

SOUTH WEBER CITY CITY COUNCIL MEETING

DATE OF MEETING: 10 May 2022

TIME COMMENCED: 6:14 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: MAYOR:

Rod Westbroek

COUNCIL MEMBERS:

**Hayley Alberts
Joel Dills
Blair Halverson (via Zoom)
Angie Petty
Quin Soderquist**

COMMUNITY DIRECTOR:

Trevor Cahoon

CITY MANAGER:

David Larson

CITY ATTORNEY:

Jayne Blakesley

CITY ENGINEER:

Brandon Jones

CITY RECORDER:

Lisa Smith

FINANCE DIRECTOR:

Mark McRae (via Zoom)

Minutes: Michelle Clark

ATTENDEES: Michael Grant, John Grubb, Elizabeth Rice, Amy Mitchell, Jeremy Draper, Jule Fausto, Lincoln Petty, Senator Ann Milner, House Representative Steve Handy, Davis County Commissioners Randy Elliott, Bob Stevenson, and Lorene Kamalu.

Mayor Westbroek called the meeting to order and welcomed those in attendance.

1. Pledge of Allegiance: Councilman Dills

2. Prayer: Councilwoman Petty

DISCUSSION

3. Dust Mitigation Legislative Options

Mayor Westbroek welcomed Senator Ann Milner, House Representative Steve Handy, Davis County Commissioners Randy Elliott, Bob Stevenson, and Lorene Kamalu.

Mayor Westbroek explained South Weber City has been struggling with both health and nuisance related dust issues from gravel pit operations for a long time. The city meets with Staker Parsons and Geneva quarterly. Staker Parson and Geneva have been good partners in communication and continually trying to improve their dust mitigation processes. City staff has

conducted their own research and has met with the Division of Air Quality (DAQ) and is now interested in exploring potential legislative solutions. Pictures from residents were shown which included dust covering South Weber Drive, airborne dust coming out of the pits, filled furnace filters, thick dust cover on porches, windowsills, and vehicles.

Mayor Westbroek acknowledged in 2003 Staker Parsons entered into a development agreement with the city which identifies requirements for mitigation. City Manager David Larson expressed the dust has increased over the years, it has become a health and safety issue for citizens living in South Weber. As city staff began researching what could be done, they quickly noticed state statutes limit what cities can do.

County Commissioner Bob Stevenson queried if there has been talk of covering or capping areas similar to what Wasatch Integrated Waste is currently doing on the hillside in Layton City. Mayor Westbroek replied there has been no capping but acknowledged to help mitigate dust the gravel pits are watering haul roads and stockpiles. The development agreement requires Staker Parson to re-seed finished areas in the pit; however, he was not sure they have conducted any reclamation. Watering has been difficult with the current limitations.

Councilman Soderquist voiced the dust blows every day from the gravel pits. There is also dust coming from the south. Commissioner Lorene Kamala expressed familiarity with the wind in South Weber. Commissioner Bob Stevenson suggested working together in a group effort to come up with a bill that can help resolve the city's concerns. David agreed the city is willing to play a role and be part of conversations to help with mitigation. House Representative Steve Handy announced he will talk to the Division of Air Quality (DAQ) and Occupational Safety and Health Administration (OSHA) as he feels the health, safety, and welfare is the critical aspect of this problem. Councilman Dills iterated the tremendous health concerns of the citizens.

Mayor Westbroek thanked everyone for their attendance.

PRESENTATIONS

4. Bond Presentation by Zions Public Finance

South Weber City has been working diligently for years to construct a new public works facility. Property has been purchased and an architect has been selected who is currently working on a preliminary design to establish a cost estimate for the facility. The city has also been discussing how to fund the project. To better understand the options related to bonding for the project and make an informed decision regarding funding, a professional bond advisor was asked to come provide information related to the types of bonds and the bonding process. Zions Public Finance has provided financial advisor services to the city for previous bonds and will present that information.

Mark Anderson, of Zions Bank, shared a power-point presentation concerning explaining four different methods of financing public projects. (1) Save up and set aside funds, (2) Pay as you go, (3) Grant financing, and (4) Debt financing. Typical type of bond for a public works facility would include general obligation, utility revenue, excise tax revenue, and lease revenue/capital lease. Lease revenue bonds require the creation of a local building authority and are the most common. There are advantages and disadvantages to each which he reviewed.

