Proposition Information Pamphlet for

Referendum Proposition Number 1

LOCAL REFERENDUM APPLICATION – SPONSOR INFORMATION

(Utah Code § 20A-7-602)

Description of Local Law Being Challenged:

Ordinance No. 2026-05, adopted by the Marriott-Slaterville City Council on or about May 21, 2026, approving a Development Agreement for a residential subdivision located at approximately 2700/2800 West and 1200 South, authorizing the development of approximately 195 residential units.

I, the undersigned sponsor, declare the following:

- I am a registered voter in the State of Utah.
- I am a resident of Marriott-Slaterville City, Utah.
- I have voted in an election in Utah within the last three years.
- I designate Christine Grant as the sponsor liaison, whose address is 160 South 2250 West, Marriott-Slaterville, UT 84404, whose phone number is 801-721-5684
- I support referring the above-described local law to the voters of Marriott-Slaterville City for their approval or rejection.

The Sponsors names are as follows:

1. Christine Grant, whose address is 160 South 2250 West, Marriott-Slaterville, UT 84404
2. David R. Grant, whose address is 160 South 2250 West, Marriott-Slaterville, UT 84404
3. Sheryl Ann Grant whose address is 497 S. 2700 West, Marriott-Slaterville, UT 84404
4. Doug C. Grant whose address is 497 S. 2700 West, Marriott-Slaterville, UT 84404
5. DAN G. HAMMER 1036 S. 2800 W. Marriott-Slaterville, UT 84404
6. Becky L. Hammer 1036 S. 2800 W. Marriott-Slaterville, UT 84404
7. Barbara B. Allred 2503 W. Pioneer Road, Marriott-Slaterville, UT 84404
8. NEIL LEE ALLRED 2503 W. Pioneer Road, Marriott-Slaterville, UT 84404
9. AMY HESS 2550 W. 200 S. Marriott-Slaterville, UT 84404
10. Brent Carl Butler 2781 W. Pioneer Road, Marriott-Slaterville, UT 84404

I understand that persons gathering signatures for this referendum petition may be paid.

Sponsor Full Legal Name (Printed Exactly as on Voter Records):

Christine Grant

Residence Address (as on Voter Records):

160 S. 2250 W.

Phone: 8017215684 Email: drgtruck@aol.com

Signature: Christine Grant Date: 5-26-26

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss.
County of Weber)

On this 26 day of May, 2026, personally appeared before me Drew Holley, known to me (or proved to me by identification card or otherwise) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same.

Notary Public:

DREW ORVIL HOLLEY
NOTARY PUBLIC ● STATE of UTAH
COMMISSION NO. 747812
COMM. EXP. 03-10-2030

Sponsor Full Legal Name (Printed Exactly as on Voter Records):

DAVID REID GRANT

Residence Address (as on Voter Records):

160 SOUTH 2250 WEST

Phone: 801-686-5095 Email: DAVE@GRANTMUCKING.COM

Signature: David Reid Grant Date: 5/26/2026

NOTARY ACKNOWLEDGMENT

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) ss.
County of Weber)

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Sponsor Full Legal Name (Printed Exactly as on Voter Records):

Sheryl Ann Grant

Residence Address (as on Voter Records):

497 S 2700 W. Ogden, UT 84404

Phone: 801-710-1735 Email: iluv2ranch@msn.com

Signature: Sheryl Ann Grant Date: 5-26-26

NOTARY ACKNOWLEDGMENT

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) ss.
County of Weber)

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Sponsor Full Legal Name (Printed Exactly as on Voter Records):

DOUG C. GRANT

Residence Address (as on Voter Records):

4975 2700W OGDEN UT 84404

Phone: 8017915279 Email: 1luv2ranch@msn.com

Signature: Doug C. Grant Date: 5/26/2026

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County of Weber)

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DREW CIVIL HOLLEY
NOTARY PUBLIC ● STATE of UTAH
COMMISSION NO. 747812
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Sponsor Full Legal Name (Printed Exactly as on Voter Records):

DAN G. HAMMER

Residence Address (as on Voter Records):

1036 So. 2800 W. OGDEN, UT 84404

Phone: 801-725-9883 Email: dan27hammer@gmail.com

Signature: Dan S. Hammer Date: May 26, 2026

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss.
County of Weber)

On this 26 day of May, 2026, personally appeared before me Drew Holley, known to me (or proved to me by identification card or otherwise) to be the person whose name is subscribed to the foregoing instrument, and acknowledged that he/she executed the same.

