is also a school bus stop and common foot traffic of our children waiting for the bus and walking to South Weber Elementary. Should there be this much potential parking and traffic issues around this area in the early morning rush?	10/11/2019 10:38 AM
31	High-density should be limited.	10/11/2019 10:35 AM
32	Area B adjacent to the canal - there is already too much traffic along the frontage road, and increasing this by the amounts proposed in the development is nuts. When you add the street parking the complex will require (as the pretty effective stunt showed), this will not be good for us.	10/11/2019 10:12 AM
33	this city is way to small to suffer the repercussions of high density housing	10/11/2019 9:54 AM
34	We have plenty with what we already have in the city! We should be promoting other types of residential.	10/11/2019 9:51 AM
35	No high density. we already have enough!!!	10/11/2019 9:38 AM
36	I think we have enough high density housing in South Weber as is. I am strongly against any high density housing in the middle of south weber by city hall.	10/11/2019 9:32 AM
37	Again please NO high- density housing- nothing smaller than Low Density to keep our small town feel.	10/11/2019 9:31 AM
38	We do not need more high density.	10/11/2019 9:28 AM
39	We don't need high density housing.	10/11/2019 9:20 AM

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40	I don't agree with HDH where our current city hall is. This seems out of place.	10/11/2019 9:11 AM
41	The high density housing on the East side of our city will help to support and encourage the commercial that we are in need of for our tax base. I feel that this is an ideal area for this type of development and provides easy access to the Park N Ride + 89. The properties in the heart of our city should not be HDH. This does not fit in near our city hall.	10/11/2019 8:54 AM
42	I don't like the idea of apartments in these locations. I think what we already have covers that. What about townhomes in these areas with more green space. I think the ones behind the old Ray's store are so tastefully done!	10/11/2019 8:49 AM
43	I do not think we need HDH.	10/11/2019 8:18 AM
44	I prefer no High Density or Moderate Density.	10/11/2019 7:41 AM
45	ABSOLUTELY NO HDH! It leads to nothing but heartache, crime and lower property values for surrounding housing in the long run. Look at any other city in Utah that has HDH.	10/11/2019 5:04 AM
46	We highly disagree with the proposals for additional high-density residential developments	10/10/2019 11:35 PM
47	No high density	10/10/2019 10:47 PM
48	don't support the properties I didn't check for mix use	10/10/2019 10:46 PM
49	We have enough	10/10/2019 10:41 PM
50	We have enough	10/10/2019 10:30 PM
51	We have enough high density already. I think the focus should be on keeping those low income areas kept up and not run down. The new ones by I-84 and the freeway look like old military barracks.	10/10/2019 10:29 PM
52	A developer should not be aloud to be on the city planning commission even though that person does not vote. This person has a great influence on the entire city council, mayor, and city planning commission. This does not protect our city! It is a huge conflict of interest.	10/10/2019 10:05 PM
53	I only support C as HDH because I know the landowners will have no buffer from commercial otherwise. However, it should remain VERY low density. For example a nice set of duplexes.	10/10/2019 9:20 PM
54	The existing infrastructure around D&E is not sufficient for traffic that would be a result of high density. That is also a major walk-way for children going to school. Additional traffic brings more risk to those children.	10/10/2019 9:16 PM
55	I do not like any high density areas. It always bring trouble to the city. I do realize we need to provide various types of housing, thus my one selection of what I feel is an appropriate location.	10/10/2019 9:09 PM
56	South Weber should not have any more high density housing. We already have apartments and town homes. Apartments and high density housing attract certain class of residence that South Weber doesn't need.	10/10/2019 8:45 PM
57	If we need some of this, go west towards Riverdale where people are not already built.	10/10/2019 8:20 PM
58	I've made my concerns on high density known in other responses throughout this master plan.	10/10/2019 8:19 PM
59	No high density!	10/10/2019 7:59 PM
60	I couldn't disagree more with high density housing. In the winter the intersection by the Maverick is already a mess. We're lucky where we live to have someone who brings his own tracker in to clear out the snow so we can get to work on time. With 89 going under construction these type of HDH would cause more congestion, more issues this city is not equipped (in numerous aspects) to handle. Safety, schools, traffic, etc, etc!	10/10/2019 7:40 PM
61	I am against any more high density housing in South Weber than we have to have according to the laws that are required. If we have to have more high density housing then the outskirts of the community where they are close to the major roads are better. Adding more high density inside the city, the location where the city building and Rays gas station used to be would be a very bad idea. First, it would detract from the attractiveness of the city and it would add much more traffic to South Weber Drive which we definitely don't want. Beside, there is already high density housing in that location. Please don't even consider high density there. I feel the best solution for that location would be a nice patio home neighborhood that could exit onto 1550 E. rather than South Weber Drive, if regular single family housing is not an option.	10/10/2019 6:20 PM
62	Please protect our small town feel!	10/10/2019 5:25 PM

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63	Image A is directly in front of many beautiful So Weber Homes! Image B -The frontage road CANNOT handle the traffic this would create! Also the small brown portion of this image looks like it is on The Bitton's Home!! Image C-The frontage road already has too many cars and Trucks from Maverik. There is NOT enough space to park on this very narrow frontage road! It is very dangerous!! Image D-This would not allow enough green space on this area and also cause more traffic on South Weber Drive! Image E-Again, this would cause more traffic along South Weber Drive and we do NOT need High Density in our Small Town!	10/10/2019 12:33 PM
64	I strongly disagree with the high density housing in the center of our city. I don't understand why these wouldn't be residential? It seems obvious to me. Especially with one set of townhomes right there already.	10/10/2019 11:43 AM
65	NO high-density residential!	10/10/2019 9:18 AM
66	Consider additional properties on the west side of town.	10/10/2019 7:44 AM
67	Keep the family feel.	10/9/2019 9:50 PM
68	I agree with these places being high density. They must be less than 13 units per acre and have adequate parking.	10/9/2019 9:01 PM
69	High Density needs open space and parking better on the outskirts Too much by City Hall and Rays property find a different site	10/9/2019 6:42 PM
70	I'm sure many do not want this high-density zoning, but if it is needed to meet the state mandate, we need to have zoning for it and these areas make sense.	10/9/2019 3:07 PM
71	No high-density in South Weber!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	10/9/2019 2:25 PM
72	Mixed use along the frontage road has potential to create an eyesore at the gateway to our community especially south of the canal.. Also traffic issues along the frontage road etc.especially south of the canal in the more residential area.. The canal makes a perfect separation between commercial and residential properties. It is in acceptable to park along that road especially in the winter with the plow needing to clear the road and snow piling up along the edge of the road where cars would park. Commercial or mixed use development should not lower the quality or of life for existing home owners nor lower their property values	10/9/2019 1:49 PM
73	We should not be adding any high density housing.	10/9/2019 11:54 AM
74	If "D" above and directly south of the South Weber City Offices should remain as it currently exists as mixed use (commercial - residential), which does not show in the mixed use section.	10/9/2019 11:38 AM
75	We have plenty of HDH currently.	10/8/2019 10:52 PM
76	High density traffic is what I hear. The city doesn't have the infrastructure to take on multi family dwellings. It also decreases property prices and more population equals more crime. I don't see how high density housing helps the city keep its small town charm when we are all fighting traffic on the roads	10/8/2019 10:18 PM
77	It would be nice to see the city work toward developing more townhome units in the city.	10/8/2019 8:51 PM
78	No Hight Density housing in South Weber.	10/8/2019 8:12 PM
79	If you put everything in one spot that is where everything will be. Would you want this right next door to your house?	10/8/2019 5:36 PM
80	The south side of South Weber Drive across from City Hall would be an excellent spot for a library if Davis County would be willing to put a smaller branch in similar to the Centerville Branch.	10/8/2019 5:20 PM
81	No additional comments.	10/8/2019 1:45 PM
82	I'm against high-density residential communities. I grew up in a rural community called Granger, UT. It became West Valley and this is the result of high-density planning. Again, I support a moratorium on growth.	10/8/2019 1:00 PM
83	I do not agree with high density areas, people are on top of each other. My experience is that properties owners do not properly maintain them.	10/8/2019 11:13 AM
84	As a neighbor of section D, I STRONGLY STRONGLY OPPOSE D!!!!	10/8/2019 9:21 AM
85	I think we should find out how the landowners would like to see their property used	10/7/2019 10:24 PM

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86	Put the high density near city hall so that the city hall folks can keep an eye on the mess they cause with high density housing. and no... don't move city hall when it because obvious that high density housing next to your offices isn't enjoyable. It's not enjoyable for anyone to work there, let alone live there.	10/7/2019 9:25 PM
87	Use the gravel pits when they finally get kicked out (they won't leave on their own.) The Staker pit would make a fine area for high-density residential housing.	10/7/2019 9:18 PM
88	Keep the "High Density" living in the major cities.	10/7/2019 6:02 PM
89	Especially none in the East area and none anywhere if we can.	10/7/2019 4:55 PM
90	we already have enough high density in the city with the condos on the west side the town houses behind Rays and the complex on the south east corner of the city.	10/6/2019 9:23 PM
91	I am definitely against HDH at the City Hall property and across the street to the south of City Hall (former Ray's property.) We have high density near that location already. As far as the other properties go, I feel like with the Lofts, and with all the new HDH to the west of town, along with existing HDH by 89, and in the center of town, and the apartments, we have plenty of HDH currently and already in the works in South Weber. If we are looking for HDH to fulfill the SB 34 for moderate income housing, this new housing doesn't meet the standards for the bill. These new condo/town home properties are too expensive. Allow people to rent out their basements.	10/6/2019 8:54 PM
92	Don't want any HDH.	10/6/2019 8:32 PM
93	13 units per acre is not considered high-density residential in other cities in the state. That is low-density residential.	10/6/2019 10:42 AM
94	The city already has sufficient high density housing.	10/5/2019 10:55 PM
95	We told the city no on the high density off 475 because of the lack of usable infrastructure. You waited a year and did it anyway. Now we have the highest utility rates of anyone in Utah! No to high density!	10/5/2019 8:54 PM
96	We have no need or want for high density housing. We already have enough of it.	10/5/2019 2:37 PM
97	NO HIGH DENSITY HOMES. We already have townhomes going in near I-84. Why do we need others?	10/4/2019 8:47 PM
98	Having high density housing along south Weber drive will make more traffic getting in and out. Keep high density housing in busier side streets. Plus high density housing needs to be spread throughout the city. There is already high density housing in sandalwood cove; it's too much to have more right next to it.	10/4/2019 5:10 PM
99	I don't mind high density properties, but i think it should be limited to one story adjacent to highways and high traffic areas.	10/4/2019 4:41 PM
100	Nobody in South Weber wants high-density housing people moved to South Weber to get away from that they want the Morgan feel without having to go live up in Morgan. Don't ruin our city especially not just for your profit. Plus we pay the highest city fees and most of Utah and I'm okay with that as long as we don't have high-density housing and I have that more rural feel. But if that goes away people are going to start complaining about the high City fees as well.	10/4/2019 4:30 PM
101	I don't believe there should be high-density housing mixed in so closely with low-density to moderate-density housing. If the high density could be in a new development that starts as high density (not next to any existing housing) then moves to residential patio then phases out toward existing homes. That way the current homeowners would feel more comfortable with the new development and the buyers of the residential patio would be aware that they would be next to high density.	10/4/2019 4:18 PM
102	No high density housing too much traffic on South Weber Drive.	10/4/2019 9:42 AM
103	I do not support high density AT ALL in South Weber.	10/4/2019 9:06 AM
104	The only place I agree with adding high-density is where the current Rays complex is; the other areas will create problems for residents.	10/3/2019 9:02 PM
105	high density housing should be either off I-84 exit on west side of SW or on gravel pits. They should not be in established neighborhoods	10/3/2019 7:54 PM

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106	High density housing destroys communities. The apartments west of the storage units are enough. No one wants it here for very good reasons and the city needs to realize and accept that. It's not that we can't welcome the people, because this community is amazing at welcoming people. It's that we have all lived in areas that were destroyed by high density housing and we can't bear to see it happen here also. It doesn't HAVE to happen. We can and should resist it.	10/3/2019 6:50 PM
107	Why define an area as high density if the people around it are objecting against it.? What is the benefit unless you make it for Moderate Income Housing? Then designate it as Moderate Income Housing. It is not wise to think you can put Moderate Income Housing in the Gravel pit. The Gravel pit realizes their great location they have and we will have to blast them out to get them to leave our city.	10/3/2019 3:50 PM
108	Additional high density housing would destroy the goals of the general plan to promote the character and feel, and foster cohesiveness as a community.	10/2/2019 7:22 PM
109	As stated above; South Weber doesn't need any more housing, especially High Density.	10/2/2019 6:23 PM
110	No more high density we have enough	10/2/2019 12:09 PM
111	We don't want any high density housing in our city it would destroy the South Weber everyone loves and moved here for. We have all the high density we need scrap the whole idea.	10/2/2019 7:43 AM
112	Absolutely NO high density.... Please!!!	10/1/2019 3:33 PM
113	We have enough HDH. HDH has been proven to bring in crime especially violent crime! Apparently the people suggesting this do not live here?? This administration keep saying they're looking to the future?? Then do it smartly for the people who live here. Off of 84 is now known as the Army Barracks!! Nice!!	9/28/2019 4:12 PM
114	Map B has some area that I think can be High Density but I do not believe any of it should be on Deer Run drive.	9/28/2019 11:50 AM
115	The city hall property is already populated. High density housing there would not be beneficial because there are already apartments there and it's often hard to access South Weber Drive because there is so much traffic.	9/27/2019 5:29 AM
116	I do not want any more high density zones in the city. See comments in Section 3.	9/26/2019 7:24 PM
117	HD should not be considered along the frontage road but kept on main road ways, so as to maintain the "hallmark" community proposed. Along side the storage sheds where the apartments are already located is a much better use for HD.	9/25/2019 9:17 PM
118	Can we forgo commercial.? We have so much commercial within easy access only minutes away! Do we really want the traffic, new infrastructure, influx of people into our residential areas? Can we wait at least, until Parsons is done using the gravel pit? Then start thinking about commercial there first. Can we budget better so that we aren't building commercial, only to find that it is false economy and will cost us so much more in roads, police, fire protection, not to mention schools if we do condos and townhomes in every small unusable space? How about leaving or making these areas green space and wait a few years before we commit to something that we may regret. Just because every other city is destroying their town doesn't mean we have to follow suit blindly. Linda Marvel	9/23/2019 9:37 PM
119	I think we have enough High Density Housing in South Weber. they just put more at the bottom of 1900 east.	9/13/2019 4:50 PM

Q24 DRAFT Vehicle Transportation Map This map signifies the plan for future roadways in the City. It identifies general road connections, but does not lock in specific future alignments. Although there are exceptions, typically roads are built as development occurs. Link to view larger map
 Please provide any comments/suggestions you have regarding the **DRAFT Vehicle Transportation Map**

Answered: 113 Skipped: 240

#	RESPONSES	DATE
1	The proposed South Bench Drive will be mostly used by non-residents as a shorter route to HAFB and/or Layton. Wear and tear on these roads will be expensive to maintain with Tons of new traffic speeding through our city!!	10/11/2019 11:59 PM
2	The proposed SWD road should never be build with any higher speed than 25 mph as is consistent with state guidelines for residential housing areas nor should it be any wider than it already is. This road should never go any further than what the property owners are willing to sell. There is not need for any other high speed roads in the small area of South Weber.	10/11/2019 11:55 PM
3	I like the idea of a road connecting to Layton.	10/11/2019 11:44 PM
4	There is a small group of homes the SBD goes into near the school. As far as I can tell, that is the only spot that is terrible for the proposed road. That's not good at all.	10/11/2019 11:19 PM
5	I am very against proposed SBD. connecting to SBD is a major mistake. I do not want to see a connection into Layton . I am also against the idea of making South weber drive wider to accommodate bike lanes. but support efforts to create more trails. I am against traffic lights on 1900 E and 2100E and SBD. These additions to our city changes our community greatly. Again! I am adamantly against all phases of SBD!!! The temporary dead end on 6650 would not be necessary if not for the poorly planned soccer complex.	10/11/2019 11:02 PM
6	SOuth bench drive does not make sense a realist east west route would follow the I-84 freeway instead or winding around thru the city and causing disruption to almost all the residential areas!	10/11/2019 9:44 PM
7	Let's slow down the South Bench Drive push!!!	10/11/2019 9:43 PM
8	Stop SBD	10/11/2019 9:25 PM
9	No objection on my part. Comments by affected residents should prevail.	10/11/2019 9:07 PM
10	South bench drive is NOT a minor road. It is a mess of a highway cutting through the heart of the city and would mostly be used by neighboring cities for convenience with little to no benefit to the residents. Not to mention the innumerable hazards and safety issues with this plan.	10/11/2019 9:07 PM
11	south bench drive, connecting south bench drive to old fort road, and the connection to layton are the only real problems i see	10/11/2019 8:51 PM
12	If the current plan is approved, as a land owner it affects we will take measures to assure the property cant be touched.	10/11/2019 6:51 PM
13	Please consider wildlife bridges or tunnels in areas with dense wildlife. It would be best to avoid as much roadkill as possible.	10/11/2019 5:37 PM
14	This is dumb	10/11/2019 4:14 PM
15	Agree with the need for more ways to enter/exit the city. Strongly agree with an additional road which would connect with Layton	10/11/2019 4:14 PM
16	Opposed the South Bench Drive	10/11/2019 3:50 PM
17	No connection into Layton or Uintah.	10/11/2019 3:40 PM
18	NO CONNECTION TO LAYTON!	10/11/2019 3:28 PM

