

From: [Kevin Polson](#)
To: [Public Comment](#)
Subject: General Comment by Kevin Polson
Date: Wednesday, July 15, 2020 3:48:58 PM

To the Mayor and City Council of South Weber,

I first would like to start off by expressing appreciation for what each of you do, especially during these crazy times. I hope nothing I say comes off as offensive or unappreciative of you because that is not how it's intended. I know some of you personally and have a great respect for what you have done for myself and members of my family throughout our association.

My comments are in regards to the direction of the city as I see it and some concerns that go along with that. I have silently observed over the last 5 years I've lived here because I am a transplant and have felt that I shouldn't try to impose my views on people who've made this community their home for many years longer than I have. However, It's been sad to see many of those people who I'd expect to be staunch defenders of this great community be the first to pursue the growth and development that will fundamentally change the fabric of the city. My following comments may sound hypocritical coming from an implant. I by no means expect to slam the door on others now that I've moved in, but I bought an existing home on an established street and married a lifelong South Weber resident. I understand others need a place to live, but I don't think South Weber has to completely flip the environment it's already created to cater to those who can find vacant townhomes or condos in countless other locations along the I-15 corridor.

One of my biggest pet peeves with government is when they create a problem, then feel forced to implement a "solution" to the problem they created in the first place. I feel like the connection to Layton is just such a solution to a problem that was created by previous decisions. It's true that South Weber probably would benefit from additional ingress and egress for emergency response, natural disasters, and other problems; but the need for this has largely been created by over-developing a city that has many geographical limitations for growth. If we cram as many developments as possible into a long, narrow strip of land that lacks the infrastructure and surrounding landscape to support it, of course we're going to have problems in emergencies. I also question why this proposal returned to the general plan after being so soundly rejected previously. I understand it's been discussed for ~20 years but that doesn't mean it can't be corrected now and removed from our future General Plan.

Lastly, I have concerns about the mentality that each "Dead End" street must be connected to an existing street. I grew up on a dead end road and loved the atmosphere that exists on that type of street. A big reason I was excited to buy on 7800 S was because it had a similar feel as a dead end to the street I grew up on. Dead end roads add to the fabric of a community in ways that connected streets rarely do, it also adds character to a city. Anyone could argue the convenience of connecting streets and they'd be correct, but I'm not convinced that those conveniences are in all cases worth the things you lose in a community when traffic flow is increased and roads are widened. If the connection isn't 100% necessary and there exists half a dozen similar alternatives already, my vote is to not complete the connection.

Connecting 2600 E to Peachwood a few years back has provided more than enough access for those needing to travel that direction to access the frontage road and Highway 89. I also now have to worry about my children playing outside as many people seem to think that stop sign

is optional at 2600 E and 7800 S and others thinking that this particular pathway is a NASCAR road course for them to test the cornering ability of their vehicles.

To summarize: I strongly oppose connecting South Weber to Layton and I also strongly oppose connecting 7800 S to View Drive.

Thank you for your time and service!

Kevin Polson
2590 E 7800 S

From: [Rachelle](#)
To: [Public Comment](#)
Subject: South Weber country fair days
Date: Monday, July 20, 2020 11:39:52 AM

I haven't really participated in the past South Weber Country Fair Days but I am concerned that the city is still planning on having it during this pandemic. I'm not sure how you are going to reinforce the six feet social distancing and face masks. I feel we need to keep our city safe and this is not what we should be doing now.

Peach days cancelled and other city activities have cancelled.

Why is South Weber so adamant to having the fair???

Is it more important than saving lives??

The numbers aren't going down!

Thanks Mayor and City counselors for all you do!!

Rachelle Jones

CC 2020-07-21 CI #3 Haugen

From: [ZACHARY HAUGEN](#)
To: [Public Comment](#)
Subject: Car wash
Date: Monday, July 20, 2020 2:16:01 PM

I would like to know where the waste water will go from the car wash. Not the stuff that goes down the sewer, but the top ground water. Will it be contained/funneled into a drain?

Will the city have a standard for upkeep to the property? Car washes can look pretty run down in just a few years, and it's right at the front gate to our city from the East.

