

**SOUTH WEBER CITY**  
**PLANNING COMMISSION**  
**SPECIAL WORK SESSION**  
**AGENDA**

**PUBLIC NOTICE** is hereby given that the **Planning Commission of SOUTH WEBER CITY**, Davis County, Utah, will meet in a **SPECIAL WORK SESSION** public meeting on **May 8, 2014**, at the **South Weber City Council Chambers, 1600 East South Weber Drive**, commencing at **6:00 p.m.**

\*\*\*\*\*  
**THE AGENDA FOR THE SPECIAL WORK SESSION IS AS FOLLOWS:**

- 6:00 P.M.      Discuss & Work on General Plan Update
- 6:05 P.M.      Discuss & Work on Proposed Ordinance 14-02, An Ordinance Amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts, Addition of Article P: Residential Moderate High Zone
- 7:30 P.M.      Adjourn

\*\*\*\*\*  
THE UNDERSIGNED DEPUTY RECORDER FOR THE MUNICIPALITY OF SOUTH WEBER CITY HEREBY CERTIFIES THAT A COPY OF THE FOREGOING NOTICE WAS MAILED OR POSTED TO:

CITY OFFICE BUILDING	SOUTH WEBER FAMILY RECREATION CENTER	DAVIS COUNTY CLIPPER
www.southwebercity.com	SOUTH WEBER ELEMENTARY SCHOOL	STANDARD-EXAMINER
	TO EACH MEMBER OF THE PLANNING	THOSE LISTED ON THE AGENDA
	COMMISSION	
Utah Public Notice website www.utah.gov/pmn		

DATE: May 1, 2014

\_\_\_\_\_  
EMILY A. THOMAS, DEPUTY RECORDER

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING SPECIAL ACCOMMODATIONS DURING THIS MEETING SHOULD NOTIFY EMILY THOMAS, 1600 EAST SOUTH WEBER DRIVE, SOUTH WEBER, UTAH 84405 (801-479-3177) AT LEAST TWO DAYS PRIOR TO THE MEETING.

\*\*\*\*\*  
**\*Agenda times are flexible and may be moved in order, sequence, and time to meet the needs of the Commission\***

**SOUTH WEBER CITY PLANNING COMMISSION**  
Staff Backup Report

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Item No:       **General Plan**

Date of Planning Commission Meeting: **Special Work Session May 8, 2014**

Scheduled Time:   **6:00**

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Maps: No changes to the maps.

Survey: All results/comments posted through 1:00 p.m. on May 1 are attached.  
Additional results/comments will be provided in the May packet.

Open House: The written comments from the April 10 Open House have been compiled and are attached.

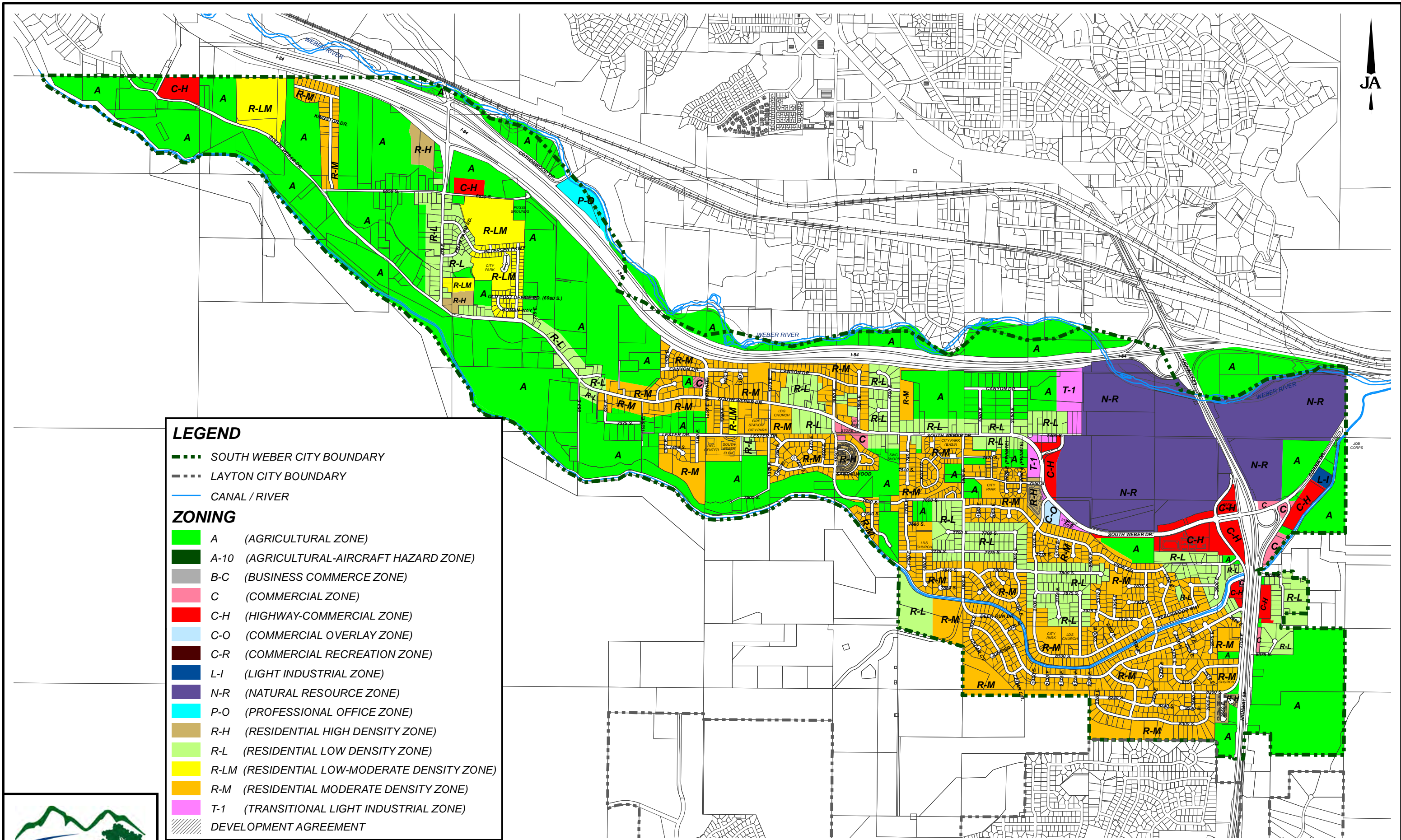
Additional Written Comments Received: Any additional comments received by 1:00 p.m. on May 1 are also attached.

Draft Minutes: The draft minutes from the April 24, Planning Commission meeting are attached. They will be approved at the regularly scheduled meeting in May.

Combined Work Session: There will be a combined work session with the City Council on May 20 at 5:30 pm, at the City Office.

**ATTACHMENTS**

- Current Zoning Map (for reference)
- Projected Developable Area Map (for reference only)
- Areas May (for reference)
- DRAFT General Plan Map Updates
- Survey Results/Comments (as of 1:00 p.m. on May 1)
- Open House Comments
- Additional Comments (as of 1:00 p.m. on May 1)
- April 24, 2014 Planning Commission Minutes, Draft



**LEGEND**  
- - - SOUTH WEBER CITY BOUNDARY  
- - - LAYTON CITY BOUNDARY  
- CANAL / RIVER

**ZONING**  

A

(AGRICULTURAL ZONE)

A-10

(AGRICULTURAL-AIRCRAFT HAZARD ZONE)

B-C

(BUSINESS COMMERCE ZONE)

C

(COMMERCIAL ZONE)

C-H

(HIGHWAY-COMMERCIAL ZONE)

C-O

(COMMERCIAL OVERLAY ZONE)

C-R

(COMMERCIAL RECREATION ZONE)

L-I

(LIGHT INDUSTRIAL ZONE)

N-R

(NATURAL RESOURCE ZONE)

P-O

(PROFESSIONAL OFFICE ZONE)

R-H

(RESIDENTIAL HIGH DENSITY ZONE)

R-L

(RESIDENTIAL LOW DENSITY ZONE)

R-LM

(RESIDENTIAL LOW-MODERATE DENSITY ZONE)

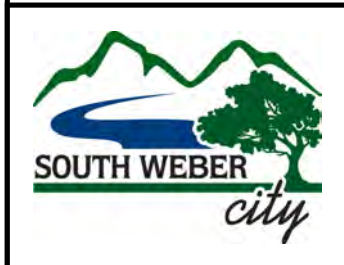
R-M

(RESIDENTIAL MODERATE DENSITY ZONE)

T-1

(TRANSITIONAL LIGHT INDUSTRIAL ZONE)

DEVELOPMENT AGREEMENT



NOTES:

SCALE:  
1 in = 1,800 ft

DATE:  
1/16/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

**JONES & ASSOCIATES**

CONSULTING ENGINEERS

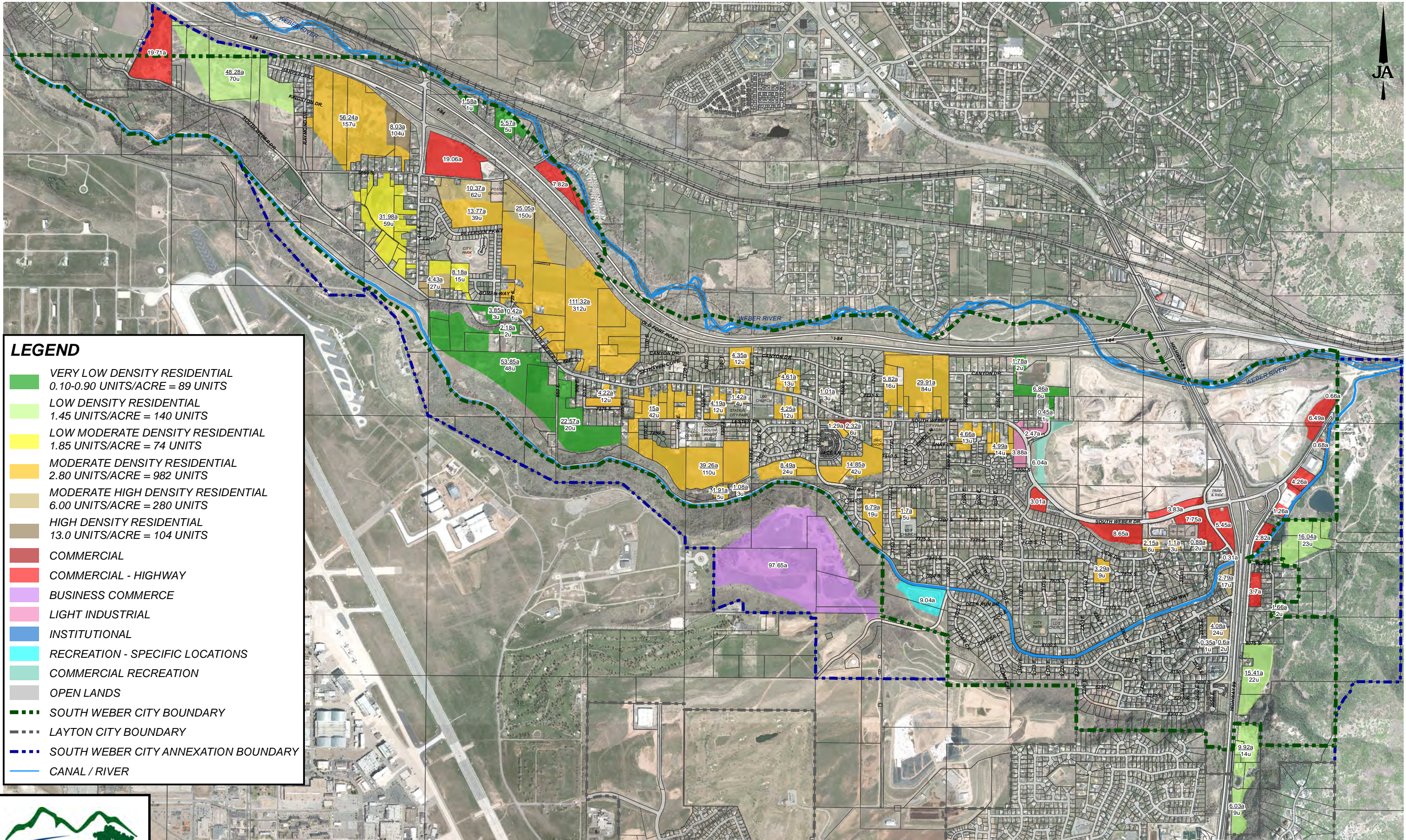
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**PLANNING AND ZONING**

