



100 townhomes could be proposed on the 11 acres when the northern portion is being proposed as commercial and the highest residential density is R-7. He queried how the “unbuildable” area is figured into the calculation.

#### **PRESENTATION:**

##### **4. Development Concept Presentation for Poll Property**

Mayor Pro Tem Petty explained during the City Council meeting on February 23, 2021, the Poll property was discussed as it relates to the General Plan and potential development. Collier’s International, the potential developer for the property, updated their concept and was prepared to discuss the proposal with the City Council to seek direction on the development plan and development agreement identified as needed by the General Plan.

Sky Hazlehurst, of Collier International and representing the Poll family, announced they removed the apartments. The parking ratio is approximately 3 to 3.5 vehicles per unit. Most of the townhomes will have their own driveways. The garage will allow two cars and the driveway will allow an additional two which is four per unit. There may be some townhomes with a one car garage and two bedrooms. The commercial has been pushed all along the frontage as Council requested with a maximum of 15,000 sq. ft.

The Phasing Plan includes:

Phase 1: 5,000 sq ft. of commercial built congruently with the first 50 townhouses.

Phase 2: 5,000 sq. ft. of additional commercial built congruently with the second 50 townhouses.

Phase 3: The final 5,000 sq. ft. of commercial with remain unbuilt until the commercial user is found. (A BTS pad for the “anchor tenant”).

Brian Brown, of Collier International, petitioned for the City Council’s feedback. Councilman Soderquist queried if they lost any commercial tenants with the changes. Sky replied the two drive thru tenants have been willing to relocate. Councilman Halverson expressed 100 units is too many. Sky replied the development must be viable. Councilman Halverson thought 100 units would create a safety issue with an increased amount of traffic on South Weber Drive and suggested starting out with the R-7 Zone. Sky was willing to have a traffic study completed for the area. Councilman Winsor thanked Sky for presenting this information, but he was not in favor of 100 units and will vote no on anything over 35 units.

Councilwoman Alberts echoed 100 units is too high. She worried about empty store fronts in the commercial. She wanted a decrease in both the commercial and the residential units. She averred the residential density is based off the residential portion only and not the entire parcel. Mayor Pro Tem Petty discussed this parcel as unique. She estimated the commercial is just less than 50% of the buildable and questioned if the R-7 density is on the entire acreage. Sky confirmed that was correct. Councilman Halverson relayed if the density for R-7 is calculated on the entire parcel it would allow 74 units. Mayor Pro Tem Petty was open to R-7 residential calculated from 100% of the acreage if that allows the commercial to make the development viable. Sky understood at the last meeting that the density calculation was from gross acreage.

Councilwoman Alberts agreed it was mentioned but was unsure the majority held that opinion. Councilman Soderquist wanted clarification of the correct means of calculation. City Manager David Larson explained that is up to the City Council. Typically, if there is an R-7 Zone, the density calculation includes the entire acreage. Mayor Pro Tem Petty indicated their decision is just for this unique parcel. Councilwoman Alberts didn’t want to set a precedent for the other similar parcels identified on the General Plan. Councilman Soderquist indicated there should be

two ingress/egress in and out of the development. Sky identified the roads on the plan that meet that need.

Councilwoman Alberts asked the developer their opinion on the amount of commercial development. Sky related his builder (Millcreek) is okay with the commercial square footage. He advised the commercial should be neighborhood uses. Councilman Soderquist asked about limitation for utilities. City Manager David Larson commented there is 150 equivalent residential units (ERU's) for this development.

Councilman Halverson liked the phasing plan but commented on the large non-buildable area. He explained using that area to calculate the density yet being unable to use it condenses everything and makes it seem tight. He expressed the city would be conceding too much. If the developer and property owners don't agree, the parcel should remain Commercial Highway.