Thank you,

Zach Haugen

Sent from my T-Mobile 4G LTE Device
Get [Outlook for Android](#)

CC 2020-07-21 CI #4 Johnson

Corinne Johnson 8020 S 2500 E Public Morty's Car Wash

Council Memembrs,

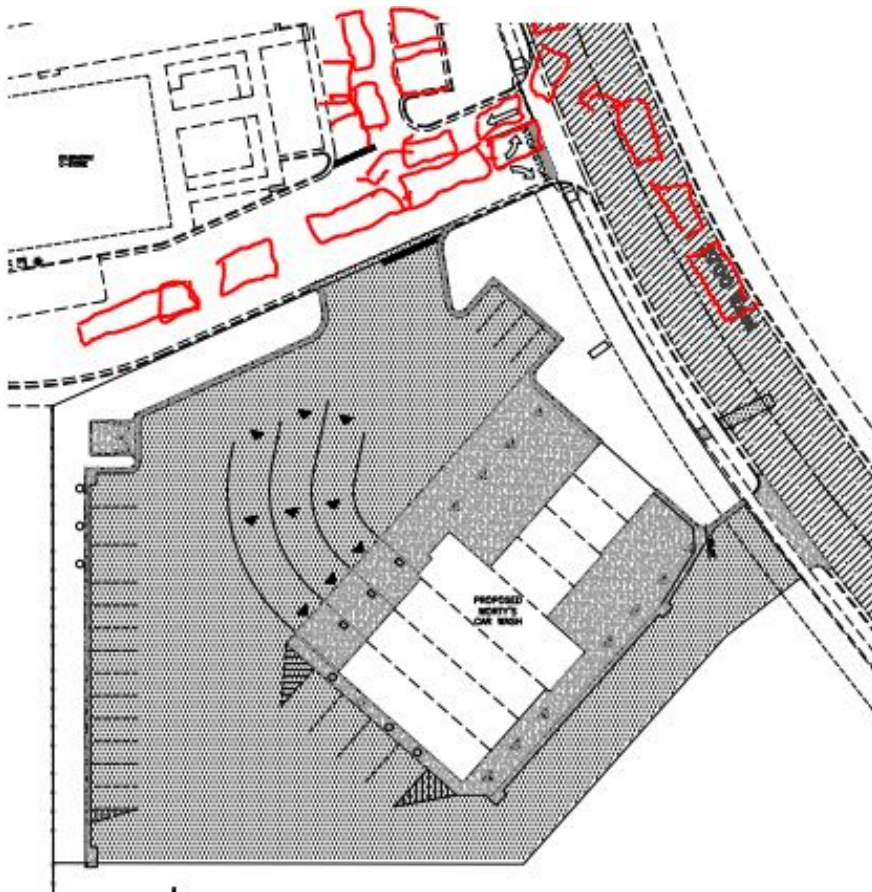
I live off 2700 E and drive past or go to the Maverick Daily. The propsed entrance is of great concern to me and other citizens of Sout Weber. 2700 E is already narrow and lacking a third lane for right and left hand turn into the Maverick. I have witnessed many near accidents as cars turn onto 2700 e from South Weber drive and then turn right into the Maverick. I believe adding a car wash entrance on the South Side via the Maverick parking lot is a saftery hazard, will increase congestion on 2700 E, the intersecion of 2700 E and South Weber Dr. and increse the risk of car accidents.

As you can see from the pictures this Maverick entance/exit is heavily used by Semi's, trucks, travel trailers and boats. These pictures where taken at a very slow time of the day in just a few minutes.



I am standing where the entrance to the car wash will start. That is only two car lengths or one truck and camper length. A semi will block part of the entrance. A double tractor- trailer will block pretty much the whole entrance. When it is busy you can wait for a Semi to make that turn for several minutes. The traffic is already congested in that area. Don't forget that is where all the delivery trucks park and the dump station is there too.