**ZONING MAP**

SHEET:  
**A**  
OF 1 SHEETS  
0





**LEGEND**

VERY LOW DENSITY RESIDENTIAL  
0.10-0.90 UNITS/ACRE = 89 UNITS

LOW DENSITY RESIDENTIAL  
1.45 UNITS/ACRE = 140 UNITS

LOW MODERATE DENSITY RESIDENTIAL  
1.85 UNITS/ACRE = 74 UNITS

MODERATE DENSITY RESIDENTIAL  
2.80 UNITS/ACRE = 982 UNITS

MODERATE HIGH DENSITY RESIDENTIAL  
6.00 UNITS/ACRE = 280 UNITS

HIGH DENSITY RESIDENTIAL  
13.0 UNITS/ACRE = 104 UNITS

COMMERCIAL

COMMERCIAL - HIGHWAY

BUSINESS COMMERCE

LIGHT INDUSTRIAL

INSTITUTIONAL

RECREATION - SPECIFIC LOCATIONS

COMMERCIAL RECREATION

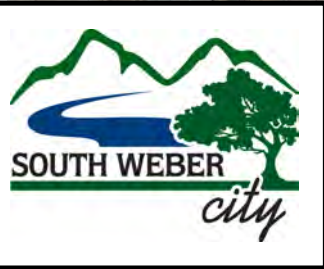
OPEN LANDS

SOUTH WEBER CITY BOUNDARY

LAYTON CITY BOUNDARY

SOUTH WEBER CITY ANNEXATION BOUNDARY

CANAL / RIVER



NOTES:

#a

# Acres

#u

= # Units (Residential)

TOTAL FUTURE RESIDENTIAL UNITS = 1669

SCALE:  
1 in = 1,800 ft

DATE:  
04/02/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

JA

JONES & ASSOCIATES

CONSULTING ENGINEERS

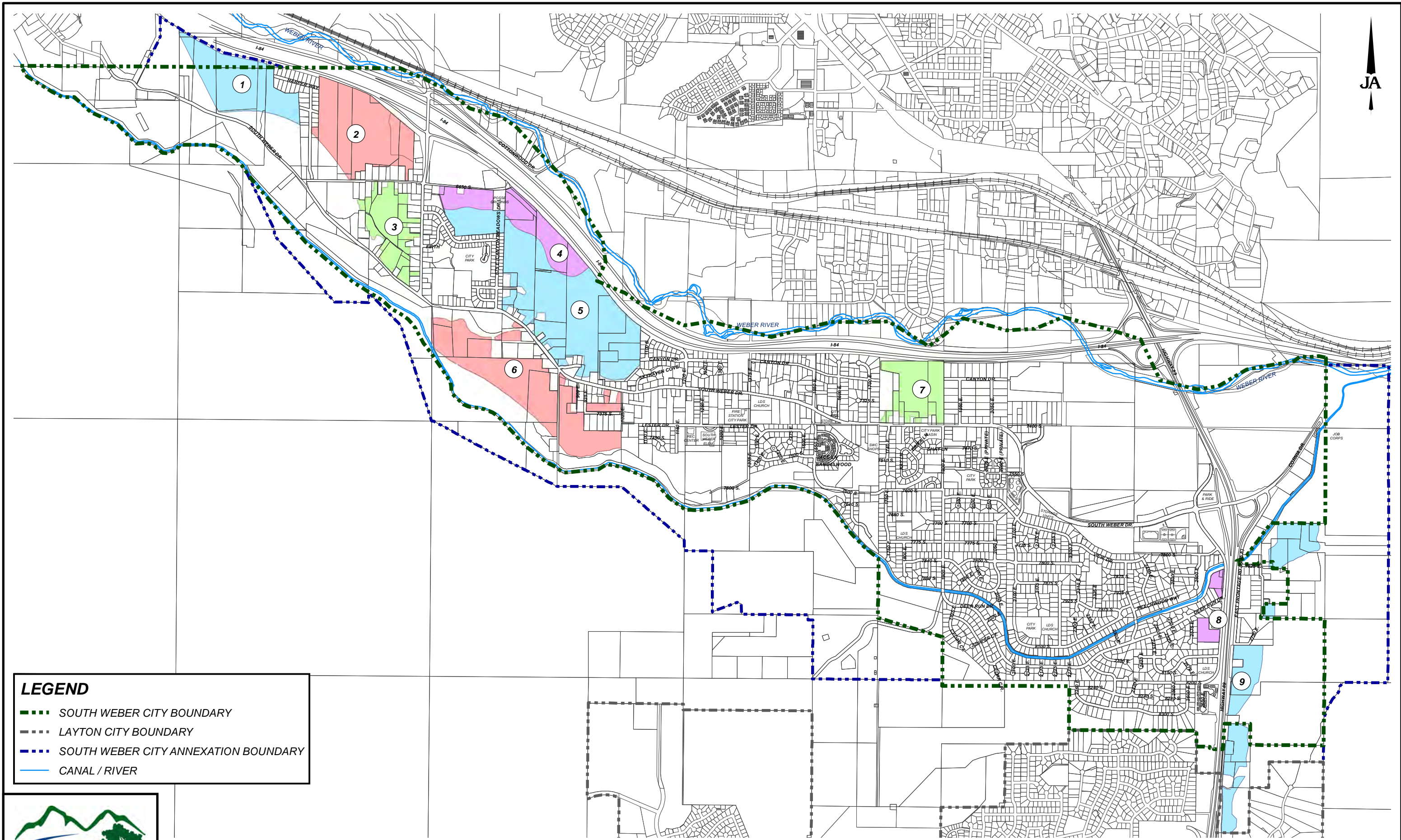
1716 East 5600 South  
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SOUTH WEBER CITY CORPORATION

GENERAL PLAN

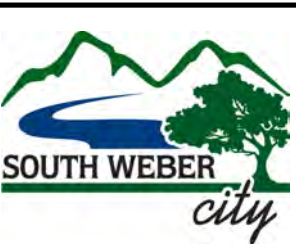
DEVELOPABLE GROUND MAP





**LEGEND**

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER



NOTES:

SCALE:  
1 in = 1,800 ft  
DATE:  
04/02/2014

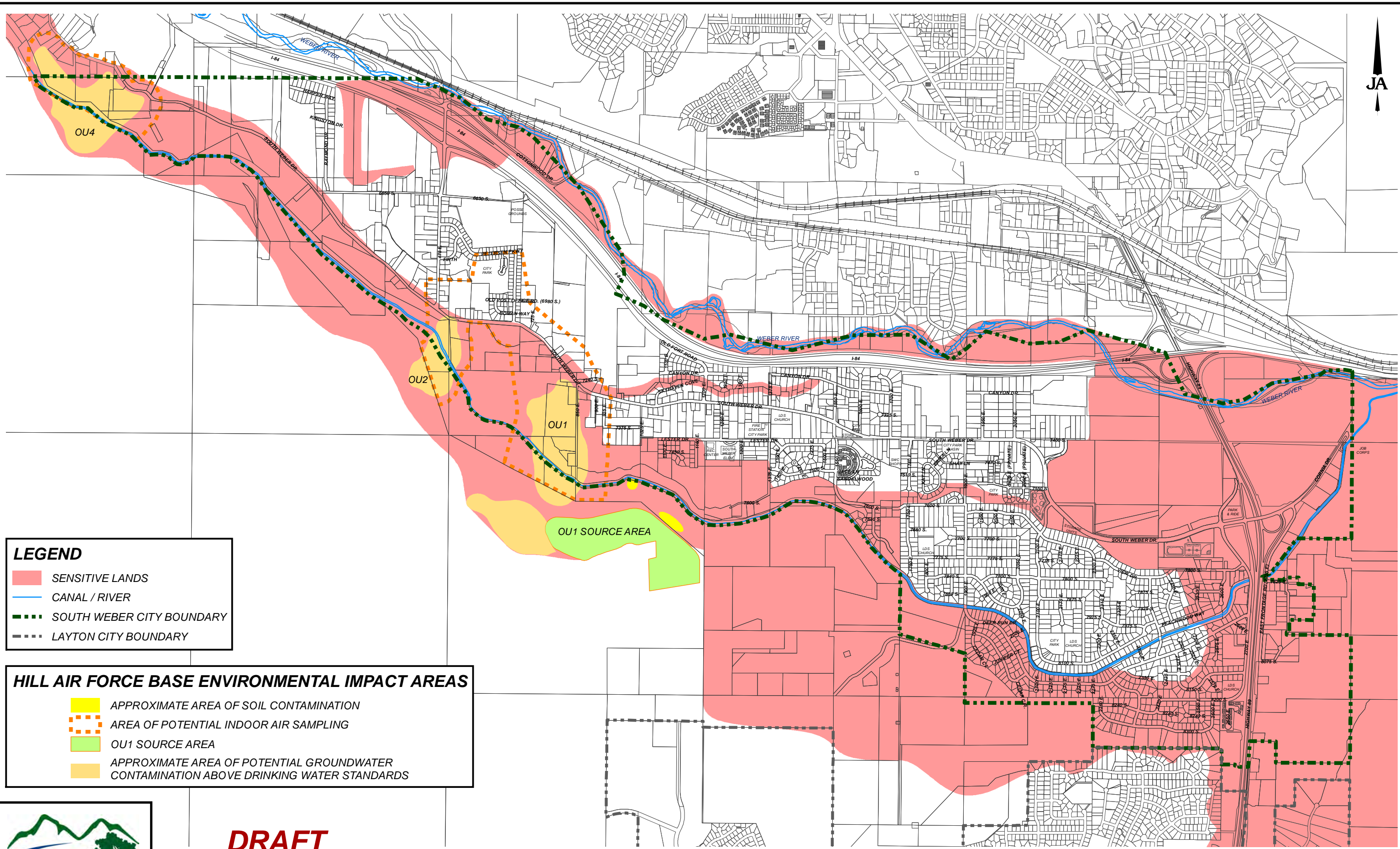
DESIGNED BEB  
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CHECKED BKJ

**JA**  
**JONES & ASSOCIATES**  
CONSULTING ENGINEERS  
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**  
**DEVELOPABLE GROUND AREA MAP**

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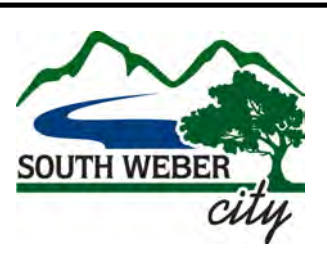


**LEGEND**

- SENSITIVE LANDS
- CANAL / RIVER
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY

**HILL AIR FORCE BASE ENVIRONMENTAL IMPACT AREAS**

- APPROXIMATE AREA OF SOIL CONTAMINATION
- AREA OF POTENTIAL INDOOR AIR SAMPLING
- OU1 SOURCE AREA
- APPROXIMATE AREA OF POTENTIAL GROUNDWATER CONTAMINATION ABOVE DRINKING WATER STANDARDS



**DRAFT**

**NOTES:** HAFB MAPPING INFORMATION PROVIDED FROM THE SOUTH WEBER GENERAL PLAN MAP #7 (TWO MAPS). REFER TO THESE MAPS FOR MORE DETAILED INFORMATION.

