SOUTH WEBER CITY
CITY COUNCIL MEETING

DATE OF MEETING: **21 July 2020** **TIME COMMENCED:** **6:03 p.m.**

LOCATION: **South Weber City Office at 1600 East South Weber Drive, South Weber, UT**

PRESENT:	**MAYOR:**	**Jo Sjoblom**
	COUNCIL MEMBERS:	**Hayley Alberts** **Blair Halverson** **Angie Petty** **Quin Soderquist** **Wayne Winsor**
	CITY RECORDER:	**Lisa Smith**
	CITY ENGINEER:	**Brandon Jones**
	CITY MANAGER:	**David Larson**

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Scott Mortensen, Amy Mitchell, Paul Sturm, Corinne Johnson, fire chief Derek Tolman, and Keith Christensen.

Mayor Sjoblom called the meeting to order and welcomed those in attendance.

1. PLEDGE OF ALLEGIANCE: **Councilman Soderquist**

2. PRAYER: **Councilman Halverson**

3. CORONA VIRUS UPDATE:
Mayor Sjoblom reported in looking at the seven-day case average, Davis County had a 1% increase this week after eight weeks of much more significant increases. They are hopeful that this is a plateau and we will see a decrease. In the past seven days, there have been 10.3% testing positive. The highest number of hospital cases include pre-existing conditions of diabetes, lung disease, and smokers. South Weber City had seven active cases and twenty total cases with most of the transmission through household contacts.

4. PUBLIC COMMENT: Please respectfully follow these guidelines:

- **a. Individuals may speak once for 3 minutes or less**
- **b. Do not make remark from the audience**
- **c. State your name and address**
- **d. Direct comments to the entire Council**
- **e. Note City Council will not respond during the public comment period**

Corinne Johnson, 8020 S. 2500 E., (read by Paul Sturm), discussed agenda item #8 (Morty's Car Wash) and the increase of traffic on 2700 East. Pictures were presented displaying the entrance to the car wash. She was concerned about traffic backing up on 2700 East entrance into car wash from 2700 East and aesthetics of the car wash. She also noted a lack of proper buffer on the south side of the property which she felt would cause light pollution and noise issues. She didn't want a 24/7 car wash. (see citizen input #4 Johnson)

Paul Sturm, 2527 Deer Run Drive, addressed his concerns with the formatting of minutes and agenda. He questioned the timing of the placement of the public notice sandwich board on the car wash property. He asked for clarification on property acquisition for a road to Layton City. (see citizen input #6 Sturm)

Amy Mitchell, 1925 Deer Run Drive, enumerated her concerns with the last planning commission meeting in which the general plan was discussed. She requested any road connection to Layton City be removed from the general plan. She specified issues with the size, noise, light pollution, and hours of operation for the car wash. She advised the city council to carefully review this application. She opposed the design of the entrance into the car wash which is close to Maverik's dump station. She echoed misgivings on the traffic situation on 2700 East. She urged the council to consider the same quiet hours for the car wash that was approved for the RV Park. She also requested larger trees in the buffer yard.

Joel Dills, 7749 S. 2100 E., (read by Amy Mitchell), revealed there are speeding issues in South Weber City. He feared the level of noise that will be produced by the car wash will be a nuisance. He conducted noise tests using apps on his cell phone. He hoped the city council would decline the proposed carwash. He suggested the developer redesign the project, moving the vacuums, and adding a sound wall.

Jeffery Eddings, 2645 E. 7800 S., added his unease with the lighting for Morty's Car Wash. He worried about light pollution and indicated it is an ongoing problem with Maverik. He inquired if the light study was conducted on site. He stated that he didn't receive a notification letter and the public hearing sign was placed on the property two days previously.

Councilman Halverson asked about the property going to the water tank referenced by Paul Sturm. David stated there was a clerical mistake at the county, so the quit claim deeds weren't recorded properly. It has since been corrected.

ACTION ITEMS:

5. Approval of Consent Agenda:

a. Minutes of 9 June 2020
b. Minutes of 16 June 2020
c. Minutes of 30 June 2020

Councilman Winsor moved to approve the consent agenda with recommended amendments by Councilwoman Alberts on the June 9, 2020 minutes and removal of Quin Soderquist as voting to adjourn the June 16th meeting. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

6. Ordinance 2020-02: City's Zoning Map:

Scott Mortensen of Morty's Car Wash applied to change a portion of South Weber Transition Subdivision (1.296 acres) at approximately 7700 S. 2700 E. from Highway Commercial (CH) to Commercial (C). The planning commission held a public hearing to consider the application on February 13, 2020 and recommended approval subject to an approved conditional use permit for the proposed car wash. The city council discussed the possibility of the change in zoning with the applicant Scott Mortensen and property owner Dan Murray on February 25, 2020 and proposed some suggestions for changes to the site plan. South Weber Transition Subdivision final plat along with site and improvement plans and conditional use for Morty's Car Wash have all been reviewed by the planning commission on June 3, 2020 and forwarded with recommendation of approval. City planner Barry Burton and city engineer Brandon Jones have reviewed all related documents and recommend approval.

Councilman Winsor asked if Lot #1 is tied to the legal description. Brandon stated it is tied to the legal description. David explained action needs to be taken on each agenda item. The council chose to discuss agenda items 6-9 simultaneously before acting as they are interrelated.