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19	No issue with roads connecting to provide additional access points out of South Weber, HOWEVER I do not agree with the current proposal which now pushes the flow of traffic to other residential neighborhoods. I counted close to 100 school aged kids walking up and down 1200 East on a given day (one of the new proposed arteries). While this is fine for local traffic to use and for emergency situations, it is unsafe to have this be a proposed main road. Additionally, the new route for SBD where it crosses SWD is also not an ideal location due to sight lines. Because of this, I can see more people opting to use the 1200 E route.	10/11/2019 3:25 PM
20	Disagree with connection into Layton. One of South Weber's best qualities is the fact that it is "tucked away" and a little housing community separated from everything else. As soon as you connect with Layton, South Weber becomes an extension of Layton.	10/11/2019 3:24 PM
21	No connection heading into Layton - Get it off the map! Would like to see a proposed connection from 475 E/South Bench Drive portion that's currently under construction that parallels HWY 84 and connects to Old Fort Road, that respects current property owners rights and intentions for the use of the land for the next 5-10 years. (similar to what was on the 2016, possibly 2014 transportation map) Take all of the local residential (future) road markings in the pits and just put a giant question mark. Deer Run Dr & 1900 E. should be Minor Collector Roads like View Dr. as they are primarily residential and without the South Bench Drive Proposal into Layton don't need to be designated Major Collectors.	10/11/2019 1:06 PM
22	SBD Need to be taken off. No access to Layton, Unless it was gated and emergency only.....absolutely not East Gate access into South Weber.....All roads that have a small spot that keeps them from going through East to West citizens private property needs to be their choice unless they private property owner has broken laws/codes...	10/11/2019 11:58 AM
23	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, commercial, mixed use, etc	10/11/2019 11:23 AM
24	No comment, at this time.	10/11/2019 11:22 AM
25	No south bench drive as stated earlier.	10/11/2019 10:38 AM
26	No South Bench Drive at all! Work on connecting some of the smaller roads, but we don't need a huge road through our city! We certainly don't have any business going up 1900 into Layton. That road is a death trap and too steep for a main road. Take the roads out of the pits. That is ridiculous! Those pits are going to be mined forever!	10/11/2019 9:51 AM
27	Prefer not to have Harper Way connect to South Weber Drive.	10/11/2019 9:47 AM
28	Remove SDB!	10/11/2019 9:38 AM
29	I think there needs to be more connections within South Weber connecting the upper east part with the west part - that we need an alternative to SW Dr, but I am strongly against connecting South Weber to Layton	10/11/2019 9:32 AM
30	NO SOUTH BENCH DRIVE- no road to Layton	10/11/2019 9:31 AM
31	Absolutely only allow old fort road to be a residential! Those homes have children who walk to school, they are not bused!!! Do not put those children in danger (180+) of them!! They WALK to and from school using Old Fort road twice a day and that is a huge safety concern! We bought in DR Horton because it was a private two street circle, turning old fort road into anything but residential is basically saying you do not care to protect this kids who walk to and from school! Horrible idea!	10/11/2019 9:28 AM
32	I have not issues with this for the time being. The actual final phase of connecting to Layton should be looked at closer, but continuing SBD is important to me.	10/11/2019 8:54 AM

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33	<p>I DO NOT want to see a road into Layton that goes right through our city! I don't think there is a need to bring that many cars into residential areas! I think putting a road on the west end of town where there aren't any homes would be a better solution. It would have the least impact on our city and can act as a thoroughfare from Layton to South Ogden if needed. I think South Bench Drive is one of the worst thought out roads I have ever seen. Why not run it along I-84 and have it connect to Old Fort Road. To put in a road that has to wind through the city and to not have the land and money ready to go is irresponsible with our money and time. Even if there hasn't been city money used to build the road, there certainly has been plenty of City time spent on it! I would like to know how much of the money we pay to the engineering firm was spent to plan the road. Hearing in the minutes that this is "his baby" was disheartening... especially when he is paid to do a service, not spend precious time and money to come up with plans that lead to no where! Putting in a road of that size to just end up at the posse grounds is ridiculous!! Even if it will someday be a spectacular park, there is no need to put in a million dollar road to it! That road will be bigger and better than SWD and that road has destinations on both ends as well as in the middle! There are landowners that have no desire to sell. So then what? Put in a U-turn? And to put in a median when we can't continue should not have happened. Put the median in when the road is complete, from start to finish! I also think that SBD should head west from 475 along I-84 too. We can have connection points to I-84 if necessary. I also don't think the connection point to SWD is necessary and it certainly shouldn't be behind the school. If SBD does go in over the hill to Layton, I absolutely do not want it to connect to 1900! That is a purely residential area and bringing that much traffic into the east side isn't necessary. Take the roads out of the Gravel pits and connect road where they make sense. We don't need to build new roads that just bring in more problems than they solve.</p>	10/11/2019 8:49 AM
34	Keep roads that serve the citizens and keep others out.	10/11/2019 5:04 AM
35	No more building. Building is not development.	10/11/2019 5:03 AM
36	SBD should not connect to SW Drive at the blind corner of 7240 S. It's a blind corner will be very dangerous. I do not want a road from us to Layton. We don't need to be a thoroughfare for all of the base traffic and this going from Ogden to Layton. We have highways for that. Putting a highway through the middle of the city will take away from the neighborly feel and the original plan of the city.	10/10/2019 10:47 PM
37	NO corridor to Layton - This will devalue the feel of small town South Weber and is dangerous to go over the hill and will devalue the land that SBD is on.	10/10/2019 10:29 PM
38	Please protect our kids that walk to and from school. Do not push traffic into the neighborhoods around South Weber Elementary School. The safety of South Weber's children is more important than people's agendas to push development.	10/10/2019 10:05 PM
39	Providing roads that connect within the city to provide additional east/west access to take some traffic away from South Weber Dr is smart planning. However, I am not in favor of South Bench Drive.	10/10/2019 9:48 PM
40	NO South Bench Drive or 1900 E Connection. I feel that the development of these connections is in direct conflict with the MASTER GOAL of our city! The only possible purpose I see for these connections is to gain access to potential commercial on annexed lands. We can create emergency exits and control the build-out of our city through lower density housing. Connecting Old Fort Rd to 1250 as a residential connection with speeds no more than 25 miles an hour will create access for the "new development" on the west end and avoid adding more traffic to 475. I do not believe that bringing additional traffic into the city solves any of our internal traffic problems. We need to preserve South Weber as a rural residential community and I feel South Bench Drive will do the opposite in ALL it's phases will do the opposite.	10/10/2019 9:20 PM
41	Lots of opportunities for more road ways. We need to ensure we can maintain these roads in the future.	10/10/2019 9:09 PM
42	These road ideas are not in the interest of south Weber residents. The road connecting to Layton is a bad idea. It won't alleviate traffic. It is super fast to jump on 89 southbound and then 193.	10/10/2019 8:45 PM
43	I've mentioned my concerns in a previous section about the potential access to Layton from the south, the connection of the east end of View drive with E 7800 S and the proposed Charter School foot trail.	10/10/2019 8:19 PM
44	This is stupid	10/10/2019 7:59 PM

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45	We do not need a shortcut for everyone coming from salt lake. Commuter will try to save 15 seconds on their commute and cut thru south weber. This is a safety hazard the City will be creating.	10/10/2019 7:27 PM
46	7800 South really needs to be connected to View Drive. It should also be widened and sidewalks put in.	10/10/2019 6:50 PM
47	Neighborhood roads should have speed bumps and low speed limits. Please don't push traffic through existing neighborhoods. Imagine having a corridor in front of your house.	10/10/2019 5:25 PM
48	I'm only moderately opposed to the road to Layton	10/10/2019 4:06 PM
49	Wow! A bridge over I-84 and the Weber River into Uintah!	10/10/2019 2:24 PM
50	I am highly OPPOSED to South Bench Drive!! It is too dangerous on that steep bluff and we DO NOT need a road to Layton City!!	10/10/2019 12:33 PM
51	Do nothing!	10/10/2019 8:43 AM
52	I agree with efforts to provide additional connections through the city, and in and out of the city.	10/10/2019 7:44 AM
53	Extending the road into Layton will significantly increase the traffic problem on south Weber Drive. We do not need this	10/9/2019 10:42 PM
54	I understand this is for the future but if you try to do something ask the owners for their permission or if it would even be something plausible. Also the this so called planning has been awful for how much was spent on it. There have been way to many errors made and corruption carried out to have had a decent plan behind it.	10/9/2019 9:50 PM
55	All the roads are super duper bad ideas and should not happen	10/9/2019 9:26 PM
56	South bench road and any other road that is planned is one terrible horrible idea and should never ever happen.	10/9/2019 9:25 PM
57	I do not like a connection to Layton. All the surrounding communities will use it to commute north and south. The benefit for the actual residents of S. Weber is low and the noise and construction cost is prohibitive.	10/9/2019 9:01 PM
58	don't like the switch at 475 East and the road to nowhere crazy to do phase one till others are planned and approved. It is nice to have alternate roads for road repair etc.	10/9/2019 6:42 PM
59	I do not agree to South Bench Drive in the city.	10/9/2019 6:24 PM
60	Too difficult to address.	10/9/2019 5:53 PM
61	The 2014 plan called for a 'frontage' road along side of I-84 from the Posse Grounds to 1200 E. That is a much better flow of traffic than this plan...Also: This plan is only SOMEONE'S DREAM to have a road along the south hillside of South Weber below the canal from the elementary school to @800 E...With a Byram lease to Hill AFB it would not be possible for a long time.	10/9/2019 4:55 PM
62	South Bench drive makes a lot of sense if it can be funded mainly with outside sources or commercial zoning up on the bench. I think this road is critical to our future to keep us from having traffic jams on the east and west ends of our city. It is very short sided of us not to consider this connection if it can be accomplished geotechnically and financially. How many of us have wished for another connection to South Weber besides US-89, that doesn't mean a 10 mile detour along I-15 through Riverdale? I wish we had the road built right now! A future connection to Unintah doesn't make as much sense unless it can be commercially developed to help defray the cost. Another bridge across I-84 will be very expensive, and how much do we gain by it?	10/9/2019 3:07 PM
63	I like the addition of outlets.	10/9/2019 11:54 AM
64	Why place a moderate road on a hillside labeled as major concern. 1900 E hooking into Layton.	10/9/2019 11:03 AM
65	Remove SBD as it goes up to the hill to Layton. Remove the connection of 1900 E to Layton.	10/8/2019 10:52 PM
66	Looks good.	10/8/2019 8:51 PM
67	1900 to Layton is just a bad idea. You identify the issues with the road and then want to dump traffic from Hill and Layton onto it. In many other areas of the plan you state "Care should be given to approval of such a business so that traffic does not unduly impact the neighborhood". We should give the same care when looking at a road like this!	10/8/2019 8:50 PM
68	No new roads in South Weber, no growth= no need for new roads.	10/8/2019 8:12 PM

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69	No to SBD!!!!!!!!!!!!!!!!!!!!!!!	10/8/2019 5:25 PM
70	Keep SBD. Plan. for the future not just short sighted people	10/8/2019 4:12 PM
71	Again I am not a fan of going into Layton at this point. I know that the agricultural land will eventually be sold to a developer or developed by the land owner. I am also a fan of more east west roads throughout our city. Of course this will upset some of us but if we take a step back and we want our kids to come back and live here then we need to realize part of our own kids and desires are part of the problem.	10/8/2019 1:45 PM
72	No North/South connections but a wider South Weber Drive.	10/8/2019 1:00 PM
73	It would be nice to have additional roads to get home	10/8/2019 11:13 AM
74	Against South Bench Drive. Stop HDH and increasing traffic.	10/8/2019 9:21 AM
75	Looks good. It would be great if the frontage road on the East side of H-89 also connected to Layton at Hill Field road.	10/7/2019 11:37 PM
76	We are not in favor of South Bench Drive coming down 1900. We live on the corner and it will definitely compromise the safety of our children.	10/7/2019 11:35 PM
77	It is irresponsible for any city to create a minor collector (or major collector) on a road that is/was otherwise a residential neighborhood. People who live on South Weber Drive may have "Asked for it" by living there, but it isn't pleasant to have so much traffic in front of your house. It is wrong to entice new residents to build their homes with the knowing the actual plan is to connect their driveways to a future major, minor, or arterial road. Increasing the traffic on old ford road by connecting it to 475 and "eventually" to Layton city will increase the traffic to levels beyond which are currently experienced on South Weber Drive. This is not acceptable! Do residents want the road? Do residents want a connection to Layton City? Do residents want increased crime? Does the city really want to spend more funds on increasing services such as a police department?	10/7/2019 9:25 PM
78	Lines 854-856: We should stop being host to bicyclists travelling through South Weber Drive (and beyond). I suggest South WEber Drive become a toll road with free passes being issued to all residents but "licenses" being required for all bicyclists. Let them help pay for the bike lanes and road construction and maintenance as opposed to clogging up our roads for free.	10/7/2019 4:55 PM
79	South bench drive would be completely unsafe with all the landslides that have already occurred. It will only bring more crime into our city. We do not want to improve convenience for surrounding cities. we should only be thinking about our citizens and we do not want it.	10/7/2019 2:46 PM
80	Barry Burton agrees 1900 was NOT going to connect to Layton as promised by the City. South Bench should be removed. Small roads in normal subdivisions will connect the city east to west. One road North to South ruins the "gem" that South Weber is now. We need to preserve our town. 475 expense should be paid for by the planning commission, not residents. People will now take the Canyon Meadows rd. to New road to get on I84 due to the stop sign.	10/7/2019 9:25 AM
81	Roads should be connected east and west NO large roads North and South don't divide out citizens and City.	10/7/2019 9:18 AM
82	When the road was built to the water tank up 1900, the city promised this would not be a road to Layton. The South Bench Road is a total disaster. Why would you put a major road right through residential areas? Three individuals have pushed this and the city has gone along with it. Tim, Brandon, and Barry. If we need a road to Layton, which I don't think we do, it should go up 475 then up on the hill to the bluff.	10/7/2019 9:12 AM
83	We do need small road connecting areas. But absolutely no South Ogden to Layton connection. Our small town, 1 mile x 3 miles approx is too small to compare to other cities. It's a desirable place to live because it's nothing like other places. Residents should not be left out of this process like we have been.	10/7/2019 9:00 AM
84	Again, I am against the proposed South Bench road. I feel it would mainly benefit Ogden-Layton. Let's keep looking for other egress-ingress solutions and don't develop housing or commerical until the necessary road infrastructure is in place.	10/6/2019 8:54 PM
85	NO CONNECTION TO LAYTON OR SBD. YOU CAN BARELY READ THIS MAP AS WELL AND SEE WHAT EVERYTHING IS.	10/6/2019 8:32 PM
86	You have planned for road to go though property that the owners do not want to give up. Approval from the land owners should be key before planning a new road.	10/5/2019 2:37 PM

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87	I do not agree with the connection to Layton City it will bring a large about of non resident traffic commuters from US HWY 89.	10/5/2019 1:07 AM
88	I don't think 1900 east or Deer Run Drive should connect with road to Layton.	10/4/2019 9:40 PM
89	I think having more roadways is a safety issue. I like it.	10/4/2019 5:10 PM
90	I think this is more important than the high/low density issue.	10/4/2019 4:41 PM
91	I understand some people are concerned about having a road that connects to Layton. I do believe South Weber needs another outlet in case of an emergency. A possible suggestion is to gate the road and it be an emergency exit only.	10/4/2019 4:18 PM
92	Future minor arterial in green is too close to residential neighborhoods. By creating more traffic we will not be able to easily enter or exit our neighborhood due to increased congestion.	10/4/2019 9:42 AM
93	Let's avoid making South Weber a thoroughfare for Hwy 89 gridlock. UDOT needs to figure out a way to help traffic flow. Timing the traffic lights better in Uintah would be a good start. By the number of cars that exit off Hwy 89 onto South Weber Drive only to flip a u-turn to race in front of gridlocked traffic, building roads through our city will add to our problem, They will try to pass Hwy 89 every time, racing through our city.	10/4/2019 9:06 AM
94	Fix the old damaged roads before putting new roads in. Lets maintain the city we have.	10/3/2019 10:23 PM
95	I disagree with the major arteries you are trying to put through the city, up to Layton. I don't believe that a road to Layton is necessary. I would agree with portions of roads in other areas to help with egress or ingress.	10/3/2019 9:02 PM
96	Do NOT put a road in from Layton that links up to 1900E.	10/3/2019 7:54 PM
97	Do not connect View drive to 7800 S. 7800 S is one of the best original little streets still surviving in South Weber. Don't kill it.	10/3/2019 6:50 PM
98	I am not an expert and I can't say where roads are best. I believe the city needs to ask the property owners and then as the experts.	10/3/2019 3:50 PM
99	Try to build into the transportation system as much as possible round about instead of cross roads with lights. This keeps the traffic flowing, reduces pollution, and reduces wasted vehicle fuel. We need to learn from Europe of the benefits of roundabouts in the long run.	10/3/2019 10:18 AM
100	Opposed to any new Roads, trails, bike trails, etc	10/3/2019 10:13 AM
101	I don't agree with connecting S1550E with S1900S but I agree with connecting S1550E with Layton.	10/2/2019 6:23 PM
102	Corridor to Layton a big No	10/2/2019 12:09 PM
103	We don't need to go crazy over new roads. The costs to maintain are forever costs. We are not only burdening ourselves with the costs to maintain but all future generations to come.	10/2/2019 10:49 AM
104	Please see my full notes on the transportation page, but PLEASE stop putting roads through peoples land. I am worried mine will be next!! I know that sounds drastic, but its happening. We should NOT put a road to Layton to bring in unwanted traffic nor do I want to worry about the contaminants this will put into our community.	10/1/2019 3:33 PM
105	Let the developers do there job along with the city. No one knows where road need to go until there ideas are shown to the city. Keep this a city not a state thing.	10/1/2019 8:00 AM
106	Is there potential for creating frontage road adjacent to I84 continuing the initial line for SB drive off of 475 E exit along the freeway further?	9/30/2019 1:43 PM
107	Leave people alone with roads. We have functioned absolutely great without shoving roads down our throats!! We don't want roads through our neighborhoods and we DO NOT want to be connected with Layton!!	9/28/2019 4:12 PM
108	As stated previously i believe the road access to Uintah could be developed with the revamping of the I-84 /Highway 89 interchange. This should include an I-84 exit to Uintah and South Weber at this location. This will also provide another way for access to South Weber off 89. There should be a major push by the planning committee and city council to develop this added route. South Bench Drive should be a non-starter. In fact I have hard issues with the way this city started phase 1. It is nearly criminal.	9/28/2019 11:50 AM