HAFB MAPS - AREAS OF HILL AIR FORCE BASE ENVIRONMENTAL IMPACT OPERABLE UNITS 1 AND 2  
HAFB MAP - AREAS OF HILL AIR FORCE BASE ENVIRONMENTAL ADDITIONAL LAND STUDIES

SCALE:  
**1 in = 1,800 ft**

DATE:  
**04/02/2014**

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

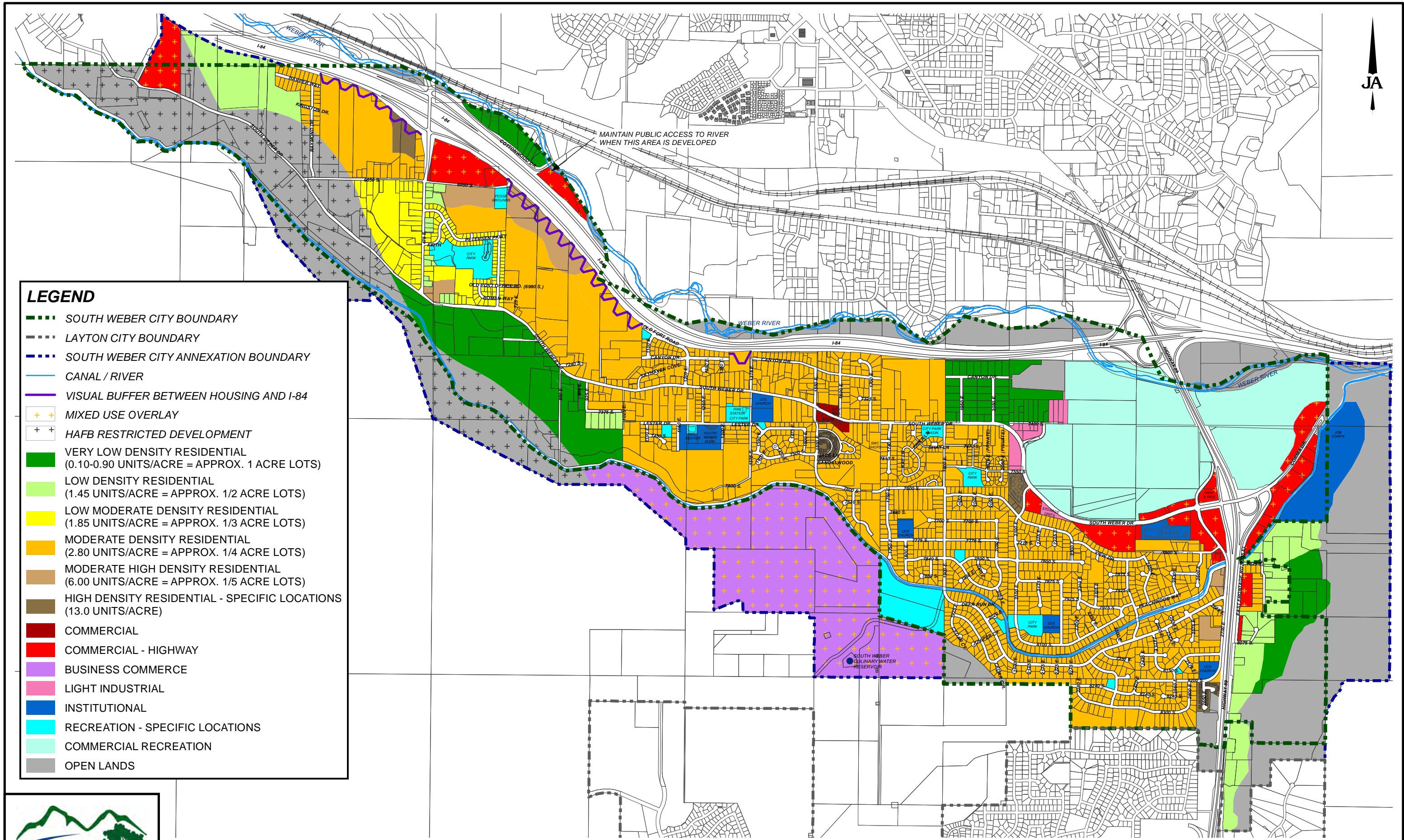
**CONSULTING ENGINEERS**

1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**

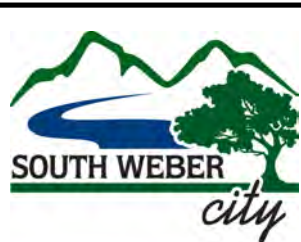
**SENSITIVE LANDS MAP**





# LEGEND

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER
- VISUAL BUFFER BETWEEN HOUSING AND I-84
- + + MIXED USE OVERLAY
- + + HAFB RESTRICTED DEVELOPMENT
- VERY LOW DENSITY RESIDENTIAL  
(0.10-0.90 UNITS/ACRE = APPROX. 1 ACRE LOTS)
- LOW DENSITY RESIDENTIAL  
(1.45 UNITS/ACRE = APPROX. 1/2 ACRE LOTS)
- LOW MODERATE DENSITY RESIDENTIAL  
(1.85 UNITS/ACRE = APPROX. 1/3 ACRE LOTS)
- MODERATE DENSITY RESIDENTIAL  
(2.80 UNITS/ACRE = APPROX. 1/4 ACRE LOTS)
- MODERATE HIGH DENSITY RESIDENTIAL  
(6.00 UNITS/ACRE = APPROX. 1/5 ACRE LOTS)
- HIGH DENSITY RESIDENTIAL - SPECIFIC LOCATIONS  
(13.0 UNITS/ACRE)
- COMMERCIAL
- COMMERCIAL - HIGHWAY
- BUSINESS COMMERCE
- LIGHT INDUSTRIAL
- INSTITUTIONAL
- RECREATION - SPECIFIC LOCATIONS
- COMMERCIAL RECREATION
- OPEN LANDS



NOTES:

**DRAFT**

SCALE:  
1 in = 1,800 ft  
DATE:  
04/02/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ



CONSULTING ENGINEERS

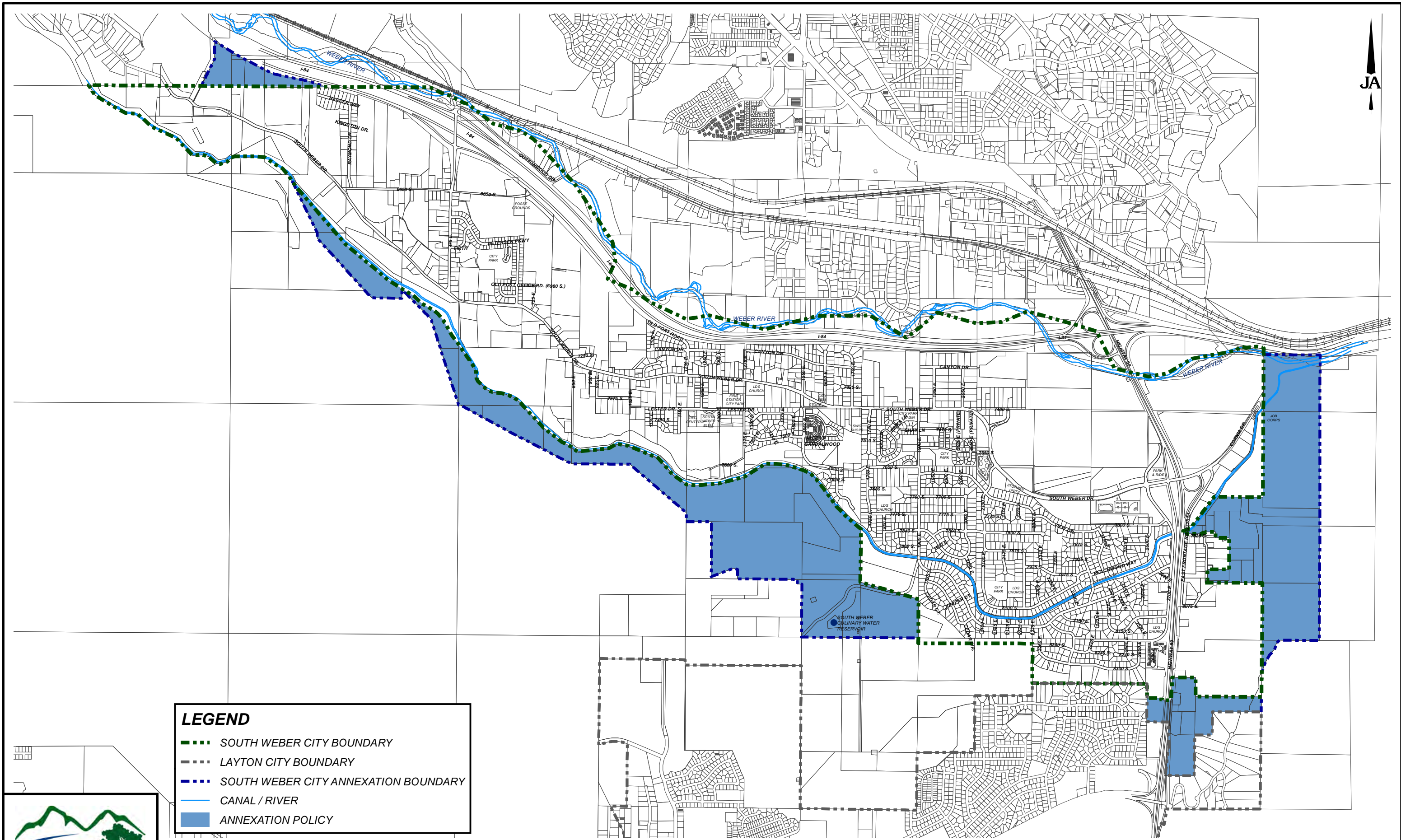
1716 East 5600 South  
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**SOUTH WEBER CITY CORPORATION  
GENERAL PLAN**

**PROJECTED LAND USE MAP**

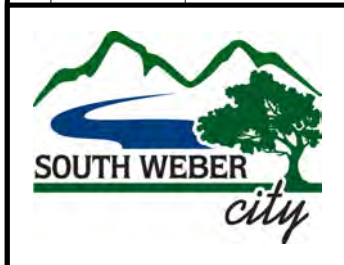
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**LEGEND**

- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- SOUTH WEBER CITY ANNEXATION BOUNDARY
- CANAL / RIVER
- ANNEXATION POLICY



NOTES:

**DRAFT**

SCALE:  
1 in = 2,000 ft

DATE:  
4/02/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ



CONSULTING ENGINEERS

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South Ogden, Utah 84403 (801) 476-9767

