

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 11 June 2020

TIME COMMENCED: 6:01 p.m.

LOCATION: Electronic Meeting through Zoom

PRESENT: **COMMISSIONERS:**

Tim Grubb
Gary Boatright
Rob Osborne
Wes Johnson
Taylor Walton

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Blair Halverson, Nate Harbertson, Carter Randall, Marty McFadden

PLEDGE OF ALLEGIANCE: Commissioner Grubb

Public Comment: Written public comments must be submitted by email to publiccomment@southwebercity.com. Comments must be received prior to the meeting start time. Subject line should include meeting date, item# (or general comment), first and last name. Comments without first and last name will not be included in the public record.

Public Comments through Zoom are as follows:

- a. Individuals may speak once for 3 minutes or less
- b. State your name and address
- c. Direct comments to the entire Commission
- d. Note Planning Commission will not respond during the public comment period

Fran 6901 S. 679 E. understands development will eventually happen but suggested the Planning Commission look at development that the City does not need; specifically, high density housing. She discussed concerns with school buses being full. South Weber is geographically small and narrow, which creates difficulty with high traffic. She would like to know what type of hotel. The plan appears to be too congested. South Weber does not have a grocery store, gym, animal hospital etc. She asked the Planning Commission Please to listen to the South Weber citizens.

Doug Miller, 302 E. Old Maple Road, thinks there are a lot of people who are concerned about high density housing. He discussed the issue of speeding and whatever is constructed will increase the traffic. He suggested installing speed bumps to help individuals to slow down.

Commissioner Osborne pointed out the Planning Commission has received public comments via email prior to this meeting.

Presentation: Development at approximately 475 E 6650 S (17 acres) by Blue Ox

Development: Marty McFadden, of Blue Ox Development, addressed the Planning Commission. He lives in South Weber City and has a vested interest in the community. Marty reviewed their goal and objective which include bringing commercial services to the I-84/Adams Road interchange. They would like to provide services that best serve the community, provide essential services, and generate stable commercial city tax base. He is concerned about bringing the right mix of commercial services to the I-84/Adams Rd interchange. They have contacted several different types of commercial businesses. It is important that tenants are able to make it at this location.

Marty described the Stephens property and stated it currently has 2 zones (Highway Commercial (C-H) & Agricultural (A). He discussed the C-H Zone not being the right mix. After studying this location, the C-H zoned portion of the parcel is too small. He suggested more of the A zoned portion of the parcel needs to be C-H. He pointed out the new City General Plan suggests converting the whole parcel to C-H.

Marty explained all C-H does not work because there is not enough traffic count to justify that much commercial. By forcing all C-H it would lead to high vacancy and turnover, or vacant, undeveloped land for a long time.

Marty proposed the property be zoned C-H and R-7. This would bring commercial to this location and add a residential component that fits the current residential market needs. He explained the residential component: Zoning code – R-7; 7 units/AC which would allow for maintain common areas, design attractive unit clusters with elements that look and feel like single-family dwellings, work within a density and zoning that is part of South Weber City's code, and allow for a private community feel without a private community infrastructure.

Marty reviewed the layout which includes: (1) Commercial along street fronts and (2) Residential behind commercial

Examples of the Residential Units:

- These are photos of Daybreak in South Ogden:
6 AC with 46 units.
About 7.8 units/AC.

Solution Summary:

- Gas Station & Convenience Store: 2.28 AC
 - Hotel: 3.28 AC
 - Strip Mall: 1.02 AC
 - Rentable Public Storage: 2.42 AC
- Total Commercial Subtotal: 9.00 AC

- Residential R-7 & Green Space: 9.00 AC with 48 units: 5.33 units/AC
Total Parcel Acreage: 18.00 AC

Marty understands there have been several public comments concerning the Morrisite War Site. They are willing to provide a location to preserve the area for this. They have suggested names of the development being Kingston Fort. They are open to bringing in the elements that the community feels would be a benefit. For example, pickle ball courts for green space, trails, or creating a sense of place. He discussed the possibility of a development agreement.