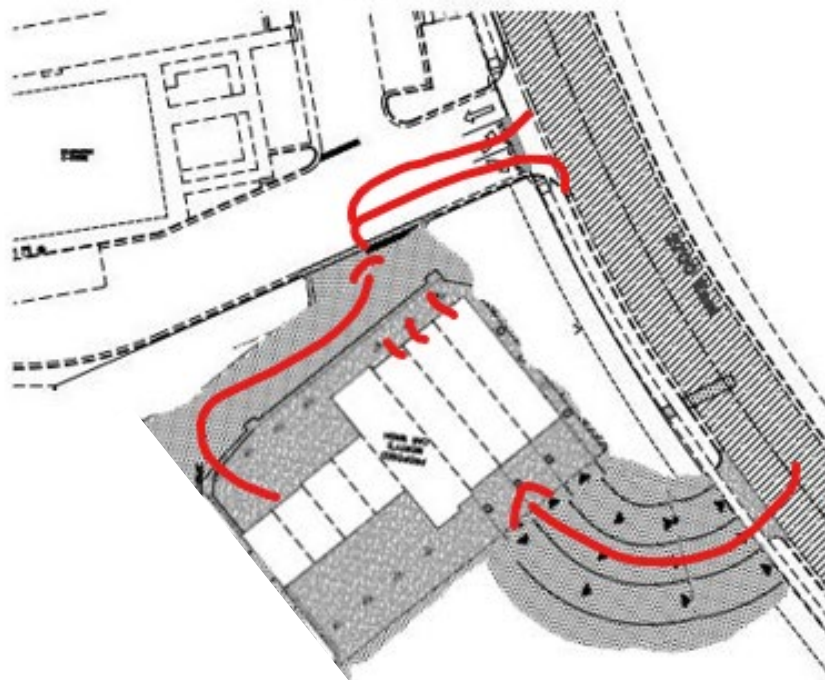




This is an idea of what can happen in just a matter of minutes while that double tractor-trailed waits to turn Left. There is nowhere for the traffic to go. It will back up on 2700 E and to the light on SWD.

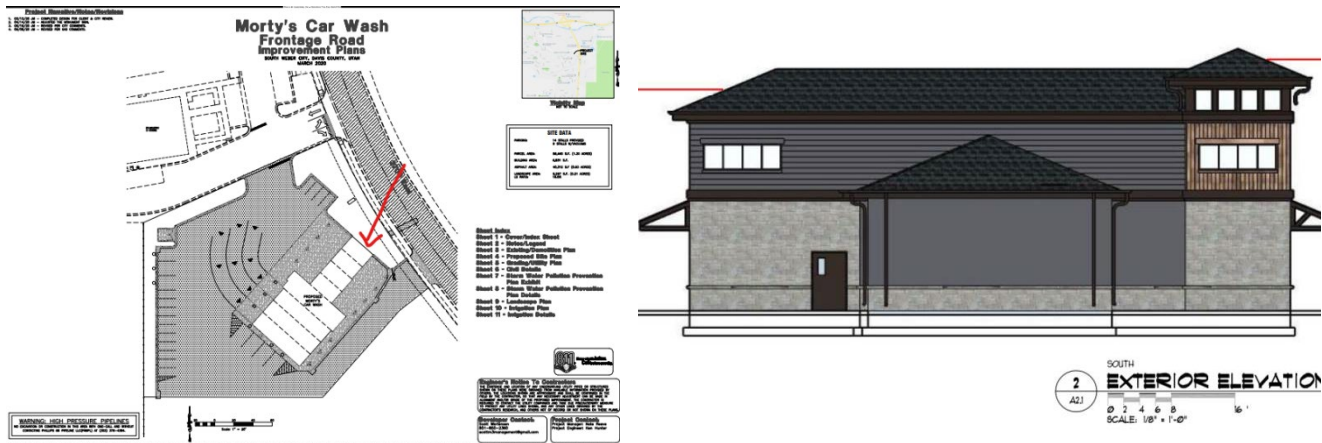
3. CLIMATE & CITY REVIEW
 OF AREA
 MAPS
 2020

Morty's Car Wash **Frontage Road** **Improvement Plans** SOUTH WEIR CITY, SHIVS COUNTY, UTAH MARCH 2020



Another concern I have is about the esthetics of the car wash, especially on the side that faces 2700E. The Solution: Put the entrance on the South Side and the Exit through the Maverick building. (I don't think this is the same).

Because of how this sits the visual image you will see from the Highway and coming up 2700 will be a blank wall of stucco. This is not ok for a building that will be a visual gateway to our community.