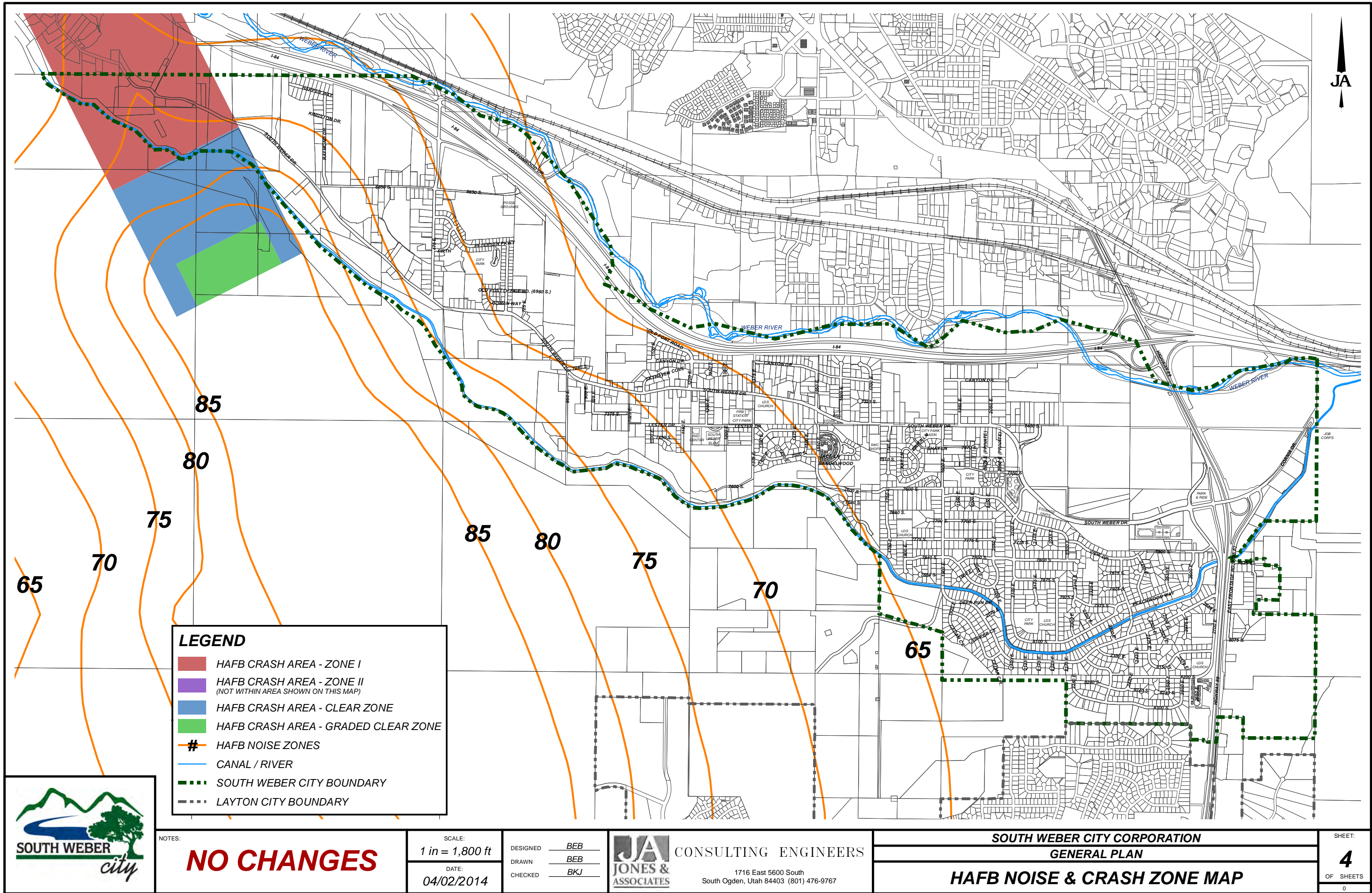
**SOUTH WEBER CITY CORPORATION**

**GENERAL PLAN**

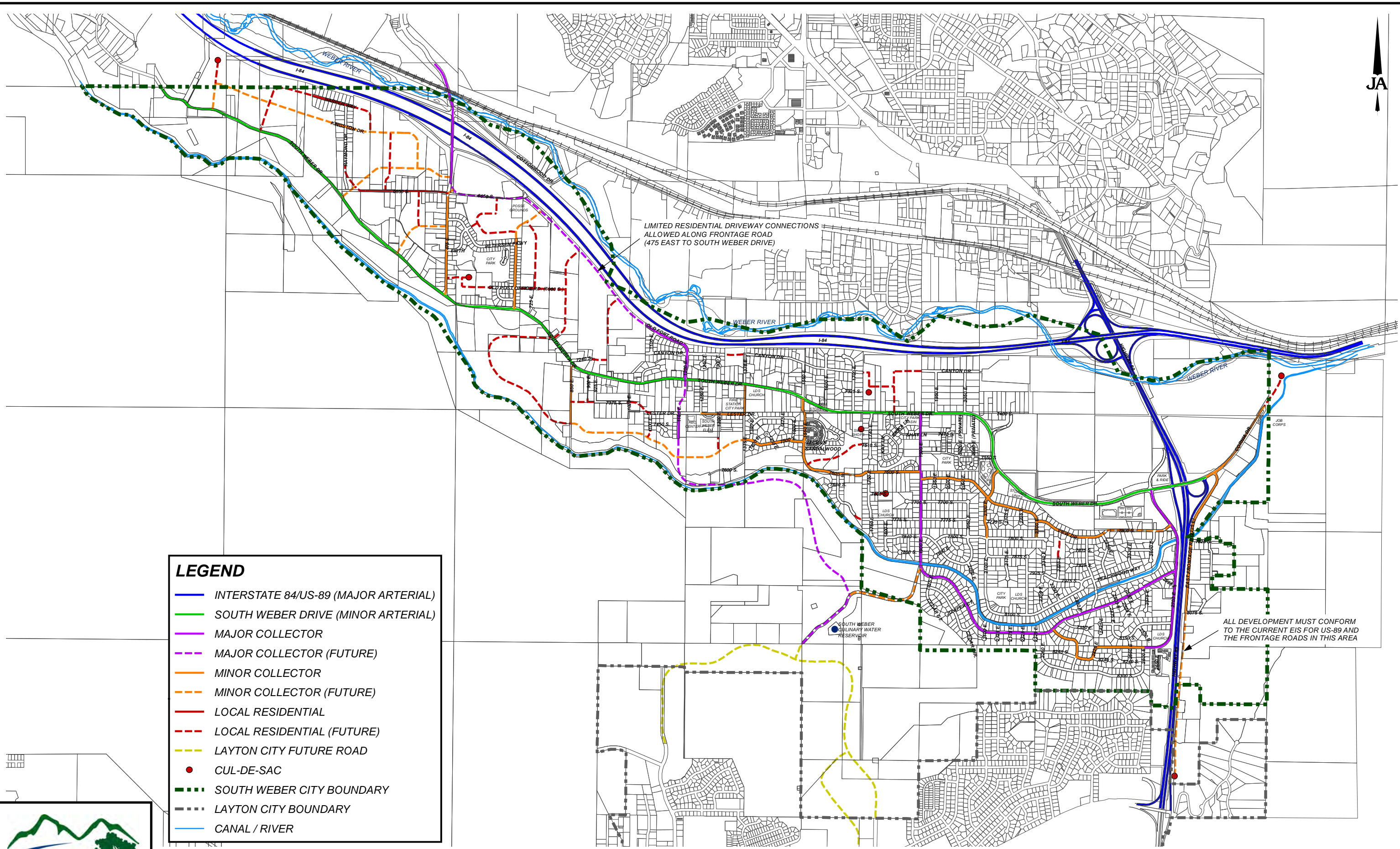
**ANNEXATION MAP**

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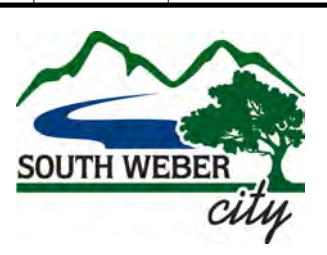




**LEGEND**

- INTERSTATE 84/US-89 (MAJOR ARTERIAL)
- SOUTH WEBER DRIVE (MINOR ARTERIAL)
- MAJOR COLLECTOR
- MAJOR COLLECTOR (FUTURE)
- MINOR COLLECTOR
- MINOR COLLECTOR (FUTURE)
- LOCAL RESIDENTIAL
- LOCAL RESIDENTIAL (FUTURE)
- LAYTON CITY FUTURE ROAD
- CUL-DE-SAC
- SOUTH WEBER CITY BOUNDARY
- LAYTON CITY BOUNDARY
- CANAL / RIVER

ALL DEVELOPMENT MUST CONFORM TO THE CURRENT EIS FOR US-89 AND THE FRONTAGE ROADS IN THIS AREA



NOTES:

**DRAFT**

SCALE:  
1 in = 2,000 ft  
DATE:  
04/02/2014

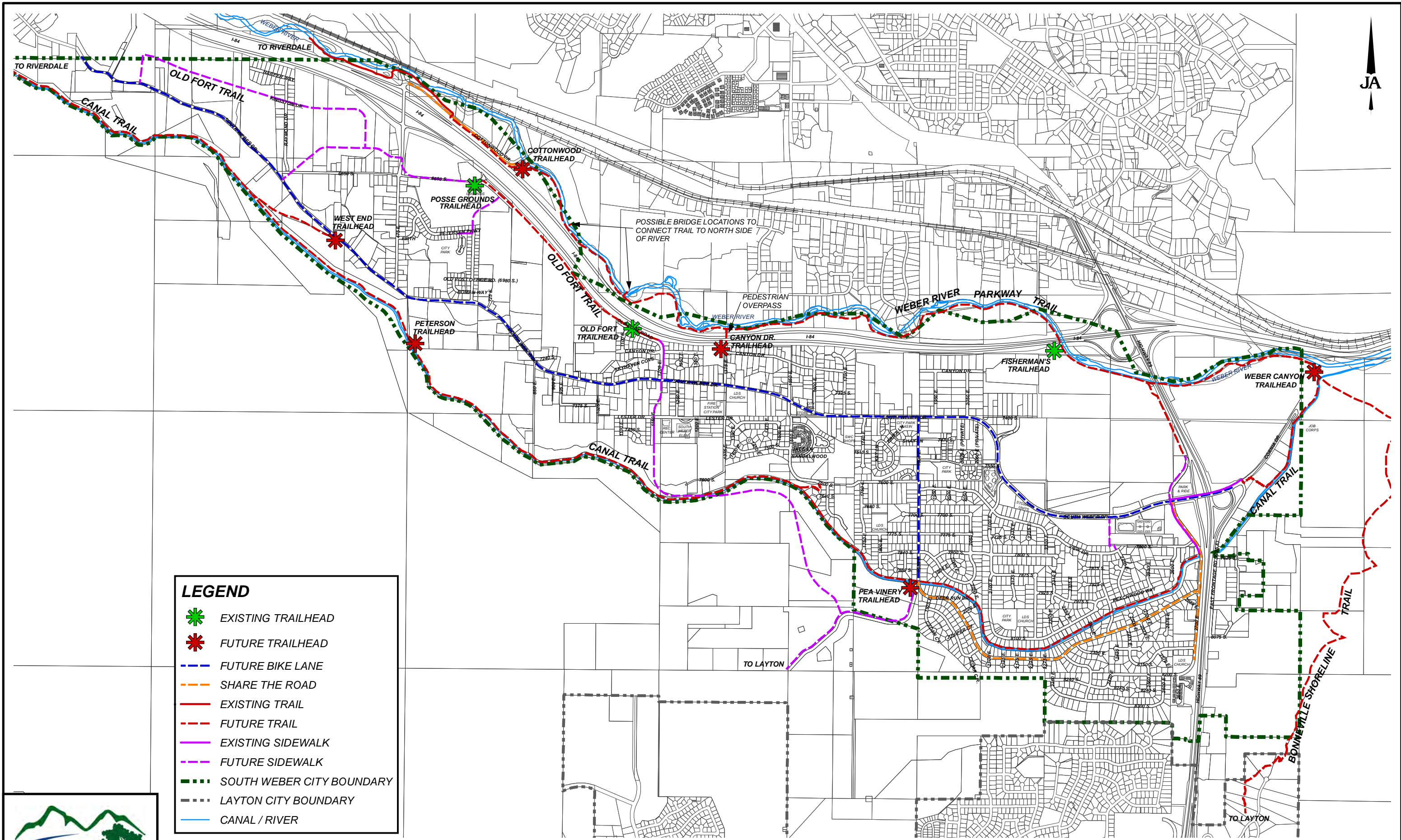
DESIGNED BEB  
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CHECKED BKJ

**JA**  
**JONES & ASSOCIATES**  
CONSULTING ENGINEERS  
1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

**SOUTH WEBER CITY CORPORATION**  
**GENERAL PLAN**  
**VEHICLE TRANSPORTATION MAP**

SHEET:  
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OF SHEETS  
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**LEGEND**

EXISTING TRAILHEAD

FUTURE TRAILHEAD

FUTURE BIKE LANE

SHARE THE ROAD

EXISTING TRAIL

FUTURE TRAIL

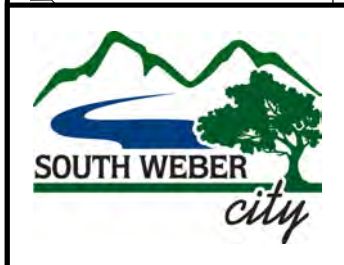
EXISTING SIDEWALK

FUTURE SIDEWALK

SOUTH WEBER CITY BOUNDARY

LAYTON CITY BOUNDARY

CANAL / RIVER



NOTES: THE PEDESTRIAN TRANSPORTATION PLAN IS NOT A COMPREHENSIVE SIDEWALK PLAN. ONLY SIDEWALK LINKS BETWEEN EXISTING OR FUTURE TRAILS ARE SHOWN ON THIS MAP.

**DRAFT**

SCALE:  
1 in = 1,800 ft

DATE:  
04/02/2014

DESIGNED BEB  
DRAWN BEB  
CHECKED BKJ

CONSULTING ENGINEERS

1716 East 5600 South  
South Ogden, Utah 84403 (801) 476-9767

SOUTH WEBER CITY CORPORATION

GENERAL PLAN

**PEDESTRIAN TRANSPORTATION MAP**



# My Report

Last Modified: 05/01/2014

1. Are you are resident of South Weber City OR do you own property in South Weber City?

#	Answer	Bar	Response	%
1	Yes	<div></div>	187	98%
2	No	<div></div>	3	2%
	Total		190	

Statistic	Value
Min Value	1
Max Value	2
Mean	1.02
Variance	0.02
Standard Deviation	0.12
Total Responses	190



2. Using the Area Map above, please respond to the following about the proposed PROJECTED zoning/land use:

#	Question	Agree	Disagree	Total Responses	Mean
1	Area 1 is projected to be Residential Low (1/2 acre lots)	95	20	115	1.17
2	Area 2 is projected to be Residential Moderate (1/4 acre lots)	64	50	114	1.44
3	Area 3 is projected to be Residential Low Moderate (1/3 acre lots)	78	38	116	1.33
4	Area 4 is projected to be Residential Moderate High (1/5 acre lots)	46	72	118	1.61
5	Area 5 is projected to be Residential Moderate (1/4 acre lots)	68	45	113	1.40
6	Area 6 is projected to be Agricultural (1 acre lots)	99	13	112	1.12
7	Area 7 is projected to be Residential Moderate (1/4 acre lots)	74	38	112	1.34
8	Area 8 is projected to be Residential Moderate High (1/5 acre lots)	49	66	115	1.57
9	Area 9 is projected to be Residential Low (1/2 acre lots)	89	24	113	1.21