Commissioner Walton asked what type of hotel chain. Carter Randall stated there has not been a specific hotel. He sees the hotel eventually down the road and will probably be the last parcel developed. He feels the location to Snow Basin and being close to a freeway entrance will be used. Commissioner Walton pointed out the public's concerns with the right type of hotel. Carter imagines more of a Spring Hill Suite versus a truck stop motel. He has read a lot of the comments from the citizens, in which a lot of them contradict themselves, but the initial curve of the road will take a large portion of the traffic. He does not see them adding to a lot of interior traffic within the City.

Nate Harbertson discussed the concept of the hotel. He pointed out the Best Western in lower Uintah is usually full. There are not a lot of options for hotel stays in that area.

Jessica Presswedge, of Sierra Homes, lives in North Ogden. She discussed townhomes being the way people are going right now with it being a lot less maintenance, appealing for the older generation who want to downsize. She stated Sierra Homes is a partner in the development.

Commissioner Johnson expressed if there is a hotel, there needs to be a restaurant to support it. Carter agreed but stated they do not have any tenants lined up for the strip mall area right now. He explained there will be four maybe five 2,000 sq. ft. units in the strip mall. Commissioner Walton asked about the financial impact of the development if the storage units are not allowed. Marty stated it is a critical piece to have that there but is willing to have a discussion on that. He expressed there are storage units that are attractive, and that can be addressed. He understands the stigma, but it is a community need. Carter discussed large storage units for recreational storage, as well as those townhomes to the west who need storage. He discussed the possibility of a wall type barrier or concrete treatments to give them an upper class feel. Commissioner Osborne questioned why the storage units are not located closer to the freeway. Commissioner Boatright recommended using the townhomes as more of a buffer. He asked the developer what the first two phases are. Marty discussed starting with the gas station and storage unit but reiterated the need for the residential to make it all work. He explained the residential component is purely there to make the commercial work.

Commissioner Osborne asked if the hotel is dropped, and a Daybreak type environment is created. Marty feels that is possible. Commissioner Osborne discussed the housing being difficult because this property has been identified for commercial, but he feels the community would like to see something more unique such as a bike shop, bakery, etc. Commissioner Johnson discussed the 2008 development plan relating to what Commissioner Osborne is suggesting. He identified businesses such as Patagonia, REI, etc. that people must drive to Salt Lake City. Carter discussed the days of large retailers being over. Marty explained these types of companies will not come to South Weber based on the charm, but they are looking for

locations with high traffic. Commissioner Boatright pointed out there is nothing in this development that is for the residents in South Weber City. He thinks most of them would rather the property stay a field. Marty pointed out listening to residents in his community, it needs to come down to let the data speak. Commissioner Boatright understands the City doesn't own this property, and they want to work with the developer, but there are people who moved to South Weber for a certain reason. He explained the community is going to be here forever. Commissioner Walton asked if there is a fuel station interested in the property. Carter stated there is a tenant interested in the fuel station and storage units; however, the hotel is unknown. He stated there will be individually owned retail like what is on the east end of the City. Commissioner Osborne suggested putting together something more like Daybreak with a gas station, drop the hotel, small retail, move location of storage units, maybe small pond, etc. He suggested something cool that nobody else has. Commissioner Walton feels the citizens want a place for them. Marty is willing to put together a different concept. Commissioner Walton is curious about the revenue generated off storage units. He pointed out this is a critical piece of commercial property for the City to create revenue and he questioned what kind of tax revenue will be generated from a hotel, storage units, etc. Barry Burton, City Planner, stated storage units do not generate sales tax and there is no real revenue gain for the City. A hotel creates a transient room tax for the City, and the potential for revenue would be great. Commissioner Walton suggested the hotel being scaled and the right brand. He does not think a hotel should be totally removed.