I took some pictures of how the Maverick wraps their corners in stone with contrasting colors of Hardy Board. This would look great in between each car wash bay. They also use Timber, a material that is also used in the Strip Mall on SWD. This would be great to incorporate on the end to tie it into the look of the other buildings in our community.



In addition, the lack of a proper buffer on the South Side of the property will cause massive light pollution and sound issues for the residents who live within 300 ft of this car wash. A buffer needs to be added and the hours of the car wash adjusted. We don't want nor need a 24/7 car wash. Quiet hours should be from 10pm-6am with NO operation of any car wash bays.

I have children that attend Highmark and the Car Wash needs to put in a proper privacy Fence on the West side or have no parking there where people can sit in their cars and watch kids play in the fields. This is NOT ok. I also don't think the car wash wants their parking used by parents who will park there to watch sports.

Thank You

From: [Julie](#)
To: [Public Comment](#)
Subject: City Council meeting - Public Comments for 7-21-2020
Date: Tuesday, July 21, 2020 4:33:13 PM

Mayor & City Council Members,

Just some Random Thoughts I have been having with regards to Morty's car wash proposal as well as a few other related items for your consideration:

- Is there anything in the CUP for the Car wash (and should there be) related to the landscaping requirements of the carwash section that if the trees/shrubs die/don't thrive the owner has so much time to replace/repair those trees/shrubs etc so we aren't left with dead trees/shrubs/open spots? My reason for asking this is that I heard that the Valley Meadows townhomes were supposed to provide and plant/maintain trees along the curve at the top of 2700 East as it turns into 8200 South and the HOA was really good about replacing the dead ones for the first couple years but now after 7-8+ years, there are NO trees along that curve and the area is barely mowed/maintained (and wouldn't be without citizens efforts) ... and while I'm thinking about it - who is responsible for maintaining the trees along 2700 East because we have some dead ones that need to be taken care of - I love that section of our city!! We were burned by the lack of details with the Soccer Complex on the west end of town, and don't want another missed opportunity to state clearly what is best for the landscaped areas of our city up front, when we can.

- Regarding the aesthetics of the car wash, when the plans were first proposed to the PC, I know there was public comments made asking for the developer to revise/redesign the East side of the building that faces 2700 East and come up with a better plan for that side of the building, to which the Developer agreed they could take another look and come up with a different plan/concept? I don't see that as having happened with this latest rendition.

- Also, It was my understanding that hardy board type materials would be used to wrap the exterior, where there wasn't stone material and that there would not be any Stucco or EIFS (synthetic Stucco) type product utilized. What happened there?

- I'm also wondering if the car wash developer has given any thoughts to the fact that parents with students at Highmark WILL park in the parking spots located on the north-west end of the development and they WILL have their kids meet them there in order to avoid the nightmare that is Highmark's carpool pick up, especially with the schools new COVID/Social Distancing requirements. Maverick has already had to deal with this issue and actually had to hire someone specifically for going outside during those times and telling parents they couldn't park along the west property line or in the parking spaces and wait for their kids from the school.

- Also, what about the kids that walk down 2700 E to the school and walk across the back of the maverick to get to school? Now they get to cross in front of the entrance/exit to the car wash? Will it be striped as a crosswalk for their safety? Can a discussion be had towards putting in a sidewalk along that Northern Property line for the safety of our children and citizens? Then when the lot between Highmark and Maverick is developed, plans can be made to continue the sidewalk to the school as a safer alternative to walking along South Weber Drive and crossing over the 2 entrances into the Maverick? Just a thought for increased public safety for all in that section of town.

- One final thought - is there a possibility for putting in a little walking trail along the car wash west property line and Highmark's East Property line, because I know currently there are a lot of kids that walk through the field (when weather permits and it's not snowing), which will be the middle of the car wash once developed. Might be a nice community addition to have.

Thank you for your time, service and for reading/listening to my random thoughts!

Stay Safe out there South Weber!!