Councilman Soderquist expressed concern about the hours of operation. He wondered why a car wash should be an exception to the city quiet hours of 10:00 p.m. to 6:00 a.m. He indicated most of the car washes in the area are closed at 8:00 p.m.

Scott Mortensen admitted most use will be during the day. He proposed closing the vacuums at night. He commented everyone has different hours for their job and he would like to have the car wash available for them. He pointed out Maverik is open 24/7.

Councilwoman Petty vocalized South Weber City doesn't need a car wash open 24/7. She contacted residents who live on 7800 South who are concerned about noise and light pollution. Councilman Halverson reviewed the planning commission recommendation for the automatic bays and vacuums to be closed from 11:00 pm to 5:00 am, and only the self-serve bays to stay open.

Councilwoman Alberts visited a nearby car wash. Some of her concerns included ~~semi-~~diesel trucks idling and bright lights. She recounted the mature trees on the property acting now as a buffer for the lights from Maverik ~~will help buffer lighting from Maverik.~~ will be removed allowing additional noise and lights into the adjacent residential neighborhood.

Scott Mortensen expressed trust in the studies that have been completed. He voiced he will have to remove some of the trees but will retain all that he is able. He clarified the sign is a pole sign with LED lights flashing on both sides. He explained the dryers for the bays will be directed toward the inside of the building. He mentioned as the other parcels develops and trees grow it will help with sound.

Councilman Halverson suggested glare coming out of the bay may be minimized by installing eyebrows on the lights. He also reviewed the south exit and the idea of it being an exit only with no ingress. He thought this car wash was very tight for the size of the property. Councilman Soderquist brought up the sound study and the noise that will be coming from the automatic bays as soon as the car wash opens. Scott stated the wall is specifically designed to dampen the noise. Councilman Soderquist indicated if the hours of operation are 10:00 pm to 6:00 am, it eliminates

some of the noise and light concerns. Councilwoman Alberts revealed the speaker telling the driver to move forward can be louder than the car wash.

Analysis of the possible traffic congestion commenced. Scott revealed this topic was discussed at length with the planning commission and this configuration was the most desirable entrance and exit. Councilman Winsor commented on the impact this development will have on the traffic as will future development along 2700 East. He feared the way it sits now there will be a problem for individuals who are using the dump station, those trying to exit Maverik, and patrons trying to enter the car wash. He mentioned other cities have noise ordinances that identifies a decibel standard. Councilman Halverson favored a car wash but conceded there are several cities dealing with cases surrounding noise and light pollution issues. Councilman Winsor proclaimed that sound and lighting should determine the hours of operation.

Councilman Soderquist asked if the individuals conducting the studies did it on site. Scott expressed most of them do it from the construction documents. Councilman Soderquist asked if this development will need to help with the widening of 2700 East. David replied widening being development driven and impact fees from this project would contribute but the widening isn't on the current Capital Facilities Plan. Councilman Soderquist asked about secondary water connection. Brandon relayed the secondary water will provide for the landscape and culinary water for the car wash.

Councilwoman Alberts investigated if there is a sales tax base. Scott stated the state tax rules have recently changed and his accountant is looking into that question. Councilwoman Alberts asked about the maximum height of the trees. Councilwoman Petty had misgivings about the sign flashing on both sides. Scott explained the sign will be lower than the building. He addressed the exterior of the building describing the materials in the design and the need to withstand humidity. Councilwoman Alberts asked about the possibility of motion lights on the bays. She wondered why this car wash is so big. Scott discussed the analysis that took place concerning the size of the car wash. He stated there will be three automatic bays built but only two will be equipped to begin.

Councilwoman Alberts reviewed an earlier discussion with Brandon Jones about the possible need for an easement on the west side of 2700 East to accommodate future widening. Brandon explained eventually there will be a need for at least three lanes on 2700 East. He anticipated the widening will happen on the east side. Councilwoman Alberts canvassed what would happen if trees or landscape die. She urged the conditional use permit include maintaining the plants. Brandon replied it is to the owner's advantage to maintain the landscape to help with the noise and light pollution.

Councilman Winsor pronounced the noise and light issues can be mitigated but he was remiss about the traffic concern. Scott vocalized the time, energy, and money already invested into the project. He submitted a redesign at this point would not be productive.

Councilman Halverson recommended widening the south entrance to allow for ingress/egress. Brandon stated it is wide enough to accommodate ingress/egress, but acknowledged it is tight. Council concluded there is enough room to enter and exit from the south.

Scott discussed hours of operations. He wants this car wash to be successful and he wants people to be able to wash their vehicles when they desire. He entreated the self-serve bays remain open 24/7 and the automatic bays could be closed between 10 pm to 6 am. Councilman Soderquist questioned the self-service bay noise level. Staff indicated a six-month review could take place.

Councilman Halverson moved to approve Ordinance 2020-02: City's Zoning Map. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

7. Resolution 2020-29: Final Plat for South Weber Transition Subdivision:
An application for subdividing 4.1 acres at approximately 7700 S. 2700 E. into one lot with a remainder parcel was submitted by Murray Family Investments. Both the city planner Barry Burton and the city engineer Brandon Jones analyzed all forms presented and found all conditions of city code met and relayed their findings to the planning commission. The planning commission reviewed all the supporting documents of south weber transition subdivision in an open public meeting on the 3rd of June 2020 and gave a favorable recommendation for approval by the city council at the same meeting.