Commissioner Grubb commented this entire parcel has been designated for commercial for at least 20 years in the general plan. He is hesitant to put in residential and does not see the need for it as well as storage units. He understands the interest in a fuel station and then another business feeding off that business, etc. He suggested phasing businesses that service the residents of South Weber and feed off I-84. He is not completely convinced the City needs more residents and storage units. He hopes citizens will get involved and let the developer know that they would like to see. Commissioner Walton understands the direction from the City Council is to allow developers to present ideas to the Planning Commission. Carter expressed he is not trying to maximize residential because it is the most lucrative, but it is the most realistic. Commissioner Johnson expressed in the last three years when the Planning Commission and City Council meet, it has been decided this parcel is best for the City to be commercial. Commissioner Boatright pointed out this location is an historical site and a lot of the residents want to preserve and commemorate that history. He suggested the landowner allow students to perform some archaeology on this site prior to any construction. Commissioner Johnson agreed. Marty commented they are interested in doing something to commemorate the site. He doesn't see this 18 acres of land supporting commercial. Commissioner Grubb feels there needs to be some expansion to allow for a restaurant. He does not think the plan should be all strip mall either. He pointed out this design does not have a unique feel at all. Commissioner Osborne suggested the developer go back and redesign. Carter expressed without the storage units and residential the plan does not work. He stated they will go back and rework and modify the site plan to be something more appealing for the City. Commissioner Grubb asked the Planning Commission what they would like to see as far as residential. Commissioner Boatright likes this look better than an apartment complex. He stated if housing must be a part of this development, he would like to see it on the south end. Commissioner Walton is more concerned about aesthetics and feels the density is appropriate. Commissioner Grubb discussed mixed use being when commercial and residential complimentary of each other. He addressed clustering allowing more open space area for a historical area.

PLANNING COMMISSION COMMENTS:

Commissioner Osborne: stated the general plan open house is scheduled for June 24th & June 25th at the FAC. He asked the Planning Commission members how they feel about attending this open house with the COVID-19 Pandemic. He does not want anyone to do something they don't want to do. Commissioner Boatright stated as the numbers rise the more concerned, he is about meeting publicly together. Commissioner Johnson agreed. Commissioner Walton is okay with attending the open house. Commissioner Osborne does not understand the purpose of the open house because there may be the same comments. Commissioner Walton feels it is important for individuals to be heard. Commissioner Grubb will be out of town. Commissioner Walton will be attending.

Commissioner Osborne suggested continuing with the Zoom meetings at least through July. The majority of the Planning Commission agreed. Kim stated as long as Governor Herbert is allowing electronic meetings, we can continue with Zoom.

Commissioner Johnson: The Parks & Trails Committee met and discussed disposal of items. He will coordinate with Councilwoman Petty and Kim. He suggested looking at merging certain zones. He would like more clarification on mixed use and specific guidelines. Commissioner Osborne pointed out there are parcels that have been identified for mixed use discussions. Commissioner Walton explained we are hoping for the developer present ideas. Barry suggested the Planning Commission discuss this item at the next Planning Commission meeting and include a list of zones where they see problems and issues that need to be amended. Kim will include this item on the next agenda.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 8:32 p.m. Commissioner Boatright seconded the motion. Commissioners Boatright, Grubb, Osborne, Walton, and Johnson voted aye. The motion carried.

APPROVED: _____ **Date**

Chairperson: Rob Osborne

Transcriber: Michelle Clark

Attest: Development Coordinator: Kimberli Guill

Amy Mitchell

1923 Deer Run Drive

Dear Planning Commission-

I have spent some time looking over the proposed ideas for the Stevens Parcel. It doesn't seem much different than the last plan. I have included some pictures of some of the things I have seen in surrounding cities that will not only create a fun place for visitors, but enhance the area for residents as well and make us more of a destination to enjoy.

When we moved to South Weber in almost 20 years ago, this piece of land is one of the things that drew us here. I grew up in Morgan and loved the wide open fields that surrounded us on all sides. I wanted to live a little closer to the city and some of the variety that it gives, but I still wanted green space. South Weber was perfect because it provided it all. We have been losing our green space little by little. This beautiful piece of property has so much potential to make it a destination, not just another hotel and gas station off the freeway. We have one good chance to get this right. We have this one chance to make it eclectic, appealing and really utilize our only commercial parcels. Adding in residential doesn't accomplish what we need the most of, which is commercial. This could be a destination to draw in people from all surrounding cities as well as bring in people from out of town to stay and play.

