

Raelyn Boman

From: Lisa Smith
Sent: Thursday, October 2, 2025 12:26 PM
To: Raelyn Boman
Subject: FW: New Entry: Public Comment for Planning Commission

Lisa

From: South Weber City <publiccomment@southwebercity.com>
Sent: Thursday, October 2, 2025 12:06 PM
To: Lisa Smith <lsmith@southwebercity.gov>
Subject: New Entry: Public Comment for Planning Commission

Name

Stacey Decker

Email

ss.decker64@gmail.com

Dropdown

Planning Commission

Subject

Property off of old fort road

Comment or Message

You can not seriously consider putting high density housing in this area! South Weber is too small a city and we do not have the infrastructure to support that. No no no!!!! Low density housing only

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Sent from [South Weber City](#)

Raelyn Boman

From: Lisa Smith
Sent: Thursday, September 11, 2025 4:39 PM
To: Raelyn Boman
Subject: FW: New Entry: Public Comment for Planning Commission

Lisa

From: South Weber City <publiccomment@southwebercity.com>
Sent: Thursday, September 11, 2025 3:03 PM
To: Lisa Smith <lsmith@southwebercity.gov>
Subject: New Entry: Public Comment for Planning Commission

Name

Mindi Smith

Email

mindisdroid@gmail.com

Dropdown

Planning Commission

Subject

New development.

Comment or Message

Please try and keep the units per square mile as low as possible on this new development!

HDH hasn't made housing cheaper it's only enriched the already wealthy and made actual homes unaffordable. It's resulted in the opposite of affordable. The intersection by maverick and the on and off ramps are already a nightmare at certain times of day!

Please try and keep the units per square mile as low as possible on this new development!

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Sent from [South Weber City](#)

Raelyn Boman

From: Lisa Smith
Sent: Thursday, October 2, 2025 1:37 PM
To: Gary Boatright Jr.; Julie Losee; Marty Mcfadden; Chris Roberts; Chad Skola
Cc: Raelyn Boman; Angie Petty; Blair Halverson; Joel Dills; Jeremy Davis; Wayne Winsor; Rod Westbroek; Brandon Jones; Brett Baltazar; David J. Larson; Jayme Blakesley; Lance Evans; Michelle Clark (mclark.1166@gmail.com); Shaelee King
Subject: FW: New Entry: Public Comment for Planning Commission

Lisa

From: South Weber City <publiccomment@southwebercity.com>
Sent: Thursday, October 2, 2025 1:18 PM
To: Lisa Smith <lsmith@southwebercity.gov>
Subject: New Entry: Public Comment for Planning Commission

Name

Shawn Byram

Email

mksbyram@gmail.com

Dropdown

Planning Commission

Subject

Peep property

Comment or Message

To whom it may concern,

In regard to the Peek property rezone request. I would like to see the zone be low density in keeping with the current area above south weber drive. To the south of the property.

Just looking from a practical point. Look at the increase of traffic and demand on the city utilities (water and storm drainage) those increase and have never decreased with increase in houses Will that cause South Weber City to have to increase water prices due to having to buying culinary water from Weber Basin?

Then there is the safety concern with sidewalks? Just looking at the sidewalk down by the entrance ton Glen and Linda Polls driveway entrance. It has been been marked with orange paint. It has been that way for going on 3 years. Maybe the planning commission could put a pause on all construction within the City till the city can address safety issues for its citizens that use the sidewalks and widen the roads that are to be widened as the City has stated to meet safety concerns.

Thank you,

Shawn Byram

985 E 7375 S

South Weber, Ut. 84405

To whom it may concern,

In regard to the Peek property rezone request. I would like to see the zone be low

**Comments to South Weber City Planning Commission
for 09Oct25 Meeting
by Paul A. Sturm**

General Public Comments and Questions

ACTION ITEMS

Public Comments and Questions for Agenda Items #4& #5 - Ref: Packet Page1 of 36

Extracted from Packet Page 1 of 25

4. PUBLIC HEARING Peak Farm Rezone at approximately 898 E. 7240 S, applicant Vern Peek and Korey Kap
5. Peek Farm Rezone, at approximately 898 E. 7240 S, applicant Vern Peek and Korey Kap
Request for zone changes from A (Agricultural Zone) to R-L (Residential Low Density Zone on 15 acres) R-M (Residential Moderate Density Zone on 10 acres) and R-P (Residential Patio Zone on 12 acres) on approximately 37.01 acres total

Question: The Public Hearing is on Peak Farm Rezone , not Peek Farm Rezone,

Agenda Item #5 Page 5 of 25

AGENDA ITEM

Public Hearing

Resolution 2024-034: Zone change

Applicant: Vern Peek and Korey Kap

Location: approximately 898 E. 7240 South

Acreage: approximately 37.01 acres

Question : Is this really Resolution 2024-034 or is it 2025-034?