Councilman Soderquist moved to approve Resolution 2020-29: Final Plat for South Weber Transition Subdivision. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

8. Final Site and Improvement Plans: Morty's Car Wash:
Councilman Halverson voiced his concern with the landscape plan and the need for the trees to be larger than 4'. Brandon identified the landscape plan requires 6' trees with a 2" caliper. Council deliberated on the building design. Scott described the siding will be filled with concrete to help with sound. There will be stucco and cultured stone.

Councilman Halverson moved to approve the final site and improvement plans for Morty's Carwash. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

9. Conditional Use Permit 2020-02: Morty's Car Wash:

Councilman Winsor moved to approve the Conditional Use Permit 2020-02 for Morty's Carwash subject to the following conditions:

1. **Hours of Operation:** Automatic bays and vacuums are to be closed from 10:00 pm to 6:00 am. Self-serve bays may stay open.
2. **Bays:** There shall be allowed no more than three automatic bays and four self-serve bays.
3. **Review:** There shall be a six-month review from the date of opening before the city council with recommendations from the planning commission.
4. **Noise:** Measurements averaged from the three points which do not abut 2700 East, including the south property line of lot #1, the southwest corner of Lot #1, and the west property line of Lot #1, shall be averaged and must not exceed mandated levels 95% of the time.

   a. **Day:** Between the hours of 6:00 am to 10:00 pm the decibel reading may not be more than 10 decibels above the ambient level, not to exceed 70 decibels.
   b. **Night:** Between the hours of 10:00 pm to 6:00 am the decibel reading may not be more than 5 decibels above the ambient level, not to exceed 55 decibels.
5. **Lights:** All building light (excluding parking lot lighting) shall have no increase in luminary measurement beyond thirty (30) feet from the building.
6. **Ingress/Egress:** The south entrance shall remain available for both ingress and egress traffic.

Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council members Halverson, Soderquist, and Winsor voted aye. Council members Alberts and Petty voted nay. The motion carried 3 to 2.

Councilman Halverson moved to open the public hearing for Budget 2020-2020 Amendment. Councilwoman Petty seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**********************PUBLIC HEARING OPEN******************************

10. Public Hearing: Budget 2020-2021 Amendment:
The current city budget for 2020-2021 was adopted on June 16, 2020. Since the adoption of the budget the city received Coronavirus Aid, Relief, and Economic Security (CARES) Act funds. On June 30, 2020, the city council gave direction to staff on how these funds should be used. The first was $40,000 for the audio/video upgrade to city hall to provide livestreaming of meetings. The second was $30,000 for a one-time utility customer assistance program for those impacted by COVID 19. This year's budget needed to be opened and amended to reflect those changes. To amend an adopted budget, a public hearing is required to afford citizens an opportunity to address the proposed changes.

Capital Projects Fund Revenues			
45-33-500	Federal Grants - CARES Act	+	$40,000
45-39-389	Fund Balance to be Appropriated	-	$35,000
Capital Projects fund Expenditures			
45-43-730	Admin – Improv. Other Than Buildings	+	$ 5,000
Water Fund Revenues			
51-33-500	Federal Grants - CARES Act	+	$30,000
Water Fund Expenditures			
51-40-540	Customer Assistance Program	+	$30,000

Mayor Sjoblom asked if there was any public comment. There was none.

Councilwoman Petty moved to close the public hearing for Budget 2020-2020 Amendment. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**********************PUBLIC HEARING CLOSED******************************

11. Resolution 2020-30: Budget 2020-2021 Amendment:

Councilman Halverson moved to approve Resolution 2020-30 Budget 2020-2021 Amendment. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

12. Fire Department Gurney Purchase:
Mayor Sjoblom explained the city recently purchased a used ambulance from Roy City that is fitted for a power lift gurney. A gurney did not come with the ambulance purchase and staff reached out for quotes on a gurney purchase.

The council discussed at the time potentially purchasing a power gurney with auto load for a quoted price of $34,890.65. Mayor Sjoblom reported Chief Tolman told her the price increased by $1,267.55. The council decision was to budget money for the full cost in the FY2021 budget but have the public safety committee review gurney options and bring back a recommendation to the council.

CARES Act funds can be used for a power gurney with auto load function providing for greater physical distancing between the patient and fire department personnel.

The Committee evaluated the following options:

1- Power gurney with auto load ($36,158.20)
2- Power gurney without auto load ($17,358.20)

The committee considered the importance of limiting the risk for back injuries to employees, the fact the ambulance was already fitted for auto load and would not require a retrofit for option 2, and the availability of CARES money so the cost would not fall on residents. They recommended using CARES money to purchase the power gurney with auto load for $36,158.20.

Councilwoman Petty suggested a second gurney purchase for the back-up ambulance if there are funds available. Councilman Soderquist thanked Chief Tolman for finding the updated cost.