What about putting in some kind of small time shares or a hotel that isn't a big chain, but maybe it's more like the Sweetwater Lift Lodge in Park City? We are just down the canyon from some of the best skiing in Utah! And there aren't many unique places to stay, but rather chains with every room looking the same!



I think if this area is done well it can include shopping, dining, maybe a venue for live music and make it a place where we can celebrate holidays and other events. What about a fun place to shop like Gardner Village? It has unique shopping that always draws a crowd! Witchfest in October is crazy busy and just think about it in the winter?? A beautiful gathering place where weddings could be hosted year round as well as retreats and corporate events.



With the right kind of shopping space available we could draw in smaller businesses like a Bike shop, Fishing and tackle, Book Store, Quilt Shop, Boutiques for clothing and/or novelty items, Sandwich shops and a Bakery. We are right next to a beautiful river and having the trails connect will provide more opportunities than ever. The possibilities are endless and I think we need to get way more creative!



When you drive a little ways up Weber Canyon, you can eat at one of the best and busiest restaurants around... Taggart's Grill! Let's add to our already amazing Burly Burger and bring in a few other things. Good food is always sought after!



Rather than putting in the same plain buildings as everywhere else, let's ask for more! We have plenty of residential in our city, but the one thing we are sorely lacking is commercial. Let's pay attention to how things look and build something the neighbors who surround it can enjoy, rather than dread! We need to create a buffer between the current residential and this commercial property. We don't need mixed use in this area, we aren't an urban area, we need something beautiful and unique that is just like our city. If Covid has taught us anything, it's that living right on top of each other is not a good thing! It's also taught us the value of community!! We have a beautiful large piece of land in our city. We should be focusing on the historic value of it and highlight it in some way to pay respect to the past. We need to ask for mature landscaping and plenty of it!!

That brings me to our city codes. I'm really glad it was mentioned in the last meeting for you to start working on revamping some of our codes! We need to define our codes quickly, before more proposals come in, so we can demand that our city is cohesive and well thought out. Not a hodge podge of whatever. We need to expect them to be well written and easy to enforce. I look forward to what gets developed here.

Thank you,

Amy Mitchell

Dear Commissioners,

I have looked over The Stephen's development proposal and I'd like to share some of my thoughts.

First, I acknowledge that the developer has made it clear that in order to lower the financial risk of this development they would like to include housing. I understand where they're coming from however, this is not a good use of this commercial property. We have very little viable commercial in our city and we are dependent on developing that commercial in order to lower the tax burden on our residents. Although developers may be less inclined to take the risk, we've shown through the success of our other commercial businesses that we can support commercial and South Weber Residents are wanting and willing to continue that support.

I believe that mixed use developments like this are a trend, popular right now, but did not even exist five years ago. To fall into this trend and give up our largest piece of commercial would be a huge mistake.

I would also like to point out the historical significance this site has to our community, which has been overlooked in every single presentation by this developer. We currently have a monument to mark this as the site of Kinston Fort and the Moorsite War. Not only is this site important to our city but to the region. There is a long-held expectation that any development would incorporate that history and create a space in the development for the community to gather, shop, dine, and bring much-needed charm and historical elements to our community.

We've never envisioned this space as a big empty parking lot with few stores but a well designed community space with commercial that will allow people from outside and inside our community to gather.

If the developers are willing to invest in us, invest in our vision, and invest in our community I guarantee we will intern invest in them.

I have a few additional thoughts for the planning commission. First I'm asking that you read the public comment sent in through email tonight for the benefit of the citizens watching as well as for the benefit of the developers. They asked for feedback and they will not be able to get this feedback if the comments are not read aloud. Please grant the citizens this consideration.

It has been stated by the City Council, the planning commission and our city planner that reviewing and updating our city codes is of the utmost importance. As a planning commission you only meet monthly and I feel that it is crucial for you to take some time every month to work on the code in every meeting. If not done, I am afraid this crucial task will not be completed in the timely manner that South Weber needs in order to protect themselves and the citizens from the future developments that are rapidly coming down the pipe.