Statistic	Area 1 is projected to be Residential Low (1/2 acre lots)	Area 2 is projected to be Residential Moderate (1/4 acre lots)	Area 3 is projected to be Residential Low Moderate (1/3 acre lots)	Area 4 is projected to be Residential Moderate High (1/5 acre lots)	Area 5 is projected to be Residential Moderate (1/4 acre lots)	Area 6 is projected to be Agricultural (1 acre lots)	Area 7 is projected to be Residential Moderate (1/4 acre lots)	Area 8 is projected to be Residential Moderate High (1/5 acre lots)	Area 9 is projected to be Residential Low (1/2 acre lots)
Min Value	1	1	1	1	1	1	1	1	1
Max Value	2	2	2	2	2	2	2	2	2
Mean	1.17	1.44	1.33	1.61	1.40	1.12	1.34	1.57	1.21
Variance	0.14	0.25	0.22	0.24	0.24	0.10	0.23	0.25	0.17
Standard Deviation	0.38	0.50	0.47	0.49	0.49	0.32	0.48	0.50	0.41
Total Responses	115	114	116	118	113	112	112	115	113



3. You selected "disagree" for Area 1, please provide comments about what you would like to see in this area.

Text Response
This area of town really needs to be higher density. It's the last part of town before we transition into Riverdale. To benefit the city the most we need to maximize our space down there which is not great given the crash zone, industrial zone, and the noise ordinance zones. We should be upsizing the density here not downsizing it.
I think more houses should be allowed in this area. It's the last part of the city to develop.
Any development above low density in this area is too much. Our streets maybe able to handle the increase in traffic, but we as residence don't want the headache. Last summer when there was construction being done on South Weber Dr. there were many times it took nearly an hour to get from one end of town to the next. Imagine adding 2000 more cars to that mess.
Would love to see better use of that land...higher density. Big lots end up not being well maintained.
1/5 acre lots
Should be 1/5 acre lots
larger lots
I would like to see one acre minimum because of its proximity to Hill Air Force Base. I feel the less people to complain about the noise the better in that area. We can't afford to lose the base that so many depend on for work.
Should be highest density
LOL!
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!
1/4 acre lots
open farm land

Statistic	Value
Total Responses	13



4. You selected "disagree" for Area 2, please provide comments about what you would like to see in this area.

Text Response	
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.	
No lots under 1/2 acre in South Weber. Keep South Weber rural!	
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.	
I just like the thought of bigger lots. Cutting up good pieces of land into slivers isn't a good option to me... BUT I would like to see some time of business in SW close to the freeway areas or along SW Drive.	
Larger lots	
I do not want to see any more lots smaller than 1/3 acre in the city of South Weber. I feel it lowers our house values, and deters from the rural community of South Weber that I love.	
Any development above low density in the area is too much. With the land you are proposing to develop here; it shouldn't even be considered to be developed on less than 1/2 acre lots. It makes no sense to go from agricultural to moderate density.	
I moved here because of the small community and pay the extremely high water prices to keep it that way. I do not agree with small lots and lots of houses.	
Larger lots	
larger lots	
These lots are too small. There are so many drainage issues here there should probably not be houses, or big restrictions. (no basements etc.)	
This area is also a possible zone for people to complain about the noise. Also it has one of the main entrances and exits for the city, that of I-84. To put a lot of congestion in the area with a lot of home on this narrow road in the city is not very smart. We need fewer homes.	
1/2 acre lots or larger	
Larger lots/lower density. The following comment is applicable to all responses below. The projected build out of S.Weber at 14K+ residents is absurd. That amount of traffic/congestion/people in such a small area will destroy what makes S.Weber a desirable place to live	
Residential Low or Commercial	
1/3 acre lots is the smallest in this are, it needs to be kept more rural	
This should be low moderate density. The City has always had this listed as Low. They should rezone the High Density back to low moderate as well. This was done against the will of the citizens. 1.85 units per acre with open space and trails. The rezone was requested under one application and that application has been only partially approved. We will file an appeal once final rezone is approved or denied on the application specifically on the high density. This will tie up the development for years.	
LOL!	
commercial	
Goes against SWC own position to encourage Agriculture land.	
At least .5 acre lots	
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!	
Bigger lots, more green space	
1/5 acre lots	
1/5 acre lots	
I disagree with high density housing.	
at least 1/3 acre lots	
Low density with larger lots.	
I believe the lot sizes should be larger	
open farm land	
I think the larger lots (greater than 1/2 acre) in the past made South Weber the special place it is.	
I think all lots should be at least 1/2 in this area. I am concerned about water, culinary and irrigation. If we are having problems already adding more new buildings seems to only make things worse. I am also concerned about having house built so close to each other, becoming so crowded that we lose our country atmosphere even more.	
Homes only, no high density. No change to 6650 S width	
Area 2 should match up with Heather Cove. The smallest lot in Heather cove consists of only three lots of 0.275. To keep consistent with the open space of the west side and noise from the base, I feel the lots should not be smaller. That means 11 lots are 1/3 of an acre and bigger. See <a href="http://www.co.davis.ut.us/recorder/property_search/property_search_results.cfm">http://www.co.davis.ut.us/recorder/property_search/property_search_results.cfm</a> . I put in Raymond Dr and South Weber and you'll be able to see the lot sizes are much bigger than 1/4 acres. Also, to accommodate the flow of traffic, 6650 would need to be widened and/or sidewalks. The kids now have no place to ride bikes or walk except down the middle of the street. When the school bus picks up the kids, cars have to pull over and stop to allow the bus to pass. The street is only 19 feet wide and then you are driving on peoples lawns. When family or friends stop in to visit, they park in the street and again, limit the the 19 feet roadway to get by. See this link for roadway guidelines <a href="http://nacto.org/docs/usdg/residential_street_standards_benjoseph.pdf">http://nacto.org/docs/usdg/residential_street_standards_benjoseph.pdf</a>	
1/3 acre single Family homes build a better city	
Lots are too small	
Statistic	Value
Total Responses	36



5. You selected "disagree" for Area 3, please provide comments about what you would like to see in this area.

Text Response
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.
No lots under 1/2 acre in South Weber. Keep South Weber rural!
There is NOT room in Area 3 for larger lots. This area should also be rezoned to RM. An RM zone would benefit the LDS Church site, access though other properties to South Weber Drive and 475 East. Without the increased density there will not be sufficient funds to develop this property.
Why residential lower? Make it 1/4 lots the same as everywhere else. A lot of cities are doing this. Will help park and commercial long-term.
larger lots seem to cause more junk, broken down cars. Yards not taken care of. I agreed on Area 2 but it has condos so not sure what you mean by 1/4 acres.
This area too should be 1/2 acre development. I heard what one of the council members said at a meeting about how people aren't looking for big lots anymore, they don't want to take care of a big property and have a lot of yard work. I don't believe this to be true. As a 30 something young adult I would much rather have more yard to take care of than to have neighbors all around me and right on top of each other. Most people move to a small community like ours to have a little more space and privacy.
I think RM is the ideal zone.
Should be 1/5 acre lots
larger lots
Fewer homes
Why not higher density? 1/3-1-4 acre lots would be better
Larger lots
This needs to be left as agriculture. This area is in a sensitive land area even though the city fails to recognize this. Pollution, land slide, wet lands and base no fly zone. This is not the best area for residential development. We were lucky when the landslide happened that there was not any houses in the path.
LOL!
OPEN SPACE is needed to promote quaint town... That means no development
1/4 acre minimum
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!
1/2 acre lots
I disagree with high density housing.
at least 1/2 acre lots
open farm land
I think the larger lots (greater than 1/2 acre) in the past made South Weber the special place it is.
Homes only, no high density
No lots smaller than 1/2 acre

Statistic	Value
Total Responses	24



6. You selected "disagree" for Area 4, please provide comments about what you would like to see in this area.

Text Response
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.
No lots under 1/2 acre in South Weber. Keep South Weber rural!
I do not like the areas we already have that have very little acreage. I like the bigger lots here.
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.
Same as above.
Would like to see large lot sizes in this area
we have to many small lots that no one is purchasing, it seems larger lots are doing better
Larger lots
I do not want to see any more lots smaller than 1/3 acre in the city of South Weber. I feel it lowers our house values, and deters from the rural community of South Weber that I love.
Not apartments just single family homes
This shouldn't be developed for any less than 1/2 acre lots
Same as above
Larger lots
larger lots
Larger lot sizes or recreational.
These are just too small.
Fewer homes
Larger lots with less housing density
1/2 acre lots or larger
Larger lots/lower density. The following comment is applicable to all responses below. The projected build out of S.Weber at 14K+ residents is absurd. That amount of traffic/conjestion/people in such a small area will destroy what makes S.Weber a desirable place to live
Residential Low or Commercial
I think 1/3 acre lots is suffient for this are
Larger lots
We do not need higher density next to the posse grounds or the very unsuccessful canyon meadows park. We want our community to be a little more open. Just because developers claim that people want smaller lot sizes does not mean we need to increase density. Build smaller lots and have more open space. Maybe so much open space be required based on the number of lots - oh wait. Thats called zoning by density. We already do that. 2.8 is a good number.
LOL!
bigger lots
I would like to see this as 1/2 acre lots
OPEN SPACE is needed to promote quaint town... That means no development
1/4 acre minimum
At least .5 acre
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!
Bigger lots, more green space
The lot size will create homes on top of one another, which isn't appealing. 0.25 acre minimum is preferred. Small lots eventually mean small junky homes. If master planned correctly with ample green space/common space mixed in, it might be okay.
Any moderate-high density housing should be rejected for this city. The impact on every level from utilities, water, schools, crime and quality of life is not worth the \$\$\$ received from higher tax income. This will destroy S.Weber's desirable, rural feel if we pack every square inch with housing, cars and people.
I don't think in this city there should be any house on less then 1/4 acre lot.
I disagree with high density housing.
at least 1/3 acre lots
low density with larger lots.
I believe the lot sizes should be larger
open farm land
I believe that this area should be zoned moderate, NOT moderate high. We have ample apartments in South Weber. Town homes would be appropriate.
I think the larger lots (greater than 1/2 acre) in the past made South Weber the special place it is.
Homes only, no high density
The building lots need to stay at least a minimum of 1/4 of an acre.
I would like to see this area keep .25 acre or larger lots. We live in South Weber because we like the small rural community feel of South Weber. We dont have congestion and traffic. It is a nice laid back community. There are plenty of communities in the area that provide a more dense urban experience. South Weber is one of the few communities left that provide that.



I would like to see the posse grounds expanded.
Again, the size of lot is the issue. The west side is open space. We have wildlife that frequents this area to get to the river to drink. We already have enough road kill on this stretch of highway and by increasing the number of homes, we are limiting the access to the river for the wildlife that live in the area.
Nothing more than moderate housing in this area.
1/3 acre single Family homes build a better city
No lots smaller than 1/2 acre
Lots are too small
Larger lots

Statistic	Value
Total Responses	52



7. You selected "disagree" for Area 5, please provide comments about what you would like to see in this area.

Text Response
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.
No lots under 1/2 acre in South Weber. Keep South Weber rural!
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.
Larger lots
This too should be a minimum of 1/2 acre lots.
Same as above
Should be 1/5 acre lots
Larger lots
larger lots
Look at Peterson Farms, not many lots have sold due to the small lot size. We don't need more vacant lots just sitting there.
Fewer homes
This survey won't let me go back to view the map, so I can't make a good comment. :( But generally, I would prefer to see larger lots with lower density housing.
1/2 acre lots or larger
Larger lots/lower density. The following comment is applicable to all responses below. The projected build out of S.Weber at 14K+ residents is absurd. That amount of traffic/congestion/people in such a small area will destroy what makes S.Weber a desirable place to live.
Residential Low or Commercial
this are should be also kept to 1/3 acre lots
LOL!
bigger lots
Needs to be 1/2 acre lots
At least .5 acre
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!
Any moderate-high density housing should be rejected for this city. The impact on every level from utilities, water, schools, crime and quality of life is not worth the \$\$\$ received from higher tax income. This will destroy S.Weber's desirable, rural feel if we pack every square inch with housing, cars and people.
1/3 acre lots
I disagree with high density housing.
at least 1/3 acre lots
low density with larger lots
open farm land
I think the larger lots (greater than 1/2 acre) in the past made South Weber the special place it is.
1/3 acre single Family homes build a better city
No lots smaller than 1/2
Lots are too small
Larger lots

Statistic	Value
Total Responses	32

8. You selected "disagree" for Area 6 , please provide comments about what you would like to see in this area.

Text Response
Residential Low
Residential Low
Size of lots are not what they should be
One acre lots are hard to maintain and are not large enough for livestock or farming.
LOL!
Needs to be 1/2 acre lots
1/2 acre lots
1/2 acre lots