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109	I oppose the development of South Bench Drive, and the development of the future collector road from the proposed South Bench Drive to Deer Run Drive. I am curious to know how South Weber Drive is listed as a Minor Arterial yet Deer Run Drive (through a 100% residential neighborhood) is a Major Collector.	9/26/2019 7:24 PM
110	I do not see the need to connect lower uinta with South Weber. Just another expense to maintain a road.	9/25/2019 9:17 PM
111	I believe I covered a great deal of this already. I strongly oppose the connector road to Layton on 1900 E. I strongly oppose South Bench Drive as it is proposed. I believe we can have our city more connected from east/west by connecting existing roads both in the north and south parts of the city. I don't feel we need to connect with Layton as any road would be a commuter road running through residential neighborhoods, however if it is imperative that we have one, the place that makes the most sense and is the least inconveniencing is off of 475 E and South Weber Drive. I also feel strongly that all proposed developments need to carefully check environmental easements, so we don't end up with an issue like the development of the Canyon Meadows area where land is now having to be returned to wetlands because it should never have been developed.	9/25/2019 3:21 PM
112	I am strongly opposed to the addition of a minor arterial road through the city connecting to Layton. I do not want us to be a pass through on someones commute to the base. I am in favor of connecting east west neighborhood roads and in a Minor Collector type connection with Layton City. Also, as a current resident on South Bench Dr. If an Arterial road is put in, will you be cutting into my front yard? How am I suppose to get in and out of my home?	9/25/2019 10:42 AM

Doing simple Google searches have produced a lot of information that I don't think this city planning committee has. There are numerous articles requesting more testing be done on the soil in South Weber. When Mayor Monroe was in office he said he was going to look into Doctor Carter from Utah State University's recommendations concerning the chemical waste contamination here in South Weber. Carter said, to quote the article "The base is using a method that the pollution will be contained by natural sources, such as using water in trenches to dilute chemicals and a clay/slurry wall around part of the base to prevent leakage. He did say that the slurry walls leak somewhat, reducing effectiveness." "Arsenic contamination caused by previous chemical dumping resulted in the base being deemed a Superfund site." Carter had charts to show the city council that the contamination could be pulled downward because of gravity and make its way into our homes. In addition to the harmful chemicals, there are also dangerous gases – such as benzene—that can leak, Carter said. If we start construction on the bluff below Hill AFB it would just release those chemicals and gases into the air around our homes. In 2006 Ron Chandler, requested a geological survey because of the 1650 e landslide. The study was done by Richard E. Giraud, P.G. and Greg N. McDonald, P.G. Giraud says "South Weber City should consider both shallow and deep landslide hazards and hazards related to a possible canal breach due to landslides when evaluating existing or future development and setbacks at the base of the slope along the city's ENTIRE SOUTH SIDE." He goes on to say that Geologic evidence and historical records indicate relatively frequent land sliding in slopes in the area." There are 8 more studies mentioned in the article that have identified and mapped these historic landslides. In 2000 Terracon did a geotechnical-engineering investigation along the bluff and did a follow up investigation in 2005. They said that "For the slope above the canal and subdivision, Terracon (2005) estimated a static factor of safety of 1.2 for the slope and emphasized that 1.2 is below the normally accepted 1.5 factor of safety. And that is only if we left the hill alone. Giraud warned for the future saying that recent landslides clearly demonstrate the potential for other landslides on similar slopes in South Weber. Flow-type landslides are destructive and a threat to life safety due to their velocity and impact. They explain that we are sitting on loose sandylike soil made up of Holocene, lacustrine and deltaic sediments, with gravel and backfill overtop and that the weight of embankment fill, and weak underlying geologic materials probably contributed to the landslide. Landslides may also damage the canal and cause widespread flooding and sediment deposits. My conclusion in reading these reports was that it would cost millions to build a road up that hill. And if it isn't feasible to put more roads out of South Weber, why are they trying to cram us in here like sardines. Not to mention the safety of our citizens by putting a major road in residents backyards. Like Rob Osborne joked on Thursday that Bentley would have to be a trauma doctor for the citizens of South Weber who would get hurt crashing into his backyard. Bentley also had to correct the city planning committee by pointing out that the proposed road is at a 14% grade. The estimate of the City Planning committee put the grade of the hill at 8% which is a gross understatement. I just hope that since I have done a lot of the research for the city planning committee they can put it to good use. Let's not tackle the sliding areas at this time until more studies can be done with the hazardous waste that would be involved. I vote to put smaller access roads in areas that are not so complicated and steep. Like I said there are 2 roads that almost touch I-84 that wouldn't cost the city as much to put emergency exits onto. Also there is a spot at the top of the frontage road onto I-89. I know there is some red tape to go through that way, but to go up into Layton does not sound expedient right now. If it is about safety then I think that we should be doing this sooner rather than later. Not wait for millions of dollars for funding, for a road that shouldn't be put in.

Q25 DRAFT Active Transportation & Parks Map This map signifies the plan for future trail connections, trail heads, bike lanes, and parks. [Link to view larger map](#) Please provide any comments/suggestions you have regarding this **DRAFT Active Transportation & Parks Map**

Answered: 97 Skipped: 256

#	RESPONSES	DATE
1	Where is everyone using these trailheads going to park??	10/11/2019 11:59 PM
2	Good, but I think it needs to include bike lanes and other forms of active transportation besides just trails.	10/11/2019 11:44 PM
3	It would be neat to see a botanical gardens type park in South Weber. A park that is just beautiful and pleasant to be in with lots of shade and walks. Not a park for playground or sport recreation, one that is for enjoying nature.	10/11/2019 11:19 PM
4	I like trails and parks!	10/11/2019 11:02 PM
5	Trails are bad Idea other cities have had an increase of crime around the trails !	10/11/2019 9:44 PM
6	All parks need equal attention. Citizens on committees and groups can contribute in a volunteer manner if organized right to improve the parks and other areas of the city.	10/11/2019 9:43 PM
7	Better parks. more recreation.	10/11/2019 9:25 PM
8	No Comment. Generally concur.	10/11/2019 9:07 PM
9	If you want to help the bikers, create a bike lane on south Weber drive! They already use it and guaranteed that isn't going to change no matter what roads etc. Are implemented	10/11/2019 9:07 PM
10	Build trails and bike lanes with impunity!	10/11/2019 8:31 PM
11	Yes, please build trails!	10/11/2019 7:41 PM
12	The future trails, bike lanes, and parks would be a great asset to the city and would provide greater access for fitness and community commraderie.	10/11/2019 5:30 PM
13	There is no room for this.. should have thought about it 20 years ago	10/11/2019 4:14 PM
14	High priority: walking trails, bike paths and parks which appeal to all and not just children, including botanical gardens, ponds, paths, picnic areas and perhaps pickleball courts	10/11/2019 4:14 PM
15	Opposed canal trail	10/11/2019 3:50 PM
16	LOVE THE PARKS, WHILE WE'RE AT IT PLEASE ENFORCE THE NO DOG RESTRICTION IN CANYON MEADOWS PARK IT IS NOT FOLLOWED AT ALL, AND THE RESTRICTION WAS ONE CONSOLATION TO US MOVING BY A PARK. PLEASE ENFORCE THIS AND BUILD MORE DOG PARKS IN THE SURROUNDING AREAS IF NECESSARY. IT'S GETTING OUT OF HAND.	10/11/2019 3:28 PM
17	No comment.	10/11/2019 3:25 PM
18	ABSOLUTLY NO SBD TO GO UP TO LAYTON THROUGH OUR LITTLE NEIGHBORHOODS AND THROUGH CITIZENS PRIVATE LANDS...NO NO NO GO BACK TO THE LAST PLAN	10/11/2019 11:58 AM
19	I like it. I'd love if cherry farms park was updated.	10/11/2019 11:39 AM
20	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, commercial, mixed use, etc	10/11/2019 11:23 AM
21	I think allowing a biking connection between Layton and South Weber could reduce vehicular traffic. I know I, myself, would choose to ride a bike, rather than drive, if I had a safer access to HAFB (for work) than Highway 89.	10/11/2019 11:22 AM
22	Trailheads, bike lanes and parks are always a valuable addition to communities and citizens are very willing to shoulder the burden of cost.	10/11/2019 10:38 AM

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23	The canal trail seems like a bad idea. Not something I would feel safe walking with my family unless it was fenced the entire way along the canal.	10/11/2019 9:51 AM
24	Remove any walking trails off of the D&W property. They don't want it and you cant force it unless your going to take it from them.	10/11/2019 9:38 AM
25	Canal trail would be nice. Increase in parks with addition of racket/paddle sports	10/11/2019 9:37 AM
26	Trails are great	10/11/2019 9:31 AM
27	Trails are great, if the landowners agree to them!	10/11/2019 9:28 AM
28	More and better parks please! We paid heavily into our impact fees and would like to see our parks continue to get better. We play soccer games twice a week in our parks, and we gather often as a community in Canyon Meadows. The 'train park' is probably the #1 reason we built here.	10/11/2019 9:11 AM
29	Can you have too many parks? No! Please continue with all of these! I would also LOVE to see some pickleball options in Canyon Meadows or the new Posse Grounds park. Please refer to the new courts in Mountain Green and Morgan. These are tiny cities that have AWESOME lighted courts installed in the last 6 months. The Morgan courts have been FULL every single time I have driven by them. (Near the rodeo grounds where the bmx track used to be) We can surely do as good as Morgan and Mountain Green!	10/11/2019 8:54 AM
30	I don't think a trail along the canal is responsible. Walking along fast moving water with out perfect protection is not safe. Our city doesn't have the money to make it safe to protect our citizens! I love the idea of connecting the Bonneville Shoreline trail! As long as it is done tastefully and not crossing through private property! I would love to see access for the fisherman's trailhead I would like to see more information on the plans for some of these future parks. I feel like it would be more prudent to update some of our current parks that desperately need work. Cherry Farms park is a beautiful park with a lot of potential, but seems to be neglected. There are big sections of standing water in the grass after being watered that should be addressed. My family loves walking through our beautiful city for exercise and to see friends and neighbors. I would love to keep that same feel throughout the city! I don't understand the Pea Vinery Trailhead. From what I understand, we don't even own that land. How do we have it listed as a park or connecting trailhead?	10/11/2019 8:49 AM
31	More trails and nature parks. This is the best way to improve our quality of life.	10/11/2019 5:03 AM
32	We fully support further development of trail connectors and trailheads as well as bike lanes and parks	10/10/2019 11:35 PM
33	The trail by I84 is enough - the hillside belongs to private families and will just set them up for vandalism, poaching of animals, etc. There are plenty of trails near South Weber.	10/10/2019 10:29 PM
34	Please Actually build the splash pad on the future park section on the west end park	10/10/2019 10:03 PM
35	We need to focus on maintaining what we have. New parks are great but the parks in the East End of the city are severely run down and attention should be paid to upgrading or replacing thier facilities.	10/10/2019 9:20 PM
36	The river is a natural trail area and we don't see a need or reason to invest in another trail along the canal area.	10/10/2019 9:16 PM
37	I'm supportive of all trails and active transportation features. These are a great benefit to the community, but I don't believe will be a draw to get people here.	10/10/2019 9:09 PM
38	These are not a priority.	10/10/2019 8:45 PM
39	I'd like to express my appreciation for the members that are working the Parks and Trails portion of this master plan. I think their vision is probably to most accurately aligned with the cities inhabitants. Exceptionally strong work!!!	10/10/2019 8:19 PM
40	Again stupid. No	10/10/2019 7:59 PM
41	I'm of the opinion a city could do a gofund me campaign of some sort for trails. If enough people want them, they can fund them that way. Only a small percentage will use these trails.	10/10/2019 7:40 PM
42	Okay if our existing Transportation Utility Fee pays for this. Do Not Increase taxes to pay for these things. We are just seeing the beginning of all the expenses associated with these changes. The tax increase is the "tip"of the ice berg. You will flush out the lower incomed in order to accommodate the new vision of what you think SW should be.	10/10/2019 4:23 PM
43	A bike lane on West South Weber Drive? On that narrow, windy road? How?	10/10/2019 4:16 PM

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44	Agree with walking trails. Disagree with Bike paths.	10/10/2019 2:24 PM
45	Aren't there locations along South Weber Drive that are still in need of sidewalk? Will the Future Bike Lane be part of the Future Minor Arterial (road widen to provide bike lane)?	10/10/2019 2:24 PM
46	Do nothing at all!	10/10/2019 8:43 AM
47	I would love to have additional trails in South weber.	10/10/2019 7:44 AM
48	If we don't add a ton and traffic and people to the community the existing roads and sidewalks already provide this	10/9/2019 10:42 PM
49	I wish maps of these were more available.	10/9/2019 9:55 PM
50	I don't foresee these being carried out.	10/9/2019 9:50 PM
51	Stupid! Strongly disagree with all of these	10/9/2019 9:25 PM
52	I am all for trails. Walking and biking in our community should be encouraged. Make the connection to Layton a trail for bikes, runners and walkers.	10/9/2019 9:01 PM
53	I like the canal trail on the south side. Don't like the fence and locked gate.	10/9/2019 6:42 PM
54	What is the cost? If taxes must be increased, then do not agree.	10/9/2019 5:53 PM
55	This is basically a "wish list" that is not even plausible for any type of implementation on some properties.	10/9/2019 4:55 PM
56	I am excited about the possibility of all of the future trails and major trail connections through South Weber shown on the map. This will be a tremendous addition to our city. I hope we can also build some pickleball courts (at least 4 and preferably 8) in the Canyon Meadows park (or elsewhere). I know they would be heavily used and loved by our residents.	10/9/2019 3:07 PM
57	I disagree with spending more tax money on recreation!	10/9/2019 11:54 AM
58	You need more green space.	10/9/2019 11:03 AM
59	We are an active family and leave the city several times a week to explore biking and hiking trails. We support all trails potentially going into South Weber. We would love to see a mountain bike trail on the hills on south side of South Weber.	10/8/2019 8:21 PM
60	I am okay with trails for walking, running and biking. I am also okay with a recreational wind surfing pond in the gravel pits.	10/8/2019 8:12 PM
61	Good plan	10/8/2019 5:36 PM
62	Need more access to Layton and Uintah	10/8/2019 4:12 PM
63	I believe there are plenty of opportunities around us to recreate and we do not need the responsibility to take care of more by raising our monthly bill by even more with a trail fee or bike fee. We are already out of control in my opinion.	10/8/2019 1:45 PM
64	None	10/8/2019 1:00 PM
65	The road to Layton should be completed ASAP	10/8/2019 10:34 AM
66	Looks amazing! Having all those trails would really make S. Weber a desirable place to live and play.	10/7/2019 11:37 PM
67	I love all these ideas--I'd also like to see a hiking trail through the bluff	10/7/2019 10:24 PM
68	Trails imply nature, not a sidewalk. Why are we planning to use driveways for new trails? Seems like poor planning. We have enough financial trouble up keeping roads, let's not add another \$10 every month to EVERYONE so that we can build trails, I-15 Bridges, and trailheads that less than half of our residents will use - and only good weather.	10/7/2019 9:25 PM
69	Very good! Build them now!	10/7/2019 9:18 PM
70	I believe South Weber should work in tandem with Weber County on the Weber River parkway trail. I do not believe South Weber needs a "brand" for trails.	10/6/2019 8:54 PM
71	I love this plant and new parks / park expansions. More parks and more trails will just make our community a better place to live and grow a family.	10/5/2019 1:07 AM
72	Don't need a trail head for Pea Vinery trail head. There is no need of this area.	10/4/2019 9:40 PM

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73	We definitely need actual bike lanes and more bike paths. Let's draw people to our city for recreation!	10/4/2019 5:10 PM
74	I love this. My only concern is how we will pay for it.	10/4/2019 4:41 PM
75	I'm excited for the future trailheads.	10/4/2019 4:18 PM
76	This connection will increase foot traffic close to these homes that may want to remain quiet. Having a trail should be around the OUTSIDE of the neighborhood not directly through people's homes. This will increase the potential for crime to these homes as you have created off street access. The trail should not be along the canal to dangerous for kids. I do not want a trail behind my home.	10/4/2019 9:42 AM
77	Please insure all river lands remain open and 'green'.	10/4/2019 9:28 AM
78	I think we're good. It's a short drive to great trailheads. I don't think we need to pay for more.	10/4/2019 9:06 AM
79	More trails, pathways, crosswalks with lights for children to cross busy roads safely. Our crosswalks are pathetic and don't allow kids to safely walk or ride bikes to school. Way too many cars driving to school multiple times a day. That's ridiculous. Fix it.	10/3/2019 10:23 PM
80	I support the development of trails and parks.	10/3/2019 9:02 PM
81	Already noted the current issues with trespassers on the canal road with dogs, children entering yards, trash being discarded, etc.	10/3/2019 7:54 PM
82	I'm fine with all of this.	10/3/2019 6:50 PM
83	I like the trails and plans. I don't want to make it the priority over other concerns	10/3/2019 3:50 PM
84	Opposed to any new trails, bike trails, roads, parks, roads, etc	10/3/2019 10:13 AM
85	I agree with this proposal.	10/2/2019 6:23 PM
86	Like the trails but not on contaminated land or unstable land	10/2/2019 12:09 PM
87	I think we already have more parks than Large cites such as Ogden, Roy, Layton. The costs to maintain are forever costs. We are not only burdening ourselves with the costs to maintain but also all future generations.	10/2/2019 10:49 AM
88	Looks like a lot of money going out for trails and bike paths that will seldom be used f rom what I've seen maybe let the people know what the cost is for these projects and let them vote on it they should know before they give the green light.	10/2/2019 7:43 AM
89	I am all for the preservation of our natural lands and to add recreation through these. It would be fantastic to see some bike/walking trails!	10/1/2019 3:33 PM
90	Keep transportation to its lowest level. That is why people come here. Quiet, lay back, almost a one horse town. Maybe we should have keep it South Weber Town not South Weber the City.	10/1/2019 8:00 AM
91	I disagree with the need for the proposed trails .	9/30/2019 7:15 PM
92	I understand and appreciate the trail map. I think some of them could be very fun but I am not a proponent of using tax money to develop.	9/28/2019 11:50 AM
93	I am not in favor of creating new trails in South Weber.	9/26/2019 7:24 PM
94	I like the idea of extending the Weber parkway trail.	9/25/2019 9:17 PM
95	I strongly oppose a canal trail. I believe we should work toward having bike lanes on South Weber Drive, as that is a road largely used by bikers.	9/25/2019 3:21 PM
96	I like the parks and pathways. I think this is well done.	9/25/2019 10:42 AM
97	I think that money could be used elsewhere instead of on trails through South Weber	9/13/2019 4:50 PM