He then outlined the steps in the bonding process.

1. Adoption of Parameters Resolution by the City Council

2. Notice of Public Hearing & Notice of Intent to Issue Bonds is published (begins 30-day contest period)
3. Public Hearing is held by City Council
4. 30-day Contest Period ends
5. Preparation of Preliminary Official Statement (POS)*
6. Bond rating presentation*
7. Bond rating is received*
8. Bonds are priced
9. Bond documents are prepared
10. Bond closing – bond documents are signed, and funds are received

Mr. Anderson estimated the private placement would take approximately 60 days and market sale approximately 90 days.

*Steps required in a market sale

CITIZEN INPUT

5. Public Comment: Please respectfully follow these guidelines.

- **Individuals may speak once for 3 minutes or less: Do not remark from the audience.**
- **State your name & address and direct comments to the entire council (They will not respond).**

Michael Grant, 2622 Deer Run Drive, asked what types of plants, trees, or bushes can be planted for those removing the grass in their park strips (Flipping the Strip). He suggested information be provided on the city website. He was also concerned about the landscape and fencing in the Gateway project.

John Grubb, 6966 S. 475 E., on behalf of the South Weber Model Railroad (SWMRR) Club, questioned where to dump 50 tons of ballast rock. He also requested permission to replace the track that was removed from the northwest area. He indicated there is a continuing problem with residents on the north side of the park dumping their weeds and dirt over their fences.

Amy Mitchell, 1923 Deer Run Drive, expressed multiple concerns with the Gateway project and recommended the City Council put this project on hold. She asked Mayor Westbrook to expect the highest quality of work from the city staff and to hold them accountable to check everything against the General Plan.

Elizabeth Rice, 7875 S. 2310 E., appreciated the additional City Council work session of April 28th. She suggested citizens slow down when children are coming and going from High Mark School.

ACTION ITEMS:

6. Consent Agenda

- **22 March 2022 Minutes**
- **12 April 2022 Minutes**
- **April Checks**
- **March Budget to Actual**

Councilman Soderquist moved to approve the consent agenda. Councilwoman Alberts seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

7. Resolution 22-20: Award Streetlight Installation and Maintenance Contract

Back in 2018 South Weber City performed an analysis of the city’s streetlight system. It was determined that it was in the best interest of the city to pursue a city-owned streetlight system. Implementation of this direction included selection of a streetlight supplier, installer (including maintenance) and blue staking services. Through the RFP process, the city has already selected Stevens Sales Company (SSCO) as the supplier and Stake Center Locating for blue staking services. This same RFP process was used for the potential selection of a contractor that would provide services for installation of new streetlights as well as repair and maintenance of the city’s existing streetlights. Two proposals were received: 1) Black and McDonald, and 2) Taylor Electric.

Councilman Dills queried if there is any value in the streetlights that will be removed. Mr. Larson replied the lights are owned by Rocky Mountain Power. Councilman Soderquist thanked city staff for the added information he received concerning the bids received.

Councilman Soderquist moved to approve Resolution 22-20: Award Streetlight Installation and Maintenance Contract to Black and McDonald. Councilman Dills seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

8. Resolution 22-21: Amend Storm Drain Rate

On April 12, 2022, a presentation was made by city staff on the rate study performed by Zions Public Finance Incorporation (ZPFI). This presentation demonstrated the basis for a potential utility rate adjustment. The rate is primarily determined by the costs for operation and maintenance of the storm drain system, as well as the costs for capital improvement projects needed for the system. The rate is assessed on an Equivalent Residential Unit (ERU) basis. Residential homes/units are equal to 1 ERU, which is equal to 3,365 square feet of hard surfacing. All non-residential entities are assessed based on their total number of ERU’s. Four options for funding these needs over the next 10 years were presented. Council discussed the best way to address the system needs. Ultimately, the direction was given to incorporate Option 3 into the tentative budget, with an implementation date of July 1, 2022.