Statistic	Value
Total Responses	8



9. You selected "disagree" for Area 7, please provide comments about what you would like to see in this area.

Text Response
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.
No lots under 1/2 acre in South Weber. Keep South Weber rural!
I do not like the areas we already have that have very little acreage. I like the bigger lots here.
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.
Same.
Larger lots
I do not want to see any more lots smaller than 1/3 acre in the city of South Weber. I feel it lowers our house values, and deters from the rural community of South Weber that I love.
Same as above
Leave as Agricultural
larger lots
Fewer homes
1/2 acre lots or larger
Residential Low or Commercial
1/4 acre lots is all the smaller housing should be no matter where it is in South Weber
LOL!
bigger lots
At least .5 acre
Bigger lots, more green space
Residential homes for individual family units
I disagree with high density housing.
at least 1/3 acre lots
low density with larger lots
open farm land
I think the larger lots (greater than 1/2 acre) in the past made South Weber the special place it is.
Would like to see bigger lots.
Should be 1/3 acre
No lots smaller than 1/2 acre

Statistic	Value
Total Responses	27

10. You selected "disagree" for Area 8, please provide comments about what you would like to see in this area.

Text Response
Residential, at least 1/4 acre lots.
South Weber Drive is already so VERY busy and a very dangerous road. We do not feel it's safe for our daughter to even be on the sidewalks to ride her bicycle. TOO MANY big dump trucks and people driving up and down at well over the speed limit. So many small housing lots will add that many more vehicles to South Weber Drive and make it that much more dangerous. It's already very difficult to cross the street to pick up my mail at my mail box.
No lots under 1/2 acre in South Weber. Keep South Weber rural!
I do not like the areas we already have that have very little acreage. I like the bigger lots here.
I believe that South Weber is to small of a city to have this much housing inside of it. The roads are not adequate for the amount of traffic lots this small would bring.
Same.
I prefer to have single family residents and this lot size seems to bring condos
Agriculture lots 1+ acres
Larger lots
I do not want to see any more lots smaller than 1/3 acre in the city of South Weber. I feel it lowers our house values, and deters from the rural community of South Weber that I love.
I believe that it should be a normal home area, not appartments, condos, or town homes.
Same as above
Larger lots
larger lots
Larger lot sizes or recreational.
Fewer homes
1/2 acre lots or larger
Larger lots/lower density. The following comment is applicable to all responses below. The projected build out of S.Weber at 14K+ residents is absurd. That amount of traffic/conjestion/people in such a small area will destroy what makes S.Weber a desirable place to live.
Residential Low or Commercial
This are should also be kept to 1/4 acre lots
LOL!
bigger lots
1/4 acre minimum
At least .5 acre
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it! This area is of extreme importance to me as it is nearly in my back yard.
Bigger lots, more green space
Residential homes for individual family units
The lot size will create homes on top of one another, which isn't appealing. 0.25 acre minimum is preferred. Small lots eventually mean small junky homes. If master planned correctly with ample green space/common space mixed in, it might be okay.
This area has already been discussed and rescinded for high density housing. Even moderate density is too much for this small space. The impact to the city and residents would devalue surrounding properties. The developer of this property agreed, UPON PURCHASE, to build high end homes on this property. And this has already been discussed and rejected previously before the planning commission. Why are we rehashing the same proposal with different wording? The residents and surrounding areas will once again fight this proposal.
I don't think in this city there should be any house on less then 1/4 acre lot.
I disagree with high density housing.
at least 1/3 acre lots
low density with larger lots
I believe the lot sizes should be larger
open farm land
I believe that this area should be zoned moderate, NOT moderate high
I think the larger lots (greater than 1/2 acre) in the past made South Weber the special place it is.
The building lots need to stay at least a minimum of 1/4 of an acre.
I would like to see this area keep .25 acre or larger lots. This particular area has had a significant increase in congestion with the addition of the Charter School. It would be unfortunate for that to be made worse by changing the zoning to allow greater density of housing. We live in South Weber because we like the small rural community feel of South Weber. We dont have congestion and traffic. It is a nice laid back community. There are plenty of communities in the area that provide a more dense urban experience. South Weber is one of the few communities left that provide that.
I would like to see more open green space for children and adults to use. Possibly a Community Garden, or Horticultural Garden area, or a children's garden could be created, or adapted through 4H groups or citizen groups with this area of expertise.
Would prefer bigger lots.
Nothing more than moderate housing in this area.
South Weber South East end are High Quality Homes and is an area that should be at least 1/3 acre single Family homes.



No lots smaller than 1/2 acre

Lots are too small

Larger lots

Statistic

Value

Total Responses

46

11. You selected "disagree" for Area 9, please provide comments about what you would like to see in this area.

Text Response	
This should be commercial, not residential. The visibility, future potential access is amazing!	
Commercial!!	
Agriculture lots 1+ acres	
I believe this should be commercial since it is right next to highway 89.	
No construction at all	
Should not be developed. Too close to Hwy-89	
larger lots	
Fewer homes	
this are should also be kept to 1/4 acre lots, this town is supposed to be country	
SLOW DOWN. Why do we need to be in a rush to Master Plan every parcel? Stop playing sim city and just take your time and let development come to the city.	
LOL!	
I don't want to see any more medium/high density zoning in South Weber. I moved here because of its appeal as a small city with large lots and no businesses! Now apartments and townhouses are wanted to be thrown up everywhere and I am firmly against it!	
This area should not be zoned residential. It should be zoned for businesses.	
Larger lots	
Statistic	Value
Total Responses	14



12. If you were to purchase a new home today, what lot size would you want?  
(Check all that apply)

#	Answer	Bar	Response	%
1	1/5 acre	<div></div>	6	5%
2	1/4 acre	<div></div>	15	13%
3	1/3 acre	<div></div>	36	32%
4	1/2 acre	<div></div>	55	49%
5	1 acre	<div></div>	40	35%
6	More than 1 acre	<div></div>	32	28%
7	Townhome	<div></div>	6	5%
8	Patio Home	<div></div>	6	5%

Statistic	Value
Min Value	1
Max Value	8
Total Responses	113

13. What percentage of developable land do you envision to be developed as higher density - this would include developments such as apartments, townhomes, condos, duplexes, and patio homes.

#	Answer	Bar	Response	%
1	None	<div></div>	40	36%
2	Less than 10%	<div></div>	43	38%
3	10 - 20%	<div></div>	23	21%
4	20 - 40%	<div></div>	3	3%
5	More than 40%	<div></div>	3	3%
	Total		112	

Statistic	Value
Min Value	1
Max Value	5
Mean	1.98
Variance	0.92
Standard Deviation	0.96
Total Responses	112



14. Would it be important to have another road in and out of the City?

#	Answer	Bar	Response	%
1	Yes	<div><div></div></div>	62	54%
2	No	<div><div></div></div>	52	46%
	Total		114	

Statistic	Value
Min Value	1
Max Value	2
Mean	1.46
Variance	0.25
Standard Deviation	0.50
Total Responses	114

15. If the gravel pits do not become a lake (in the future), what should they be?

Text Response
Grassed areas.
Not much you can do with holes in the ground a few hundred feet deep.
lake
No other options - just a lake with a huge beach and boardwalk
Is there another option?!
Only use the pits for something of recreation.
Wind Farm. It's a perfect use of our greatest natural resource in South Weber, the wind.
Lake- otherwise I don't know
filled in and made into a grocery outlet.
A recreation area of some type would be nice.... I like the idea of a lake.
Golf Course or City Parks
high density housing at the bottom
Is there anything else that a giant pit can become? it is essential the the pits are utilized to beautify our city. It would be nice to have a walking/running trail around the pit
Wet lands sanctuary / fish hatchery
I would encourage us to make it a out door entertainment area mt bike trails and amphitheater, it needs to be use to enhance our community.
I have always envisioned a lake....
A Park with trails and splash pad or pool
What choice do we have.. it really doesn't matter to me
East of 89 Windmills, or renewable energy. West of 89 parks, community centers, and higher density residential units.
soccer fields, park, tubing hills, nature preserve, bike/hike/walk trails, or gas station
park, trails, recreation
A lake or other natural habitat for our community to enjoy.
Cabelas, as heels, Bass pro shop.
Outdoor sports complex
I think a lake is a great idea; I don't know what else would work there unless it was to be used as a giant foam pit.
Put in wind mills.
Secondary water reservoir
a really cool bike park with downhill runs and trails...could be a national draw generating revenue for the city
Trees and park with cafe's, etc at the bottom with 2 acre pond. In Winter, sledding on the hills and ice skating on the pond.
Windmills. Our property values and quality of life would improve immensely if we didn't have the gravel pits. Sand is everywhere in this city, some areas more than others, including the air we breath.
The sand and gravel bottom will not permit it to hold water. Off road vehicle park.
ATV park
PARK
I do not think that making the abandoned pits a lake is possible without bigger problems.
recreation area
garden areas
That is what they should become...and soon!
I think lakes are the best option, next would be to put in wind mills for electricity
the lakes are a pipe dream and the city council needs to get the word out on this as it's misleading our towns citizens and some who plan to live here in the future. Staker said as much when they said they would be operating the pits in excess of 20 years at one of our council meetings.
First of all how can the gravel pit become s lake? All the water on the Weber River is assigned already, and the Parsons company tried to put some water in the bottom of the pit for the truck and it would'nt hold water. I guess you could make a cactus garden and have a derert landscape.
Recreational development area. Small lake, camping, fishing, hiking climbing, Ice skating, mountain biking, etc.
I really do not care. The city should not have expanded the pits anyway. What ever is put there will one day have the river flood. Lets pray that no one dies because the city allowed something in there when the river breaks through. NO LAND FILL either. We do not want garbage over our water supply.
Lake!
recreational area
no comment. They are a real eye sore.
Off road park
no comment
?? Lake is still the best idea
We were told as residents that the gravel pit would become a lake. Why is the city asking us this question now? I want the Lake!



Lake would be ideal, other than that a park.
Undeveloped green space
lake... wind farm
A recreational theme park.
gun range
A lake for windsurfing or kitesurfing could be a unique attraction...
City Park. With Tennis courts, Racketball courts, and other outdoor activities that we currently do not have in the city. Or commercial developement.
that would have to be a search for viable ideas
Lake or nothing that would contaminate ground water
revegetated pits with trails and parklands
A wind farm
A Lake
sealed, no dust
green space
That is a really good question. I don't see how they can become anything except a lake or pond. Haven't thought about it much
Since the gravel pits were there before any of us, why do the have to become something else? They bring in revenue and the city doesn't have to maintain them. The people who complain about the dust, shouldn't have moved here in the first place. It is just like people who move in next to a farm, or a gas station, that then no longer want the aroma or the traffic. Wake up people, we need the revenue from the gravel pit, it provides plenty to our city, from taxes revenue, sports program money and fireworks in the fall.
Park
Absolutely not a landfill of any sort. South Weber city does not need to be a landfill.
atv park
Unsure
Golf Course
Wind mills.
Im not sure, but I am not convinced that a lake in a wind tunnel is a good idea.
Ball fields. Parks, trails, and places for horses/rodeos etc.
???
Baseball Parks and soccer like Parsons promised years ago
i want the promised Lake!
Retail space for tax purposes

Statistic	Value
Total Responses	77

16. How would you use a trail in the City? (Check all that apply)

#	Answer	Bar	Response	%
1	Ride Bikes	<div></div>	94	81%
2	Walking	<div></div>	102	88%
3	Running	<div></div>	67	58%
4	Ride Horses	<div></div>	24	21%
5	I don't use trails	<div></div>	8	7%