As I have looked at new development proposal I've also noticed that we have some serious issues with our buffer zone codes and fencing codes. Please add these to the top of your priority list.

Thank You for volunteering your time to serve the citizens of South Weber.

Corinne Johnson

Seriously what has this town come to??? A hotel and strip mall??? Come on hasn't there been ENOUGH changes to this once nice little town??? I understand citizens don't have a say in ANYTHING anymore, but quit destroying our town!!!! Move to a city if that's what you want and leave our town alone!!

Kaila Alvey

Hello! I am a resident of South Weber writing in regards to the new proposal to bring commercial buildings to our city which is very close to my neighborhood. I think the biggest concern a lot of us are going to have is the issue with traffic coming through the residential neighborhoods and the speed at which people will be going. There are already so many people as is who come through going way over the speed limit and from what I have seen, a lot of us have brought that to the attention of the city already. How will this problem be solved? Speed bumps, radar speed signs? Aside from that, the thought of a motel in our area leaves me feeling a little weary, I think a hotel would be better suited for the community. Thank you for reading my personal concerns.

Kylie Shepherd

Dear Planning Committee, Mayor, and Council. PLEASE! Hear us, Listen to the citizens of South weber. This is not our vision for the city we love, the city we grew up in, the city we raised our children in and the city we plan to grow old in. Why do you continue to ignore us and give in to developers and developments? I don't understand... Please I am begging you on behalf of all residents of South Weber THIS IS NOT WHAT WE WANT.

Are you aware that you are proposing this on the most historical site in all of South Weber, Do you care? WHat do you plan to do to preserve some of this historical site or highlight it in any way or just ignore it?

Lacee Westbroek

7475 Jace Ln, South Weber, UT 84405

A few thoughts on the proposed development in South Weber near I-84.

> I grew up in South Weber and my family has been here for generations. There are many families in the same position. I'd hate for future planning of the city to create a situation where families start to leave the place they've called home for so long.

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> Hotels and strip malls do create the type of community most of us want to live in. South Weber is a bit of an oasis from the surrounding communities. South Weber is a highly desired community because we do NOT have these things. The planning commission is making decisions without the input of the community and are honestly starting to systematically destroy the things we love about living here. Yes, we need income, but this isn't a race. Let the community have more of a voice and brainstorm different ideas than those presented.

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> That said, I believe the planning commission and city counsel did us all a great disservice by putting in that confusing and incredibly ill planned intersection off of 475. It was done to make way for a road to Layton that the citizens weren't even aware and have since had a majority vote against!

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> Someone will be seriously hurt if not killed at the intersection. If you are headed north on 475 with the intention of turning left towards Adams, you sit at the stop sign waiting to see where the oncoming traffic is going. But here's the thing. The cars going straight onto 475 rarely if ever use a blinker because they are essentially going straight. The cars continuing to follow the road left don't use a blinker because the lines on the road continue in that direction. Then you must look to right and watch for cars from that direction as well. Once you finally feel like you have an inkling of what directions cars coming from your left are doing, when you finally turn left you have no middle turn lane pause in while you merge into the lane.

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> A left turn there is already precarious at times now, it will be incredibly difficult once homes in progress are moved have residents living in them. And when the road connects to the East side of South Weber as is currently planned for the future, it will be incredibly dangerous and nearly impossible.

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> Can you see the issue here? Now imagine everyone from the proposed hotel, strip mall, homes, and storage facility. Someone will be hurt or killed and the city will not only lose a citizen but will be subject to lawsuits for constructing a confusing, poorly conceived intersection. My sister literally saw a man headed south from Adams stop in the road not sure if he could even continue straight onto 475 because the drawn lines look like they are for a bike lane. And the yield area right after that is also confusing. I have only heard complaints about the area. The ONLY positive thing anyone has mentioned are the lights.

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> I do not believe the argument that a roundabout was impossible because it took more property. There are roundabouts implemented all over Layton and Riverdale using smaller or equal space as what is there now. I realize money has been spent, it has already been built. But what will be the city's financial loss when it is sued after an accident or death?