Option 3	
FY	Rate
2022	\$7.00
2023	\$15.75
2024	\$16.22
2025	\$16.71
2026	\$17.21
2027	\$17.73
2028	\$18.26
2029	\$18.81
2030	\$19.37
2031	\$19.95
2032	\$20.55

Councilman Dills queried if there is a specific amount currently exceeding capacity or will exceed in the next couple of years. City Engineer Brandon Jones acknowledge nobody wants to raise rates, but the first two capital projects had potential flooding issues. Councilman Halverson expressed even at the increased proposed rate the projects will take ten years to complete. Brandon explained the city has to weigh the risks. Imagine living next to the storm drain and your home is flooded. He pointed out information was given to the City Council in the Capital Facilities Plan which identifies a design storm perspective and what is needed for that. Councilman Soderquist questioned if increasing the rate incrementally would help citizens due to the current financial crisis. Mayor Westbroek suggested delaying it for a year. Councilwoman Petty agreed it is a difficult decision, but Option 3 allows for the time value of money. She expressed concern that by delaying the rate increase the city will continue to operate in the negative. Councilman Halverson vocalized it will also delay the Public Works Facility a year. Councilman Dills suggested adjusting the rate only for the Public Works Facility and operations and maintenance. Councilwoman Alberts advised the need for immediate public outreach if this increase is approved. Councilman Soderquist requested city staff review the criticality of each project.

Councilwoman Alberts moved to approve Resolution 22-21: Amend Storm Drain Rate adopting Option 3 to be effective July 1, 2022. Councilwoman Petty seconded the motion. Mayor Westbroek called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

9. Resolution 22-22: Adopt Fiscal Year 2022-2023 Tentative Budget with Consolidated Fee Schedule and Set Public Hearing

City Manager David Larson expressed state law requires the city to prepare and file a tentative budget for the upcoming year by the first City Council meeting in May. Council committees and staff have given input to the budget officer over the last several months. City discussed the budget and gave directives on April 12, 2022 which resulted in this version.

The following changes were made following the April 12, 2022 discussion:

- The compensation package adjustments were reduced from \$275,000 to \$200,000.
- Fire Department and Recreation Department hours were double-checked and adjusted as necessary.
- Mayor, City Council, and Planning Commission monthly compensation was increased.

There are three changes to the current Consolidated Fee Schedule:

- The newly adopted Storm Drain utility rates have been included.
- Recreation fees have been increased \$3.00 per program.
- \$.18 increase in garbage can rates.

Councilman Dills suggested increasing recreation fees \$5.00 per program. Mr. Larson discussed the proposed monthly compensation increase for Mayor, City Council, and Planning Commission and reviewed it is proposed to increase City Council from \$300 to \$400 per month, Planning Commission from \$150 per quarter to \$115 per month, and Mayor from \$800 to \$900. Councilman Dills advocated increasing the City Council from \$300 to \$600 given the amount of time it takes to serve as a Council Member. Councilwoman Petty agreed. Mayor Westbroek researched cities comparable to South Weber City and all of them are above what South Weber City is paying the City Council and Mayor. Councilman Halverson agreed but also does not want

it to be too high. Councilman Soderquist voiced he ran for office not knowing there was any compensation. He supported paying the Mayor more and other Council Members, but he did not need an increase. Councilwoman Alberts agreed it is somewhat voluntary. She suggested approving the increase in a couple of years. Jayme Blakesley advised being careful not to bind a future City Council to an increase. He suggested the City Council could address an increase as a budget item or in city code. Mayor Westbrook announced he was not looking for an increase while noting he has been amazed by the amount of time he spends as mayor.

***Mayor Westbrook took a straw poll about Council raises. Councilman Soderquist was against any raises. Councilman Halverson agreed but would support no more than \$500/month if that is the wish of the Council. Councilwoman Alberts did not favor any increase. Councilman Dills and Councilwoman Petty were in favor of the \$500.**

Councilwoman Petty moved to approve Resolution 22-22: Adopt Fiscal Year 2022-2023 Tentative Budget with Consolidated Fee Schedule with the following amendments:

- **Increase recreation fees \$5.00 per program Chapter 15, 2A thru 2I.**
- **Increase compensation for Mayor to \$1,000 per month**
- **Increase compensation for City Council to \$500 per month**
- **Increase compensation for Planning Commission to \$150 per month**

The public hearing will be scheduled for May 24, 2022. Councilman Dills seconded the motion. Mayor Westbrook called for the vote. Council Members Dills, Halverson, Petty, and Soderquist voted aye. Councilwoman Alberts voted nay. The motion carried 4 to 1.