Sky reviewed the non-buildable area is approximately six acres and with the entire acreage calculated at R-7, 75.11 units would be allowed. He would ask the property owners if there could be some concessions. David reported the two items that need to be put together are the development plan (by the developer) and the development agreement (worked on with the developer and the committee). Councilman Halverson communicated it was clear from the last meeting that 100 units is too many. Sky was willing to rework the plan. Councilwoman Alberts questioned if the City Council can draft a development agreement without the developer and then the developer will have an idea as to what the Council is willing to accept. David replied that is an option. City Planner Shari Phippen advised against the Council drafting the development agreement and setting a specific number of units because there is a risk the developer could come back with a different design which the Council doesn't like it, but which meets the Council requirements. Councilwoman Alberts expressed the need for better efficiency and communication between the Council and the developer. Mayor Pro Tem Petty relayed aesthetically it will look better to have an apartment complex in the back of the parcel with the commercial in the front and more open space. Councilman Halverson expressed this is a numbers game versus the Council's personal opinions. Mayor Pro Tem Petty asked Sky if they can do 75% on the full acreage as R-7 which allows for 56 units. Sky replied with the current builder and contract that wouldn't work. Councilwoman Alberts explained the residential property needs to be in the R-7 zone. Discussion took place regarding the history of the creation of the R-7 zone. It was negotiated from what the citizens requested along with what will work with the city infrastructure. Councilman Soderquist suggested going with a maximum of R-7 zone on the whole property. He didn't know if you can include the non-buildable slope in the calculation. Councilman Winsor suggested R-7 zone calculated on the residential property only. He wasn't in favor of increasing the property identified for residential. Sky offered 74 to 75 units may be viable. He wasn't sure what to do if the residential is below the 75 units. Mayor Pro Tem Petty suggested entertaining the 75 residential units and the rest commercial. Councilman Halverson, Councilman Soderquist, and Mayor Pro Tem Petty were in favor of 75 units with the density being calculated from the entire parcel of property. It was decided the Committee will draft development agreement language and bring it to the City Council for review before sending it on to the developer.

#### **ACTION ITEMS:**

#### **5. Approval of Consent Agenda**

- a. February 9, 2021 Minutes
- b. February 16, 2021 Minutes

**Councilman Winsor moved to approve the consent agenda as presented. Councilwoman Alberts seconded the motion. Mayor Pro Tem Petty called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **6. Resolution 21-13: Interlocal Agreement for Paramedic Services**

Davis County has been working closely with all cities and fire districts within the county to facilitate a transition of paramedic service providers from the Davis County Sheriff's Office to the various cities and districts. Staff presented an overview of this transfer in concept during the January 31, 2021 Budget Retreat. This agenda item was to consider the proposed interlocal agreement that would commit the city to the transfer.

In summary, the agreement outlines the following:

- Davis County will cease providing paramedic service no later than December 31, 2022
- Each City or District will provide a commitment in writing by June 1, 2021 to provide paramedic services no later than December 31, 2022
- Davis County will cease collecting property tax revenue to pay for paramedic service no later than June 30, 2021
- Each City or District will provide funding to pay for paramedic services no later than August 30, 2021
- Davis County will continue to provide paramedic service until other entities are prepared to provide that service (i.e., licensing, staffing, equipping, etc.)
- Each City or District will pay the County for paramedic service at the rate of the current tax rate value in the City or District until each entity is prepared to provide that service
- A paramedic team is defined as a minimum of two licensed individuals - Standard response time is acknowledged as an eight-minute response on at least 90% of calls

City Manager David Larson introduced Ken Leitham, City Manager from North Salt Lake, who has been integral to this project. Ken discussed conditions being perfect to make changes as the County Commission and Sheriff are willing participants. This agreement will yield an improvement for the level of service in Davis County. There is an urgency for the transition with the county growing so rapidly. He recommended the City Council adopt the agreement. Councilman Halverson thanked Ken for his time and effort. Councilman Soderquist questioned the agreement being for 50 years. David explained that language was made in a conscious effort to fully commit all the cities.

Councilwoman Alberts questioned South Weber's timing on getting a license citing item #3 which states, *"Not later than December 31, 2022, the County will cease the provision of ALS and paramedic services. The County will not surrender the licensing authorizations it has received to provide paramedic services and which it holds as of the date of this Agreement until a new jurisdictional authority is authorized to provide the service."* Chief Tolman explained the State of Utah Bureau of EMS has a set standard of a 30-day review period before they issue licenses; therefore, it depends on when South Weber City Fire Department wants to apply for it. Depending on the Safer Grant it could be this July 2021 or next July 2022. Both the city and county licenses can operate simultaneously. He then described the Safer Grant and explained the crux for the department is the staffing of three employees and the city doesn't want to commit to

a level of service that it can't provide, and the grant would allow the city to move forward with that level of staffing. Councilwoman Alberts asked about the cost of licensing. Chief Tolman explained each year there is an inspection conducted by the state to make sure the city is meeting the state legal requirements. The city does have to pay the annual inspection fee, which is approximately \$150. Councilman Winsor wondered why the Mayor wasn't signing this agreement. David indicated city code specifically states the City Manager signs contracts. Mayor Pro Tem Petty thanked everyone involved with this project.