Councilman Halverson moved to purchase a power gurney for $36,158.20. Councilman Winsor seconded the motion. Councilman Winsor moved to amend the motion to include the purchase of a second power gurney if funds become available. Councilman Halverson seconded the amended motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

13. Council Chambers Audio-Visual Upgrade Purchase:
Mayor Sjoblom identified the need to provide quality live streaming of city meetings became paramount as state guidelines relating to COVID19 prevented the city council from meeting together at city hall. City hall did not have the proper equipment to provide the quality necessary for live streaming of meetings. Three vendors were contacted to provide proposals for the upgrade. Two were on state contracts and the third was our current IT provider. It became apparent that our IT provider did not have the desired expertise in this area. Staff made some revisions and asked for written proposals from the two vendors on state contracts. The two proposals were very similar in price and product. The two proposals were reviewed by the public

relations committee. Both companies were highly recommended and had done similar projects throughout the state. Quantity revisions were proposed, and the committee recommended Webb Audio be awarded the job with the lowest proposal cost of $39,955.24. The original budget was $35,000 and a budget amendment was passed to raise the amount to $40,000 and use CARES Act money to pay for the entire upgrade.

Councilwoman Alberts announced how excited she was for this change because there will be new microphones, a screen behind the council, multiple cameras, video conferencing, podium microphone, etc. The estimated install was four to six weeks. Councilwoman Petty communicated the revision to the bid was for additional microphones.

Councilwoman Alberts moved to approve the bid to Webb Audio with the lowest proposal cost of $39,955.24 for council chambers audio-visual upgrade. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

14. Ordinance 2020-03: City Code Title 4 Public Health and Safety:
Mayor Sjoblom reported the state legislature passed House Bill 202 which limited the council's authority regarding certain code violations. Violations pertaining to an individual's pet (defined as cat/dog) or an individual's use of residence cannot be classified greater than an infraction. Municipalities may also not issue more than one citation within a 14-day period. To be in line with state code, the city code needed to be amended. State law also does not allow code officers to issue citations so the appropriate wording would be "notices". Council discussed the proposed changes on June 30th and requested its return to the agenda as an action item.

Councilman Soderquist moved to approve Ordinance 2020-03: City Code Title 4 Public Health and Safety. Councilman Halverson seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

15. Resolution 2020-31: Legal Service Contract:
Mayor Sjoblom communicated South Weber City received proposals from eight recommended firms and attorneys willing to provide ongoing city attorney services. A committee consisting of mayor Sjoblom, council members Hayley Alberts & Quin Soderquist, and city staff members David Larson, Lisa Smith, & Brandon Jones evaluated the proposals based on key personnel, qualifications/experience, municipal law expertise, and cost with proposals ranging from $85/hour to $250/hour. The committee selected to interview Blaisdell Church Johnson, Daines Jenkins, and Hayes Godfrey Bell.

Interviews were conducted by mayor Sjoblom, council members Alberts & Soderquist, and manager Larson. Unanimously, the four interviewers recommended awarding the legal service contract to Hayes Godfrey Bell due to their knowledge of municipal law, qualities of key personnel, recommendations, and philosophy. The committee believed they are the right fit for the community knowing the legal issues facing the city currently and the anticipated projects coming up. David stated the rate is guaranteed for three years.

Councilman Winsor moved to approve Resolution 2020-31 for Legal Service Contract with Hayes Godfrey Bell. Councilman Soderquist seconded the motion. Mayor Sjoblom called

for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

DISCUSSION ITEMS

Paramedic Staffing: David explained the public safety committee had been reviewing this item. Discussion had been taking place with city managers, county officials, fire chiefs, etc. concerning what would happen if Davis County Sheriff's Department no longer provided paramedic service. If the county were to walk away, the city will be left with the responsibility to take care of paramedic service. There are three options (1) city provides the service (2) contract with a neighboring city, or (3) form a district. If this change takes place, there will be an inter-local agreement with a contract end date. There is a certain percentage of property tax paid out for paramedic service which currently goes to the county. Farmington City organized the meetings. Councilman Winsor commented the city currently has licensed EMT's, but still needs a paramedic license for them to operate in that capacity. Fire Chief Tolman reported progress of a variance request for a parallel license had ceased. He will contact Sheriff Sparks to discuss it further. He expressed the frustration with only being allowed to provide certain services in the city because the city doesn't have a paramedic license.

REPORTS

17. New Business: None

18. Council & Staff

Mayor Sjoblom: She reported Lieutenant Kenneth "Kage" Allen, an Air Force pilot from Perry, Utah, was killed in a training accident last month in England. A funeral for him was held at Box Elder High School football field on July 4th. There followed a procession that went from the high school through Perry on I-15 to Riverdale, then on I-84 to the Mountain Green Cemetery. South Weber City Fire Department went to the overpass on I-84 at 475 E. with the fire and ladder trucks and flags to show support at the time of the procession. She encouraged everyone to look at the photographs. Captain Roni Ketts stated the experience was "very moving".

Mayor Sjoblom announced she and Ms. Pfeifen from HAFB visited eight different residences in South Weber City that have old water wells on their properties. There was concern that these wells could contain the same contaminates found in Teflon and fire-retardant foam. The concern was that residents might be drinking from these wells or watering gardens or crops with them. In all eight cases, the wells were no longer in use and/or had been capped.

Councilman Halverson: The Public Safety Committee discussed following the state guidelines for ambulance fee rates.

Councilwoman Alberts: The Country Fair Days Committee requested the council's involvement with the emergency responder's parade. There will be two parades (one on the east side and one on the west side) with a possibility of a third parade if there is enough participation. The parade will be held on August 8th.