10. Resolution 22-23: Approve Final Plat, Improvement Plans, and Conditional Use Permit for South Weber Gateway at approximately 2350 E South Weber Drive by Applicant Brad Brown

Jeremy Draper of Reeves & Associates approached the City Council. Councilman Dills queried why the packet did not include renderings of the actual units and their design. Trevor Cahoon explained approval is of the Final Plat, Improvement Plans, and Conditional Use Permit for South Weber Gateway. The architectural review **** is a function of the Planning Commission. will take place with the Planning Commission.** Councilwoman Alberts asked when the commercial renderings will go to Planning. Mr. Cahoon responded they were seen at the preliminary approval.

Councilman Dills investigated why the plat is for townhomes when the city code allows for condominiums and multi-family. Councilman Soderquist thought in the prior meeting the Council agreed on an administrative development agreement. Mr. Cahoon reviewed the deficiency in city code concerning townhomes. Councilwoman Alberts reported the Code Committee met and discussed if city code needs to be written for this development or should the developer move forward as rental units. Councilman Halverson expressed the reason for the administrative development agreement is so that city code does not need to be written for a specific development. Mr. Cahoon stated an administrative development agreement allows for provisions such as phasing. Jayme Blakesley noted the code can be amended to allow for platted townhomes which can be done through a future legislative development agreement specific to this property or the Council can re-write the city code specific to this project. Both would require

public notice. Mayor Westbrook questioned control of architectural design. Mr. Blakesley replied the legislature passed a state statute in 2021 prohibiting cities from regulating such items as color, texture, materials etc. on residential units.

Councilman Dills referenced Section 2 subsection D of the drafted development agreement. He indicated this is still a multi-family development and the plat does not comply because there are no setbacks. He queried why the phasing was taken out in the first place. He investigated if the developer plans to re-plat. Jeremy replied that is something the developer is looking towards in the future and will not happen right now. He mentioned they envision the change taking place after the buildings are in place. Developer Sky Hazelhurst reminded Council the development agreement is per their request. He verified if the City Council provides code for a townhome plat, he is fine with re-platting. He requested approval of the plat tonight based on current city code. Councilwoman Alberts queried if the plat is approved “as is” and the city amends the R-7 and it takes time to do so, what does that look like for the developer. Sky replied he would prefer a “for sale” product today with a re-platting process, or it may be a mix of rental and for sale.

****Councilwoman Alberts stated she did not see the renderings in preliminary or final approval by Planning Commission.** Councilman Halverson reported he did not recall seeing the commercial architectural design in Planning Commission meetings. David Larson acknowledged the commercial architectural design review needs to go before the Planning Commission for approval. During the architectural review the Planning Commission will review items such as color scheme, exterior quality, outdoor advertising, etc. The commercial signage will be reviewed separately as each tenant leases. Sky reported he has been working with Brandon Jones concerning the lighting. He also relayed he met with Lance Allen at Robinson Waste and was told they will service this development. On garbage collection day, cans will need to be placed on one side of the street on the hammer head for collection.

Discussion took place regarding the boundary line on the west end of the development. Trevor Cahoon added the developer was told to find a solution to fix the boundary line. Sky explained it is not the west end that is the problem but the south side. He described changing the site plan a long time ago, which was approved by the Planning Commission and city staff, but he failed to make sure the zoning boundary matched the approved site plan. Those adjustments were made because the original site plan was drawn with interior streets and dimensions given by staff before the City Council voted on the new roadway dimensions. The new roadway dimensions resulted in shifting everything as far south as possible. He pointed out the overall square footage is exactly the same for commercial and residential. Mr. Cahoon expressed there was a contingency placed on the preliminary approval because one of the commercial buildings was out of compliance with the setback requirements on the west side of the commercial property. The developer was asked to correct that discrepancy. Because of the changes to the private right-of-way ordinance and the changes to the setback, the zoning boundary alignment issue came about. As part of conversations with the developer concerning the drafted development agreement, the developer proposed maintaining the boundary line as proposed and to seek a rezone later to correct the zoning boundary line. Mr. Cahoon added because of the setback requirements of 30’ for the townhomes, it necessitated the boundary line adjustment. The developer removed one unit because of the private right-of-way ordinance. There was also 1,000 sq. ft. reduction in the commercial because of the setback requirements. Trevor clarified the development agreement allows the boundary line adjustment and the Council can either accept or reject it because that is what the developer proposed in the development agreement.