**Councilwoman Alberts moved to approve Resolution 21-13: Interlocal Agreement for Paramedic Services to be signed by Mayor Sjoblom. Councilman Winsor seconded the motion. Mayor Pro Tem Petty called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **7. Resolution 21-14: Automatic Aid Fire Agreement**

Mayor Pro Tem Petty announced the language in the previous agreement did not clarify that this is an Automatic Aid Agreement not a Mutual Aid Agreement. This new document is the Automatic Aid Agreement. It means South Weber Fire and Weber Fire District will continue to support each other on calls in Uintah, South Weber, and along I-84. This change is necessitated by the acquisition of Uintah by Weber Fire District.

**Councilman Halverson moved to approve Resolution 21-14: Automatic Aid Fire Agreement. Councilman Winsor seconded the motion. Mayor Pro Tem Petty called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **8. Resolution 21-15: Youth City Council Logo**

Mayor Pro Tem Petty advised the South Weber Youth City Council created a logo to represent themselves and the city. As such, the logo needs to be approved by the City Council as an official logo of the city for the foreseeable future.

Jenna Johnson, Maggie Hyder, and Alexia Alberts represented the Youth City Council (YCC). Jenna related a new Youth Council logo will be beneficial to the Council, city, and citizens. The logo will brand and market the Youth Council to the community and businesses. The unique logo helps the YCC be more professional and distinct. A committee created ideas and then it was voted on by the Youth City Council. Councilman Halverson noted it looks great. The City Council agreed.

**Councilman Winsor moved to approve Resolution 21-15: Youth City Council Logo. Councilwoman Alberts seconded the motion. Mayor Pro Tem Petty called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **9. Resolution 21-16: First Amendment to the Development Agreement for Riverside RV Park in South Weber City**

**City Engineer Brandon Jones memo of 1 March 2021 is as follows:**

#### **BACKGROUND**

The Development Agreement for the Riverside RV Park was approved on June 9, 2020. A preconstruction meeting was held on October 26, 2020. Thus far the developer’s contractor has been focused on clearing and grubbing the site. The developer recently approached city staff and asked about potentially changing a couple of items from what was originally approved. As both of these items are addressed specifically in the recorded development agreement, these changes are required to come to the City Council for approval as amendments to the Development Agreement.

**SECTION 17. Landscaping**

The developer was hopeful that they might be able to find a secondary water source or option but has been unsuccessful in doing so. Therefore, all water used for landscaping will be culinary water (see Section 6 of DA). With this in mind they would like to revise their landscaping plan to be more water conscious and blend in more with the natural environment along the river. We have reviewed the original (May 15, 2020) plan and the proposed (January 26, 2021) plan. The following is a summary of the main differences:

Plain Differences:

Area	May 15, 2020 Plan	January 26, 2021 Plan
Entrance/Office/Det. Basin/Basketball/Pool	Native Seed and Kentucky Bluegrass	All Kentucky Bluegrass
Between Sites and Trail (North)	Native Seed	Wood Mulch
East Restroom	Kentucky Bluegrass	Grey Chat (Decorative Gravel/Sand)

Center Sections of Sites	Rock & Landscape Planters and Native Seed	Rock & Landscape Planters and Kentucky Bluegrass
South Property Line (along I-84)	Native Seed	Wood Mulch and Cobble Rock
South Sites	Kentucky Bluegrass	Grey Chat (Decorative Gravel/Sand)

Supplemental Attachments:

- Original Landscape Plan – Berg Landscape Architects, dated May 15, 2020
- New Landscape Plan – Berg Landscape Architects, dated January 26, 2021
- Revisions Narrative letter from Mike Bird (Owners Representative)

