

Brianna Traverso

2469 E 7800 S

B-E

This particular commercial lot has been of concern for me since I saw the “commercial lot” sale sign go up years ago. The fact that rezoning it or building on it at all is even on the agenda currently when we have not finished our general plan and decided on a clear vision for our town is upsetting.

Some of the buzz words from our general plan are “walkability”, “gateway” and “small town feel”. This current proposal doesn’t seem to take into account any of what the residents have voiced they want to see in the vision for our town.

This transitional proposal certainly doesn’t fit with a visual “gateway” feel to our town. It’s ugly, builder grade material and not an inviting 1st image of our town. Are warehouses what we want as a “gateway”? What do we really want that 1st impression to be? My personal vision would be for beautiful ranch style professional buildings or homes that don’t block anyone’s views of the mountains go in there. (an example of such buildings would be the professional buildings behind the Fresh Market in S. Ogden)

I’m concerned about the financial hit to residents as the east end of town currently is in a sewer crunch and that is before the lofts have even been built. This proposal has an added 14 townhouse units and 12 “owner occupied” office warehouse spaces. What does that look like on the impact to our sewer?

The stretch of frontage road from S. Weber drive to Deer Run is one of the most used walkways in all the city. People use it for daily walks, jogs, biking. Our youth use it getting to and from the charter school, the Maverick and Little Ceasars. With the addition of the Maverick and the correlating traffic we've already seen an increase in "close calls" to active residents using this path.

Our city plan is to extend the trails this summer which would make this a more traveled area for people to be able to walk, jog or bike to the new trailheads on the east end. Have we considered the impact to the safety of our active residents in this already popular area? Have we considered the impact to the road conditions on frontage road with increased traffic? Have we considered the impact to change in lifestyle for current residents who may be forced to hop in their car and drive to a trailhead due to traffic?

Living on 7800 S I know that we residents find that after the initial wide area to turn onto 7800 S the road narrows at approximately the area the driveway for the townhomes is proposed. Residents already practice a one in, one out courtesy at the T in the road for 2600 E street as it simply is not wide enough for 2 full sized vehicles. How will the increased traffic, now in 4 directions impact traffic flow for the 100 of so residents that use this?

I'm asking the planning commission and city council to table all build discussions until we've completed our general plan and have a clear vision and plan for our town. It is my wish that the planning for our city will include the real impact to sewer systems, residents and traffic flow. And I'm hoping your vision of us as a gateway will be grander than builder grade and that the safety of residents will weigh heavy on your

**QUESTIONS/COMMENTS PROVIDED TO
SOUTH WEBER CITY PLANNING COMMISSION
SUBMITTED BY PAUL STURM**

PLANNING COMMISSION MEETING DATE: 13Feb20

**NOTE: THIS PRESENTATION IS ARRANGED IN THE SAME ORDER AS SHOWN IN
THE MEETING AGENDA PLEASE NOTE:**

*THE MIKE FORD TO WHOM I ASSESS A
CONVERSATION IS NOT THE SAME*

MIKE FORD - DEVELOPER HERE

SORRY, PAUL

REF PAGE C, PAGE 6

- 1) Public Hearing on: **Agenda Item #6**
 - a. Combined Preliminary/Final Approval on South Weber Commercial Subdivision 1st Amendment (for Alpha Coffee)
 - b. South Weber Transitional Subdivision Plat (3 Lots)
 - c. Rezone, Conditional Use, and Preliminary Site & Improvement Plans for South Weber Transitional Subdivision Lot 1 (Car Wash)
 - d. Rezone and Preliminary Site, Condominium Plat & Improvement Plans for South Weber Transitional Subdivision Lot 2 (South Weber Business Park)
 - e. Rezone and Preliminary Site, Condominium Plat & Improvement Plans for South Weber Transitional Subdivision Lot 3 (South Weber Townhomes)

2) Comments

- A. **Agenda Item 7. Combined Preliminary/Final Site & Improvement Plans:**
South Weber Commercial Subdivision 1st Amendment (for Alpha Coffee) at approx. 2562 E South Weber Drive on Parcel (13-034-0044). Applicant Dan Murray

Comment: Research on Alpha Coffee indicates that it is a reputable, Veteran-Owned company with a good business history. I believe that this business will be a welcome addition to the city, provide revenue, and be a destination for both residents and non-residents. It is properly situated at an entrance to the city, near both South Weber Drive and US 89 as per the recently-discussed General Plan. This is a gateway type business.