Councilwoman Alberts was frustrated with this development. Mr. Hazelhurst replied they submitted elevations for commercial and he has completed all six items he was tasked with from the last meeting including researching waterwise plants. Mr. Cahoon apologized on behalf of city staff for minor errors that have occurred. Councilwoman Alberts wanted a legislative development agreement to include increase in number of plants and the trail further to the east and not through commercial development. She felt the developer should give something to the city in return for the concessions they are requesting. Sky discussed the irony of Council now requesting a development agreement because he requested one last year and Council declined. He discussed the difficulty of restructuring everything on his end and starting over. He uttered the administrative development agreement was a good solution. He expressed cleaning up zoning boundaries can be done after platting. Mr. Blakesley explained the issue with the boundary line adjustment is when it is redrawn it dips into areas that are not rezoned, which then becomes a zoning decision and would need public notice. Councilman Soderquist acknowledged his frustration with decreasing the commercial square footage. City Engineer Brandon Jones discussed the boundary line and making sure the retaining wall was as small as it is currently proposed. Sky Hazelhurst added when the adjustments were made to the boundary line, it decreased the commercial square footage, but he tried to design the site plan as best as he could. Councilman Dills recognized the need for strong viable commercial in this area, which was the original intent of the General Plan.

Mayor Westbroek directed his comments to Mr. Hazelhurst and expressed when this all began and the Poll family came in to develop their property, they proposed this development as being the gateway to South Weber City. They promised nice upscale units that the Poll family would be proud of. He charged Sky to make that happen and referenced units are being advertised as generic condominiums on the internet. Sky replied after approval he would be meeting with the Poll family and Millcreek Commercial to review the drawings to make sure everyone agrees. They have already discussed street naming and Millcreek has agreed to fireplaces.

Commercial area was reduced by 1,000 sq. ft. because of the right-of-way changes. Council Members Dills and Alberts were not in favor of any reduction. Sky Hazelhurst discussed the difficulty of accomplishing a site plan drawn to code. Jayme Blakesley added if the City Council amends the zoning ordinance to allow for single lot townhomes, the ordinance would be accompanied with setback requirements on the lot basis and not the unit basis, which may result in the reconfiguration of the site. Councilman Halverson recalled the Council all agreed on this last week that it was something we missed or should have done differently with the townhome code and allowing zero lot lines, or we need to accept rental units. He was okay with allowing the exception and moving forward with the way it is because he opposed rental units.

Mr. Blakesley referenced Code 10-12-3 regarding notice requirements for architectural review. Planning Commission can only compare the site plan to city code and make sure it complies. Public hearing is not a requirement. It only requires 24- hour notice to be placed on the agenda for a public meeting.

Councilwoman Petty agreed with Councilman Halverson concerning the technicality on the acreage and did not feel it was a large concession. Councilwoman Alberts stated if the City Council is willing to give to the developer, then the city should receive something in return such as a masonry wall along the east end instead of a chain link fence, more plants, better exterior on the units, etc. She believed there was some negotiation if the city really wants a better product and development. Sky Hazelhurst pronounced the only item out of compliance is the boundary

line and urged Council to vote and not continue the item. Councilwoman Alberts shared the three- rail fence is still being shown on the site plan, and the Council discussed a masonry wall. Trevor Cahoon advocated the Council could add the masonry wall as part of the motion.

Councilman Dills moved to continue Resolution 22-23: Approve Final Plat, Improvement Plans, and Conditional Use Permit for South Weber Gateway at approximately 2350 E South Weber Drive by Applicant Brad Brown to the next City Council meeting. Councilwoman Alberts seconded. Mayor Westbrook called for the vote. Council Members Alberts and Dills vote aye. Council Members Halverson, Petty, and Soderquist voted nay. The motion died 3 to 2.