**SECTION 19. Approval of Setbacks (Fencing)**

The developer contacted UDOT to make sure the cable fence was located and specified in a way to make sure the desired safety would be provided. UDOT met on site with the developer. UDOT informed the developer that for the cable fence to be effective it needs to be located by the shoulder. Otherwise, it is considered a hazard. Having no significant crash history in this area, UDOT stated that a barrier would not be required. They sent a letter to the City and the developer to address the cable fence and barrier along the I-84 N/A (property) line. The developer is proposing to install an 8’ solid concrete sound wall in place of the cable barrier fence and Rhinorock fence.

Supplemental Attachments:

- Proposed Sound Wall Drawing, F-4.2
- UDOT Letter, dated 2-16-2021
- Background email from McKay, dated 2-22-2021

### STAFF ANALYSIS

1. Reducing outdoor water demand is beneficial to the city's water needs.
2. Whether the change in the landscape plan increases or decreases the aesthetics of the site is subjective and not part of the staff's analysis.
3. The cable barrier fence cannot be located in the location where it would be most effective.
4. Based on the mass of the proposed sound wall and the depth of the footings in comparison to the cable fence and Rhinorock fence, it is anticipated that the solid concrete sound wall will provide a sturdier barrier and increased safety.

McKay Winkel, developer of Riverside RV Park, approached the City Council. Councilman Winsor was not in favor of rock and asked if native grasses could be planted instead. Michael Bird, of Riverside RV Park, discussed native grasses killing native flowers and turning areas into a field of weeds. He proposed wood chips in lieu of the native grass. Grey chat would be installed under the wood chips helping in conserving water and giving the area more of a camping feel. Councilwoman Alberts inquired if they intend to replace the wood chips at least every other year. Michael stated they want more of a deteriorated forest cover. Councilwoman Alberts asked about the rock identified for the tent area. Michael replied it will be grey chat. He indicated on the site plan and areas where there will be grey chat and wood chips. He also acknowledged moving the dog park to a different location. Councilwoman Alberts recounted that grass is more beneficial to RV park users. Michael offered they don't have access to secondary water, so they had to find some alternatives. He reviewed the plan is to install grey chat around the perimeter and then having wood chips on top of the chat.

Councilman Soderquist asked about the secondary water prospects. McKay Winkel replied the takeout for secondary water is on the other side of the bridge, and they have been working with Riverdale Bench Canal Company to purchase water shares. Councilman Halverson struggled with the whole perimeter now being grey gravel and grey bark and to him that is not attractive. He conceded water is an issue, but that is something that most people would recognize when they purchase property. Councilwoman Alberts would like to see the upkeep of the bark. She opposed the grey rock. She was especially concerned with the amount of grass being changed out to rock. Councilman Halverson supported the masonry fence. Councilman Halverson reported native grass is considered weeds. Councilman Winsor charged there are drought tolerant grasses. Councilman Soderquist asked if the original plan was to water with culinary water in hopes of getting secondary water later. Michael replied the original plan was to install a secondary water line just for irrigation. Councilman Soderquist encouraged the developer to stay with the original plan for watering. He recognized a cost differential between culinary and secondary, but the goal is for the campground to look nice, and Council approved the original plan. Councilman Halverson suggested reducing the amount of grass where it shows bark. Michael indicated the area in brown was supposed to be native grass and naturally watered by mother-nature. Councilwoman Alberts voiced the concern seems to be the gravel around the RV parking spaces. Councilman Winsor was fine with the mulch but discouraged the rock. Councilman Soderquist agreed. Mayor Pro Tem Petty encouraged mulch around the perimeter and grass adjacent to all RV and tent sites. Councilwoman Alberts reviewed the previous plan had all the RV sites as 70%

grass and 30% chat towards the back end. McKay clarified the original plan along the river it was identified as native grasses. Councilman Winsor suggested tabling this agenda item.