B. **Agenda Item 8. Preliminary Subdivision Plat:** South Weber Transitional Subdivision (3 Lots) approx. 4.2 acres zoned CH located at approx. 7700 S 2700 E on Parcel (13-034-0065). Applicant Dan Murray

Comments:

- 1) While reviewing the application documents, especially those provided by Reeve & Associates, I found several inconsistencies in this documentation with regard to area calculations and other references to current and proposed zones. A general comment is that the purpose of this request is to create a "**Sardine Can**" development, trying to put ten pounds of development into a five pound sack. This is not what the citizens of South Weber City want for the gateway to their city.
- 2) Another concern is the documentation provided by Mr. Murray for consideration of this request. The dates on several documents do not match, or would have been impossible to accomplish such as a letter mailed/dated one day and that information included in the packet provided the next day. Also, there are numerous unknowns regarding utility and other providers as to whether or not they can support the entire development.

Bottom line - This detailed development has too many moving parts, is moving too fast, and should be undergo more careful scrutiny so as to not create yet another adverse situation for South Weber City and its citizens.

C. **Agenda Item 9. Rezone:** South Weber Transitional Subdivision Lot 1 (approx. 1.2 acres) from CH to C for Car Wash. Applicant Scott Mortensen

Comments:

- 1) The question that I have is why is the applicant for this zone change is Scott Mortensen where, in fact, he does not and could not own the property since it is actually owned by Dan Murray and he could not purchase it until the Murray lot was subdivided. This would be like me going to someone's property and requesting a zone change on property I do not own. This project is getting the cart before the horse on many fronts.
- 2) The idea of a car wash at this location, in concert with the adjoining Maverik gas station seems appropriate as long as issues raised, including traffic; safety; and environment +++, are adequately addressed.

7 D. **Agenda Item 10. Rezone:** South Weber Transitional Subdivision Lot 2 (approx. 1 acre) from CH to LI for 12 Owner Occupied Office/Warehouse Units (Flex Space). Applicant Mike Ford

Comments:

- 1) I have the same question as presented in my comments to Agenda Item 9. Why is the applicant for this zone change Mike Ford where, in fact, he does not and could not own the property since it is actually owned by Dan Murray and he could not purchase it until the lot was subdivided.
- 2) This is not what the citizens of South Weber City want for the gateway development to their city. The proposed rezone would permit high-density warehousing on a small sliver of land. Once again trying to put ten pounds of development into a five pound sack..

E. **Agenda Item 11. Rezone:** South Weber Transition Subdivision Lot 3 (approx. 2 acres) from CH & A to R-7 (Residential Multi-Family) for 14 Owner Occupied Townhomes. Applicant Mike Ford

Comments:

- 1) I have the same question as presented in my comments to Agenda Item 9 and 10. Why is the applicant for this zone change Mike Ford where, in fact, he does not and could not own the property since it is actually owned by Dan Murray and he could not purchase it until the lot was subdivided.
- 2) As stated in the Agenda Item title, Mr. Ford is proposing 14 townhomes in an R-7 Zone. When looking at the calculations in the Reeve & Associates documents/drawings, they show 1.92 acres, not 2.0. The number of 2.0 only is shown when additional lands are included in the calculation. Is this calculation suspect, as we have had with other developers?
- 3) An additional concern results from the review of the Reeve & Associates documentation wherein it is stated that Lot #3 is currently zoned as AG where, in fact it is Zone C-H. It is impossible for a single parcel to have two zones. These are just some of the discrepancies in the documentation located so far. I do not know how many other inconsistencies are present in the documentation provided and upon which the Planning Commission is supposed to render its decision.

