

**From:** [South Weber City](#)  
**To:** [Lisa Smith](#)  
**Subject:** New Entry: Public Comment for City Council & Planning Commission  
**Date:** Friday, August 16, 2024 2:29:14 PM

**Name**

Lew Hansen

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**Email**

[REDACTED]

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**Dropdown**

City Council & Planning Commission

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**Subject**

South Weber Drive traffic

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**Comment or Message**

I propose that we rename South Weber Dr., from Hwy 89, west to 1900 E, "Cluster [REDACTED] Drive" or possibly "Carbon Monoxide Row" in honor of the endless line of vehicles lined up with engines idling and the potentially disastrous congestion at the Maverik store.

[REDACTED]

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Sent from [South Weber City](#)

**Comments to South Weber City Council  
for 27Aug24 Meeting  
by Paul A. Sturm**

**Public Comments on Packet Pages 43 and 203 of 235 Agenda Items:**

**Item #7** **Resolution 24-25: Tax Year 2024 Certified Property Tax Rate of 0.001441**

**Page 43 Excerpt Shows:**

**PURPOSE**

Adopt the Certified Property Tax Rate for year 2024

**RECOMMENDATION**

Staff recommends approval

**BACKGROUND**

Each year the city must adopt the certified tax rate to allow the county to collect and distribute property taxes on behalf of the city. The proposed tax rate presented by Davis County was 0.001287. After reviewing five possible tax rates, the City Council proposed a rate of 0.001441. A truth in taxation hearing occurred on August 13, 2024, and now the Council must adopt a final rate.

**Comments/Questions:**

The extracted information, above, shows a Certified Tax Rate increase for SWC, but.

**Item #8 Budget - Page 85 of 235 Under Budget Highlights.**

**Excerpt shows:**

**Revenues**

- Property Tax (10-31-100). For 2024-2025, the City is proposing we hold the rate for property taxes.

**There is a disconnect in the text. This appears to be a carry-over from last year.**

**Also under Agenda Item #7 on Page 43 of 235:**

**Packet Excerpt Shows:**

**ANALYSIS**

The sales tax rate is a part of the budgeting process. A fee of 0.001441 will help compensate for inflation and aid the city in keeping all service levels high.

**Comments/Questions:**

The Topic being addressed in this section of the Packet is the Certified Tax Rate, not the Sales Tax Rate that is set by the State.

**9. Public Hearing on South Weber Gateway Development Agreement Third Amendment**

**Comments/Questions:**

The Gateway Development Agreement as presented in the Packet is the Third Amendment.

**Packet Excerpt Shows:**

**EXHIBIT 1**

10 Gateway DA 3

When recorded return to:  
South Weber City  
1600 East South Weber Drive  
South Weber, UT 84405

**THIRD AMENDMENT TO DEVELOPMENT AGREEMENT**

This Third Amendment to Development Agreement ("Agreement") is entered into this 27th day of August, 2024 by and between South Weber City, a Utah municipal corporation (the "City") and Wasatch Bridge Primary Investments, LLC (the "Owner") effective as of August 28, 2024 ("Effective Date"). The Parties hereto, intending to be legally bound, hereby agree as set forth below.

**Further on it states**

5. Rezoning Modification. The City agrees to take such steps as are required to immediately approve the rezoning modifications of the Property necessary and sufficient to permit the use of the Property in accordance with the concept plan set forth in Exhibit C, attached hereto.

**Where is Exhibit "C"?** This is a very important exhibit since this project has undergone numerous changes in its design and layout throughout the years. It would be extremely beneficial for SWC residents to **know exactly** what the City Council is possibly agreeing to permit the developer to do at this time!. Also, of particular concern is the phasing of the commercial versus the residential development that has greatly changed over time.

This development project has **greatly eroded** the overall concept from the SWC General Plan (adopted 11Nov20). It showed these parcels as being for Commercial Development along South Weber Drive. The area proposed for commercial development has now dropped by about 80%, from about 10 acres to only about 2.2 acres now for Commercial.

**Please explain what is happening, especially where is Exhibit "C"!**