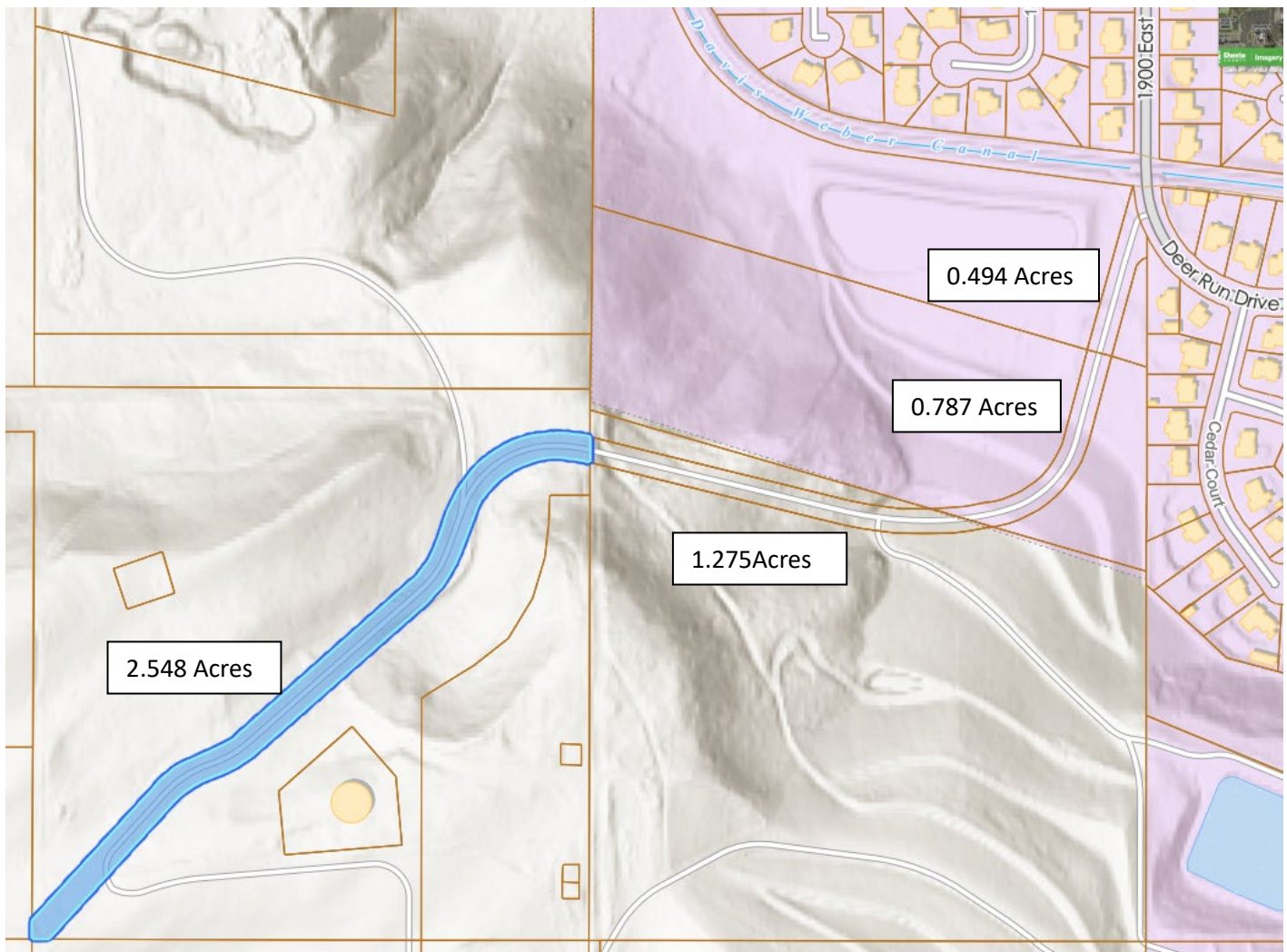
Julie Losee
2541 E. 8200 S.