**Councilman Soderquist moved to approve Section 2, Item #19 (Approval of Setbacks) of Resolution 21-16: First Amendment to the Development Agreement for Riverside RV Park in South Weber City. However, Section 1, Item #17 (Landscaping) was not approved until the developer makes the necessary amendments to be reviewed by the City Council. Councilman Halverson seconded the motion. Mayor Pro Tem Petty called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

### **DISCUSSION ITEM:**

#### **10. Digital Sign Upgrade**

Mayor Pro Tem Petty reported CARES money is available and has been allocated for the upgrading of the city's digital sign in front of Maverik. The Public Safety Committee was tasked with researching and evaluating options related to improve the quality and safety of the sign through relocation, raising, or retaining its current location. The Public Safety Committee recommends upgrading the sign in its current location and increasing the safety of the area by working with UDOT to reduce the South Weber Drive Speed Limit to 35mph and placing at least one flashing speed limit sign for traffic heading west on South Weber Drive.

The Committee evaluated the following ideas in its deliberation process before settling on the recommendation above:

#### **Location Options**

- Current location
- Diagonal northeast across the intersection from current location
- North side of South Weber Dr on Staker Parson property near the berm
- South side of South Weber Dr close to the storage sheds

#### **Placing the Sign on a Pole**

- All locations above were also considered for a pole sign

#### **Improving Safety at Current Intersection**

- Lower South Weber Dr speed limit to 35 or 40 mph
- Convert far-right lane on South Weber Dr approaching 2700 E intersection into a right turn only lane
- Move the north bound 2700 East stop line forward
- Convert far-right lane on 2700 E approaching South Weber Dr into a no right turn on red
- Adding flashing speed limit signs on South Weber Dr westbound
- Add reflective circular mirror on southeast corner of South Weber Dr/2700 East intersection

The committee determined that visibility of the sign is best in its current location. Other options were not permitted by UDOT or didn't fulfill the visibility purpose of the sign. A pole sign is the most expensive option for the city and removes the donated work and character of the sign provided by members of the community. Sight line concerns are alleviated with a lower speed



limit. Flashing signs would increase awareness and hopefully compliance with speed limit laws. The stop line was moved forward by UDOT previously as far as they are willing to move it. Right turn on red and right turn only options are more drastic measures that the committee felt are not needed now but could be reevaluated as traffic increases in the area due to continued development.

Councilman Halverson advised it was not feasible to move the sign to a new location as it would cost approximately \$60,000 to do so. The committee recommended petitioning UDOT to change the speed limit from 45 mph to 35 mph. Councilwoman Alberts related the development of surrounding areas will bring more traffic to this area.

City Manager David Larson reported Brandon Jones' concerns with reducing the speed because it reduces the capacity of the street. There is a balance and sometimes going too far on safety measures, makes it less safe. Councilman Winsor discussed the speed on South Weber Drive being a UDOT decision. The city doesn't have control over human nature and how fast people travel. He pointed out the sign meets city code but that doesn't remove it from being a safety issue.

It was stated the cost to move the sign is approximately \$60,000 and the screen is approximately \$35,000. Councilman Halverson was leery spending that kind of money to move the sign. He specified there are no reported accidents at that intersection. He stated we can't legislate people to obey the law. He recommended replacing the screen only.

Councilman Soderquist asked if there are options to use the CARES money. David replied the Council would need to revisit the priority list as all funds are currently allocated. Councilman Soderquist requested the city staff look at options of shifting it 5 ft. one way. Councilman Halverson replied the location is the only spot available right now. Councilwoman Alberts requested information regarding the location of the sign, as she was unable to find information when she was researching this item. Mayor Pro Tem Petty advocated upgrading the sign as the money is available now and then have the Safety Committee review it again as development continues. Councilman Winsor worried once the sign is upgraded, the safety issue will be forgotten.

The City Council agreed to replace the screen on the sign and petition UDOT to conduct a traffic study and possibly reduce the speed limit because there will be future development. It was stated if this is not an option, the City Council suggested applying funds to item #3 on the priority list (South Weber Fire Department Salaries).

## **REPORTS:**

### **11. New Business:**

**House Bill 98:** City Manager David Larson reported the city will make sure they are following requirements if this bill is approved by Governor Cox.