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Sponsor Full Legal Name (Printed Exactly as on Voter Records):

Becky L. Hammer

Residence Address (as on Voter Records):

1036 S. 2800 W. Ogden, UT 84404

Phone: 801-725-7994 Email: hmmr_bcky@yahoo.com

Signature: Becky L Hammer Date: May 26, 2026

NOTARY ACKNOWLEDGMENT

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County of Weber)

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Sponsor Full Legal Name (Printed Exactly as on Voter Records):

Barbara B. Allred

Residence Address (as on Voter Records):

2503 W. Pioneer Road MSC, UT 84404

Phone: 801-648-8939 Email: barbara.allred53@gmail.com

Signature: Barbara B. Allred Date: 5/26/2026

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County of Weber)

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Sponsor Full Legal Name (Printed Exactly as on Voter Records):

NED LEE ALLRED

Residence Address (as on Voter Records):

2503 WEST PIONEER ROAD, MSC, UTAH 84404

Phone: 801-648-8942 Email: ned.allred@gmail.com

Signature: Ned Lee Allred Date: 05/26/2026

NOTARY ACKNOWLEDGMENT

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County of Weber)

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Sponsor Full Legal Name (Printed Exactly as on Voter Records):

Amy Marie Hess

Residence Address (as on Voter Records):

2550 W. 200 S. Marriott-Slaterville, UT 84404

Phone: 801.791.3045 Email: amygranthess@gmail.com

Signature: Amy Marie Hess Date: May 26, 2026

NOTARY ACKNOWLEDGMENT

State of Utah)
) ss.
County of Weber)

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Sponsor Full Legal Name (Printed Exactly as on Voter Records):

Brent Carl Butler

Residence Address (as on Voter Records):

2781 W Pioneer Rd MSC, UT 84404

Phone: 801 721-3952 Email: Bbutler1036@Gmail.com

Signature: Brent Carl Butler Date: May 26, 2026

NOTARY ACKNOWLEDGMENT

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) ss.
County of Weber)

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ARGUMENT IN FAVOR OF THE REFERENDUM

Submitted under Utah Code § 20A-7-401.5(1)

This referendum is about one simple principle: the right of Marriott-Slaterville residents to have a direct voice in a decision that will significantly affect their community.

Ordinance No. 2026-05 approves a development agreement allowing approximately 195 new residential units in an area currently served by narrow, limited-capacity roads with little to no pedestrian infrastructure.

Many surrounding roads are narrow and, in some areas, lack center dividing lines, raising concerns about their ability to safely accommodate increased traffic generated by a development of this size.

A development of approximately 195 homes will likely generate thousands of additional vehicle trips each day. In several areas near the proposed project, pedestrians—including children walking to school or nearby parks—must travel along roadside shoulders or in the roadway itself. Increased traffic under these conditions means not only more congestion, but more frequent interactions between vehicles and pedestrians, raising legitimate safety concerns for families who live in the area today.

Supporters of the referendum note that while the development agreement includes limited frontage improvements, it does not require broader infrastructure upgrades—such as road widening or sidewalk construction—that may be necessary to safely accommodate nearly 200 additional homes. As a result, there is concern that future infrastructure needs may ultimately fall on the City and its residents.

A 2024 traffic impact study evaluated the project's effects on a limited number of "key intersections," including 2800 West and 1200 South. The study focused on vehicle operations and recommended turn-lane improvements. However, it did not evaluate whether existing roadways are adequate to safely accommodate increased traffic volumes.

This referendum does not decide whether growth should occur. It simply asks who should make that decision.

A vote in favor of the referendum:

- Preserves the public's right to vote on a significant land use decision,
- Ensures the community has a voice in how growth affects local safety and infrastructure, and
- Allows residents to weigh the benefits of development against potential impacts on roads, traffic, and neighborhood character.

The referendum process exists to address precisely this type of situation—where a decision has broad and lasting effects on the community. Rather than limiting the decision to elected officials alone, it gives all voters an opportunity to participate directly.

Approving this referendum does not permanently stop development. It simply pauses the ordinance so that voters can decide whether this project is the right fit for the community

For residents, this is a question of safety, infrastructure readiness, and democratic participation.

Vote in favor of the referendum to ensure that the people of Marriott-Slaterville have a voice in this important decision.

ARGUMENT OPPOSING THE REFERENDUM

Submitted under Utah Code Section 20A-7-401.5(1)

The proposed referendum will not stop this development or determine whether the property can be developed. The decision of whether 200 units can be built on the property was resolved years ago through the City's annexation and zoning process.