Q26 DRAFT Annexation Map This map identifies land currently outside South Weber Cities boundary that could become part of the City in the future through annexation. [Link to view larger map](#) Please provide any comments/suggestions you have regarding the DRAFT Annexation Map

Answered: 83 Skipped: 270

#	RESPONSES	DATE
1	Once again, more property and land more maintenance, more infrastructure, more \$\$\$\$, more taxes.....not interested!	10/11/2019 11:59 PM
2	Yes it should be planned for.	10/11/2019 11:48 PM
3	the annexation maps make no sense the will cost tax payers more money than they could ever bring in!	10/11/2019 9:44 PM
4	No annexation.	10/11/2019 9:43 PM
5	See previous comments.	10/11/2019 9:07 PM
6	The bluff isn't safe to warrant the attempt to annex this land. It is a money pit and unsafe. No.	10/11/2019 9:07 PM
7	Only if its helps the city and does not raise taxes.	10/11/2019 6:51 PM
8	Looks like a good way for future growth.	10/11/2019 5:30 PM
9	Hell No!!!	10/11/2019 4:14 PM
10	It was not made clear enough as to why we are looking at annexing additional land	10/11/2019 4:14 PM
11	Object to annexation to South or east side property.	10/11/2019 3:50 PM
12	ANNEXATION LOOKS APPROPRIATE TO HELP KEEP IT NOT SO DENSE IN EXISTING BOUNDARIES.	10/11/2019 3:28 PM
13	No comment.	10/11/2019 3:25 PM
14	NO ANNEX BY LAYTON. NOT A FAN OF ANNEXING ANYWHERE ON SLOPES EAST OR SOUTH. WE DON'T WANT TO BECOME LAYTON	10/11/2019 11:58 AM
15	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, commercial, mixed use, etc	10/11/2019 11:23 AM
16	No comment	10/11/2019 11:22 AM
17	No comment	10/11/2019 10:38 AM
18	The only space that looks like a good idea to annex is to the East of the city. We thought that was already part of the city!	10/11/2019 9:51 AM
19	Let land owners annex their land if they want. maybe they want to go to davis county for things and not south weber city. I know this will impact the amount of tax south weber will get and its all about the \$\$\$\$.	10/11/2019 9:38 AM
20	no interest either way	10/11/2019 9:37 AM
21	We don't want to take on hill Air Force bases issues with ground contamination.	10/11/2019 9:28 AM
22	I don't quite understand the need for annexing property. Especially on the North side, that property seems unusable. The East side makes more sense. The south side makes absolutely no sense. There is nothing that can be done with it, so why add it to the city? Wouldn't that make our costs go up to pay for upkeep, fire safety and other issues? I vote NO on the South side of the city!!	10/11/2019 8:49 AM
23	We don't need more land. Let's keep SW the way it was 10 years ago.	10/11/2019 5:03 AM
24	i support this map	10/10/2019 10:46 PM
25	There is no reason to annex this land. The property owners do not want it and it's their land.	10/10/2019 10:29 PM

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26	Yes please	10/10/2019 10:03 PM
27	Annexation should be to keep open space available for residents.	10/10/2019 9:48 PM
28	I do not support annexation of any property that can only be accessed by 1900 E or SBD. This is not in the best interest of the current community and our goal to preserve the rural residential feel of our community.	10/10/2019 9:20 PM
29	Why? Why would the city need to annex this property?	10/10/2019 9:09 PM
30	This is a stupid idea. This land is what makes south weber what it is.	10/10/2019 8:45 PM
31	My concerns related to annexation are mentioned in another area above. Concerns are related to water resources and what impact annexation will have. If we GAIN water and our pressure isn't impacted I guess I could be in favor of it. The sections to the east of 89 seems to be of interest as they may contribute to an extended trail system and potential public access to the Bonneville Shoreline Trail and the Slopes of the National Forest property for our residents. If either of those two was to be guaranteed I'd probably back annexation of those areas.	10/10/2019 8:19 PM
32	Hell no	10/10/2019 7:59 PM
33	Totally Disagree!	10/10/2019 8:43 AM
34	Seems reasonable to me	10/10/2019 7:44 AM
35	If these properties are left undeveloped they can join the city. If we are planning on adding more people and housing they are not worth the cost	10/9/2019 10:42 PM
36	None	10/9/2019 9:55 PM
37	On the east side of the highway not a bad idea. The hill in between Layton and South Weber would be wasted.	10/9/2019 9:50 PM
38	Commented above in section 6.	10/9/2019 5:53 PM
39	The annexation of land outside of South Weber City boundaries is a "land grab" by the city to receive additional funds and should NOT be a course of action by the city. If property owners want to be annexed, they should approach the city and NOT have the city make plans for the property owners.	10/9/2019 4:55 PM
40	We need to be careful annexing property, unless it can be supported by a commercial tax base. Since none of this property is developed, it will be very expensive to provide services.	10/9/2019 3:07 PM
41	I don't see the benefit of anything here other than the land East of 89. The rest would just cause us to need more services with no additional benefit.	10/9/2019 11:54 AM
42	ok	10/9/2019 11:03 AM
43	I don't like the ideas of increased property tax to include the annexation areas.	10/8/2019 10:18 PM
44	We already have limited services and we want to annex areas that will create more challenges to provide services??	10/8/2019 8:50 PM
45	Approved :)	10/8/2019 5:36 PM
46	please annex now as proposed	10/8/2019 4:12 PM
47	From what I can see on the map this would not really benefit the city it seems like it is all unstable hillside and property that really cant be used.	10/8/2019 1:45 PM
48	Only annex if it will add to our peaceful community.	10/8/2019 1:00 PM
49	Agree	10/8/2019 10:34 AM
50	I'm in favor of annexing this land	10/7/2019 10:24 PM
51	Annex the land in, and use it to fulfill road and high density housing requirements.	10/7/2019 9:25 PM
52	No. Don't do it. We do not need it.	10/7/2019 9:18 PM
53	Citizens that own this property should decide what they want..not the City.	10/7/2019 9:25 AM
54	No annexation. Why? We would have to pay higher taxes if our property was annexation. Absolutely not!	10/7/2019 9:18 AM

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55	With what the city has been doing, I don't think anyone would want to be annexed into South Weber.	10/7/2019 9:12 AM
56	Absolutely not! Will fight on this one. Many will. Terrible idea.	10/7/2019 9:00 AM
57	The north and east annexations are fine. The possible lands to the south should stay under the control of Davis County.	10/6/2019 8:54 PM
58	No need for any annexation. Just stay how we are.	10/4/2019 9:40 PM
59	Get as much in the Cory as possible.	10/4/2019 5:10 PM
60	The area south of the canal would nor be accessible without the road headed up to Layton.	10/4/2019 4:41 PM
61	My question is why would we want more development if we don't feel like we have enough commercial for the current or projected city.	10/4/2019 4:18 PM
62	It appears the goal here is to annex the area so more development can take place around our community. Do not want this as it ads more traffic, more crime, taking away open space and views to the east.	10/4/2019 9:42 AM
63	When you annex land along the river, please make it a 'green' parkway/trails. Don't see a need to annex land east of Hwy 89 or South of the current city limits.	10/4/2019 9:28 AM
64	Nope!	10/4/2019 9:06 AM
65	None.	10/3/2019 10:23 PM
66	I don't see the value of most of these proposed annexation areas.	10/3/2019 9:02 PM
67	I don't have a problem with growing city boundaries, but let's not connect our streets to Layton. 89 will provide ample access once the renovation is complete.	10/3/2019 6:50 PM
68	I am not concerned about the Annexation of property.	10/3/2019 3:50 PM
69	No comment	10/3/2019 10:18 AM
70	Make certain the city can provide all services to each of these areas with extreme costs	10/3/2019 10:13 AM
71	Land need to be rural!	10/2/2019 6:23 PM
72	Don't like annexation	10/2/2019 12:09 PM
73	What are the costs to the city to provide all services to these areas?	10/2/2019 10:49 AM
74	Looks ok	10/2/2019 7:43 AM
75	Adding open and natural lands to the city is always welcomed. Do not add land just to over develop and make it an eyesore. Especially if this is going to be a large tax burden.	10/1/2019 3:33 PM
76	If this is a help to the city go for it. But if it is just a way to get more land and it is not of any use to the city or the people who live there stop.	10/1/2019 8:00 AM
77	Again eliminating Agriculture	9/30/2019 7:15 PM
78	We don't need annexation! Up until now everyone has been perfectly fine and we will continue to be that way in the future!	9/28/2019 4:12 PM
79	I am against annexation on the south bluff. All others are acceptable.	9/28/2019 11:50 AM
80	I am opposed to annexing the land on the south hillside of the city per comments in Section 6.	9/26/2019 7:24 PM
81	No, why add more land and more expense?	9/25/2019 9:17 PM
82	I strongly oppose all the proposed annexation from Layton City. This does nothing to keep our city's charm and character. The citizens of South Weber chose to live here because of the relative isolation from the surrounding communities.	9/25/2019 3:21 PM
83	I think that any annexed property needs to be put on hold until such time as it can be clarified better.	9/13/2019 4:50 PM

Q27 DRAFT Sensitive Lands Map

This map identifies areas within the City that may have hazards on the land and could require additional study or verification when developing. Link to view larger map
Please provide any comments/suggestions you have regarding the DRAFT Sensitive Lands Map

Answered: 77 Skipped: 276

#	RESPONSES	DATE
1	You have contradicted yourself in your master plan on the development of these areas. You state we need to protect the hillside on the south end due to it being a sensitive area yet you want to put a road through it at a grade that will need to be an engineering marvel. You state to have fewer driveways on these corridors yet you want to develop it with high density housing. How do you allow a project or development in the plume areas? Like the Knolls(?) proposal directly in a bad designated area, a disaster waiting to happen. Stick to the parameters of your master plan. Serve the residents not the developers!!	10/11/2019 11:59 PM
2	Lots of sensitive lands. It is surprising to me that development is still allowed in a majority of these areas. Only developer/property owners are advised. South Weber is great until you look at this map!	10/11/2019 11:19 PM
3	Why are these considered sensitive?	10/11/2019 9:58 PM
4	This map proves that the annexation makes no sense because the hazards associated with these lands!	10/11/2019 9:44 PM
5	Not confident in the studies that allow building on these lands. All prior studies should be taken into account as well as current studies.	10/11/2019 9:43 PM
6	Concur.	10/11/2019 9:07 PM
7	Extreme caution when looking into these potential developments. Safety of citizens should be considered before approving any developments in the city in regards to hazards and contaminants	10/11/2019 9:07 PM
8	Studies should be done before general plans are made. The "pass it and then we will find out what to do" is a poor way to run a city.	10/11/2019 6:51 PM
9	I support the research of identifying potential hazards for both people (development areas) AND the ecosystem. I do not support anything that will cause a major disruption with the ecosystem and animals.	10/11/2019 5:37 PM
10	Many dollars have been spent already studying and we know it's contaminated, we know the hill sliding, and we know there's Wetlands everywhere.	10/11/2019 4:14 PM
11	Appreciate awareness of sensitive lands, yet it seems like much of the land for proposed commercial development is on sensitive lands. What is being done to mitigate impact?	10/11/2019 4:14 PM
12	Needs to include easements from Federal (HAFB) and state and in turn reflect those easements on the zoning maps.	10/11/2019 3:50 PM
13	LOOKS LIKE IT WOULD BE VERY UNWISE TO CONTINUE TO PURSUE DEVELOPMENT OF SOUTH BENCH DRIVE WITH SO MANY SENSITIVE LANDS ON THE PROPOSED ROUTE.	10/11/2019 3:28 PM
14	No comment.	10/11/2019 3:25 PM
15	These maps are so important and crucial to any future development in our city. I think we need to make sure the contamination areas match up with what HAFB and EPA have signed off on.	10/11/2019 1:06 PM
16	WOULDN'T IT HAVE BEEN NICE TO BE TOLD WE BUILT ON SENSITIVE LANDS...CITY SHOULD HAVE TOLD US	10/11/2019 11:58 AM
17	I am against any new parks, trails, bike trails, roads, HDH, apartments, condos, townhouses, multiunit housing, commercial, mixed use, etc	10/11/2019 11:23 AM

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18	Agreed.	10/11/2019 10:38 AM
19	This just makes me sick to think that I moved my family to this contaminated area!	10/11/2019 9:51 AM
20	Restrict all building near Hill Impact areas and if building is allowed make sure that those buying home or land know of the soil contamination and have it listed by the developer in big bold unlined type in the disclosure and have a 30 min discussion with the buyer of it. also have Hill sign off on all sales after they meet with prospective buyers. Protect the city.	10/11/2019 9:38 AM
21	definitely would need studies before developing	10/11/2019 9:37 AM
22	Who pays for these studies when older studies have already been done. Seeing that we are all living in a Sensitive lands area with some areas that are really heavily contaminated is concerning, especially when there are roads being considered to go right over them and through them. I don't think digging into that hill and stirring up all of that will be very healthy for any of us!! Maybe we should be doing a cancer study to see these effects on our community. Huntsman Cancer Institute says that there is a higher density of Thyroid Cancer in Davis County than anywhere else in the state. Could there be a correlation? Is it worth putting more of us at risk? I never knew that this area was so heavily contaminated when we were looking for houses!	10/11/2019 8:49 AM
23	No more "development." If you must, and I know you will because it's all about money, the developers should pay for these tests, roads, infrastructure... Why would us citizens who do not want more development need to pay for it?	10/11/2019 5:03 AM
24	i support this map	10/10/2019 10:46 PM
25	I have been aware of this contamination for my entire life - it is a key factor on why we should not continue to build on this property.	10/10/2019 10:29 PM
26	Looks like a lot of sensitive area. Plan wisely and use precaution.	10/10/2019 9:48 PM
27	We need ADDITIONAL MAPS! This one map does not adequately represent the contamination, potential landslide areas, wetlands and other sensitive regions in our city.	10/10/2019 9:20 PM
28	This information should be available to all home owners. We need to hold HAFB accountable and they should be in regular contact with ALL property owners in the affected areas.	10/10/2019 9:09 PM
29	Don't waste money doing a survey here. Seriously.	10/10/2019 8:45 PM
30	As a general rule I'm against building on sloped land due to issues with slides. We've already had those develop in the city. My opinion is Developers will build on their mothers grave if a dollar is to be made. I'm concerned about city liability as the case in Riverdale demonstrates.	10/10/2019 8:19 PM
31	The land is sliding and contaminated and there are wet lands. What idiot did this study.	10/10/2019 7:59 PM
32	We can not continue to build concrete structures on sensitive lands. They should be conserved!	10/10/2019 7:27 PM
33	OMG this was already mentioned in my earlier response.	10/10/2019 4:23 PM
34	Are developers apprised of this before developing land? Are home buyers apprised of potential hazards? We, for one, were not.	10/10/2019 4:16 PM
35	The AF Base needs to help clean up the contamination that they have caused to our City! Owners need to be aware of the potential problems on these lands. Thank you for asking for our input as citizens of this beautiful city! We need to continue to work together and keep this wonderful place we call home.	10/10/2019 12:33 PM
36	Leave them as is!	10/10/2019 8:43 AM
37	No comment	10/10/2019 7:44 AM
38	Or we could not develop any more of them	10/9/2019 10:42 PM
39	None	10/9/2019 9:55 PM
40	Already answered about this. Please see prior comment.	10/9/2019 9:50 PM
41	What are the costs? We do not see the need to develop pink/orange which is open space. Would need to better understand spending the money on studies?	10/9/2019 5:53 PM
42	Wow, we have a ton of sensitive lands! This could make a lot of future development difficult. Looks like we are sitting on a land mine!	10/9/2019 3:07 PM
43	Just another reason to not develop it.	10/9/2019 11:54 AM