### **12. Council & Staff:**

**Councilman Halverson:** related at the Public Safety Committee meeting the budget and city sign were reviewed.

**Councilwoman Alberts:** reviewed the PR Committee met to discuss purchasing more microphones.

**Councilman Soderquist:** appreciated the efforts of each committee as they put together their budget. He met with the Contribution Advisory Board for Jack B. Parsons Gravel Pit. Donations are used for **\*various recreational programs, including** Country Fair Days. He also attended meetings with both Parsons and Geneva concerning mitigating dust. They discussed possible studies for how far dust travels but wondered what could be done with the information once it was gathered.

**Mayor Pro Tem Petty:** stated a zoom meeting was held with Wasatch Front Regional Transportation on March 4, 2021. The connection from South Weber City to Layton City was addressed. The next meeting will be held on May 5, 2021. David added the city is choosing to apply for an amendment request of the Wasatch Regional Front Council. Bids are being reviewed for the Canyon Meadows Park West Project. The city has applied for grant monies for sidewalk safety. She thanked the city staff and committees for all the time and effort put towards the budget.

**Councilman Winsor:** He reported the Code Committee met and will be forwarding information to the Planning Commission which will then come to the City Council for review. Finance/Administration Committee discussed projection planning and creating a document for capital requests. The Municipal Committee will be meeting tomorrow to discuss the upcoming budget, street light replacement program, etc.


**City Manager David Larson:** He thanked all the committees as they have been working very hard. The city staff is grateful for all their efforts.

**ADJOURN:** Councilman Winsor moved to adjourn the Council Meeting at 8:46 p.m. Councilwoman Alberts seconded the motion. Mayor Pro Tem Petty called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**APPROVED:**

  
\_\_\_\_\_  
Mayory Jo Sjoblom

Date 04-13-2021

  
\_\_\_\_\_  
Transcriber: Michelle Clark

Attest:

  
\_\_\_\_\_  
City Recorder: Lisa Smith

**\*04-13-2021 Minutes amended prior to approval.**

CC 2021-03-09 CI #1 Skeen

**From:** [Jordan Skeen](#)  
**To:** [Blair Halverson](#); [Hayley Alberts](#); [Public Comment](#)  
**Subject:** Re: La Roca and Old Maple Farms Development  
**Date:** Tuesday, March 2, 2021 4:43:30 PM

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Councilman and Councilwoman thank you for your responses and following up. I appreciate all you are doing.

I am a little disappointed that the signs haven't been already received but we will take what we can get.

Thank you.

On Mon, Mar 1, 2021, 9:05 PM Jordan Skeen [REDACTED] > wrote:

Hello

Just wanted to follow up and see if there were any developments on the signs that La Roca is "supposed" to setup. Also have you heard anything on the DCSO on patrolling the area?

Thanks

On Tue, Feb 16, 2021, 12:58 PM Blair Halverson <[bhalverson@southwebercity.com](mailto:bhalverson@southwebercity.com)> wrote:

Jordan,

I completely agree with you and understand your frustration. I will make the request for more attention from the DC Sheriff. I know that the owner of the Soccer Complex had a deadline to get the signs made and installed, I will find out what the status of those are.

Take Care,  
Blair Halverson

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**From:** Jordan Skeen [REDACTED]  
**Sent:** Tuesday, February 16, 2021 7:27 AM  
**To:** Hayley Alberts <[hAlberts@southwebercity.com](mailto:hAlberts@southwebercity.com)>; Public Comment <[publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com)>  
**Subject:** Re: La Roca and Old Maple Farms Development

Hello Again

When is enough, enough? I just woke up this AM to snow just like everyone else. So just like everyone else I begin to shovel my driveway and remove snow. As I am doing this I am seeing car after car either blow completely blast through the stop sign or slow down slightly before turning onto Silver Oak lane. I have over a minutes worth of video capturing this this morning. It's bad enough that this happens all the time but it's enough worse with snow. And you can guess where each car was headed?La Roca.

Where are the supposed signs regarding no La Roca traffic? Where is the police presence?

In the summer we had a Davis County Sheriff come and patrol and noticed a handful of violations. But they haven't been back. If it's a problem, then something needs to be done.

Sincerely a concerned citizen

On Wed, Oct 7, 2020, 2:24 PM Hayley Alberts <[hAlberts@southwebercity.com](mailto:hAlberts@southwebercity.com)> wrote:  
Hello Jordan,

I apologize for not getting back to you sooner. I strive to respond to emails from residents quickly but got a little slammed last week and am catching up now.