Councilman Soderquist moved to approve Resolution 22-23: Approve Final Plat, Improvement Plans, and Conditional Use Permit for South Weber Gateway at approximately 2350 E South Weber Drive by Applicant Brad Brown with the following conditions:

- 1. Administrative Development Agreement executed between the developer and the city to address phasing requirements and intent to pursue application for a plat amendment when code allows.**
- 2. Amending the buffer yard to include the 6 ft. buffer yard masonry wall to be installed on the location labeled fence on the site plan.**

Councilman Halverson seconded the motion. Mayor Westbrook called for the vote. Council Members Halverson, Petty, and Soderquist voted aye. Council Members Dills and Alberts voted nay. The motion carried 3 to 2.

11. Approve City Hall & Lift Station Generator Purchases

City hall has an older and undersized generator that will not run everything needed to keep the office open and functioning during a power outage. Our sewer lift station controls the sewer line on Cottonwood Drive and collects the sewer for seven houses. The last time we had an extended power outage we had to call a pump truck in to pump the sewage from the lift station once a week, so that the sewage did not back up into resident's homes. To replace the generator at city hall will cost \$29,875 and to install a new one at the lift station will be \$39,433.25 for a total expense of \$69,308.25.

Councilwoman Petty moved to approve City Hall & Lift Station Generator Purchase to Precision Power Inc. in the total amount of \$69,308.25. Councilman Soderquist seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

DISCUSSION ITEMS

12. Noise Ordinance

Councilwoman Alberts moved to continue the noise ordinance discussion. Councilwoman Petty seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

REPORTS

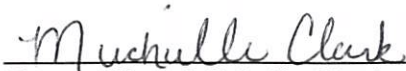
13. New Business (None)

14. Council & Staff

City Manager David Larson: reported city staff put together a list of legislative changes that affect the city and has made assignments of action items to be in compliance.

ADJOURN: Councilwoman Alberts moved to adjourn the Council Meeting at 11:21 p.m. Councilwoman Petty seconded the motion. Mayor Westbrook called for the vote. Council Members Alberts, Dills, Halverson, Petty, and Soderquist voted aye. The motion carried.

APPROVED:  Date 06-14-2022
Mayor: Rod Westbrook


Transcriber: Michelle Clark

Attest: 
City Recorder: Lisa Smith

* Amended as requested by Councilman Soderquist.
** Amended as requested by Councilwoman Alberts.

CC 2022-05-10 CI #1 Mitchell

From: [Amy Mitchell](#)
To: [Public Comment](#)
Subject: 5_10_22
Date: Tuesday, May 10, 2022 12:09:52 PM
Attachments: [image.png](#)
[image.png](#)

Amy Mitchell
1923 Deer Run Drive

Dear Mayor, City Council and Staff-

As this Gateway development comes to the City Council for approval, as a citizen, all I can say... is it feels like we are "hoodwinked" yet again. Looking through the development, it doesn't seem like the project we were promised by the Poll family or the developer. We were promised that this development would be inviting and it was presented as the "Gateway" to South Weber. Looking through the packet, it seems that a huge chunk is missing... like the projected fronts of the commercial buildings, phasing, the actual product being used on the Townhomes or Condos. Seeing these online photos, they are less than what I would hope to see as a welcome to our incredible city.

We should demand high quality projects, especially as a "Gateway". Not something akin to HDH rentals that you see popping up all over the Wasatch Front. I had to go look online to see what they would look like. What is being proposed online is lacking in high quality and vision, but not price. I've been to developments in Farmington that are very similar to these and have seen first hand how crappy the workmanship is and I hope we can expect more than just what is proposed online. This is the listing based on a basic Google search of the property address.

<https://www.compass.com/listing/2310-east-south-weber-drive-ogden-ut-84405/989313004297319817/>



2310 East South Weber Drive
Ogden, UT 84405

\$415,000 Price 3 Beds 2 Baths 1,897 Sq. Ft. \$219 / Sq. Ft.

Save Share

Overview Location Property Info Property History Schools Similar Homes

LISTING UPDATED:	04/04/2022 01:59 PM
Status	Pending
MLS #	1793526
Days on Market	39
Taxes	-
HOA Fees	\$140 / month
Condo/Co-op Fees	-
Compass Type	Townhouse
MLS Type	Residential / Townhouse
Year Built	2024
Lot Size	0.00 AC / 0 SF
County	Davis County

CONTACT AGENT(S)

Name

Email

Phone

I would like more information about 2310 East South Weber Drive.