Councilwoman Petty: She asked for an update on the wetland restoration. Brandon reported the contractor completed their work. There was some concern with the property owner on the north side and a retaining wall. Mayor Sjoblom requested Brandon reach out to the dog park contractor for a timeline update.

Councilman Winsor: He reviewed on July 7th there was a town hall meeting. The Mosquito Abatement Committee met on July 9th. There were five states identified with active West Nile virus cases. Spraying had been taking place around the county. There had been a total of 57 requests for spraying.

City Manager David Larson: He reported, immediately upon leaving the meeting, Chief Tolman expressed his frustration to the company supplying the gurney and they agreed to reduce the cost to $32,480.95. Also, monthly staff reports are available on the city website under departments. The request for proposals (RFP) for updating the city website has been published.

City Engineer Brandon Jones: He announced the street maintenance projects are underway. He met with the resident who had sidewalk concerns.

ADJOURN: Councilwoman Petty moved to adjourn the council meeting at 10:18 p.m. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

APPROVED: _____ **Date** 08-11-2020
Mayor: Jo Sjoblom

_____
Transcriber: Michelle Clark

_____
Attest: City Recorder: Lisa Smith

CC 2020-07-21 CI #1 Polson

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

CC 2020-07-21 CI #2 Jones

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

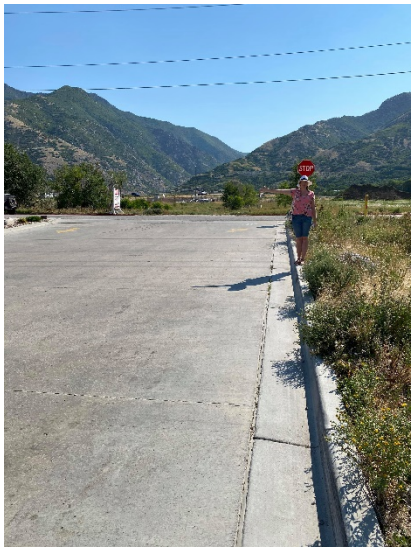
CC 2020-07-21 CI #4 Johnson

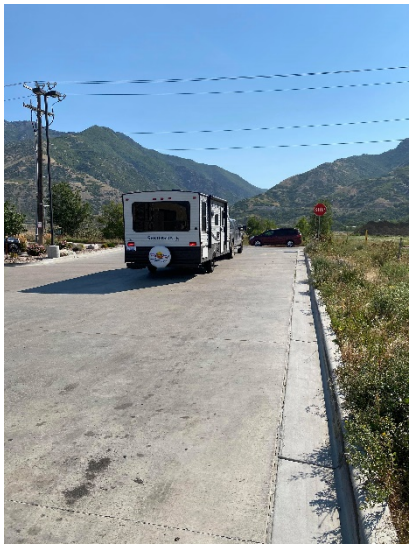
Corinne Johnson 8020 S 2500 E Public Morty's Car Wash

Council Memebrs,

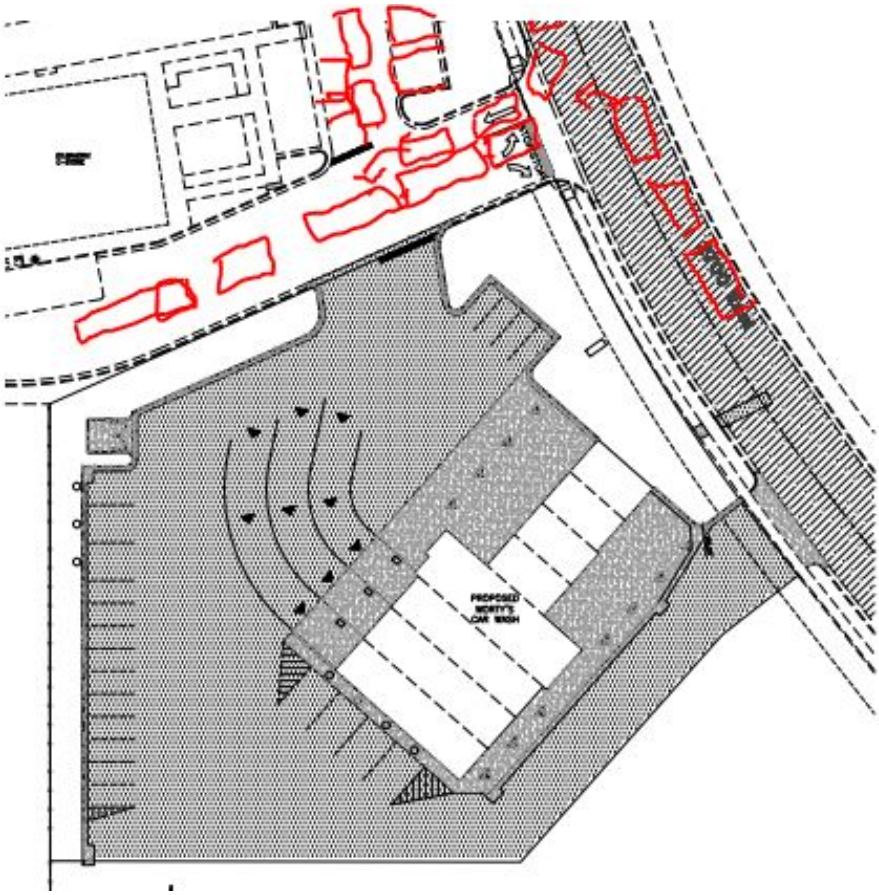
I live off 2700 E and drive past or go to the Maverick Daily. The propsed entrance is of great concern to me and other citizens of Sout Weber. 2700 E is already narrow and lacking a third lane for right and left hand turn into the Maverick. I have witnessed many near accidents as cars turn onto 2700 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.

