

From: [Chad Skola](#)
To: [Public Comment](#)
Subject: School Bus
Date: Tuesday, November 29, 2022 10:32:27 AM

I believe we need an issue addressed at the City level to have something done about the buses we rely on to get our Junior High kids to school. I don't know the bus number, but I live on 2100 E. I believe my stepsons stop is the one on 7825 S. He has been late nearly every day this school year and in the winter has had days he just missed school due to not wanting to stand out in the cold any longer. The school district says it's an issue with an early route and not the driver. I don't see how this is an excuse that they feel is ok to give. It doesn't allow the kids on this bus to arrive on time.

If South Weber insists on not building our own Junior High then the city has a responsibility to ensure our students can get to school on time. It is completely unacceptable that they have been late most of the year. Not to mention my stepson (and I'm sure others) are being marked down in their first class because of excessive tardiness. This is the school system's fault and ultimately falls on the city in my opinion for sending out kids clear to Sunset for school. If the district is unable to have a bus arrive on time the city needs to find a fix. Today 11/29/2022 on a late start day the bus was supposed to be there around 9:35 for an arrival time of 10:20 or thereabouts. As of 10:05 the bus had not arrived. It is freezing out, lots of snow and these kids have been forced to stand in it for at least 45 minutes waiting on a late bus.

I want to know what is going to be done? This needs an immediate fix. It is not fair to the kids to stand in the cold due to irresponsible adults.

Very Respectfully,

Chad Skola
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From: [angel.quezada](#)
To: [Public Comment](#)
Subject: Deer Run Lofts
Date: Tuesday, December 13, 2022 5:06:25 PM

South Weber should remain small and quite. South Weber should remain exclusive and only allow single family homes. Please dont ruin South Weber by approving projects of this scale. The more townhomes/apartments we let investors do the more traffic. We do not have the infrastructure to allow projects like this.

Angel

From: [Corinne](#)
To: [Public Comment](#)
Subject: Draft Development Agreement
Date: Tuesday, December 13, 2022 5:50:58 PM

Council members,

I appreciate your work on this development agreement. The Lofts units per acre continues to decrease which is very welcome to myself and those of us who live nearby. This new plan, while not R7, does help with some of the concerns expressed by the community namely; a three story building right on the frontage road, blind spots entering and exiting the development, commercial traffic coming and going on the frontage road and potential parking on deer run dr., transience that leads to increased noise, crime and potential lowering of surroundings property values.

For these reasons I am supportive of the new plan.

Thank you for your service,

Corinne Johnson

**Comments to South Weber City Council
for 13Dec22 Meeting
by Paul A. Sturm**

Public Comments on Agenda Discussion Item #8 -Deer Run Investment Draft Development Agreement - Reference - Packet Pages 76 of 94

1) Having been following this project for the past 3.5 years, I have noted that there appears to be several inconsistencies stated in the City Council Meeting Staff Report introduction regarding what has actually transpired for this project since it was initially presented to the City on 10Aug 17. I suggest that, since over one half of the City Council and Staff have not been involved with this "Lofts" project since its beginning, that they better familiarize themselves with its history and the continual changes and promises promoted by both the owner and developer.

Following is a very brief summary of a small percentage of what has happened and presented!:

a) During the 10Aug17 Planning Commission meeting, the Planning Commissioner stated that he was apprehensive that going from Zone C-H to C-O was a sneaky way of doing apartments. The Gales assured the PC that they would possibly have a daycare. That was the pretense for the zone change. **It has been 5 years now! This is not happening with the current design with no commercial!**

b) As reported to the City Council on 23Jul19, a citizen reported that he had encountered Mr. Henry De Varona, Sales Director for Joseph Cook, on the Lofts site on 8Jul19. Mr. De Varona asked the SWC Citizen what the Citizen thought of Lofts Project - The Citizen responded "An eyesore" - Mr. De Varona's reply was: **"Only if you want a view!"**. **The current design does not correct this assertion. Also, although the density has decreased the view will not be improved!**

c) Speaking of commercial, this was the reason for changing the zone to C-O. As a City Councilman once stated, **"We have been Hoodwinked"**. **The former Planning Commissioner stated that the entire reason for C-O was to make sure SWC has commercial as a revenue source for the City!**

d) The City Master Plan describes that SWC should provide for small town country charm. On 13Jun19 during a Planning Commission meeting, our current Mayor explained why each one of us moved here for the country charm. He served on the Planning Commission when the City Master Plan was reviewed. He said at that time it was evident that the citizens didn't want high density in this city. Recently there has been a lot of discussion in the City to continue that reality by promoting a "Density Bonus" **The proposed design does not meet the citizens desires and creates a wall of buildings that will be the first thing people see in SWC! The proposed design definitely does not match the existing neighborhood**

e) **Please Note:** The Lofts is within the UDOT "Protected Corridor" and UDOT Region One must be notified. of the development.

2) Commercial Issues

- a) The Lofts commercial area in the initial design was ~28,000 square feet with 74 units. This was lowered to ~6,400 SF commercial with ~62 units, and then to ~2,700, SF (with the lowering of most of the units below the 2700 E. road grade). Now the developer does not want any commercial! **But, in fact, having discussed commercial with the Lofts realtor today, he indicates that, contrary to Mr. Cook's assertion, during the 11Oct22 CC meeting, that there is no commercial interest, THERE IS! A potential Letter of Interest (LOI) is pending, possibly to purchase the entire south building!**
- b) I suggest that SWC seek legal advice concerning the legality of having a development within a C-O zone without any commercial!

3) Design Standards being considered

Also recommend that the following additional discussion topics presented in the packet that SWC keeps several of the options being discussed. These are:

- i) Keep the stipulation that no more than 25% of the units can be rentals.
- ii) Twenty foot driveways are too small. As was discussed previously in City Council meetings, this is too short for parking a pickup truck without hanging over the sidewalk, (which is a violation of SWC Code).
- iii) All recent discussions at City Council meetings indicate that 4-Plexes are as large of unit size that SWC desires in order to keep a neighborhood feeling. This is all that is permitted in other parts of SWC.

Following are the documents related to the Lofts Project that were presented on 23Jul19.

The following documents are only a small sampling of what has been presented to the Planning Commission and City Council over the years.

-  0-PC-CC-23Jul19 Presentation to the South Weber City Council and Mayor - Summary.docx
-  1-PC-CC-23Jul19 Exhibit #1 10Aug17 PC Minutes.docx
-  2-PC-CC-23Jul19 Exhibit #2 22Aug17 CC Minutes.docx
-  3-PC-CC-23Jul19 Exhibit #3 13Jun19 PC Minutes.docx
-  4-PC-CC-23Jul19 Exhibit #4 Dev Agmtt 27Jun19 & Noted Changes-2.docx
-  5-PC-CC-23Jul19 Exhibit #5 South Weber 10-5G-1 - Zone C-O.pdf
-  6-PC-CC-23Jul19 Exhibit #6 Extracts & Comments on13Jun19 Draft Development Agmnt-3.docx
-  7-PC-CC-23Jul19 Exhibit #7 Henry and CMT comments.docx
-  8-PC-CC-23Jul19 Exhibit #8 UDOT Impacts.docx