

**Comments to South Weber City Planning Commission  
for 13May21 Meeting  
by Paul A. Sturm**

**Public Comments on Meeting Packet**

- 1) Agenda Item #5 - Packet Page 26 of 223 - Public Hearing & Action on Rezone Request for Stephens Exit Located at NE Corner of 475 E & 6650 S by Developer Carter Randall.

As is noted in the SWC City Planners Staff review, in the Executive Summary, "The City Council and Planning Commission have, in the past, requested that rezone applications come forward with a concept so that the City has some assurance of what types of projects are intended for properties."

Please Note: Packet Page 16 of 223 (Agenda Item #4) demonstrates the proper procedure to request a property rezone as was done for the Bryce Estates request that included a Concept Plan.

\* I recommend against approval of this rezone request due to the developer not providing SWC with concept drawings with their rezone request! The City has been "hoodwinked" by too many developers in the past to not require additional information as to their plans.

- 2) Agenda Item #6 - Packet Page 29 of 223 - Final Plats, Site & Improvement Plans for: The Lofts at Deer Run located at approx. 7870 S 2700 E by Developer Joseph Cook of Deer Run Development.

The reviews conducted by the SWC City Planner and City Engineer indicate that the various items to be addressed during the 17Dec20 Planning Commission Meeting have been adequately addressed. The Preliminary Plats, Site & Improvement Plans that were presented on 17Dec20 also need to be included by reference because the Final Plats, Site & Improvement Plans presented tonight are only a small subset of what was promised and agreed upon.

To: Planning Commission

Date: 13 May 2021

From: Jeffery P. and Stacey L. Eddings, 2645 E. 7800 S. South Weber, UT 84405

Ref: The Lofts Offsite Detention, Page 52 of 223, C410

We would like to address the Offsite Detention – Phase 1 that is depicted on page 52 (C410). We have issue with the note that states *“Exist. wood fence is to be relocated to the property line where it overlaps”*. We believe that the fence is located on our property based off the survey markers installed. However, by chance if the fence is found not to be located on our property we would like to try and work out a solution to prevent us from having to relocate the fence.

One solution we thought of was if Mr. Cook would entertain the idea of selling us as a small section of the land, a section that is roughly 6’ wide and 51’ in length and that would abut our small parcel to the south and the canals property to the north. By allowing us to purchase this small section of land we wouldn’t have to relocate our fence and based off the drawings it doesn’t look like it would interfere with any construction of the detention pond as that area looks to be just grass.

On another note, due to the way the ground level is behind the fence and that it seems like the detention pond is going to be literally up to our property line in one spot we would like to meet with either Mr. Cook, the contractors or engineers before excavation takes place to clarify some of our concerns.

Thank you for your attention and we look forward to hearing from Mr. Cook on this matter.

Jeffery P. Eddings  
Stacey L. Eddings  
801-510-7791  
Jefferyeddings@yahoo.com

**From:** [Gary Boatright Jr.](#)  
**To:** [Kim Guill](#)  
**Subject:** Fwd: Publoic Hearings this evening.  
**Date:** Thursday, May 13, 2021 4:29:44 PM

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Kim,  
Will you add this to the public comments for the meeting tonight.

Gary

----- Forwarded message -----

From: Brent Poll <[Brent\\_Poll@hotmail.com](mailto:Brent_Poll@hotmail.com)>

Date: May 13, 2021 3:57 PM

Subject: Publoic Hearings this evening.

To: Wes Johnson <[wjohnson@southwebercity.com](mailto:wjohnson@southwebercity.com)>, Hayley Alberts  
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Dear City Officials,

On the agenda for this evening's Planning Commission hearings are two more proposed subdivisions in areas known/identified to be polluted by HAFB. This has been well known and so documented for more than 30 years now. The 1991 Remedial Investigation precisely warns all concerned that the most "probable cause" of future human exposures to the Base's pollution would likely be through land use changes from low-density farm properties to enable higher-density subdivisions. This addition of more probable exposure for more humans (including the most vulnerable pregnant women, younger children and the elderly) within the known polluted properties, should be a condition PRECLUDED rather than ENABLED by our City officials. This could only be so when they adhered to State law and City Ordinances which required all of them to promote and safeguard the health and well-being of present and future residents of Cities and towns.

All the areas at issue in the west-end of our City are listed on the National Priority List (NPL) as being still one of the most imminently hazardous to human health in our entire Country. Not a single square inch of any portion of our City has been delisted from this NPL. Every single new owner/operator, and even all former owners/operators of every parcel of land in this

polluted area is (according to CERCLA) a Potential Responsible Party (PRP) with all the duties, responsibilities and potential liabilities that this designation entails. All lending institutions involved in such endeavors should, or at least deserve to be, also made aware of this condition

An injustice here is that some personal liability should be affixed to City officials who fail to study and appreciate the harm they generate rather than prevent when they make such horrible and avoidable misjudgments. If any or all of you wish to debate this matter again, I would welcome the exercise. All interested should be invited.

Please include this email as part of the hearing regarding the properties at issue and provide copies to those soliciting and funding the proposed land-use changes.

Brent Poll  
South Weber  
(801)479-3786

**From:** [Robert Osborne](#)  
**To:** [Public Comment](#)  
**Subject:** Planning Commission By-Lays  
**Date:** Thursday, May 13, 2021 1:06:32 PM

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Hello.

It is of my opinion that in part of the public clamor section: Citizens and Commissioners are not to be texting among commissioners and citizens and commissioner to commissioner during meetings. This allows for conversations to happen during the meeting that is not privileged to the whole citizenry and causes a conflict of interest.

I am hopeful that the city council will also apply the same type of by-laws to themselves and would recommend the planning commission encourage them to do so.

Thanks,

Rob Osborne