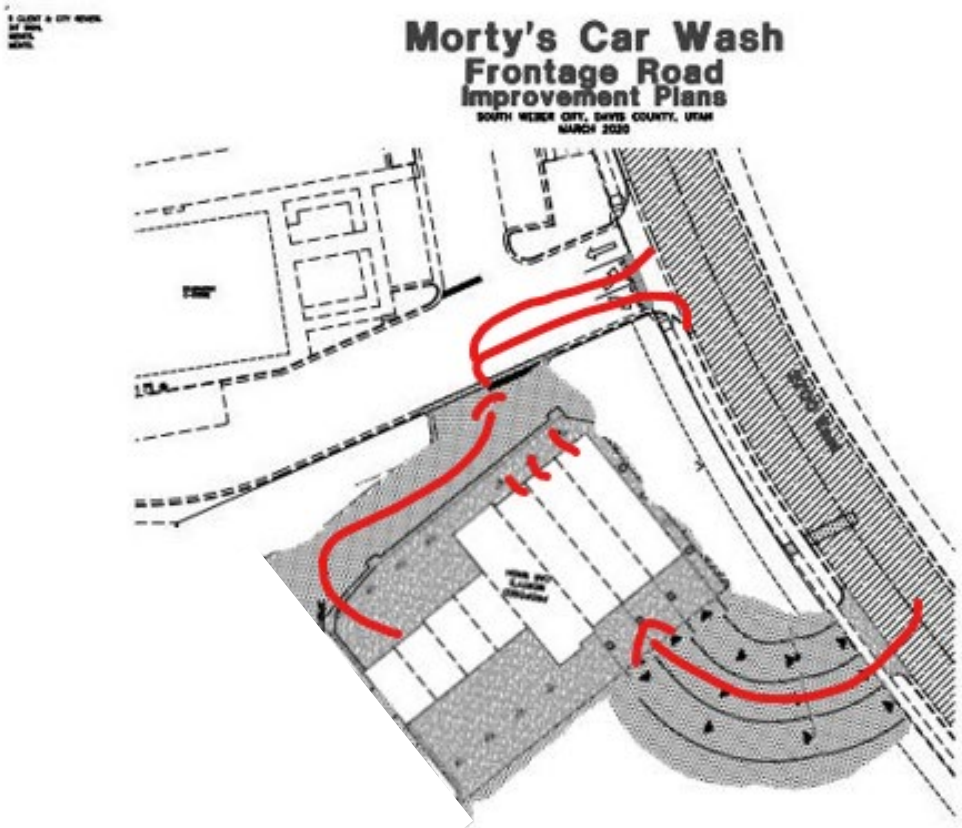




I am standing where the entrance to the car wash will start. That is only two car lengths or one truck and camper length. A semi will block part of the entrance. A double tractor- trailer will block pretty much the whole entrance. When it is busy you can wait for a Semi to make that turn for several 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.

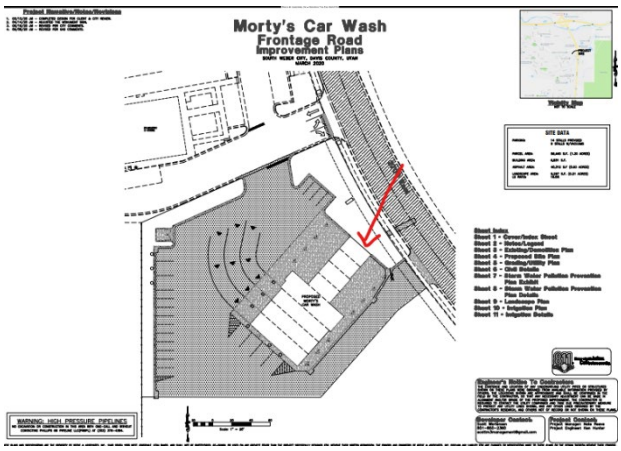


This is an idea of what can happen in just a matter of minutes while that double tractor-trailed waits to turn Left. There is nowhere for the traffic to go. It will back up on 2700 E and to the light on SWD.



Another concern I have is about the esthetics of the car wash, especially on the side that faces 2700E. Th Solution: Put the entrance on the South Side and the Exit through the Maverick. building. I don't thi s 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