In 2022, the City approved an Annexation Agreement that granted development rights to the property owner and authorized 200 residential units on the property. As a result, if the referendum succeeds, it will not eliminate the property's underlying development rights or reduce future traffic. Instead, it will remove the restrictions, rental limitations, public improvements, and neighborhood protections that the City negotiated for residents as part of the challenged Development Agreement.

Prior to annexation, Weber County was evaluating substantially higher residential density. The City chose annexation because it resulted in lower density and local control over future development.

As part of the Annexation Agreement, the property owner conveyed approximately $2 million in land to the City for open space, conservation, and public benefit. Those transfers have already occurred, and the City and its residents have received those benefits.

The recently approved Development Agreement does not create the underlying development rights. Instead, it adds restrictions, neighborhood protections, rental limitations, public improvements, and development standards negotiated to alleviate community concerns.

Among other things, the Development Agreement:

• Reduces the number of homes from 200 to 195.

• Prohibits short-term rentals of less than 30 days.

• Requires fencing along the southern property boundary to benefit neighboring residents.

• Requires screening improvements near the main entrance to reduce impacts on nearby homes.

• Provides a public trail system around the property and public access to the river through the donated open space.

These restrictions and improvements were not required by the Annexation Agreement. They were agreed to in response to resident concerns and are not additional rights granted to the developer. They are limitations accepted to make the development better for the community.

Prior approvals allowed the property to be developed as a rental community. In response to community feedback, the property owner agreed instead to a for-sale, owner-occupied

community, with long-term rentals allowed only in limited circumstances and short-term rentals prohibited entirely.

The referendum also raises serious legal concerns. There are questions as to whether the action was an administrative or legislative land-use action. Utah law does not allow referendums of administrative land-use actions. The Utah Supreme Court has held that a development agreement implementing existing land-use rights is administrative and not subject to referendum. Because this Development Agreement implements earlier City approvals rather than creating the right to develop the property, there are substantial legal questions about whether the referendum can proceed. As a result, the referendum may lead to costly litigation and unnecessary taxpayer expense without eliminating existing development rights.

The question before voters is not whether this property will be developed. The real question is whether residents want to keep the additional protections in the Development Agreement.

For these reasons, residents should oppose the proposed referendum and preserve the Development Agreement approved by the City Council.

MARRIOTT-SLATERVILLE CITY
1570 WEST 400 NORTH
MARRIOTT-SLATERVILLE, UTAH 84404

Telephone (801) 627-1919 Facsimile (801) 627-1880

June 3, 2026

REFERENDUM FISCAL & LEGAL IMPACT STATEMENT

In accordance with Utah Code Section §20A-7-602.5, this document provides the fiscal and legal impact statement for the referendum repeal of Ordinance 2026-05, an Ordinance of Marriott-Slaterville City, Utah, adopting a Development Agreement at 2700/2800 West for the Residential Segment of the River View Development.

FISCAL IMPACT STATEMENT FOR ORDINANCE 2026-05

Repeal of Ordinance 2026-05 adopting a Development Agreement at 2700/2800 West for the Residential Segment of the River View Development would result in the loss of revenue from building permits and impact fees on 195 residential units. This loss would be the approximate average of $12,000 per residential unit, totaling $2.34 million in one-time revenue. An additional annual loss of $117,000 per annum is also expected from utility fees the City collects, and a loss of roughly $11,700 per annum in municipal energy tax is expected.

Expenses incurred by the City for the referendum election of the registered voters in November 2026, will include election costs estimated at $5,000 for notices, ballots, postage, supplies, and an additional $5,000 for staff time. The election and staff costs total: $10,000.

The repeal of the agreement would have no impact on debt instruments for the City as the City has no debt.

LEGAL IMPACT STATEMENT FOR ORDINANCE 2026-05

If approved by voters, the referendum would overturn Ordinance 2026-05, repealing a Development Agreement at 2700/2800 West for the Residential Segment of the River View Development that includes 195 residential dwelling units and its associated land use regulations. Another development could still proceed through other legal authority under the Annexation Agreement that guarantees 200 residential dwelling units.

The repeal could impair private property owners' contractual land interests and agreements to sell property associated with the proposed development. The repeal may also negatively impact a commercial development directly adjacent to the south of the property that may rely on support from the residential segment subject to the referendum. A secondary effect of this referendum may present challenges for the City's effort to follow state leadership pressure to provide affordable housing as this residential development was in line with that goal. In addition, if approval is overturned, there may be transactional issues arising from the donation by the developer of 30 acres of open space in the flood plain adjacent to the residential segment and loss of the proposed public trail along the Weber River.