Thank you so much for sending in your concerns and experiences with the soccer complex. As you may be aware of at this time, the council took quite a bit of time to work on a new and improved Conditional Use Permit for the soccer facility that will hopefully address many of the concerns that were brought up. I tried to do everything within our power as a city to require the soccer to mitigate the concerns that have been raised and I am hopeful we were able to accomplish the task. If you weren't able to catch the meeting and would like to review the meeting you can see it on the city's youtube channel. If you would like a copy of the CUP I will get it to you as soon as it is published.

Thanks again for your input and time to communicate with us. Please let me know if there is anything else I can do.

## Hayley Alberts

South Weber City Council  
801-814-9595



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**From:** Jordan Skeen [REDACTED]  
**Sent:** Tuesday, September 29, 2020 9:09 AM  
**To:** Public Comment <[publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com)>  
**Subject:** La Roca and Old Maple Farms Development

Hello,

My wife and I live on the corner of Old Maple Rd. We purchased our home almost a year ago to-date. We were so excited to be moving into such an amazing community and area.

When spring time came around we shortly realized that our quiet little road was not so quiet. La Roca players, coaches, parents speeding through our neighborhood and running the stop sign in front of our house. We have communicated to the city and city councilmen. Since that time a sheriff has come and witnessed several traffic violations and issues with those late to practices, games, etc.

When school is out, I rarely have my kids outside as the road is littered with speeders and stop sign violators. La Roca has become such a problem that the whole neighborhood is concerned that someone is going to get hurt.

Before this happens I hope that action could be taken to avoid someone getting seriously hurt.

**Comments to South Weber City - City Council  
for 09Mar21 Meeting  
by Paul A. Sturm**

**General Comment- Public Comment on HB98**

1) It is my understanding now that HB98 passed and is awaiting the Governor's signature. As of today the State's Legislative website shows that it is still in the Legislative Research and General Counsel / Enrolling. How did it get slipped through?

2) What can SWC do to ensure that all of the timelines thrust upon the City be met so that the "wonderful " developers can't bring in their own hand-picked representatives to do their bidding. What can we do to prevent this from happening? Can we pass a resolution that states that these various documents, with timelines, can only be presented/delivered to the City at a specific time during the week so that the City can be responsive and meet these new deadlines. Do we have a time stamp machine to accurately document when a document is delivered to the City and signed/initialed so we do not get "Hoodwinked" by a developer.