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44	again, road connecting to Layton is crossing sensitive lands and an eroding hillside	10/9/2019 11:03 AM
45	This map makes no sense. Everything is sensitive and yet everything is designated for development. what?	10/8/2019 10:52 PM
46	Holy Cow!	10/8/2019 5:36 PM
47	It appears to me that much of the land is on a hillside or a pit. I believe we already have studies on this.	10/8/2019 1:45 PM
48	Again, this is a good reason to put a moratorium on growth.	10/8/2019 1:00 PM
49	We need aggressive monitoring of businesses to keep them as environmentally friendly as possible!	10/8/2019 11:13 AM
50	These areas should be cleared for development id the hazard is low.	10/8/2019 10:34 AM
51	I have read the Utah Geologic Study and Terracon's slope-stability study regarding the area at 1650 East where the landslides occurred next door to us on April 9, 2006. It states that "Terracon's (2005) slope-stability investigation estimated a static factor of safety of 1.2, which is well below the normally accepted 1.5 factor of safety." Terracon's analysis indicates the slope will likely fail during an earthquake. For this reason, I do not think the South Bench road should be built along this slope. Let's keep this designated as sensitive lands and restrict development accordingly.	10/6/2019 8:54 PM
52	Keep roads off hillside too dangerous too many landslides and unstable hills	10/4/2019 11:07 PM
53	Just don't let any more building there.	10/4/2019 9:40 PM
54	Get studies done	10/4/2019 5:10 PM
55	no comments.	10/4/2019 4:41 PM
56	Well we should not put parks and roads over the top of potentially hazard lands which could create an environmental risk for residents who already live there.	10/4/2019 9:42 AM
57	Haven't the studies already ocured? Perhaps posting results of what has already been done would be helpful here.	10/4/2019 9:06 AM
58	Keep green areas green.	10/3/2019 10:23 PM
59	No comment.	10/3/2019 9:02 PM
60	Do no destroy the wetlands near what you are terming "pea vinery trailhead"	10/3/2019 7:54 PM
61	No comments.	10/3/2019 6:50 PM
62	I know people are watching the Sensitive Lands and I hope they study it out carefully.	10/3/2019 3:50 PM
63	We all should have learned something from the wetlands situation at the train park. It shows the city and city inspector fell short of their responsibilities.	10/3/2019 10:13 AM
64	This is sensitive land because this area is built on an alluvial plane. When and earthquake hits the liquefaction will damaged any structure built on it. So we don't need anymore growth.	10/2/2019 6:23 PM
65	It would have been nice to know I live on sensitive land just more proof our hills are not stable and contaminated for this Layton Corridor	10/2/2019 12:09 PM
66	I hope we all have learned something from the situation the city has with the train park and wetlands.	10/2/2019 10:49 AM
67	Seems to me all the land along I84 west of about 1200e has a high water table or wetlands and should be considered sensitive.	10/2/2019 7:43 AM
68	It is heart breaking to see this map next to our zoning map. Please do not commercially develop our sensitive lands. Residential zoning should be done as conservatively as possible. Please protect this land!!!	10/1/2019 3:33 PM
69	Areas with problems need to be studied. No reason to add to the problems that the city alreay has	10/1/2019 8:00 AM
70	I'm wondering why people building in these areas are not informed more of these sensitive locations?? You cannot deny the high risk of cancers, neurological disease caused by these agents.	9/28/2019 4:12 PM
71	Note lots of sensitive areas we should limit development in these area. Especially on top of contaminated soil otherwise you open up the city for litigation.	9/28/2019 11:50 AM

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72	These lands should be left alone. No development.	9/27/2019 5:29 AM
73	Thank you. This confirms my concerns about the proposed development of South Bench Drive and Annexation.	9/26/2019 7:24 PM
74	No opinion	9/25/2019 9:17 PM
75	I don't believe we should be building on and developing on these sensitive lands--residential or commercial. It is concerning how much is proposed on these sensitive lands, simply because someone wants to make money. We should respect the sensitive nature of the area we live in and work to preserve and protect it.	9/25/2019 3:21 PM
76	Please do not make any decisions on these sensitive lands! There is a potent cocktail of chemicals from HAFB stewing just below the surface!!!! PLEASE POSTPONE THE DECISION OF THIS PLAN UNTIL THE FIRST OF THE YEAR!!!	9/23/2019 9:37 PM
77	I think that more studies should be done on the toxins in South Weber.	9/13/2019 4:50 PM

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43

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52

53

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60

61 **MAPS**

62 #1 Projected Land Use Map

63 #2 Vehicle Transportation Map

64 #3 Parks and Active Transportation Map

65 #4 Annexation Map

66 #5 Sensitive Lands Map

67

68

69 INTRODUCTION

70 South Weber City has, for the past few years, has been experiencing rapid growth and
71 continues its transformation from an agricultural community to a residential community.
72 The City is even seeing the first significant commercial development in decades. There
73 is continuing pressure from the development community for higher densities in the
74 residential areas. The character of the community has changed to be largely residential
75 with pockets of agriculture and an emerging commercial base that is providing much
76 needed services.

77

78 South Weber City recognizes the need to constantly reevaluate planning for the future
79 of the city and respond to current issues and ideals. Late in 1996, again in late 2001,
80 mid 2006 and 2007, in 2010, in 2014 and now in 2019 the Planning Commission was
81 asked to prepare an update to the General Plan. It has been the City's goal to obtain
82 and integrate as much citizen input as practical into this update and to address all
83 major planning issues but not to duplicate efforts that have already been made.

84

85 As with previous updates, this plan does not totally replace all the research and work
86 done on previous versions, but rather supplements those plans using current data and
87 ideas. There will be some portions of the plan that must replace older plans by their
88 very nature, such as land use section. Portions of the older plan, however, are still valid
89 or have been replaced with other more practical review methods.

90

91 **MASTER GOAL**

92

93 Growth and how to deal with it is a major concern to every community in a rapidly
94 expanding region. South Weber is no exception. From 1980 to 1990 South Weber's
95 population increased by 82 percent from 1,575 to 2,863. In the 90's it increased
96 another 49 percent to 4,260. The 2017 population is estimated at 7,310 and still
97 growing. This growth trend has resulted in fundamental changes in the character of the
98 city. What was once a largely agriculture based community is now mostly residential.
99 The City is endeavoring to maintain some of its rural character, but knows that
100 agriculture as an economic base is a thing of the past.

101

102 Even though the character of the community is changing, South Weber's geographic
103 location remains somewhat isolated from the surrounding urban area. Sitting in the
104 Weber River drainage basin, it is cut off from other communities by Interstate 84 and
105 the Weber River to the north, high bluffs to the south, the Wasatch Mountains to the
106 east and a narrow band of land between the freeway and the bluff to the west. This
107 geographic isolation gives the community a distinct advantage in maintaining a clear
108 identity as it continues to urbanize. Though the City can sustain considerable growth
109 yet, it will never blend in with and become indistinguishable from surrounding
110 communities and it will never become a large city.

111

112 As the City continues to grow, South Weber should vigorously pursue the retention of
113 the small-town charm that is its hallmark. It should foster an environment where
114 residents are safe, where they know their neighbors and look out for each other. It
115 should work toward a network of trails and bike paths to promote the good health of its
116 residents. South Weber, situated at the mouth of Weber Canyon, is the gateway to
117 northern Utah recreation. This gives the City opportunities to capitalize on these
118 recreational pursuits. The City should seek ways to promote itself as the **Gateway to**
119 **Northern Utah Recreation**. The City should also utilize the growth principals
120 contained in the Wasatch Choices 2050 plan as adopted by the Wasatch Front Regional
121 Council. The Wasatch Choices 2050 plan and growth principals can be found at
122 www.envisionutah.org.

123

124

SECTION 1: CITIZEN INVOLVEMENT

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The City understands that for this document to be effective as a planning tool, it needs to provide ample opportunity for the public to view the proposed General Plan text and maps. To do this, the proposed General Plan will be posted online where residents can view and make comments. In addition, there will be at least two open houses where interested residents and property owners can see the maps in detail, be able to ask questions of City Staff and make written comments. The Planning Commission and City Council will also hold a joint meeting where there will be a public hearing on the proposed adoption of the General Plan. Participation and input from residents are imperative to achieve a comprehensive plan that is reflective of the overall attitudes and desires of the residents. Notice of these meetings shall be provided in accordance with state law and through whatever city-wide distribution methods the City can practically achieve.

SECTION 2: EXISTING ENVIRONMENT

140

141
142 In our effort to look into the future of South Weber, it is important to analyze the
143 existing characteristics of the community. By gaining a full understanding of just what
144 kind of community South Weber is today, we will be better able to understand what
145 may happen in its future. If we look at the current land uses, population, and
146 development limitations, or factors which might encourage development, we will be
147 better prepared to make decisions that will help guide the future of the city.

148

LAND USE:

149
150 South Weber is a community that has transitioned from its historical agricultural roots
151 to the currently predominate residential land use. The agricultural lands that once
152 provided the rural small-town character are rapidly being developed, primarily into
153 housing. The focus of the community seems to be shifting away from preserving the
154 agricultural land to preserving enough open spaces to provide adequate recreational
155 opportunities. There is a new focus on the Weber River and the possibilities it provides
156 for promoting outdoor recreation and that South Weber is the gateway to many more
157 outdoor recreational opportunities eastward.

158

159 South Weber has recently experienced its first commercial development in many years.
160 These commercial enterprises are beginning to provide some very much needed
161 services to residents. There are a few industrial type land uses, primarily being sand
162 and gravel mining operations in the northeastern area. There are a few construction
163 businesses, some self-storage complexes and one significant manufacturing business.
164 The gravel pits are the source of constant irritation to residents in the vicinity. Recently;
165 however, the City has worked with gravel pit operators to significantly reduce nuisances
166 arising from operations. It is believed that these nuisance reduction measures are
167 resulting in reduced impacts to nearby properties. There are signs that at least one of
168 those gravel pits may be reaching the end of its life as a mining operation.

169

170 There are few institutional uses with just four churches; one recreation center; one
171 two-building elementary school, with one building dedicated to kindergarten through
172 second grade, a charter school, a fire station and city hall. One institutional use which is
173 not in the City, but which impacts it is the Weber Basin Job Corp which has its campus
174 adjacent to the city on the east side. Five developed neighborhood type parks, a
175 community recreation center, a posse grounds (outdoor equestrian arena) and a 4 ½
176 mile section of the Weber River Trail constitute the major developed recreational uses.

177

POPULATION:

178
179 One of the major factors contributing to changes in the community is population
180 change. As population increases so does the amount of land devoted to residential use.
181 The demand for municipal services, such as police and fire protection and water and
182 sewer, goes up creating more of a strain on the resources of the City. It is not possible
183 to predict exactly what changes will occur in the population in the future, but we can

184 make some reasonable projections. This can be done by analyzing past population
185 growth and projecting growth rates.

186

187 If we assume that most vacant land remaining in the city will be developed, with
188 limitations on some land, it is possible to begin to understand the potential growth of
189 South Weber. This study calculated the area of all vacant land and then deleted areas
190 suspected to be unbuildable based on available geologic and flood plain data. Current
191 zoning and projected land uses were then used to calculate a projected dwelling
192 density. The projected land use was based on this General Plan update. The projected
193 dwelling densities in given areas were then used with the vacant land calculations to
194 figure the total dwelling unit increase. An average of 4.24 (2017 Gardner Policy
195 Institute estimate) persons per household was then multiplied by the total number of
196 dwellings in order to arrive at an ultimate **build-out population of 13,042.**

197

198 As of July 1, 2019, new population projections were produced for South Weber. The
199 calculations were based on population estimates by the U.S. Census Bureau and the
200 University of Utah Gardner Policy Institute for 2017. At the end of 2017 there were
201 7310 people calling South Weber their home. There were **702 lots or dwelling units**
202 as calculated based on residential developments that have been approved since 2017,
203 that have applied for approval or that have presented concept plans as of July 1, 2019.
204 Even though not all the dwelling units counted have been approved, it seems likely that
205 proposed dwelling numbers will be realized at some point in time, even if the currently
206 proposed developments do not materialize.

207

208 An analysis of vacant developable lands which determined the total area in each
209 residential density category and the number of dwelling units (D.U.) each could
210 generate was conducted. In each density category the total number of acres of vacant
211 land was decreased by 10% to allow for inefficiencies in platting of lots and odd shaped
212 parcels that result in fewer lots than the zone allows, except in the high-density
213 category, where efficiencies are easier to realize. The analysis follows:

214

215 1. 29.5 ac. in Very Low Density -10%= $26.55 \times .90 \text{ D.U./ac.} = 24 \text{ D.U.}$

216

217 2. 23.0 ac. in Low Density -10%= $20.7 \times 1.45 \text{ D.U./ac.} = 30 \text{ D.U.}$

218

219 3. 123.9 ac. in Low-Mod. Density -10%= $111.51 \times 1.85 \text{ D.U./ac.} = 206 \text{ D.U.}$

220

221 4. 154.6 ac. in Moderate Density -10%= $139.14 \times 2.8 \text{ D.U./ac.} = 390 \text{ D.U.}$

222

223 5. All Moderate-High Density development has been included in the unit counts of
224 approved or proposed since 2017.

225

226 6. All High-Density development has been included in the unit counts of approved
227 or proposed since 2017.

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Total Dwelling Units on Vacant Land = 650 D.U.

Add 1,724 existing dwellings, 702 approved or proposed dwellings and 650 possible dwelling units on vacant land and arrive at a potential build-out dwelling unit count of 3,076. The most recent persons per household number for South Weber, based on 2017 Gardner Policy Institute figures, is 4.24. Multiply that by the build-out dwelling unit count and you arrive at a **build-out population of 13,042**. At an average growth rate of 3% per year, build out will be reached in approximately 20 years.

ENVIRONMENTAL HAZARDS:

There are several known environmental hazards in South Weber, some man-caused and others natural. The natural hazards include possible faulting and associated earthquake hazards, flooding and landslides. The man-caused hazards are associated with the two gravel pits in the community and the associated fugitive dust, the Davis and Weber Counties Canal which runs the entire length of the City from the east end to the west end with potential for flooding and Hill Air Force Base, which borders the city on its south side west end. There are toxic waste disposal sites near that border and there is noise and accident potential from over flying aircraft and from vehicle transport via Highway 89 and Interstate 84. It is critical that environmental hazards are mitigated on properties where they exist prior to development. If mitigation is not possible or not feasible, some types of development may not be permitted.

FAULTING: The Wasatch Fault runs through the east end of the city and in the area projected for future annexation. The fault is not a single fissure in the earth's surface as many imagine it to be. Along the foot of the mountain it has formed several faults running in a north/south direction. So far as these fault lines have been identified, they affect very little existing development but are mostly located in fields. The Weber Basin Job Corp is the only developed area known to have faults running through it.

As development pressure increases and starts to fill in the area between Highway 89 and the mountain slope too steep to build on, it will be imperative that the exact location of these fault lines be identified. It is recommended that any proposed development within this area be required to have a study done to determine the exact location of the fault, in accordance with the Sensitive Lands Ordinance (Ord. 10-14). (See Sensitive Lands Map #5)

FLOODING: The Weber River forms the northern border of South Weber. It has been identified by the Federal Emergency Management Agency (FEMA) as a potential flooding source to the low-lying lands along the river. Even though the river has several dams along its course upstream of South Weber, it can still flood due to very heavy snowfall in its drainage area exceeding the dams' capacities. It can also flood due to

272 localized cloud bursts or landslides which might dam its course. FEMA has produced
273 Flood Insurance Rate Maps (FIRM) which identifies the potential flood areas. There are
274 no other potential flood sources identified by FEMA.

275

276 As development occurs, additional hard surfacing creates the potential for localized
277 flooding due to cloud bursts and potentially excessive snow melt. It is recommended
278 that the City continue to maintain its Capital Facilities Plan related to Storm Water flood
279 control facilities (both existing and future) and update the plan as often as necessary.

280

281 **LAND SLIDES:** South Weber sits in a river valley formed in ancient times as the Weber
282 River cut through an alluvial fan deposited there in even more ancient times when Lake
283 Bonneville covered the entire region. As the river cut down through this alluvial fan, it
284 left steep bluffs on the sides. One of these bluffs is on the south side of town running
285 its length. This bluff has been identified in at least two geologic studies¹ as having very
286 high potential for landslides. In fact, there is ample evidence of both ancient and more
287 recent slope failure activity along this bluff. When development of any nature is
288 proposed on or near this bluff, it will be important to determine the safety of such
289 development as far as possible. It may be necessary to require mitigation of the hazard
290 or even to prevent the development from occurring. (See Sensitive Lands Map #5)

291

292 **WETLANDS:** There are numerous pockets of wetlands and suspected wetlands within
293 South Weber, the most prominent of which lies along the banks of the Weber River.
294 These wetlands include sandbars, meadows, swamps, ditches, marshes, and low spots
295 that are periodically wet. They usually have wet soil, water, and marshy vegetation
296 during some part of the year. Open space is also characteristic of an effective wetland.

297

298 Wetlands are important to the community because they can provide many values, such
299 as aid in protection from flooding, improved water quality, wildlife habitat, educational
300 and recreational opportunities and open space. It is the intent of this plan that all
301 wetlands be considered sensitive lands. Therefore, any development occurring where
302 wetlands are suspected shall be required to comply with the permitting process of the
303 Army Corps of Engineers, if it is concluded (in a report acceptable to the Corps of
304 Engineers) that jurisdictional wetlands will be impacted.

305

306 Preservation of important wetlands is considered an important community goal.

307

308

309

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311

312

313

314

¹ Landslide Hazard Map by Mike Lowe, Davis County Geologist, 1989
Geologic Hazard Map by Bruce N. Kaliser, U.G.M.S., 1976

316

317

318 **STEEP SLOPES:** Steep slopes are found along the south bench area of the City, along
319 the foothill area of the Wasatch Mountains on the east side of the city, and at spot
320 locations throughout the City. These slopes should be considered fragile from a
321 development standpoint and will be required to comply with the Sensitive Lands
322 Ordinance (Ord 10-14). Building roads and subdivisions within them could cause
323 environmental damage, destabilize hillsides and create a hillside scar/eyesore, due to
324 the necessity of cuts and fills to do so. There could be a great hazard of erosion and
325 flooding should denuding result from development efforts without any mitigation efforts
326 applied. These steep slope areas generally coincide with the location of the known
327 faults. These areas are also important to wildlife habitat areas including high value deer
328 winter range. They represent a significant fire hazard to structures which might be
329 tucked within the heavy vegetation located there. In addition, these steep foothills are
330 very important view shed areas for residents as well as passers-by. The mountains are
331 such a prominent feature of the landscape that the eye is constantly drawn to them and
332 their foothills. Should this landscape become scarred up due to development, or for any
333 other reason, would be a significant reduction in the community's overall quality of life.