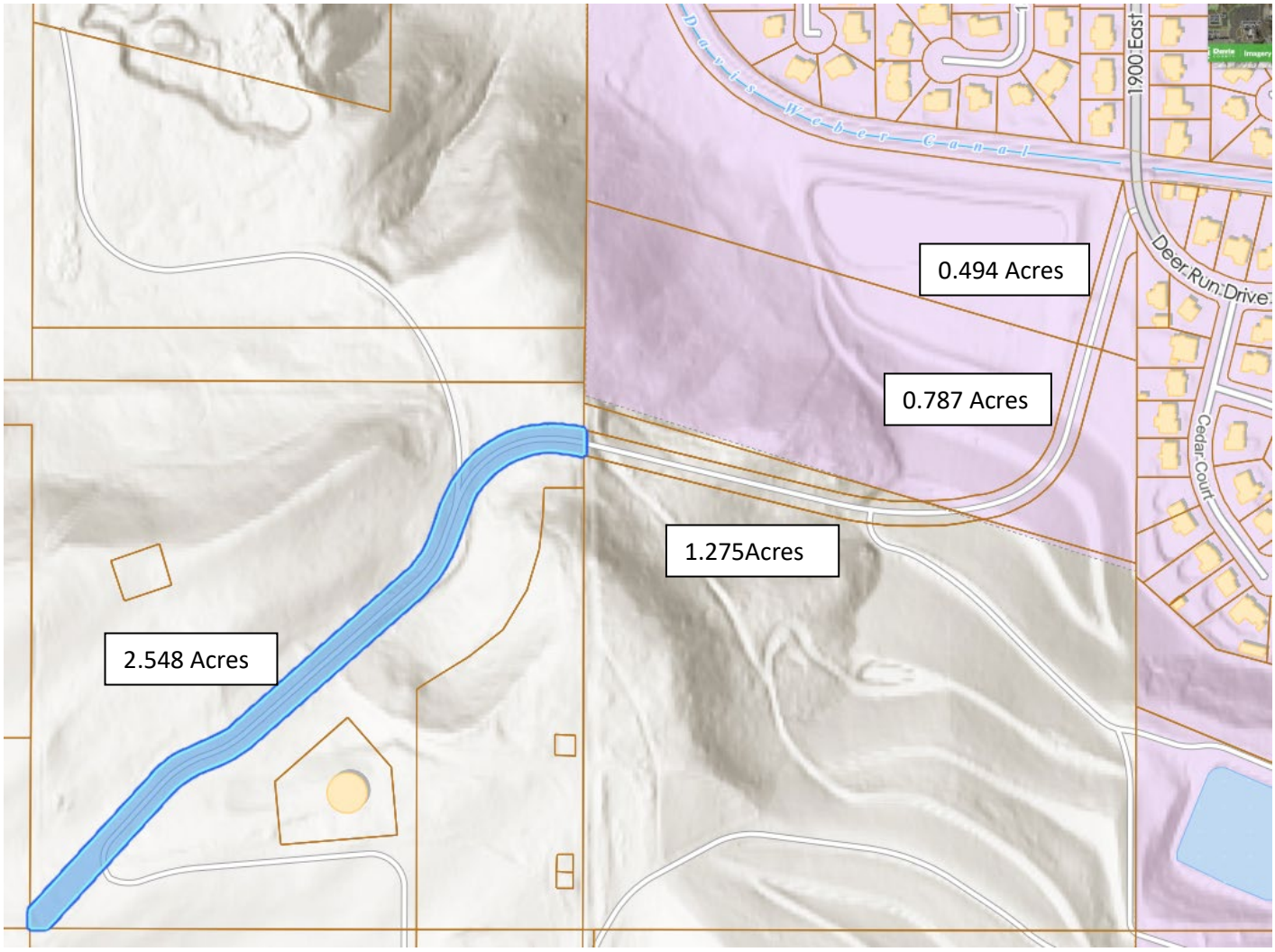
Comments and Questions by Paul A. Sturm

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

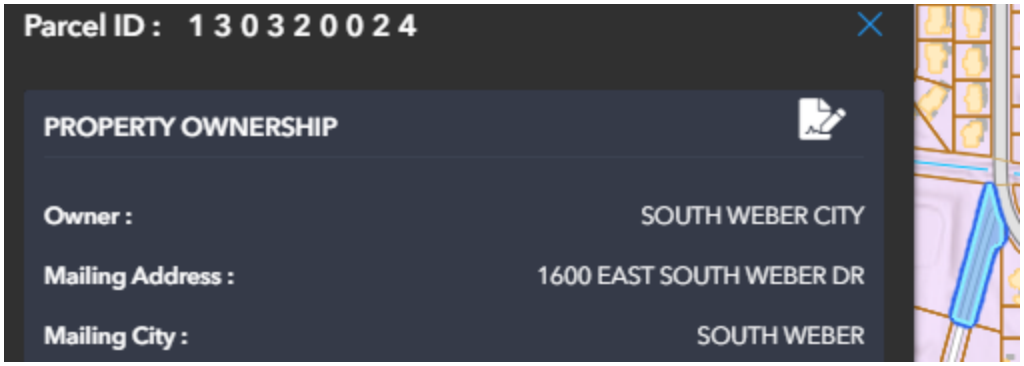
1) **When did SWC acquire all of the property needed for the "Road To Layton"?** The last time I looked at this area on the DCPS website was, I believe, in the November/December 2019 timeframe. It showed that the property was owned by Barlow Realty & Insurance, Inc. of Layton (Originally one parcel (2019), 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.