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> I just don't see how the city can move forward with creating more traffic in that area when the current situation.

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> Thank you,

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> Marci Poll

> 970 E 7375 S

I am a resident in this neighborhood. I vote for no hotels, apartments, or shopping centers.

Maria DiCaro
8019101613
385 E. Old Maple Rd.
South Weber, 84405

To Whom It May Concern,

I have multiple concerns with the proposed development of the Stephens Property. Although this area is just off of the freeway it is a beautiful area surrounded by thick groups of trees and beautiful vegetation. This area is seeped with history. My family members have had one of the cannonballs that was shot off of the hill during the Morrisite War. My wonderful Grandma, Alberta Peek is actually holding this ball in a picture in the South Weber history book. Throughout my life I have heard and learned about this Morrisite War which is part of South Weber's Heritage.

This is where my concern lies. What are we doing to preserve this precious heritage? My husband is a history buff and we have filled our family vacations with visiting multiple battle sights of the Civil War as well as those from WWII in France. In all of these areas we have visited, their history is what makes them special. This wonderful part of our city is what sets our city apart and gives us our own story, it's what makes us special. I would encourage all of you to read about this Morrisite War and familiarize yourselves with this part of South Weber's history.

I do recognize that property owners want to develop and make the most amount of money that they can. My request from all of you as our Planning Commission is to expect more! Our Planning Commission needs a paradigm shift. Although we need to work with developers, your primary and most important job is serving the residents of South Weber. Your responsibility is to keep it a wonderful place to live and raise families. During the past few years we have sold ourselves short and been somewhat of a cheap date! We have not expected much from others but have given a lot in return. You owe more to the people of South Weber whom you serve. I will use examples of the Timbermine Restaurant nestled among the trees in Ogden Canyon and Gardner Village in Murray. These places do phenomenal businesses but are not cheap dates. I suggest that we set our sights higher than a strip mall, cheap hotel and gas station. This is now your responsibility and I hope you feel the weight of your decision as it affects the entire feel of this great city in which we have all decided to make our homes.

Sincerely,

Natalie Browning

Summer Newin
6535 S 390 E

I would like to see something like a grocery store (such as Trader Joe's which has the closest in salt lake that people are willing to drive to) occupy that area. Restaurants seem to be on residents radars as well. If it is a hotel my concern is which chain and would they offer extended stays? Thanks!

Hi my name is Tani Lynch 7336 S 1250 E.

I understand that we need some business revenue for our city but what we don't need is transit type business, you have already made a HUGE mistake by approving the RV park and adding a hotel and more multi family will not keep our city a nice quite place to live. I have children building in the new Neilson Homes subdivision- the homes are quite expensive and I am sure that the value of these homes will only go down with having storage sheds, and a hotel so close.

South Weber is a place that we all want our children to be able to live in but they need to earn that right, I grew up here and when I first got married I had to move away save money before I could move back, this is a community that needs to be protected! Please don't add any more high density housing or business IE: storage units, hotels that just bring in higher crime to our back yard!

Thank you

Tani Lynch

Dear Planning Committee, Mayor, and Council. PLEASE! Hear us, Listen to the citizens of South Weber. This is not our vision for the city we love. Why do you continue to ignore us and give in to developers and developments? I don't understand... Please I am begging you on behalf of all residents of South Weber, listen to your constituents.

Teresa Maass
1581 E. Sandalwood Dr

Hello,

My name is Toshia Hansen I'm at 103 Harper way. Regarding the plan for tonight I appreciate the developers changes in removing the apartment complex. I do have concerns with leaving the hotel as an open approval though. If we place a hotel on the property there is a big difference between a long term stay, motel 6 or a Marriott. The type of hotel you place can adversely effect the type of individuals that stay in our city. I would propose we have an agreement in place with a hotel chain before saying yes or no. I could live with a Marriott or Hilton I would not be ok with a long term stay or a motel. What if we approve this and no hotel wants to go in there then what happens? Does it turn into an apartment anyways? All things I think we should consider.