Statistic	Value
Min Value	1
Max Value	5
Total Responses	116



17. Please provide any other comments about the General Plan Update below:

Text Response
We need MORE accessible trails in the city to get away from the well over populated and extremely busy South Weber Drive. We are very seriously considering following our neighbors out of the city because of how dangerous and busy South Weber Drive has become. They did a horrible job "covering" the road last year with black tar, didn't fix the holes, and it's still just as bad. Then they put a school in at the top of south weber drive and it is so dangerous with cars bolting in and out of their driveways that I have both nearly been hit, and nearly hit people on multiple occasions because of their impatience. TOO MUCH for one single road in the city.
South Weber needs to get back to agricultural roots.
I would like to see some limited commercial development that fits the City.
Commercial Area - near the city offices or the new charter school that fit the "feel and style" of our hometown.
I dont think South Weber should have any high high density areas!!!
I firmly disagree with any developments being on just 1/5 of a acre. I think all developments should offer an average of 1/3 acre lots, with some 1/4 and 1/2 acre lots thrown in. South Weber City is simply not big enough to handle this amount of traffic on the roads we have, and bringing in several new roads to accommodate this growth would disrupt the environment of this beautiful city.
I think our city needs a few more businesses and fewer homes on bigger lots rather than many homes on teeny tiny lots. I also think a cemetery would be a wonderful addition to our city.
commercial business in south weber. I believe a gas station and restaurant could thrive in this area. Are there plans to encourage commercial business to enter south weber?
I am excited to see south Weber to be developed into the thriving community that we all desire it to be.
Trails would be fabulous and a lot more safe than SW Drive. Parks are also a great addition to the city, I would love to see a splash pad.
There needs to be a bike trail across highway 89 from layton to south Ogden. We shoul also tie into that same trail running it all the way down south weber near the river and or freeway and connect it into Riverdale and maybe up to the base. The legacy trail in Farminggton is an awesome example. Every so often the trail connects into neighborhoods for easy access. Trail should not include horses. Soon they'll be a thing of the past.
We do not need any more high density in South Weber. If we bring in more High density, we will need more roads in and out of the city.
Speed limit signs, sidewalks on South Weber drive near the Charter School. Speed limit signs on Cornia Drive and speed bumps.
Develop slowly with larger lots, this rural feel is what brought us here and we would like to see it stay this way.
I love my city of South Weber, and would not like it to become over populated, it is quaint and beautiful. Do not lower our house values, and tight knit community by allowing smaller lots and overcrowding.
I believe 1900 should not connect to Layton city, I feel like putting in the road that connects to a business development would adversely affect the value of the majority of South Weber homes. I don't believe developing land on top of a already sliding hill is a good idea, and putting businesses over looking homes is a HORRIBLE idea. No one will want a home with a business development over looking it. Deer Run Dr and 1900 are already busy roads with constant speed problems on them, and connecting the road to Layton will double or triple that traffic into the biggest area of residential development that South Weber has. I feel like this is a huge mistake! If you really want business development it should be along South Weber dr or HWY 89.
As I said above, I don't think the proposed projects should be anything more than low density if the lands proposed are being changed from agricultural. I more than agree that as the general plan sits now 6650 S. should never be used as any kind of access road for any projected development ever! I don't believe this rule should be changed or messed with at all.
Keep our city small
We need to attract more amenities like a Walgreens or something.
I tried to provide comments previously, but this system quit on me. If my previous comments came through, these are a duplicate. Secondary water is always a concern. I know the Weber Basin Water is a separate entity, but the city does have a say over new construction and I woud like to see all new construction ineligible for this secondary water. Further, I would like to see all construction (schools homes, apartments, etc.) within the last 10 years removed from this secondary system. Those of us who have been here longer than that have been cheated out of the water we paid for (closures, restrictions, etc.). Thank you for the opportunity to comment - All my best, MJ
I can't stress enough how horrible the gravel pits are. With the wind in our city, we could have the cleanest air in the state! Instead our air is full of sand that we and our children breath into our lungs constantly. Our grass is six inches above our concrete and continues to rise with each layer of sand. Our window sills are full of sand two days after we clean them. We stopped taking the newspaper because they collect sand that we bring into our home. People tell me we will never get rid of the gravel pits because they bring so much tax revenue. I believe our home values and quality of life would increase and improve so much if we didn't have sand blown into our faces and lungs every day. People say we knew the pits were there before we bought our home. That's true, but we had no idea how bad the sand problem is. We would not have bought our home if we did. We love South Weber. The only reason we would move is because of the pits. Everyone I know who lives in South Weber shares my views. Why do our elected officials not listen to the people they represent and take action and get rid of the pits?
Have the city build Old Fort Lane so adjacent can be developed. We need more commercial tax base.
It seems that South Weber has been slower than most of its neighbors in developing walking/biking trails. Communities north, south, and west of South Weber have developed trails that could be linked through South Weber City if trails were developed here. I am cautious to advocate for trails because isolated areas with easy access could increase crime in the area. A possible solution to resolve related issues would be promoting an organization similar to the Weber Pathways. I am OK with signs and marquees but I am against having electronic signs in our community. If they are allowed, I believe they should be restricted to daylight hours only.
The thought of having such small lots in our area make me want to move out of South Weber. I hate to move out of this great community, but it might be necessary.
South Weber has always been a bedroom community, but I hope that there is a small amount of commercial development encouraged.
I don't understand why you are trying to make the city into a highly developed area when the traffic areas in and out of the city are so limited. What is wrong with a quiet agriculture area next to the very busy Hill Air Force Base and Ogden City area? We need low density development to go along with our limited traffic areas.
The road infrastructure is not capable of handling the volumes that I see every day (in my opinion). High density housing just compounds the problems with high traffic volumes and speeding. Seriously, I can't even get accross the street to get my mail at times!
Would like to see ATV use within the city
I have yet to attend a city council meeting were development was discussed that the city council did not approve said development against any and all current residents opposition. (3 meetings that I can remember, the most recent with the area close to the toll bridge). The general plan should aid in the preservation of the current quality of life in South Weber. That being a small community nestled at the base of the Wasatch front with still adequate green space and somewhat free of traffic conjection most of the time. I would like to see the council canvas the city to see if there is an interest in creating a type of city Coop that would purchase desirable greenbelts/spaces as they come on the market to preclude development and this assinine population density of 14K residents. Maybe approach it from the European model of the "Commons". Held in trust for all of our greater benefit. The General plan also needs to CLEARLY articulate what commercial businesses we'll accept in our city's borders. Having S.Weber Drive developed with tire shops/car washes/laundromat 24/7 type businesses that have a more industrial and gritty appearance should not be an option. Lastly, the general plan should have an element that addresses "light pollution". Case in point. High Mark Charter School recently installed an exceptionally bright animated sign that appears to be on all night. Why is it on all night? Heading east to work in the dark hours this sign is particularly distracting. Will we allow more of this type of signage on SW Drive?

Are there limits as to the SQ/Ft/Lumens? I'm not anti-development. I'm anti-urban sprawl for the sake of investors getting a return on their money on a development/business opportunity which degrades the quality of life for myself, my neighbors, and our community as a whole. As of late it appears that the council is only concerned with one group's goals

No more apartments or condos please! Too many residents that move in and out that don't really care for our city.

South Weber has no commercial tax base, therefore why don't we cut down on building and totally get away from high density and be the nice community we used to be

I don't want to see this area so smothered with development that we lose our "small town feel" as well as agricultural ability (animals, gardens, etc.)

This question is misleading. If you were to purchase a new home today, what lot size would you want? Lot size should never be used to justify density. Open spaces should be required. If a developer wants to put in higher density, then make them pay impact money to the city that the city can use to expand its open space. So if they build 100 apartments they need to pay the city to expand its open spaces at a 2.8 lots per acre equation. The access to Layton should never happen. All it will do is to draw people through our city. We do not need this. We will not get anything for this increased traffic other than the headache and the mess. There is not enough commercial that can go in on 475 to justify this. This will only take traffic through our neighborhoods and it will be a nightmare. TAKE THE ROAD OFF THE MAP! We will be just fine without it running through our city, past our school and the mess that comes with this. I do like the trails. Lets make these not sidewalk trails. Lets make them Trail Specific Trails. Hats off to Scott for pushing the trails and for Poff for insisting over the years that we do not need access roads to Layton. Thomas is hit and miss on some things but I feel he was totally wrong when he said that there is no pollution on / in the Petersen property when they came for a rezone. The new mayor and her sister - time will tell if they will stand up for the citizens or if they will allow this mess of a proposal of a master plan to go through. They have a long way to go to impress us as to show that they know what they are doing. Seems like they are not very sure of things going on.

A few people at my work were talking about this master plan. WHY WOULD THEY WANT A MAJOR COLLECTOR RUNNING PAST THE SCHOOL UP TO LAYTON? Who would this road serve? Not South Weber People. Just another road that people can use to get to the base. We do not want it and don't need it. What? And put a store on the freeway entrance? To BRING IN SALE TAX to the city? Are we paying people to put this crap garbage down on a map and as a master plan? I say get a new planner. PLANNING COMMISSION? What are they planning? We live in South Weber because we like not having traffic run through the city that doesn't belong here. RUN RIGHT PAST THE SCHOOL? Who's bright idea was this? Maybe it is time to NOT be thinking so hard.

It looks like the plan is going towards what the majority of people moved here to get away from. If that is the type of living they want they should go back to inner city Ogden and Salt Lake.

We need to fix the canal above the city. Provo did a great job in covering their canal and turning it in to a bike and foot path we need to have a paved trail all the way to Roy and join the rail trail system this will help move the bikes joggers and walkers off the dangerous South Weber drive.

Remove the INDITED Mr. Poff from City Counsel (and any other corrupt member who welcome bribes from developers), try to gain the trust of the community, and THEN (and only then) we can talk planning that is in the interest of the community. Right now, South Weber Council is viewed as weak, corrupt, and needs a deep realignment. It is highly advised that South Weber Council investigate the "Uinta Land Development" group. You are placing yourself in the hands of a huge law suite. The community will NOT rally around you when this happens. You are already playing with POFF fire why punish yourself with deeper trouble... A resourceful resident that does their homework....

Development of lots smaller than 1/4 acre not acceptable

I would prefer a city with low density housing with a small community feeling. No more commercial businesses, no more Charter schools (the current one is a traffic hazard now!), no more apartment complexes, townhome communities etc. I moved to South Weber specifically for the larger lots and bedroom community feel. Please do not change this!

Any further development within South Weber city should include careful consideration to the impact it will have on its current residents quality of life. Any open spaces should be treated as sacred areas that should be used wisely and with thoughtful consideration. The added revenues and crowded conditions proposed should not be the first priority. Instead, the current tax monies should be used carefully, wisely and prudently to allow residents to keep this city orderly, peaceful and retain the rural environment.

I think a pool would be great in our city. I also think we should get the gas station at the center of town back up and running to bring other money into our city rather than just property taxes.

Need a horse trail on south side of City

I do not wish to see the access road to Layton from 1900 East and Deer Run completed. I live close by and do not want that kind of traffic next to my home. I have watched that road be fixed every year since it was put in and I do not feel that it is safe to use for every day driving. I still do not understand why it was needed in the first place, since it barely gets used. Huge waste of our money when so many other things could have been done in it's place! I would love to see our city use our money to improve our city. I think we need a running gas station, a library drop box and a pool to draw income to our city!

I would like to see the canal road be available as a trail for bikes, walking and running.?

Let's not become Clinton and Roy. (this is where I grew up and it is becoming one subdivision after another with no direction, houses after houses with no thought for what the end game is) the city is responsible for planning, why not try writing an ordinance that requires landscaping in new developments for a start. This at least gives new developments some sense of pastoral ideals. Which is the ONE thing that makes South Weber great! and the reason that people move in. The city has limited commercial tax base, so be what you are, lots of open farmland and trees. Keep lot sizes large and do not rezone for more housing. I am not sure what the rush to become Clinton is.

I am concerned about the traffic on the frontage road. Most who drive there do not adhere to the speed limit. If the density is increased to allow more usage of the area I fear the problems that could result from increased traffic. I also do not feel that the scenic value of the area will be enhanced from the type of structures that would be built.

the gravel pits sit on an important aquifer recharging zone that supplies water to our community and Hill Air Force Base. It is important to preserve that area from incompatible land use that would increase surface water runoff.

Instead of trying to shut down the gravel pit, why don't you get people to clean up around their property. South Weber has an old gas station that falling apart, with tanks that hold gas and diesel. The pumps above the ground are huge eye sore. Make the owner take care of this property. This is commercial ground, it should be kept up. Why does every piece of property have to be developed? A little open space is worth a million to some people.

I am deeply concerned about the water problems and expansion would only make it worse. I believe it is unconscionable to create more housing when our water is an already scarce resource.

I think the pictures on the city's website is a pretty accurate portrayal of the image that the residents of South Weber believe we have and should maintain. I expect that our city's elected officials and administrators feel the same or they would use other images to portray what they believe the city should be. Changing the existing zoning for higher density housing would increase traffic congestion (especially at the intersection of the frontage road and South Weber Drive). High density housing also tends to degrade at a faster rate than traditional housing. Many high density housing developments in surrounding areas that were very nice when they were built, are not anymore. I don't believe that the city should change zoning to the detriment of an existing property owner but I don't think the city has an obligation to change zoning, or the city plan, to benefit a certain property owner. As far as the city plan goes, I believe that the voice of the people of South Weber should prevail. I believe that the residents of South Weber overwhelmingly do not want to rezone to add higher density housing in South Weber.

good direction for the city

I believe that zoning any more areas as Moderate-High Density would only deter from the small town, countryside atmosphere that has drawn the residents that live here. The city already has two townhome developments, as well as a large apartment complex. There are also various duplexes in the city. The impact that this zoning change would have on schools, utility resources, and possible increased crime, would not be beneficial to the city or to it's residents.