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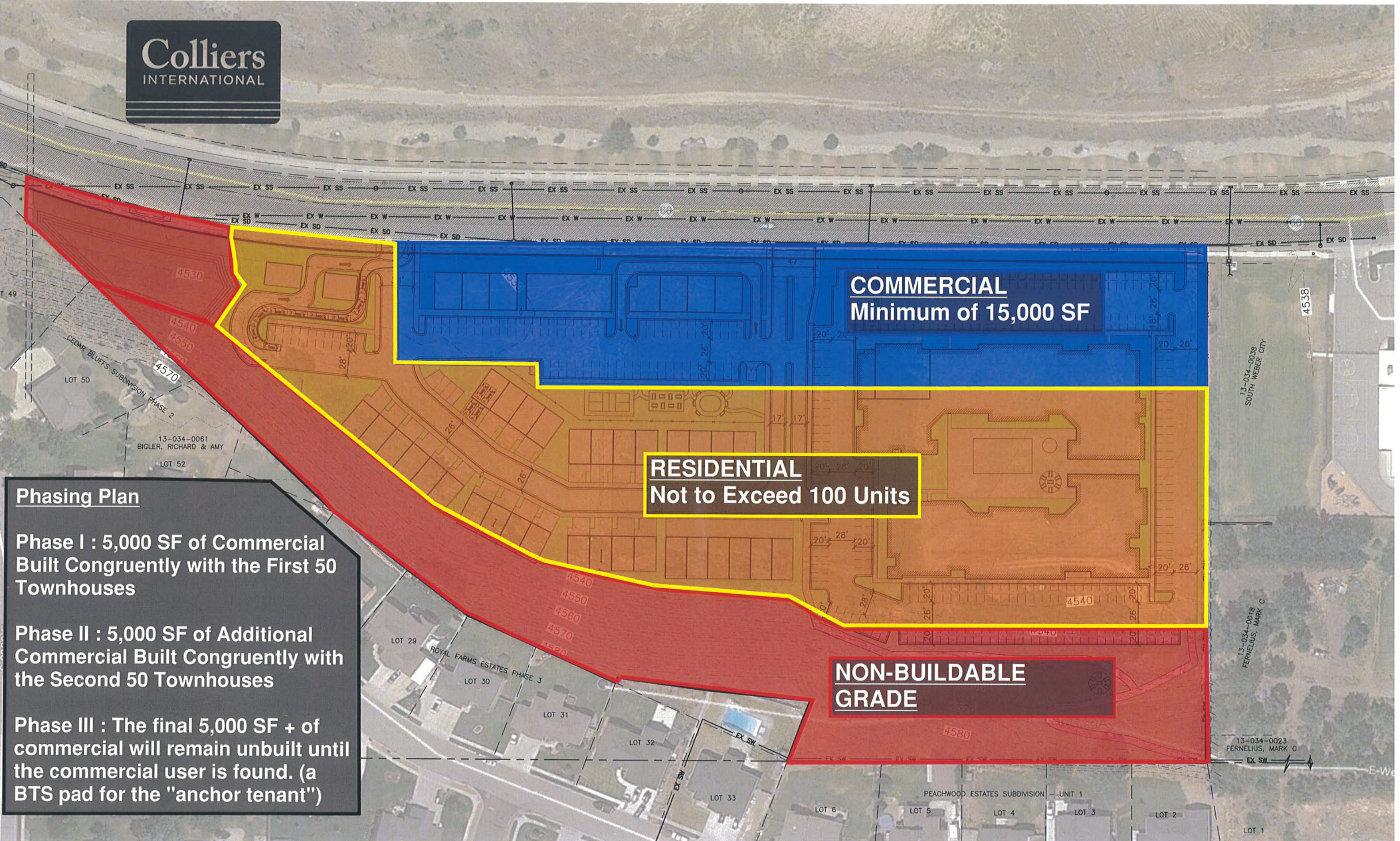
**Agenda Item 4 - Comments on South Weber Gateway Concept Design**

1) Suggest the Developers / Designers of the SW Gateway Project thoroughly review the YouTube video from the 17Nov20 City Council meeting. Several of the City Council's comments/concerns still have not been addressed in this sketch.

2) The next item that I would like to address is somewhat a repeat of what I presented on 17Nov20. For the original townhome area of the proposed development shown during that meeting I addressed "parking" as a concern. The issue of, "Parking" for the homeowners and their visitors was a major issue for the Lofts Townhome development that had to be addressed before any approval was considered. The same needs to be done for this development now that it is proposed as all Townhomes. Please review my Public Comments made during that 17Nov20 meeting that mentioned inadequate Townhome parking. Please note that the number agreed upon by both the City and the Lofts Developer was 2.5 parking slots per Townhome unit, on average. This should be the "Standard" for the City.

3) A major concern that I have has to do with the developer counting the uses within the project area two or more times. With an R-7 designation, that is the City's present maximum density for housing units, how can one propose a "Not-To-Exceed" of 100 Townhomes on the ~ 11 acres when the northern portion is being proposed as Commercial. That amount of land needs to be deducted from the overall acreage when computing the land area available for townhomes. The current sketch shows 74 townhomes so why state an "Not-To-Exceed" of 100? How is "Unbuildable" area considered in this calculation?

4) Hopefully the Developers will address their anticipated development phases plan during their presentation tonight since that will have a large impact on project considerations. This has not been accomplished so far as previously requested!



**COMMERCIAL**  
Minimum of 15,000 SF

**RESIDENTIAL**  
Not to Exceed 100 Units

**NON-BUILDABLE GRADE**

**Phasing Plan**

**Phase I : 5,000 SF of Commercial Built Congruently with the First 50 Townhouses**

**Phase II : 5,000 SF of Additional Commercial Built Congruently with the Second 50 Townhouses**

**Phase III : The final 5,000 SF + of commercial will remain unbuilt until the commercial user is found. (a BTS pad for the "anchor tenant")**