7 F. **Agenda Item 12. Preliminary Site & Improvement Plans, and Conditional Use Permit:** South Weber Transitional Subdivision Lot 1. Applicant Scott Mortensen

Comments:

General Comment: I have numerous questions and concerns regarding the proposed car wash and its environs.

1) The general layout of the Car Wash provides multiple logistical questions regarding the facility's entrance and egress. The primary access to the facility is through the Maverik parking lot. That is already highly congested, especially at the east entrance (2700 East/Frontage Road) due to the convergence of:

- i) Semi trucks pulling through the parking lot from the truck fuel pumps,
- ii) Vehicles departing the Maverik store and the front fuel pumps,
- iii) Vehicles entering the Maverik parking lot from 2700 East (both north and southbound).

This area is currently a severe choke point. Adding the Car Wash traffic to this location will create a gridlock situation.

Suggestions:

- a. Widen the 2700 East access driveway to address additional traffic. Note: Even in the current configuration one can observe that the turning radius is too small for vehicles turning right onto 2700 East as is evidenced by the mud hole behind the curb on the south side of this driveway.
- b. Widen 2700 East. Currently, when a vehicle is on 2700 East heading northbound, and attempts to enter Maverik, traffic backs up on 2700 East and creates a hazardous traffic situation. This is a pinch point and requires drivers to either stop or cross the centerline to pass the car that is turning into Maverik. A left hand turn lane (from 2700 East into Maverik) should be installed to prevent back-ups from occurring.
- c. I have a question as to whether or not Semis will be permitted to use this proposed Car Wash.
- d. Once again, the design shown does not provide sufficient access and egress. Also, the design indicates that vehicles exiting the various car wash bays will necessarily infringe upon the thruway and parking at the proposed Lot #2 Light Industrial Office/Warehouse units. This is potentially a hazardous traffic area due to crossing traffic and parked cars.

2) Of concern is the environmental impact of the washings from the facility. Will an oil sump/skimmer be installed to prevent grease and oil from the facility either entering our storm drains (that eventually flow into the Weber River), or into the sewer system? The sewer system also raises other questions such as sewer capacity, and impact to the Central Weber Sewer District facility. In addition, grease and oil contaminants will kill the bacteria in the digesters used to treat sewage and can cause the CWSD to shut down and bypass the sewage into the Weber River. Also, has Central Weber Sewer District been informed as to this potential development?

G. Agenda Item 13. Preliminary Site, Condominium Plat & Improvement Plans: South Weber Transitional Subdivision Lot 2 (South Weber Business Park).
Applicant Mike Ford

Comments:

- 1) The general layout of the proposed Office/Warehouse facility on the proposed Lot #2 is, as mentioned previously, trying to put ten pounds of development into a five pound sack. Access to the facility is limited throughout the development and appears to be relying upon co-use with the adjacent Car Wash. Is the proposed Car Wash owner aware of this trespass. Does the facility design permit access to and egress from the warehouses by a Semi or not?
- 2) The materials of construction proposed do not appear to be of the quality that should be expected for such a facility. The materials will degrade over time and will eventually become an eyesore. Has this material been qualified for the type of wind conditions that are experienced at this location. The current "dog leg" design will also increase the dynamic wind force and increase the potential for structural damage. This is not what we want for the gateway to South Weber City.

H. Agenda Item 14. Preliminary Site, Condominium Plat & Improvement Plans: South Weber Transitional Subdivision Lot 3 (South Weber Townhomes). Applicant Mike Ford

Comments:

General Comment: The design of these Townhomes are eerily familiar to other developments in which Mr. Ford was involved that some South Weber residents refer to as "The Barracks". The design provided indicates that he is

proposing Barracks #2. As a point of information, the Barracks development was discussed during a South Weber City's City Council meeting. During that meeting members stated that we, as a city, will never permit another "Barracks"-type project in South Weber City. The City wants visual breaks in the design and construction of townhome developments.