334
335 These steep slopes are hazardous areas for development and are important community
336 assets. They are ecologically fragile and should be protected as much as possible.

337
338 **GRAVEL PITS:** There are two large gravel mining operations in South Weber, the
339 Staker Parson pit adjacent to and on the west side of Highway 89 and north of South
340 Weber Drive; and the Geneva pit adjacent to and east of Highway 89 between the
341 Weber River and Cornia Drive. These gravel mining operations are potential hazards
342 due to dust and sand that often blows out of them during strong winds coming out of
343 Weber Canyon. This dust can be hazardous to breath and creates a nuisance where it is
344 deposited to the west of the pits. The City is and should continue to work with the
345 operators to try and reduce the amount of fugitive dust they create.

346
347 These mining operations have a limited lifespan due to depletion of the resource,
348 although recycling of rehabilitating and mitigating any hazardous conditions before their
349 operations cease.

350
351 There has been a considerable amount of speculation over the years that these pits
352 might become lakes once mining operations cease. Though an attractive idea, it does
353 not seem feasible due to insufficient water rights, steep slopes and permeability of the
354 soils.

355
356 **NOISE HAZARDS:** Hill Air Force Base (HAFB) sits directly south of the city at the top
357 of the bluff previously discussed. Aircraft flying over South Weber can cause annoying
358 levels of noise. In its Air Installation Compatible Use Zone (AICUZ) report, the Air Force
359 designates specific zones where noise may cause a negative impact to the quality of
360 life. These noise zones are produced by a computer model which takes many variables
361 into account such as the types of aircraft being flown, flight paths, frequency of flights

362 and time of flights. These noise zones are 65-70 Ldn, 70-75 Ldn, 75-80 Ldn, 80-85 Ldn
363 and 85+ Ldn. Ldn is a unit of noise measurement roughly equivalent to decibels but
364 with other weighted factors taken into account. The last officially adopted AICUZ report
365 was published in 1993. Noise contours were updated in 2006 using a Department of
366 Defense (DOD) contract. There is a new AICUZ study currently under way subsequent
367 to the arrival and ongoing operations of the F-35 aircraft. Preliminary noise modeling
368 indicates a dramatic reduction in the noise impact to South Weber. This is not,
369 however, due to a reduction in actual aircraft noise, but rather in a more sophisticated
370 computer model than has been used in previous studies. The F-35 aircraft is actually
371 noisier than the F-16 previously modeled. Anecdotal evidence from residents would
372 indicate aircraft noise has increased since the arrival of the F-35.

373
374 This creates somewhat of a dilemma for the City. Land use planning for the past 40
375 years has been greatly affected by these noise zones. Previous studies have indicated a
376 major portion of the City was within the 75 Ldn noise contour, the threshold noise zone
377 for restricting land uses. If the preliminary noise modeling is eventually adopted as part
378 of the Official AICUZ report, it will show virtually no land within South Weber is affected
379 by noise from HAFB aircraft. Yet, during the mid-nineties, the State of Utah purchased
380 easements on most of the properties that were within the 75 Ldn noise zone that
381 severely restricts development on those properties. Even if the preliminary noise
382 modeling becomes official and the modeled noise impact to South Weber is largely
383 eliminated, those easements will remain in place. It is the easements that will continue
384 to affect South Weber land use planning, rather than the noise zones.

385
386 Also, history teaches us that the type of aircraft flown out of HAFB will most likely
387 change again as the currently operating aircraft age beyond their usefulness. It is,
388 therefore, felt that the best course of action is to continue to utilize the noise zones that
389 are currently officially adopted and upon which our historical land use planning has
390 relied. This will serve to protect the residents of South Weber from undue noise impacts
391 and will help protect the mission of HAFB, a very important economic generator and job
392 provider, as that mission evolves. It is therefore recommended that no residential
393 development of any kind be allowed within the 75+ Ldn noise zone as it is currently
394 adopted even should the noise zones officially change in the future.

395
396 **ACCIDENT POTENTIAL:** Anywhere that there are regular over flights of aircraft, there
397 exists a higher than average degree of potential for an accident involving aircraft. This
398 is certainly true in South Weber's case but there is an area where such potential is
399 particularly high. The same AICUZ study discussed above designates "Crash Zones" and
400 "Accident Potential Zones." The Crash Zone is the area immediately off the end of the
401 runway and Accident Potential Zones (APZ) extend outward along the flight path from
402 that. The APZ 1 which is adjacent to the Crash Zone on the north end of Hill's runway
403 overlays the very west end of South Weber.

404
405 Careful consideration should be given to any development proposals in this area.

406 Residential development in this area should be prohibited. Agriculture and open space
407 should be encouraged in these zones as much as possible.

408

409 **HILL AIR FORCE BASE ENVIRONMENTAL IMPACT: Note: Subsequent**
410 **information, including maps referenced, has been provided by Hill Air Force**
411 **Base, for the sole purpose of providing general information for this plan.**

412

413 Only isolated areas of shallow groundwater and surface water in the southwest portion
414 of South Weber are contaminated with low levels of various chemicals resulting from
415 former activities at Hill Air Force Base (HAFB). The areas of contaminated groundwater,
416 parcels with restrictive easements (OU 1 and 2), and parcel owned by HAFB (OU 4), are
417 illustrated in the Sensitive Lands Map (Map #5), which shows OUs 1, 2, and 4.

418

419 Since many contaminants evaporate easily, the chemicals can move up into basements
420 and other overlying structures in the affected areas. Drinking water has not been
421 contaminated.

422

423 As part of the federal Superfund program, the area has been intensely studied and
424 monitored since the early 1990's. Remediation technologies have been implemented at
425 OU's 1, 2, and 4, and HAFB measures the performance of those technologies
426 continuously. In general, off-Base contamination in South Weber City has been
427 identified.

428

429 Areas of known underground contamination are typically identified using plume maps
430 (See Sensitive Lands Map #5). When using these maps, it is important to note that
431 plume boundaries are inexact and based on available data. The plume images generally
432 illustrate the maximum extent of groundwater contamination that is above the clean-up
433 level imposed by the regulatory (CERCLA or "Superfund") process for the most
434 widespread contaminant. Where there are other contaminants, they are located within
435 the footprint illustrated in Sensitive Lands Map (Maps #5).

436

437 Planners, developers, property owners and residents are encouraged to seek additional
438 information from reliable sources including:

439

- 440 Hill AFB Restoration Advisory Board, www.hillrab.org
- 441 Hill AFB Environmental Restoration Branch, (801) 777-6919
- 442 State of Utah, Department of Environmental Quality, (801) 536-4100
- 443 South Weber Landfill Coalition, (801) 479-3786

444

445 Development in the vicinity of this contamination should be conducted in a manner that
446 minimizes chemical exposure. Building requirements could include prohibiting
447 basements, requiring field drains, adding vapor removal systems, etc. Builders should
448 be aware of alternate building standards that may mitigate potential hazards from
449 vapor or ground water contaminates. Those living or planning to live above or near the

450 areas of contamination need to familiarize themselves with this information, be aware
451 of possible issues or health problems and be accountable for their own health and
452 safety programs after studying all the available records.

453

454

455 **SECTION 3: LAND USE GOALS AND PROJECTIONS**

456

457 This section discusses the various recognized major land use categories and various
458 other important factors impacting the future of South Weber. Citizen recommendations
459 and sound planning principles are integrated with physical and cultural constraints to
460 project the most beneficial uses for the various areas of the community. In most
461 instances, these recommendations are general in nature and will be subject to
462 refinement by the City as proposed changes in land use or zoning are made.

463

464 **AGRICULTURE, RURAL CHARACTER AND OPEN SPACE:**

465

466 Agriculture, the foundation upon which South Weber was built, is still important to the
467 community, but perhaps in a different way than it was originally. It would be difficult to
468 say that agriculture is a thriving industry upon which many depend for their livelihood.
469 It has become more important to the community as a whole for the character it
470 provides, the lifestyle it promotes and the open space it preserves. It is this open space
471 which is desirable to maintain. If the agriculture industry can survive, it will be a
472 welcome part of the community. If it fails, other means must be used to preserve
473 sufficient open space to provide the rural feel of the community.

474

475

476 One of the problems associated with the preservation of rural character/agriculture is
477 that rural character is a community goal while the property creating this character is
478 individually owned and it is by the individual's grace that the use is maintained. In
479 South Weber and regionally land values are too high for land to be purchased for
480 agricultural purposes. Also, there is no upcoming generation of farmers waiting to take
481 over farming operations. Children of agriculture based families are, largely, seeking
482 careers outside the family business. This has created a situation where there are aging
483 farm owners and no one to take over the farm when current owners can no longer
484 work. It has become impossible to preserve farmland except by extraordinary means,
485 such as government purchase of the agricultural lands for preservation purposes. Such
486 extraordinary means is felt to be out of the realm of possibility for South Weber.
487 Instead, the City should try to create incentives for land owners/developers to preserve
488 key pieces of open space, thereby preserving the desired effect of agriculture, if not the
489 industry. There are land trust organizations that may be engaged in preserving open
490 space and agricultural lands.

491

492 Natural open space is also a very important asset to the community. For the purposes
493 of this plan, open space is defined as undeveloped land with few or no structures which
494 provides residents with the ability to move about or view large outdoor areas, to
495 experience nature, to retreat for a safe peaceful outdoor experience or which can be
496 used for organized recreational activities. (See Recreation Section for more on this
497 subject). Some of the valued open spaces within South Weber are the Weber River
498 corridor, wooded and open areas along Interstate 84, the steep hillsides above and

499 below the Davis and Weber Canal and the steep and wooded hillsides on the east side
500 of the City adjacent to the Forest lands.

501

502 Since it is beyond the City's capability to purchase property for the purpose of
503 maintaining rural character or open space, other methods should be used. Some
504 recommended methods are as follows:

505

506 1. The City should make every effort not to interfere with, or allow adjacent land uses
507 to interfere with ongoing agricultural pursuits.

508

509 2. AICUZ noise zones of 75 Ldn or greater are areas where, generally, the State has
510 purchased residential building rights. These areas are mostly agricultural in nature and
511 represent the best hope of preserving some agriculture within the City. Though the
512 State's easements allow some other types of development, these areas are mostly
513 zoned for agriculture and are generally not suitable for commercial or industrial
514 development. They should remain agricultural or in some form of open space.

515

516 3. It is felt that incentives should be offered to develop properties with large amounts
517 of open space, particularly open space that is available for public use.

518

519 **RESIDENTIAL:**

520

521 The existing residential development pattern in South Weber is largely single-family
522 type, but there have been several multi-family developments built in recent years. The
523 majority of the single-family homes are found in subdivisions of 9,000 sq. ft. to 18,000
524 sq. ft. lots. Also, there are some developments of patio homes designed primarily for an
525 empty nesters that are situated on lots as small as 6,000 sq. ft. The rest of the
526 residential development has occurred along previously existing roads with lots ranging
527 widely in size but most of which are ½ acre or larger.

528

529 This pattern of mostly single-family residential development on moderate size lots is an
530 acceptable and desirable trend to maintain, provided that some areas need to be
531 preserved for open space and community character reasons. It would be beneficial to
532 encourage variety in lot size and housing types so that the City can accommodate
533 residents of all ages, life styles and household income levels.

534

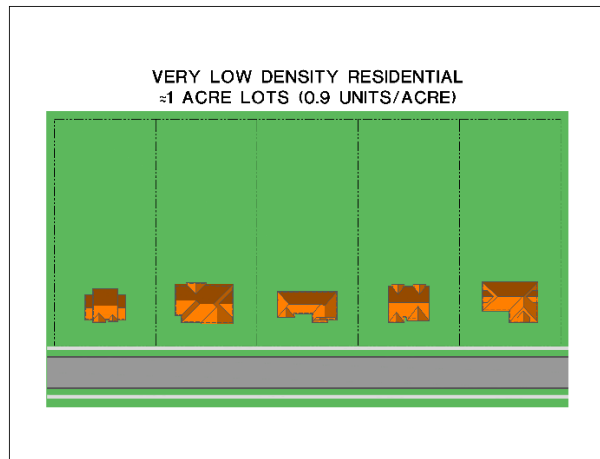
535 South Weber has adopted zoning ordinances which regulate the density of dwellings
536 rather than the lot size and is hopeful more variety of lot size will be encouraged
537 without any additional impacts to the City over the impacts more traditional
538 development would bring. This method of land use regulation also allows for the
539 preservation of open space within more traditional developments. There is, however, in
540 all cases be an absolute minimum lot size in any ordinances regulating residential land
541 use to prevent difficulties arising from too little room for adequate off-street parking of
542 vehicles, R.V.'s, etc.

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557

It is also important to reserve adequate area for moderate income housing which will, in today’s housing market, take the form of multi-family residential areas (See Moderate Income Housing Section). In order to accommodate multi-family dwellings and still meet goals for preserving open space, it may be necessary to increase the number of dwelling units allowed in each building. By increasing the number of units in a building the total area consumed by buildings would be reduced, thereby leaving more land available for recreation or other purposes.

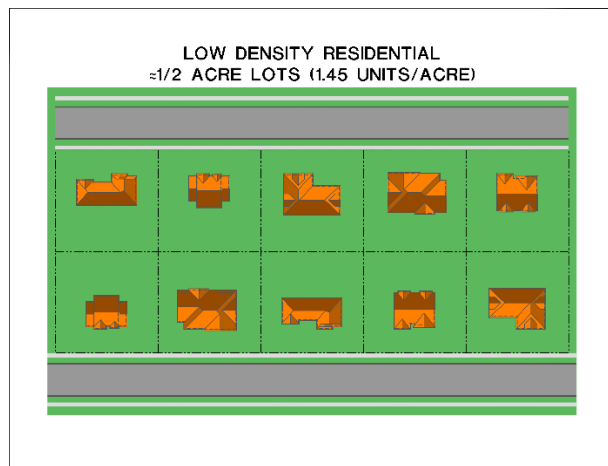
In order to make some recommendations concerning dwelling unit density it is first necessary to define the density categories which will be used. *For comparison purposes, each block of land represented in all the graphics is 5 acres.*

1. Very Low Density is considered to be any density of 0.90 dwelling units per gross acre or less.



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560
561

2. Low Density is an area where the number of dwellings is 0.91 to 1.45 per gross acre.



562

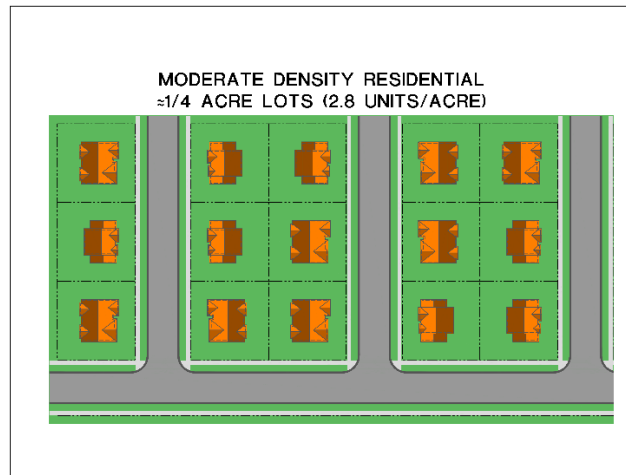
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3. Low-Moderate Density would be 1.46 to 1.85 dwelling units per gross acre.



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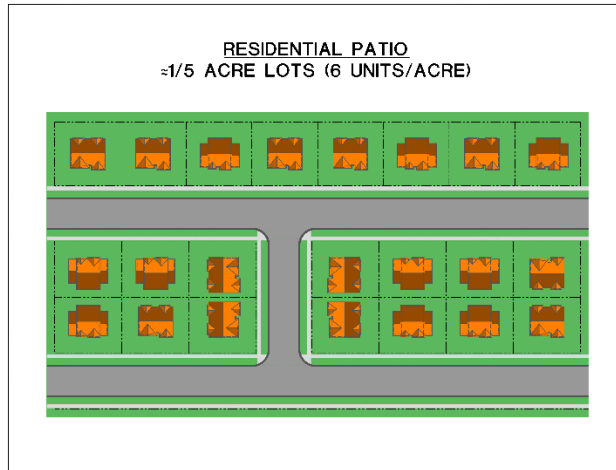
4. Moderate Density is considered an area where the number of dwelling units per gross acre ranges from 1.86 to 2.8.



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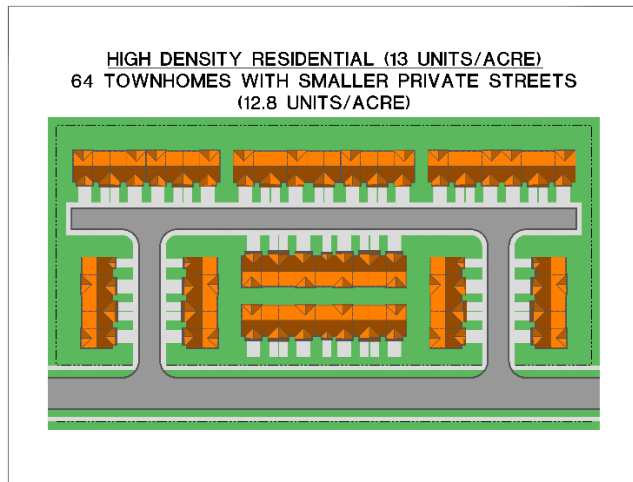
572
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5. Moderate High Density (Patio Homes) is an area ranging in density from 2.81 to 6.0 units per acre.