Now accepting Lot Reservations for Phase one! Perfect location with easy access to highway 89

Is this what a "Gateway" should look like? I had hoped for more. Are they Townhouses or Condos? It is so confusing! Does our code allow them to be pre-sold prior to approval? From a prior meeting I remember hearing that our code does not permit it. Shouldn't final approval be given before any money is put down?

How do we (as citizens) continue to stay involved and still get this kind of development pushed through? We have tried to elect good people (who thankfully are willing to serve) to take care of the details. We all came together, gave tons of input on the General Plan, came to meetings, talked to everyone until we were exhausted. We felt good about the final product, that it represented all citizens and covered the most important issues, that it was an excellent guiding document for the Elected and Staff to follow as developments come to our city.

Looking at this project, it seems that somehow the GP got ignored, again. Staff recommends things like zone changes and developments and it seems they are not doing the due diligence needed to make sure that it fits our own GP. Are they looking at all the contingencies and all the hidden things that we depend on them to check and double check? They are paid for their expertise and experience and are asked to only recommend the highest quality projects. Our elected/appointed are doing their best to read and learn, along with their day jobs and families... but a lot of the time they just refer to what staff is recommending. Leaving us to get "hoodwinked" again and again. This poor planning get's blamed on our elected/appointed officials when really they are just taking the recommendations from staff. They should be following our GP as closely as possible and watch out for our city and citizens and not anyone else. If they are unable to do so or are unwilling... they should be reprimanded and replaced. We as citizens did our part on what we were told mattered... the General Plan. We should expect no less than all details to be covered by people employed by the city. I don't feel like the details were covered when the zone change for this property was brought forward. Otherwise would it have been approved the way it is now? Did everyone know that this was the possible outcome? I would hope not. We need to not only expect more, but demand it.

Looking at this development, I would like to know what is the plan for the parking along SW Drive or is it now the school's problem? It seems like it will be all of our problem during the

school year. The school is already here and since it was built and the years have gone by, everyone driving down SW Drive in the afternoon is very much aware that parking is an issue. Now as it bleeds onto the road... and we now expect some commercial to be built, this will be an issue that affects us all. We want the commercial to be successful, but if parking is an issue... it will deter people from coming. How does the city plan to help address this issue?

I hope this development is a huge success when completed. Our city needs it to not be a blight. We want to welcome good people into our South Weber Family. Please ask for high quality building products and help us to attract only the best! Please put this on hold until the packet is complete with all building materials and complete renderings of the finished project are available. We demanded so much more out of the "Lofts" development, but not from this one? I just don't get it. Please ask for more and wait until it's submitted. Please demand that all details are ironed out before the first amount of dirt is moved, rather than play catch up. Please stand up for all of us to get what we deserve as a "Gateway" to our city!!

I ask you, Mayor Westbroek, to expect the highest quality work from our city staff. We need them to be held accountable to check everything coming across their desk against our GP and our expected standards.

Thank you for your hard work and all you do to help our city stay the amazing community we all love!

Sincerely,
Amy Mitchell

From: **john6966@comcast.net**
Subject: **SWMRRC- track Repair & Maintenance**
Date: **May 5, 2022 at 3:13:42 PM**
To: **David Larson dlarson@southwebercity.com, Sean Stromberg sean@stromberg.us, Stephen Henderson sonex761@gmail.com**

David Larson, City Manager

Our Club has asked me to contact the City Council in regards to a few items of concern. As you remember, last fall we spoke about our on going track maintenance. We need to bring in a min. of 50 tons of ballast rock to start this project. First question, Where can we dump the gravel?

At the same time we would like permission to replace the track that was removed from the North West area up to and around the West Loop. We have sprayed all the weeds adjacent to the track in the past two weeks.

There seems to be a continuing problem from the residents on the North side of the Park dumping their weeds and dirt over their fences onto City property. Your City park work crew has also observed this. This is serious because train derailments have occurred.

About a month ago, someone, (uncertain who) damaged 400' of track on the North East side of the Canyon Meadows Park, to the point it was useable. A large wheeled vehicle of some sort, broke ties and lifted the track out of the ground in seven separate areas (we have photos). We have now completed that repair, roughly 25 man hours of labor and \$500 in materials.

All we need from "you" is a Go-Ahead to begin our projects.

Thanks for your attention.

We would like to expedite this work while conditions are still cool.

John Grubb, Club President
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