Packet Pagination Issues

Pages : 1-4 are correct

Pages: 5-11 are incorrect

Page Numbers 12-19 are missing

Pages : 20-25 are correct

Agenda Item #6 Pages 12 -20 of 25

General Informational Question: What is the minimum lot size for the R-M Zone?

Page 17 shows a proposed lot size of 0.215 acres for lot #411. Could moving the lot lines more into Lot #415 provide slightly larger lots approaching >.25 acre, a more standard lot size.

density in keeping with the current area above south weber drive. To the south of the property.

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Thank you,

Shawn Byram
985 E 7375 S
South Weber, Ut. 84405

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Sent from [South Weber City](#)

From: [Lisa Smith](#)
To: [Raelyn Boman](#)
Subject: FW: New Entry: Public Comment for Planning Commission
Date: Wednesday, October 8, 2025 8:21:38 PM

From: South Weber City <publiccomment@southwebercity.com>
Sent: Wednesday, October 8, 2025 8:21:16 PM (UTC-07:00) Mountain Time (US & Canada)
To: Lisa Smith <lsmith@southwebercity.gov>
Subject: New Entry: Public Comment for Planning Commission

Name

Kelly Olson

Email

kellyolson324@gmail.com

Dropdown

Planning Commission

Subject

Rezone Request

Comment or Message

Dear Members of the South Weber Planning Commission,
I'm writing to express concern about the proposed rezoning for 75+ new homes scheduled for a vote this week. I live on South Weber Drive, just south of where another large development was recently approved after a prior rezone. That earlier decision did not align with the 2020 General Plan—a pattern that appears to be continuing.

Taken together, these two developments—totaling more than 150 homes—could add at least 200 additional vehicles using South Weber Drive, a state highway maintained by UDOT. Given that reality, I respectfully ask whether any coordination or communication has occurred with UDOT regarding its schedule, design, and traffic projections for SR-60 (South Weber Drive), and whether the city's current approvals align with UDOT's

anticipated road capacity. Coordination is critical to ensure that growth does not outpace state infrastructure planning.

Plans may include the widening of South Weber Drive—with shoulders, turn lanes, curbing, and sidewalks—which may improve safety long-term, but will come at a cost to current residents. As someone living just three houses east of the planned access road (Kap Lane) on South Weber Drive where there is currently no shoulder, I already see frequent near-misses, delivery hazards, as well as police enforcement during school drop-off and pick-up hours. Additional traffic will only increase those risks.

Moreover, none of the proposed homes fall within a designated bus zone, which means parents will be driving their children to and from South Weber Elementary daily. That, along with trips for work, sports, youth activities, family outings, and errands, will further burden an already overused and increasingly unsafe roadway.

Finally, I urge the city to reconsider the assumption that we must always build to the maximum density allowed per acre. Just because the zoning permits a certain number of homes doesn't mean we need to reach that limit. Larger lots and lower density can still meet growth goals while reducing traffic stress, preserving safety, and maintaining the small-town character that residents value.

Growth is important, but it must be balanced. Please ensure that any new development aligns with both the General Plan and UDOT's capacity planning, prioritizing safety, infrastructure, and community well-being for those who already live here.

Thank you for your time and consideration.

Warm regards,

Kelly Olson

South Weber Resident

Dear Members of the South Weber Planning Commission,

I'm writing to express concern about the proposed rezoning for 75+ new homes scheduled for a vote this week. I live on South Weber Drive, just south of where another large development was recently approved after a prior rezone. That earlier decision did not align with the 2020 General Plan—a pattern that appears to be continuing.

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Warm regards,

Kelly Olson

South Weber Resident

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Sent from [South Weber City](#)

From: [Lisa Smith](#)
To: [Raelyn Boman](#)
Subject: FW: New Entry: Public Comment for Planning Commission
Date: Thursday, October 9, 2025 8:52:34 AM

From: South Weber City <publiccomment@southwebercity.com>
Sent: Thursday, October 9, 2025 8:52:23 AM (UTC-07:00) Mountain Time (US & Canada)
To: Lisa Smith <lsmith@southwebercity.gov>
Subject: New Entry: Public Comment for Planning Commission

Name

Kaila Alvey

Email

kc912004@hotmail.com

Dropdown

Planning Commission

Subject

Public notice on Peek property

Comment or Message

I feel like the city is getting a little carried away with all the building that they are doing. I understand as a citizen. I'm not going to be able to stop it because I can't stop anything in the city but water, infrastructure, and the public schools all are affected and if anything we need LOW DENSITY. As the city cannot accommodate to what is already here.

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Sent from [South Weber City](#)