- 1) There are several issues with the location of the Townhomes and the proposed entrance/exit from this development onto 7800 South.
 - a. .The driveway from this development is on a curve. This creates line-of-sight issues.
 - b. 7800 South is already undersized for the traffic that currently uses that road. As per code (City or State?), if a development impacts a roadway so as to create a traffic flow or safety issue, then the developer is responsible for the cost of improving that road. This has another impact on the project design. Since such a road improvement that could include widening and/or straightening 7800 South, this action will necessarily shrink the property boundary. Thus the placement of the proposed Townhomes will also be impacted due to required setbacks.
 - c. I also have a concern regarding the building height proposed. Does the height restriction of either 32 or 35 feet apply to this property? If so, the adjacent residential property boundary is significantly lower than the elevation of the proposed project area, and thus could impact the Townhome's design.
 - d. There is a visual impact to the neighborhood to the south of this proposed development that should be considered.
 - e. Finally, during the Planning Commission site-survey meeting for Mr. Ford's "The Knolls" development, I had a conversation with Mr. Ford. During that conversation the topic of the Barracks came up. Mr. Ford stated that he understood the impact of the Barracks and would never build that type of development. Now, it appears that he is recycling the Barracks plans to create Barracks #2.

Feb 13, 2020

To
The Members
Planning Commission

Concern: Whatever we do, the cost should not get passed on to the citizen of South Weber, now or later on, by virtue of need, regulation or lawsuit upon the City

This is regarding Dan Murray's Lots 1, 2 and 3 south of Maverick, parcel ID 130340065

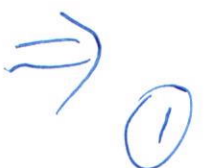
Lot 1. I understand that a car wash is going there. Three things regarding car wash.

Have we taken permission from the Sewage Treatment plant regarding the volume we would be putting into sewer line and the content of sewage!

Regarding Volume, Barry Burton has said multiple times that Uinta doesn't use up all their volume allowance so we could tap into it. Sure, looks nice. But what if down the line Uinta decides to use their volume and now South Weber City is forced into paying for a larger caliber sewer line. The cost will be passed on to the people of South Weber. That won't be right.

Regarding content. What would the car wash be putting into sewer line? Are we meeting all the guidelines? Do we have the blessings from the Sewage Treatment Plant? I don't want the Plant telling us later on that an oil pan or toxic chemicals need to be caught or "trapped" at source (like the scrubbers at coal plants are mandatory) before discharging into sewer line. The developer needs to meet all requirements before rezone. Otherwise they might go cheap and build a car wash that doesn't meet all the requirements. To retrofit will be costly and it will become a blight. I bring it up now because once Rezone happens, it becomes a "done deal" like the Lofts. Much harder to enforce.

Third thing about the car wash. The traffic that will want to get out into Maverick Lot. The right turn from Maverick into Frontage road is okay. But the left turn is what chokes



the traffic coming out of Maverick on Frontage road side. People making that left keep on waiting and often want to jump in front of you instead of yielding forever, if you are driving either direction on Frontage Road. One of these days someone will make a mistake. That part of the City is getting busy. If the Strip Mall comes on parcel between Frontage road and US 89 (parcel ID 130390055) it will become a lot busier. So my suggestion is maybe allow only right turn out of Maverick into Frontage. Others should get out of Maverick on South Weber Drive.

Now Lot 2. Light Industrial Business Warehouse.

I think this warehouse should not be there at all. Because I feel the developer is packing in too much in this 4.2 acre parcel. Keep Lot 2 open, as a buffer if you really want the condos to the south in Lot 3. Build a fence with berms and vegetation so that the car wash is not visible for the most part, to the houses already there to the south on 7800. Or have the warehouse and forget about R7 condos.

Lot 3. I see the number of units are in accordance with R7 mixed use. I am okay with the numbers. But the height restriction needs to be there so that it doesn't obstruct the view for those living on 7800 south. The exterior should be in concordance with the houses on 7800S and not become an eye sore. Most definitely not the row houses this developer built on the West side of town. It should resemble the duplex built on 1900 and South Weber Drive.

If condos go on R7, would 7800S need to be widened? If yes, then the developer should agree to widen it before rezone go through. I am apprehensive that it would need to be widened later on and the City will have to pick up the cost. Again not fair to the rest of the residents of SWC.

Thanks for listening.



Michael Grant
2622 Deer Run Drive