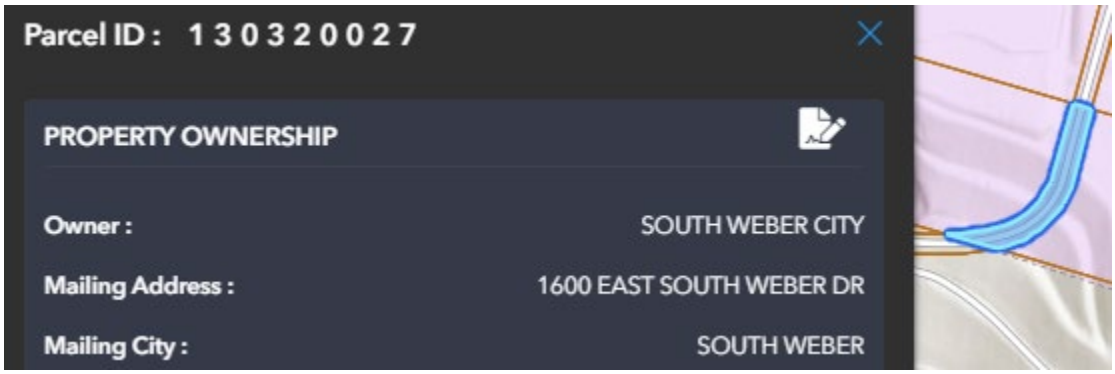
3) **Why was this transaction not brought to the attention of the SWC City Council in an open meeting (with SWC citizens), especially if anything of value/cost to SWC was involved?**



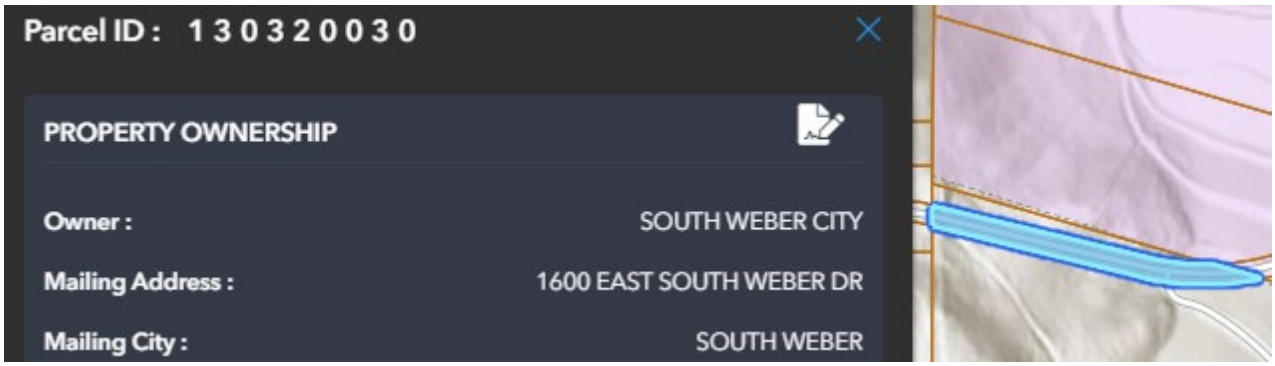
TOTAL ACREAGE = 5.104 Acres



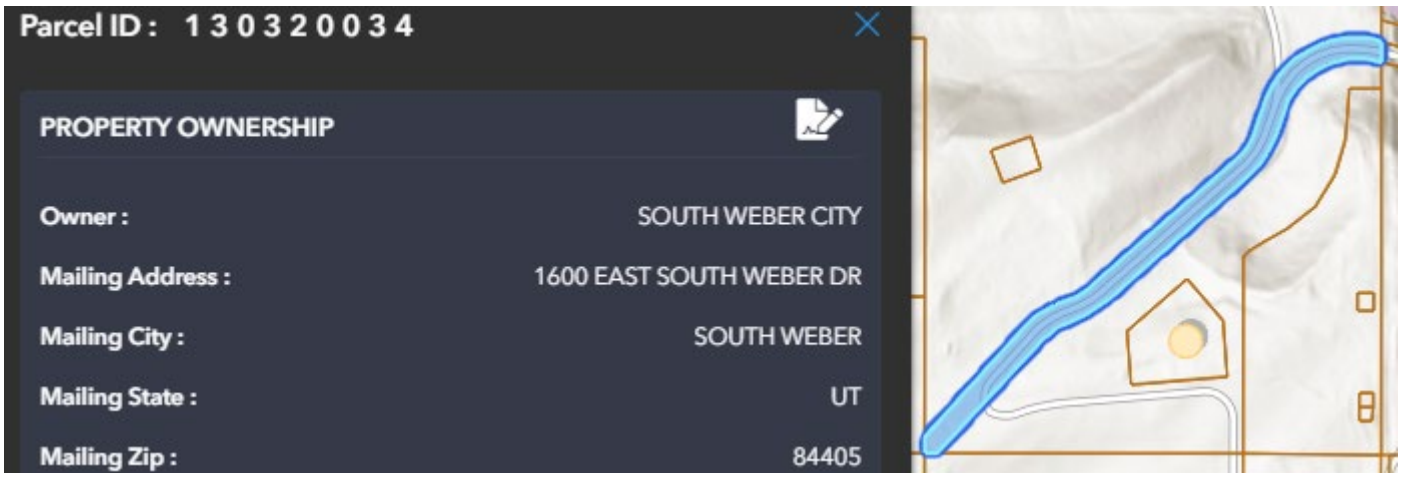
Parcel # 130320024 = 0.494 acres



Parcel # 130320027 = 0.787 acres



Parcel # 130320030 = 1.275 acres



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 except 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. I 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.