I like the idea of duplexes over apartments but hasn't the city been saying we need more commercial not more residential? This seems like a prime area for commercial to want to go. Wouldn't this be better use for a dealership a retail store, a restaurant or a small shopping Center? That would all bring more revenue for the city. Not more residential.

Thanks

Tosh

From: [Fran Ols](#)
To: [Public Comment](#)
Cc: [Chad Olson](#)
Subject: Planning Commission 6/11/2020 _please use this email instead
Date: Thursday, June 11, 2020 4:54:51 PM

Dear Planning Commission Members

Many of South Weber residents bought houses in South Weber because they were attracted to the beauty and the peaceful feeling of our city. Other residents live in South Weber for a long time, and they love the same things!

We understand that development will eventually happen, and we respectfully ask the planning commission to notice what we don't have and need in South Weber. Please don't approve what we don't need, and please make sure developers offer solutions to our problems and not bring new ones.

We don't need the following:

1. High density housing, apartments or multi-family units.
 - a. One of the reasons is that we have ONE elementary school.
 - i. My house is far away from the school and we *almost* qualify for a school bus, but we don't. When we moved to South Weber there was enough extra space in the bus and our son was able to take the bus to school, but not anymore. Our school is getting full.
 - b. South Weber is geographically small and narrow, extra traffic is simply not safe for pedestrians and cyclists.
2. I don't think we need a storage unit or a hotel.
 - a. I understand the storage brings good revenue to developers but it doesn't offer much to residents, and it doesn't beautify the city.
3. We don't know what kind of hotel is in the plan, there is no picture. Are we talking about a Marriott or a Super 8?
4. The plan shows too many items on a small area, it will certainly increase traffic to our small city.

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We need in South Weber:

Employment/Entertainment:

Our teenagers need employment; adding high-density housing will not bring employment or entertainment to our city.

Commercial Areas:

We don't have a grocery store, restaurants, shopping mall, gym, doctor's office, or an animal hospital in South Weber.

We reject the idea that we don't have enough traffic to justify a commercial area. We have many houses in South Weber, The Uintas all the traffic from highway I-84.

The closest commercial area by us is up to the toll road and we have to pay each and every time we go there. For example; I was looking for a gym close to us, I found one up to the toll road. Then, I realized the high price we would be paying between the gym membership and the toll road fees.

City Council members, please note the things we need, don't have in South Weber, and the things that will bring or solve problems for our residents. Thanks. _

From: [Lindsey Stark](#)
To: [Public Comment](#)
Subject: Planning Commission Meeting 6/11/2020
Date: Thursday, June 11, 2020 3:51:37 PM

Lindsey Stark at 372 E 6650 S

I really hope that this is being looked at really carefully! This should not be changed to a mix use! This property should remain as commercial property. It is one of the last few commercial properties we have in south Weber. There is plenty of high density housing on our west end the 475 and old maple farms road cannot handle the traffic of more high density housing, it would be unsafe. And our lovely sweeping T we have no one knows how to work it, and more traffic is not the answer! This piece of land is part of South Weber History it should be honored as such! We have bowed down to developers for far to long it is not our job as a city to make them money! It is there job to enhance our city for our community! As I look over the plan there seems to be very little green space for public use and I can't think of anyone that would want to live between a hotel and a storage unit! Keep the residential In places people will love to live and make a home for! Not just theirs is good enough for a short time! South Weber is a long term community we are not a stop in while you figure out your next life's move! Please vote No on the proposal! Have them come back with something that will befit the community and that we all can take pride in! Thank You
Lindsey Stark

Sent from my iPhone

From: [Paul](#)
To: [Public Comment](#)
Subject: 11Jun20 Planning Commission Meeting - General - Paul Sturm
Date: Thursday, June 11, 2020 4:43:09 PM

Questions:

- 1) Who/what is Blue Ox Development?
- 2) Are the principals in Blue Ox Development the same as those who previously presented their concepts to both the SWC City Council and SWC Planning Commission?
- 3) What are the changes in their plans from the prior renderings?

Thank you ,

Paul Sturm
801-920-1428 (C)