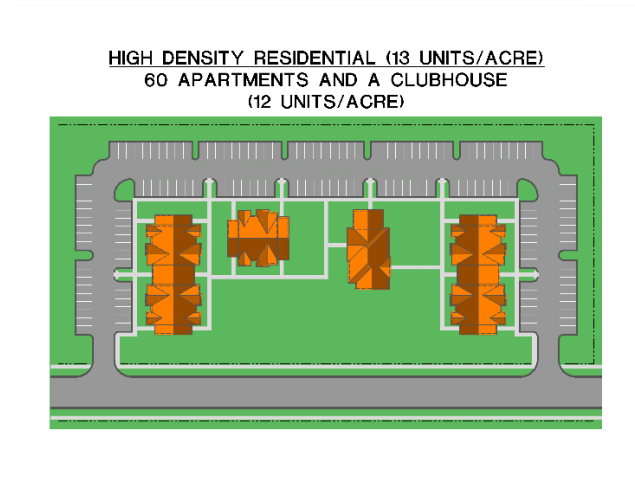


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6. High Density is an area in which the dwelling units number 6.1 to 13.00 units per acre.

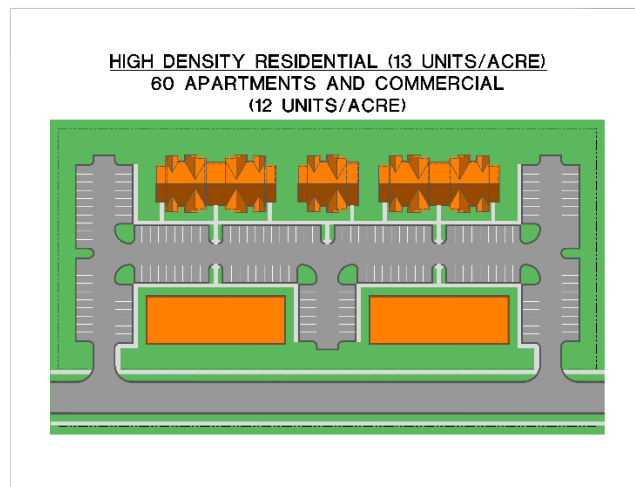


578



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582

7. Mixed-Use Overlay Density is an area in which the dwelling units number 7-13 dwelling units per acre.



583
584
585
586
587
588
589

* Gross acreage is defined as all property within a defined area including lots, streets, parking areas, open space, and recreational uses. For the purposes of calculating new development densities, all area within the development boundaries will be included.

590 These dwelling densities have been incorporated into the color-coded Projected Land
591 Use Map (Map #2). These recommended dwelling unit densities are intended to be a
592 guide and recommended densities for the given colored area; zoning requests or
593 development approval requests for lower densities than that recommended are always
594 acceptable in terms of their density. Densities greater than those contained on the
595 Projected Land Use Map may be granted in exchange for such amenities as trails,
596 buffers, etc. as deemed in the best interest of the city. The Zoning Ordinance has been
597 structured so that a particular residential zone corresponds with each of the density

598 categories and the maximum density allowed within that zone falls within the range
599 described above. The maximum density allowed in any zone would be exclusive of any
600 density bonuses which may be offered as incentives to achieve listed goals of this plan.
601

602 High density residential areas should be spread out as much as practical so that
603 associated impacts are reduced in any given area, keeping in mind that they should be
604 located where they have direct access to collector or arterial roads. These high-density
605 residential designations represent some areas which could be acceptable for high
606 density housing if adequate protections or buffers to nearby lower density housing are
607 incorporated in the development.
608

609 The Mixed Use Overlay Zone is an area that allows multi-family development in
610 conjunction with commercial development. These areas are suitable for mixed use
611 development where the residential becomes an important component in the commercial
612 project. Currently the City does not have any projects of this type. It is the desire of the
613 community to create a mixed-use walkable area along South Weber Drive. The City
614 should establish in code an acceptable ratio of commercial to residential square footage.
615

616 **MODERATE INCOME HOUSING**

617

618 In accordance with section 10-9a-403 Utah Code Annotated, South Weber is providing
619 reasonable opportunities for a variety of housing including housing which would be
620 considered moderate income housing to meet the needs of people of various income
621 levels living, working, or desiring to live or work in the community, and to allow people
622 with various incomes to benefit from and fully participate in all aspects of neighborhood
623 and community life.
624

625 Moderate income housing is defined in the Utah Code as:
626

627 Housing occupied or reserved for occupancy by households with a gross
628 household income equal to or less than 80% of the median gross income
629 for households of the same size in the county in which the city is located.
630

631 According to this definition, any dwelling occupied by an individual or family with
632 income equal to or less than 80% of the median income of the county would qualify as
633 moderate income housing, regardless of the circumstances under which the dwelling is
634 occupied. For instance, it could be that the house was inherited and though valued at
635 something far more than a family of moderate income could afford to purchase; it is
636 nevertheless, occupied by a family whose income is below 80% of the regional median.
637 That house, therefore, is a moderate-income house by definition. The same could be
638 said for homes that have been in the same ownership for a long time and for which the
639 mortgage was established prior to many years of inflation and rising housing costs.
640 The occupants might be able to afford what, if mortgaged today, would be far out of
641 their financial reach.

642
 643 In order to determine how many homes fall into the moderate income housing
 644 category, it would be necessary to determine the actual gross income of every
 645 household in South Weber. This information; however, would not be of a great
 646 significance in the ability to provide moderate income housing as the information would
 647 not provide an adequate picture of the housing which can be purchased or rented
 648 today.

649
 650 According to the U.S. Census Bureau, the 2017 median household income for Davis
 651 County is \$75,961 (\$95,000 for South Weber City). Eighty percent of that County
 652 median income is then \$60,768. Information extrapolated from the Utah Affordable
 653 Housing Manual indicates that a household with this income level could afford to
 654 purchase a dwelling which has a maximum purchase price of 3.1 times the annual
 655 income. In the case of South Weber that translates **to a maximum purchase price**
 656 **of \$188,380**. The same manual indicates that 27% of the monthly income could be
 657 spent on rent which would mean a **maximum monthly rent of \$1,367**.

658
 659 **PRESERVING AND ENCOURAGING MODERATE INCOME HOUSING:** There are
 660 many factors that affect the cost of housing. It is the duty and responsibility of the City
 661 to take necessary steps to encourage moderate income housing.

662
 663 Utah Code Annotated 10-9a-403 (2) (b) (iii) requires the City to choose at least three
 664 from a list of 23 ways, A through W, in which it can and will pursue the encouragement
 665 of moderate income housing in the five years. South Weber chooses the following:

666
 667 *(A) rezone for densities necessary to assure the production of moderate income*
 668 *housing;*

669 This General Plan update is recommending an additional 19.5 acres of
 670 land be rezoned for high density housing. It is also recommending an
 671 additional 31.8 acres be rezoned for mixed-use development. An
 672 additional 200 acres are being recommended for Commercial Highway
 673 zoning with the potential for a mixed use overlay to be applied, allowing
 674 some higher density residential development.

675
 676 *(B) facilitate the rehabilitation or expansion of infrastructure that will encourage the*
 677 *construction of moderate income housing;*

678
 679 The east end of South Weber is currently nearing capacity of the sewer
 680 system. The bulk of the properties slated for rezoning for high density
 681 residential or mixed-use development is in the east end of the City. South
 682 Weber is currently in Phase One of a multi-year project that will upgrade
 683 the sewer system to handle potential future multi-family and mixed-use
 684 developments in this area.

685

686 *(E) create or allow for, and reduce regulations related to, accessory dwelling units in*
687 *residential zones;*

688
689 It is recommended that the City consider allowing accessory dwelling units
690 in single-family dwelling zones. The circumstances and provisions under
691 which this type of housing could be allowed need to be thoroughly
692 researched and a determination as to how best to move this initiative
693 forward.

694
695 *(F) allow for higher density or moderate income residential development in commercial*
696 *and mixed-use zones, commercial centers, or employment centers;*

697
698 South Weber has a mixed-use overlay zone that allows up to 13 dwelling
699 units per acre. The City currently has the first proposal of this type under
700 consideration. As previously stated, there are an additional 231.8 acres
701 where mixed-use development is a potential. The mixed-use overlay zone
702 along with the R-H zone allows the highest dwelling density in all zones;
703 up to 13 units per acre.

704
705 *(U) apply for or partner with an entity that applies for programs administered by a*
706 *metropolitan planning organization or other transportation agency that provides*
707 *technical planning assistance;*

708
709 South Weber has applied for a planning assistance grant from the
710 Wasatch Front Regional Council. We should know prior to the adoption of
711 this Plan if we have been successful in procuring the grant.

712
713
714
715 **MODERATE-INCOME HOUSING NEEDS:** The exact number of moderate-income
716 housing units recommended for any community by the Utah Affordable Housing Manual
717 depends on a number of variables. An analysis the existing housing and income
718 situation using available information and come to some reasonable conclusions as to
719 need.

720	
721	Number of Dwelling Units 2017 1724
722	2017 Population 7310
723	Persons Per Household 2017 4.24
724	2017 Median Davis County Annual Household Income \$75,961
725	2017 Annual Household Moderate Income \$60,768

726
727 Once again by extrapolating from information contained in the Utah Affordable Housing

728 Manual, we find that a household with this income level could afford a mortgage of
729 approximately 3.1 times the annual income or could afford to spend 27% of their
730 monthly income on rent.

731
732 Maximum Purchase Price $\$60,768 \times 3.1 = \$188,380$
733 Maximum Monthly Rent $\$60,768/12 = \$5,064 \times .27 = \$1,367$
734

735 It appears that rental units are the most attainable type of moderate-income housing
736 likely to be established in South Weber. There are currently 87 rental units in the City,
737 60 being in one apartment complex and the rest are basement type apartments. Rental
738 units comprise 5% of the existing housing stock in the City.

739
740 **Recommendations:** It is apparent that to meet demands for moderate income
741 housing, as well as meet the recommendations of this Plan for open space and
742 agricultural character of the community, multi-family rental residences will continue to
743 be the primary type of housing in this price range. According to the U.S. Census Bureau
744 36% of Davis County households have an income below \$60,000 per year while 24% of
745 South Weber households fall into that range.

746
747 It is apparent that South Weber needs a lot more moderate-income housing stock to
748 meet future demand. The proposed 19.5 acres of high-density residential property
749 could potentially produce another 253 multi-family dwelling units. The 231 acres of
750 potential mixed-use zoning could produce many more, but given the nature of mixed-
751 use development, it is difficult to predict how much. If the City is to reach a goal of
752 providing housing for the 24% of households that are considered moderate-income,
753 there will need to be a significant increase in qualifying housing units as the City grows.

754
755 It is recommended that South Weber continue to support the development of multi-
756 family housing in the appropriate areas designated in this Plan.

757
758 **INDUSTRIAL:**

759 Current industrial uses are limited to the gravel mining operations, Sure Steel and one
760 other minor operation on Cornia Drive and a few scattered construction businesses. It is
761 recognized that the resources extracted by the gravel pits are important to the health
762 and growth of the area in and around South Weber. It is also recognized that these
763 mining operations have caused negative impacts to the community. In an effort to
764 provide residents with an outlet to submit their complaints as well as to aid in the
765 documentation efforts of the City, residents can now submit an affidavit. Along with
766 this, the City conducts weekly inspections of the gravel pit operations to ensure that
767 dust is not becoming a nuisance, the decorative berm is maintained, and to ensure that
768 the overall size of the gravel pit is not increasing beyond the scope of the original
769 approved mining plan.

770

771 It is recommended that the industrial area currently located on Cornia Drive be officially
772 designated as such and that it be expanded to both sides of the road.

773

774 The Geneva Rock gravel pit adjacent to the Cornia Drive industrial area is, though
775 technically an industrial use, is zoned NR for natural resource excavation. There are
776 indications this pit is nearing depletion of the resource. It is recommended that this
777 excavated area convert to a light industrial area upon cessation of mining operations.

778

779 **COMMERCIAL:**

780 Existing commercial developments are very limited to a few businesses near the South
781 Weber Drive/Hwy 89 interchange. The small businesses that were in the commercial
782 district near the center of town have gone out of business.

783

784 It is very important to the financial health of the City, to encourage more commercial
785 land uses to locate in South Weber. The City is striving to move forward with
786 development that is both residential and commercial in nature, while at the same time,
787 implementing guidelines that have an underlying thread of the rural character that has
788 made up the city for years. Commercial development will be the gateway to be able to
789 offer residents the goods and services they desire within their community.

790

791 New commercial development should be encouraged in the vicinity of the Highway
792 89/South Weber Drive interchange so that traffic has minimal impact to residents of the
793 area. The land available for commercial development near the new interchange should
794 be protected for commercial purposes and not allowed to develop in less beneficial
795 ways. The City has rezoned all of the land shown on the Projected Land Use Map as
796 commercial in the vicinity of the Hwy 89/South Weber Drive interchange, to the
797 Commercial Highway zone as a method of protection. Commercial development in this
798 area should be encouraged to be of the retail type and to provide locally needed
799 services. All commercial development within this area shall follow the 2009 South
800 Weber Drive Commercial Design Guidelines (Resolution 09-39).

801

802 Other commercial development of a limited area should be encouraged in the vicinity of
803 the Interstate 84/475 East interchange. This should also be retail commercial and be
804 oriented to the I-84 traveler and the local neighborhood. Care should be given to
805 approval of such a business so that traffic does not unduly impact the neighborhood.

806

807 Care should be given to any commercial development adjacent to a residential or
808 planned residential area. There should be a buffer between the two land uses which
809 reduces the negative impacts of the commercial development as much as possible.
810 Design standards for commercial development have been established to assure some
811 compatibility and sense of community among various potential commercial enterprises.
812 Every opportunity to improve "walkability" in South Weber should be taken. This would
813 mean providing and connecting to proposed bike routes and trails (See Pedestrian
814 Transportation Map #6). The street construction standard has also been modified to

815 incorporate larger park strips for planting street trees as well as to provide a larger
816 buffer between the street and sidewalk.

817

818 **RECREATION:**

819 Public recreation areas in South Weber are currently in an expansion mode. There are
820 61 acres of developed park in several locations. In addition to this park space, are six
821 acres in the school grounds and the City owned Posse Grounds. The National
822 Recreation and Parks Association recommends a total of 25 acres of open space per
823 1000 population as a standard. Ten acres of each 25 acres should be developed
824 recreation areas. The rest of the acreage could be in stream corridor or other less
825 developed open space. Following this standard, South Weber should have 70 acres of
826 developed recreation space for the current population. If the community reaches its
827 projected population of 13,348, it should then have 133 acres developed for recreation.

828

829 The presence of the Weber River on the north boundary of the City presents an
830 opportunity for a river recreation corridor reaching into Weber County and which would
831 be of regional interest. The Wasatch National Forest to the east of town also presents
832 abundant recreation possibilities which are important to residents of South Weber and
833 many others.

834

835 There are approximately 160 acres of the Weber River Corridor in South Weber. Since
836 the Weber River Recreation Corridor would be a regional type facility, it should not be
837 the sole responsibility of the City to develop this facility. Weber Pathways, a private
838 non-profit organization has been very active in securing access rights and in
839 constructing the Weber River Parkway Trail. South Weber should work closely with
840 Weber Pathways and others in securing additional access, extending the trail, making
841 improvements and maintaining existing facilities. This river corridor should be
842 protected as a very important recreational venue in South Weber and as important
843 wildlife habitat. Currently there are only two access points to the Weber River trail in
844 South Weber. One is where the River goes under I-84 and the other is just east of the
845 Adams Avenue/Cottonwood Drive intersection. Additional access near the City's
846 population center is essential as is the development of a public parking and river access
847 area at the north end of Cornia Dr.

848

849 As development along the east bench area occurs, the City should make sure that
850 public access to the National Forest is provided. The Forest provides hunting, hiking,
851 mountain biking and nature appreciation opportunities different from other recreation
852 sites. It is critical to maintain public access to these public lands.

853

854 South Weber should become more bicycle friendly by considering adding bicycle lanes
855 to all new roads. The possibility of a bicycle path along the Davis & Weber Canal should
856 be explored. It may be possible to enter into a use agreement with the Canal Company.
857 Liability to the Canal Company would be limited by Utah Code Annotated Section 57-14,
858 Limitation of Landowner Liability Act.

859
860 Other recommendations for recreation development are that public access from areas
861 south of the canal be provided to the park on 2100 East St. north of the canal via a
862 pedestrian bridge across the canal.

863
864 There are recommended locations on the Projected Land Use Map (Map #1), for
865 recreational use. They are only intended to indicate that, due to existing or projected
866 residential growth in the area, it would be a good location for some type of public
867 recreation facilities. There may be other areas suitable for recreational uses which are
868 not designated on the map. Designation of a property in the recreational category is not
869 meant to limit the use of the property exclusively to recreational use but is indicative of
870 a special recreational resource which needs protection or the resource may be lost.
871 Other uses which are compatible with the development of the recreational resources
872 will be considered on such properties.

873
874 **INSTITUTIONAL:**

875 The only real institutional issue South Weber is faced with concerns schools. Currently,
876 South Weber Elementary School and the Highmark Charter School are the only schools
877 in the community. The City should assist the School District in every way possible in
878 locating any future school sites. This would help to assure the most advantageous site
879 for both the District and the City.

880
881 Projected Land Use Map #1 shows specific locations and information concerning
882 projected land uses. Please note that there is no date proposed at which time these
883 projections should be realized. It is felt that too many variables are involved in
884 determining when these things will occur to make accurate predictions.