Presentation to the South Weber City - City Council - 21Jul20

Comments and Questions by Paul A. Sturm

While doing research on the Davis County Property Search (DCPS) website recently, I noticed property ownership changes and have questions/comments regarding those changes:

- 1) **When did SWC acquire all of the property needed for the "Road To Layton"?** The last time I looked at this area on the DCPS website was, I believe, in the November/December 2019 timeframe. It showed that the property was owned by Barlow Realty & Insurance, Inc. of Layton (Originally one parcel (2019), now 2 parcels) as well as Davis County Solid Waste Management & Energy Recovery Special Service District (Originally 3 Parcels (2019), now 6 parcels). The doubling of the number of parcels happened because SWC now owns property parcels that bisect each piece of the original property as shown on the following maps.
- 2) **How did the transactions occur?** Was it a purchase, trade, donation, or consideration by/to SWC? If a donation, who asked and what do the donors expect in return? If a purchase, it clearly exceeds the purchasing authority of anyone in SWC without City Council approval.
- 3) **Why was this transaction not brought to the attention of the SWC City Council in an open meeting (with SWC citizens), especially if anything of value/cost to SWC was involved?**



TOTAL ACREAGE = 5.104 Acres

Parcel ID : 130320024

PROPERTY OWNERSHIP

Owner : SOUTH WEBER CITY

Mailing Address : 1600 EAST SOUTH WEBER DR

Mailing City : SOUTH WEBER



Parcel # 130320024 = 0.494 acres

Parcel ID : 130320027

PROPERTY OWNERSHIP

Owner : SOUTH WEBER CITY

Mailing Address : 1600 EAST SOUTH WEBER DR

Mailing City : SOUTH WEBER



Parcel # 130320027 = 0.787 acres

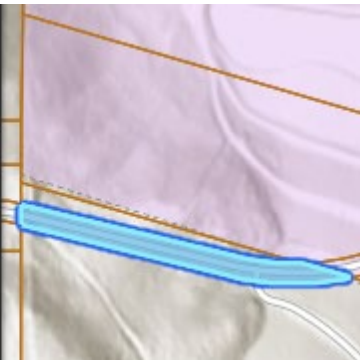
Parcel ID : 130320030

PROPERTY OWNERSHIP

Owner : SOUTH WEBER CITY

Mailing Address : 1600 EAST SOUTH WEBER DR

Mailing City : SOUTH WEBER



Parcel # 130320030 = 1.275 acres

Parcel ID : 130320034

PROPERTY OWNERSHIP

Owner : SOUTH WEBER CITY

Mailing Address : 1600 EAST SOUTH WEBER DR

Mailing City : SOUTH WEBER

Mailing State : UT

Mailing Zip : 84405



Parcel # 130320034 = 2.548 acres

TOTAL ACREAGE = 5.104 Acres

Presentation to the South Weber City - City Council - 21Jul20
Administrative Comments and Suggestions by Paul A. Sturm

- 1) Action Item - Agenda Item 5 b. - The minutes presented in the "0-CC-2020-07-21-Packet" are really for the City Council Meeting of June 16, 2020, not June 23, 2020 as shown in the Agenda.
- 2) Only two Agenda Items are listed in the body of the Packet. Those missing demarcations are Agenda Items #6, #7, #8, #9, #12, #13, #14, and #15.
- 3) Why, on page 45 of 344, immediately after the June 30, 2020 minutes, there suddenly a memo from Brandon Jones dated July 15, 2020 on Morty's Car Wash, when Agenda Item #6 has not been discussed nor any mention of Ordinance 2020-02: City's Zoning Map?
- 4) The idea of placing a Comment Box as shown on Page 92 of 344 clearly delineates where this page came from, but a Comment Box should also be placed at the end of the excerpt to show that the excerpt has ended. This would let the reader know that the excerpt had ended and that new material follows. The conclusion of the excerpt did not occur until Page 174 of 344, 82 pages later.
- 5) In the Conditional Use Permit #2020-02 document (Page 174 of 344) the location is not accurately identified. It should be shown as Lot 1 South Weber Transition **Subdivision** as was shown in Agenda Item #7, Resolution 2020-29: Final Plat for South Weber Transition Subdivision.
- 6) There is a question on the adequacy of when the Public Notice sandwich board placed upon Lot 1 South Weber Transition Subdivision for this meeting. This sandwich board was placed in the park strip for that lot between 2:43 and 3:55 on July 20, 2020. Are not sandwich boards supposed to be placed two or more weeks in advance to notify the public?
- 7) Mark McRae should be applauded for putting his Agenda Item numbers in some of his correspondence. This should have been done to delineate every Agenda Item to prevent confusion. A suggestion would be to place a slip sheet with the Agenda Item listed when a transition occurs and the first document does not readily permit this information to be added.