885

886

887 **SECTION 4: TRANSPORTATION**

888

889 **VEHICLE TRANSPORTATION:**

890 In our vehicle-oriented society one of the items having a great effect on the quality of
891 our lives and on our ability to reach many of the goals stated to previous sections of
892 this Plan, is the transportation system. In this Section we will look at the existing state
893 of the transportation system and what should be done to improve it to meet current
894 safety needs and future growth needs. This plan does not attempt give exact locations
895 of every local or residential access street in the City. What it will do is look at all critical
896 transportation routes concentrating on those that are City streets and over which the
897 City has control. All the streets that are currently stubbed are shown with an intended
898 connecting location so that all future development is aware of the City's intent for
899 connecting streets (See Vehicle Transportation Map #5). In order to encourage
900 connectivity between developments, cul-de-sacs or turnarounds are only to be
901 considered if topographic or other constraints prohibit the connection to a thru street.
902 Temporary turnarounds must be provided at all stubbed street locations where a thru
903 street is eventually planned.

904

905 It is important that all major transportation routes through South Weber, whether city
906 streets or state highways, are protected from unnecessary traffic "motion." Friction
907 results mainly when too many driveways are allowed access directly onto a street,
908 causing traffic to slow as vehicles maneuver in and out of the driveways. To reduce this
909 motion and preserve the full functionality of these major transportation routes, the
910 number of direct access driveways should be limited to as few as reasonably possible.
911 It is also important that streets within the City that serve the general public or that
912 have no restrictions to ingress and egress by the public be maintained in a reasonable
913 and acceptable condition. To this end, all new roads developed in South Weber are
914 public streets and no private streets are allowed. There should be some leeway allowed
915 in the design of public roads within planned unit developments, to allow more creativity
916 in providing public improvements. In that case, the area of flexibility in the road
917 standards should come in how park strips and foot traffic are handled.

918

919 **HIGHWAY 89:**

920 The State is currently in the beginning stages of a major widening and upgrading of
921 Highway 89 that will turn it into a limited access expressway. The project is scheduled
922 to have its northern terminus at the Hwy 89/Interstate 84 interchange. The City fully
923 supports this project, however, this project will create some issues that affect South
924 Weber. It will be critical that direct access from South Weber Drive onto Highway 89 be
925 maintained in both north and south directions. As Highway 89 transitions from a limited
926 access facility to a full access highway in South Weber, it will create a backup of
927 northbound traffic. Currently the traffic congestion on Hwy 89 is somewhat spread out
928 along the route south of South Weber due to the traffic lights found between South
929 Weber and Farmington. With no more traffic lights, that northbound congestion will
930 now all be concentrated in South Weber when it hits the traffic lights in Uintah City.

931
932 We strongly encourage UDOT to swiftly plan on continuing the Hwy 89 widening and
933 upgrading project through Uintah and into South Ogden where traffic disperses.

934
935 An opportunity that the Hwy 89 project creates is the possibility of installing an
936 underpass of some sort for the continuation of the Weber River Parkway
937 Trail/Bonneville Shoreline Trail (BST). This will be critical to the connection of the BST
938 in Davis County with the BST in Weber County and extending the Weber River Parkway
939 Trail all the way to the mouth of Weber Canyon as in the plans for both. Funding for
940 this underpass has been in doubt.

941
942 The City is highly supportive of this underpass and should continue to encourage its
943 completion in every possible way.

944
945 **1900 EAST STREET:**
946 1900 East Street is an extremely important collector road. It has a serious safety hazard
947 at approximately 7550 South where it traverses a steep bluff. The bluff both reduces
948 sight distance at the intersection with 7600 South St. and encourages traffic to speed.
949 The correction of, or reduction of, this safety hazard should be a high priority for South
950 Weber road projects.

951
952 It is projected that 1900 East will connect with South Bench Drive in some, as yet
953 undefined fashion, creating more direct access into Layton.

954
955 **SOUTH WEBER DRIVE (State Route 60):**
956 South Weber Drive is an arterial street and serves as the transportation backbone of the
957 community, however, there are numerous homes fronting on it which reduces its
958 effectiveness as an arterial somewhat. This road also is a State controlled facility. It is
959 also anticipated that the road will someday need to be widened from the current 66 ft.
960 right-of-way (in many locations) and the City should continue its current policy of
961 requiring curb and gutter of all new development along this road. Widening of the road
962 should include sufficient room for bike lanes. It may already be wide enough for bike
963 lanes in the eastern part of the City and the stripping of these lanes should be pursued
964 by the City. Access to this road should be limited as much as possible to protect its
965 arterial status and usage. This should be done in conjunction with UDOT standards for
966 access onto a State Road.

967
968 Traffic analysis indicates traffic signals will be needed at the intersections of South
969 Weber Drive with South Bench Drive, 1900 East and 2100 East. The City should
970 encourage UDOT to install a traffic light at these locations as increases in traffic
971 warrant.

972
973

974 SOUTH BENCH DRIVE:

975 It is deemed critical to the safety and convenience of the City to establish an alternate
976 ingress/egress route that will provide an escape route in a citywide emergency, such as
977 a wildfire. South Weber has already begun construction of the first phase of a new
978 arterial road that will run eastward from 475 East utilizing the old alignment of 6650
979 South past the Posse Grounds. This road will eventually continue eastward through
980 some of the farmlands near the freeway, curving southward forming an intersection
981 with South Weber Drive and then south and east over the bluff connecting into Layton
982 City streets in their growing business/light industrial area, the East Gate Development.
983 Private driveway access to this road should be limited to establish/preserve its
984 functionality as an arterial street.

985
986 Great care will be required to build this roadway where it traverses the bluff on the
987 south side of the City due to unstable slopes in that area. It will also be necessary to
988 avoid disturbance to the OU1 pollution that could be found in this area.

989
990 It is believed that this new roadway will also provide increased opportunity for
991 commercial development near the I-84 interchange by establishing direct access to that
992 site from the interchange.

993

994 7600 SOUTH STREET/1550 EAST STREET:

995 A high priority road project should be to connect (plat and construct) the remaining
996 portion of 7600 South that is not currently dedicated as a public right-of-way (approx.
997 250 ft.) in order to provide that this street become a through street. This should all be
998 developed with standard street improvements and a 60 ft. right-of-way. This road is
999 necessary to provide a more direct and much safer route to the elementary school, as
1000 well the as central part of the city and South Weber Drive.

1001

1002 6650 SOUTH STREET AND 475 EAST STREET:

1003 6650 South St. is a very narrow street with existing houses fronting it, some of which
1004 are not set back very far from the edge of the asphalt. Currently the road has a
1005 temporary dead-end at the west end of the houses fronting it. As properties north of
1006 6650 S. continue to develop an alternate east/west route (already begun) should be
1007 established to take all but local traffic off this substandard road. Only minimal widening
1008 and improvement of the road should occur between 475 East and South Weber Drive
1009 due to feasibility challenges.

1010

1011 The establishment of South Bench Drive will require some realignment of the
1012 intersection of 6650 S. and 475 E.

1013

1014 475 East Street is currently the main route from South Weber Drive to Interstate 84. As
1015 development of the west end of town occurs, it is imperative that the majority of traffic
1016 in that area find an alternative route to 475 East St. The development of South Bench
1017 Drive and Old Fort Rd. will accomplish this goal.

1018

1019 VIEW DRIVE:

1020 View Drive currently dead ends on its east end at approximately 2370 East. In order to
1021 facilitate better traffic flows in the area, this road should connect through to 7800
1022 South. This should be done by developers as adjacent properties are developed. It is
1023 important, given the narrowness of 7800 South, that strong consideration be given to
1024 the public's safety as road connections and improvements are made to the streets in
1025 this area.

1026

1027 ADDITIONAL UNITAH CITY ACCESS:

1028 It is desirable that there is established an additional access into Uintah City without
1029 having to enter Highway 89 and besides the bridge at Cottonwood Drive. It is believed
1030 that it would be most advantageous to both cities if this access were to be established
1031 at or near the fisherman's access road just west of the Staker Parson's Gravel Pit. This
1032 would, of course, require that a new bridge be constructed over I-84 and the Weber
1033 River. Uintah City would establish the best local street for this access to tie into on
1034 their side of the river.

1035

1036 (See Vehicle Transportation Map #2 for more detail on the recommendations of this
1037 Section.)

1038

1039

1040 **SECTION 5: ACTIVE TRANSPORTATION**

1041
1042 **TRAILS**

1043 In order to promote the health and general welfare of the citizens of South Weber, it is
1044 the intent of the City to develop a network of non-motorized trails throughout the
1045 community. These trails should be readily available to all residents and others so far as
1046 possible with trailheads and access points located all through the city. These trails
1047 should provide a variety of walking, jogging, running, biking and equestrian experiences
1048 through use of different widths, surfaces and degrees of difficulty. Trails should
1049 generally be off-street, not sidewalks in the street right-of-way. There may be locations
1050 where trails and sidewalks are coterminous for a short distance where other options are
1051 not practical. Specific trail recommendations follow.

1052
1053 **BONNEVILLE SHORELINE TRAIL:**

1054 The Bonneville Shoreline Trail (BST) is a regional trail conceptually traversing the entire
1055 Wasatch Front and extending into Cache County approximately along the high water
1056 level of ancient Lake Bonneville. A portion of this trail runs along the foothills east of
1057 the City at approximately 5200 ft. elevation. Though most of this trail lies outside the
1058 city boundaries, it is nevertheless of great importance to the residents of South Weber.
1059 The City should cooperate and encourage Davis County and others to complete the
1060 trail.

1061
1062 This trail should be constructed at approximately 4 ft. in width and have a natural
1063 material surface. Special care to reduce impacts and keep grades manageable will need
1064 to be taken in crossing Corbet Creek and other ravines. At some point above the
1065 Weber Basin Job Corps this trail needs to transition from the 5200 ft. level to the
1066 proposed Weber Canyon Trailhead just above river level at the mouth of the canyon.
1067 This trailhead will support and provide cross access to two other trails, the proposed
1068 Canal Trail and the proposed Weber River Parkway Trail.

1069
1070 **WEBER RIVER PARKWAY TRAIL:**

1071 The Weber River Parkway Trail is proposed extension of an existing trail in Riverdale
1072 and South Weber currently terminating at Cottonwood Drive. In the Cottonwood drive
1073 area, the trail will be located in the area between Cottonwood and I-84 due to the
1074 existing residential lots that back onto the river. From the bend where Cottonwood Dr.
1075 crosses the river, the trail will run along the south bank of the river between the river
1076 and I-84.

1077
1078 Some of the property involved is privately owned, some by the Utah Department of
1079 Transportation, some the Division of Natural Resources and some by Weber Pathways.
1080 The City should work with other interested groups in securing the easements or right-
1081 of-ways for this trail. Due to the regional nature of this trail, it would be appropriate for
1082 an entity such as Weber Pathways to be responsible for management and maintenance

1083 of the trail. South Weber and other affected cities should participate to some
1084 proportionate level in the maintenance costs.

1085
1086 It is recommended that the South Weber section of the trail be approximately 10ft.
1087 wide with a compacted granular surface. It could be paved at some point in the future,
1088 should that prove to be a wise course of action.

1089
1090 Pedestrian access from the Canyon Drive Trailhead at Canyon Drive and 1325 East
1091 across I-84 to the Weber River Parkway should be a high priority trail improvement.

1092
1093 **CANAL TRAIL:**

1094 The Canal Trail is proposed to run adjacent to or on top of the Davis and Weber
1095 Counties Canal running the length of the City on the south side. The City should seek
1096 an agreement with the Davis and Weber Counties Canal Company and any private
1097 property owners along the route to allow public use and development of the trail.
1098 Safety precautions should be used in designing a trail along open portions of the canal.
1099 The City should also encourage Riverdale City officials to continue this trail through
1100 their city as well.

1101
1102 This trail should be developed partly as natural surface trail and partly as a paved trail
1103 utilizing the existing maintenance road along the canal or directly on top of the canal
1104 where it has been piped. This trail should be paved to at least 10 ft. in width where it
1105 passes through residential areas from 2700 East to approximately 1550 East. The rest
1106 of the trail east of Hwy 89 and west of 1550 East should be graded dirt with some
1107 possible surface stabilization where necessary.

1108
1109 **HIGHMARK CHARTER SCHOOL TRAIL:**

1110 This proposed new trail should extend from View Drive to South Weber Drive near the
1111 west side of the charter school property. This will better facilitate pedestrian access to
1112 the school from the south. This will better facilitate commuter access to/from points
1113 south of the school.

1114
1115 **OLD FORT TRAIL:**

1116 This trail is intended to be a 10 ft. wide paved trail running from approximately 1200
1117 East to near the west end of the City following along the south side of I-84. Special
1118 attention to safety will be warranted at the trail crossing of 475 East. This trail should
1119 become the responsibility of the City for maintenance and control. It is anticipated that
1120 the majority of this trail will be constructed by developers of adjacent property. As
1121 these developments are proposed, the City should see that a continuous trail is
1122 established with consistent width and surface.

1123
1124

1125 **OTHER TRAILS:**

1126 It is recommended that, as the Staker-Parson Gravel Pit closes and is open to
1127 development, there should be a trail through the property connecting 7400 South to the
1128 commercial area at the intersection on South Weber Drive and 2700 East.

1129

1130 Other recommendations for the City-wide active transportation system can be found on
1131 the Parks and Active Transportation Map #3.

1132

1133 SECTION 6: ANNEXATION POLICY PLAN

1134 This section of the Comprehensive Plan, the Annexation Policy Plan, is set forth herein
1135 to comply with Section 10-2-400 Utah Code Annotated. This section generally sets forth
1136 the area that the City will consider for annexation at some undefined point in the
1137 future. This section also defines the criteria that will guide the city's decision to grant or
1138 deny future annexation petitions.

1139

1140 CHARACTER OF THE COMMUNITY:

1141 South Weber is a community somewhat isolated from the other communities around it.
1142 This isolation is due to its geographic location in the Weber River drainage basin, cut off
1143 from other communities by the river and freeway to the north, high bluffs to the south,
1144 the Wasatch Mountains to the east and a narrowing band of land between the freeway
1145 and the bluff on the west. This isolation fosters cohesiveness to the community which in
1146 turn promotes friendliness among neighbors and a family oriented environment. The
1147 City was founded, and until recent years, continued to exist on an agricultural base.
1148 Agriculture is a diminishing land use but remains an important factor in the essence of
1149 South Weber. There is an emerging commercial center near the intersection of South
1150 Weber Drive and Hwy 89 and a planned future commercial center near the I-84
1151 interchange. If build-out projections are correct, South Weber will always be a small
1152 city and, hopefully, will retain its charm and character.

1153

**1154 NEED FOR MUNICIPAL SERVICES IN UNDEVELOPED UNINCORPORATED
1155 AREAS:**

1156 The areas considered for annexation are located within the area illustrated on the
1157 Annexation Area Map (Map #4). If annexed to South Weber, the purpose would most
1158 likely be to accommodate some type of development. This would require full municipal
1159 services and possibly services provided by Weber Basin Water Conservancy District,
1160 South Weber Irrigation District and Davis School District. Infrastructure expansion, i.e.,
1161 water, sewer, and storm drain systems could be extended into these areas on an as
1162 needed basis. Financing of infrastructure expansion would mostly be borne by the
1163 developers of these properties. There may be the need for the City to participate in the
1164 financing of some facilities which will improve service to existing development. These
1165 costs will be met via various means. The City may choose to use general funds, impact
1166 fees, special improvement districts, bonding or other means of meeting these financial
1167 obligations.

1168

1169 There are no existing developed areas within the expansion area, so adequacy or
1170 purchase of existing service systems is not an issue.

1171

1172

1173 TAX CONSEQUENCES OF ANNEXATIONS:

1174 It is well known that property taxes from residential properties generally do not cover
1175 the full costs of providing services to those residences. This means that, if allowed to
1176 develop strictly in residential use, the annexation and development of these properties
1177 will result in an increase in the City's burden of paying for the services required by the
1178 development. To help delay some of the increased tax burden, some of the proposed
1179 expansion area may be appropriately developed as a mix of commercial and residential
1180 uses.

1181
1182 It is felt that future development of planned commercial areas within the City will
1183 produce enough tax revenues that remaining deficiencies in tax revenue from existing
1184 and potential future residential properties will be offset. The consequences of
1185 annexation of expansion areas, when looked at alone, will be to increase the tax burden
1186 of all residences within the City. But, when looked at in light of potential commercial
1187 development, the entire City should see either a reduction in tax burden or an increase
1188 in quality and amount of services offered by the City.

1189 INTEREST OF ALL AFFECTED ENTITIES:

1191 Prior to adoption of this section of the South Weber General Plan, discussions were held
1192 with representatives of Davis County, Uintah City and Layton City. Other entities that
1193 may have an interest in the expansion areas include the Davis School District which
1194 would be interested in how much of any annexation would be devoted to housing
1195 development and the resultant increase in student population. The Central Weber
1196 Sewer District may have an interest in expansion areas from the standpoint of how total
1197 sewage volume from South Weber may be increased. Some of these areas may benefit
1198 from services of the Weber Basin Water Conservancy District also.

1199
1200 All affected entities as defined in the Utah Code Annotated, Section 10-2-401(1)(a) may
1201 review the proposed annexation policy plan or any amendments thereto and may
1202 submit oral or written comments and recommendations to the City. The City shall
1203 address any comments made by affected entities prior to adoption.

1204 URBAN DEVELOPMENT EXCLUDED FROM EXPANSION AREA:

1205 The Utah State Code Annotated, Section 10-2-401.5 encourages all urban development
1206 within a close proximity of a city's boundary to be included in that cities expansion area.
1207 There are no areas of urban development within a close proximity to South Weber's
1208 boundary that are not already within an existing city except for that found on Hill Air
1209 Force Base. Land within HAFB. would not be under the jurisdiction of South Weber even
1210 if it were within the City limits; therefore none of that urban development was included
1211 in the expansion area.
1212