I don't see a need for high residential housing in our city. The attraction for many in South Weber is the rural feeling it has, and yet the city is conveniently close to Ogden and Layton for shopping, medical, banking and other day to day services. I feel there are plenty of apartments in these cities to accommodate those who are looking for apartment living.

South Weber City needs ball fields and more trails. We are a rural community. We don't have a gas station, a place to get a haircut, or even a restaurant to eat. Canyon Meadows is a classic example of not filling the smaller lot subdivisions. That subdivision has been empty for almost 10 years now. Lot sizes are 1/3 acre and smaller with the majority near 0.15 acres. Again, look at [http://www.co.davis.ut.us/recorder/property\\_search/property\\_search\\_results.cfm](http://www.co.davis.ut.us/recorder/property_search/property_search_results.cfm) and search under Peterson Parkway. West end



water table is high and needs looked at. The past 2 years have been a dry year. My sump pump hasn't even run this year, where in the years past, my pump would run daily for several weeks including running in the winter time and causing ice to form in the subdivision on the streets. This needs addressed and just putting in subdivisions isn't addressing the water table. There needs to be a 10 year study of the water tables in the area. We have known springs in the west end as well, and those are not shown on any general plan maps either. I am not opposed of growth, but I am against the smaller lot sizes on the west end and Canyon Meadows is the perfect example of how that isn't working. I'm also wanting 6650 South either widened or access restricted because of the width of the existing street of 19 feet when the standard should be closer to 24 feet, 12 feet per lane. That does not take into consideration of an 8 foot parking area. The street isn't wide enough to handle the volume. See this link as a guideline. [http://nacto.org/docs/usdg/residential\\_street\\_standards\\_benjoseph.pdf](http://nacto.org/docs/usdg/residential_street_standards_benjoseph.pdf) Street maintenance is another issue from the West end. Again, 6650 is a patch job. Raymond Drive is falling apart from the high water table and road expanding from frost heaves.

Why does the city planner keep trying to ruin or city?

No commercial businesses in South Weber. I want my bedroom community

Higher density zoning should be used to increase tax base and lower the city utility charges for south weber city. The quality and pressure of our city water has declined. We are paying more for water that is stinky and we have no pressure. Building permit fees should increase and pay for a better utility infrastructure.

I like how you are taking the comments within the city limits. Lets make sure we provide the surgery details as well.

Statistic	Value
Total Responses	58

## Comments from April 10, 2014 General Plan Maps Open House

\*Written comments were collected and have been compiled into this document verbatim. Comments are in no particular order.

Jeffery P. Eddings  
2645 East 7800 South  
801-510-7791

I feel my property should be remained residential and not commercial/highway. I also feel the property to the east of mine should also be residential. The Staker Parsons property on the North side of mine should be considered "Brown-Moderate High density" to maintain a buffer section.

Doug Bitton  
2635 E 780 S

My property needs to remain residential "as is" and NOT commercial, as well as any adjoining property. I recommend a soft buffer or "brown" patio homes be planned for across the street from me to the North. This would help with future patio homes to the South.

Please call me for any questions 801-696-7899.

I am very concerned with the proposed new zoning on the Frontage Rd of residential M-H. That is only moderately different from what was recently proposed as development for that area. No one wants it!

Who is paying for the road to go west on Lester thru Joe Delong's property? Easton Village or the City?

Why no changes to sensitive lands? The old canal north of SW Dr from Canyon Dr to 7240 S no longer exists. This is no longer sensitive lands.

Looks Good  
☺ Tim Grubb

We need a walking path to connect 7775 South to 1650 E or 7600 S to 1650 E. so kids can walk or ride bikes safely to South Weber Elem (from Koziar Hills, etc)

We need a walking path across the canal from 8100 S. to Deer Run from the volleyball pit across to Deer Run so we don't have to walk around to Peachwood or 1900 E.

I would love to see some retirement homes ie patio homes – something like Daybreak has going on.
No access to 6650 needs to be on new master plan – help current residents no developers. Lynn Poll
The Poll's do not want our hill ground annexed to South Weber. Lynn Poll
How can you put a canal trail through private property? Lynn Poll
As a property owner I approve the proposed 4 & 5 areas. Thank You
I support the increased density on areas 4 & 5. Gordon Watts
I support increased density on areas 4 & 5. Stanley R. Cook
<ol style="list-style-type: none"> <li>1. Should have had a definition for “sensitive lands”</li> <li>2. I like the road connecting 1900 to Layton</li> <li>3. No zoning for commercial I do not want businesses in South Weber.</li> </ol>
No lots smaller than ½ acre. High density housing is too much for South Weber! Keep our bedroom city!
<p><u>Comments</u> B. Poll</p> <p>Thanks for your service. It's a tough thankless job, and I really appreciate your willingness to tackle it.</p> <p>Less than nice:</p> <ol style="list-style-type: none"> <li>1. Need to “plan” more with the land-owners.</li> <li>2. Need to be more practical and reasonable (even in the extreme long-term).</li> <li>3. City residents &amp; those considering moves to our town have reason to believe your categorizations for residential potential in the west end of South Weber <u>means</u> the areas are “safe” from the adverse effects of the Base's migrating pollution. Therefore, your maps mislead (rather than safeguard) the public. The City should be accountable for this deception.</li> </ol>



After the gravel pits are finished, that whole area would make excellent ball fields. Soccer, football and baseball could all share the area. In addition, you could place tennis, horseshoe pits, water splash areas only to name a few.

Ned McCracken

Would like to see Old Fort Trail stay long Freeway West of 475 E

Require the gravel pit be filled in before accepting. It is a hazard & expense.

Please expand trails to include hiking, walking and bike trails. The developed trail from Riverdale to the mouth of Ogden Canyon is a good model to develop a trail along the Weber River. If you make the trails multi-purpose that will work best for the town.

Ned McCracken

2645 East 7800 South  
South Weber, UT 84405  
April 14, 2014

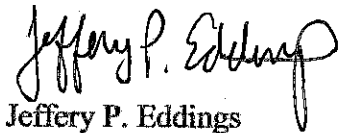
South Weber City  
Attn: Planning Commission  
1600 East South Weber Drive  
South Weber, UT 84405

To Whom It May Concern:

I am writing in regards to the suggested update to the Projected Land Use Map in the city's general plan. I strongly oppose the city's proposal to make my property and all adjacent property to Commercial – Highway. I suggest that my property as well as all adjacent property be reverted to Moderate Density – Residential.

If you have any questions, please do not hesitate to contact me at 801-510-7791 or by e-mail at [jefferyeddings@yahoo.com](mailto:jefferyeddings@yahoo.com)

Thank You,

  
Jeffery P. Eddings

## Emily Thomas

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**From:** Amy Mitchell <tomitch11@hotmail.com>  
**Sent:** Thursday, April 24, 2014 4:05 PM  
**To:** Emily Thomas; Erika Ahlstrom  
**Subject:** City Plans

Hi to you both...

I thought this was easier than to email you each the same information. As a concerned citizen of South Weber, I have looked over the developments that are being considered. My husband and I feel that to keep our city with the same small town feel that we have now, we should be limiting our developments to single family homes. There are a lot of sites that this will come up over the coming years and we both feel that putting in townhomes or apartments take away from the uniqueness of our country life. That is what we love best about the area and have loved living here for the last 14 years.

Also, we live close to the road being considered for the access to Layton just off of 1900 East. We have seen the work each year to make the road safe as it crumbles away. It seems like it was a huge waste of money to pay for such a steep road in the first place, when the previous road worked just fine for how much it is used. We know that the plan has been brewing all along to put in a permanent road to go to Layton. We are extremely opposed to this new road!! I have seen personally the times they have had to add to the road to fill cracks and to beef up the sides. It makes us wonder if it was a good idea to do it in the first place. We would hate to see the impact this would have on our sweet neighborhood, changes to our property values and the loss of peace and quiet that we moved to this area to get.

We hope that our concerns are considered and please let us know how we can help with future decisions.  
Sincerely,  
Dwayne and Amy Mitchell



## Emily Thomas

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**From:** Jennifer Fritz <iamjenfritz@gmail.com>  
**Sent:** Thursday, April 24, 2014 9:44 AM  
**To:** Emily Thomas; Erika Ahlstrom  
**Subject:** City Plan, and high density housing

Dear Mr. Thomas

I am a city resident located near the proposed section 8 area of the city which is currently deemed appropriate for high density housing.

A year ago we as a neighborhood, expressed our concern of high density housing in our city. Im not sure why this is on the table again, or how many times we need to battle the city over the matter.,

You as city officials know of our concerns, and Im not sure how you concluded that over the course of a year our opinions may have changed. They have not. Why do city officials cater to outside developers instead of the taxpayers who vote them in? Why does our city need any sort of high density housing when Layton has plenty. We purchased our home 9.5 years ago. This was a second home for us in the city. Overall, we have lived in South Weber for 18 years.

We have enjoyed South Weber because of the rural feel, and the people that South Weber seems to attract. Good people with strong values. People who are concerned with family.

Over the years however, I have noticed a decline in the care of the city. The roads, the yard maintenance of residents as well as the snow removal seem to be of little concern to the city workers and government officials. The overall feel of the city has in someways lost its luster.

I am often in Kaysville and admire the charm and pride of the care of that city.

I have many friends who over the years have left South Weber, and have moved to Mountain Green. I admire that area as well. Mountain Green seems to be concerned with keeping the rural feel. South Weber officials at present seem to be following down the path of Layton City.

If I had any indication that 10 year ago when purchasing my home, that today there would be a possibility of it being close to an apartment complex, or high density town homes, I would have moved to Mountain Green, or to Kaysville.

I am sad to see our city take the path of Layton. This little valley is beautiful, and I hope the city can turn around to be the kind of place that we were attracted to so many years ago.

Please do not put high density housing in our city. Please do not cater to developers, who probably don't live here, and who don't have a vested interest in the direction South Weber is headed, but are looking for a way to recover lost investments and poor purchase decisions on their part.

I will not be able to attend the meeting because of my son's track meet this evening, but know that I strongly appose this plan.

Sincerely,

Jennifer Fritz

South Weber Resident

## Emily Thomas

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**From:** Zone <zonakeyes@gmail.com>  
**Sent:** Wednesday, April 23, 2014 12:04 PM  
**To:** Emily Thomas  
**Subject:** New Multi unit construction plans.

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

We are very concerned as the city is considering the proposed multi unit developments for properties in the South Weber boundaries. ( i.e... The property off of the frontage road a little North of Deer Run.) We will be out of town during the meeting but want to express our objection to this and hope the city can be sensitive to all of the home owners and the concern of our property value and schools.

Michael and Zona Keyes

## Emily Thomas

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**From:** Reed Chase <[rchase@tannerco.com](mailto:rchase@tannerco.com)>  
**Sent:** Tuesday, April 22, 2014 10:15 PM  
**To:** Emily Thomas  
**Subject:** City Plan

I appreciate your service to the city. It would be a thankless job.

I thought I would send you a brief email to express my thoughts regarding the proposed changes to the city plan. I live in South Weber and commute to Salt Lake because job opportunities in Salt Lake are better but South Weber is a perfect community to raise my family. I love the lack of congestion, safe neighborhoods and great schools that we enjoy and believe that those things that we love most about South Weber would be impacted negatively by the addition of more high density housing.

I am strongly in favor of maintaining the current zoning that is in the existing city plan. I would be happy to discuss in greater detail why I believe this is best for the city but out of respect for the significant time you are giving to the city, I will keep my comments brief. If you would like to discuss this further, please feel free to contact me by phone or email. Thanks again for your service.



**Reed Chase** | Audit Partner  
T. 801.924.5180 | M. 801.725.9650

E. [rchase@tannerco.com](mailto:rchase@tannerco.com)

Key Bank Tower at City Creek | 36 S State Street, Ste 600  
Salt Lake City, Utah 84111-1400

Member of



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## Emily Thomas

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**From:** Marie Sherwood <Marie.Sherwood@datc.edu>  
**Sent:** Monday, April 21, 2014 11:19 AM  
**To:** Emily Thomas; Erika Ahlstrom  
**Subject:** NO to Article P: Residential Moderate High (R-MH)Zone

To: Public Planning Commission  
FOR: ARTICILE P: RESIDENTIAL MODERATE HIGH (R-MH) ZONE 10-5P-1

I wish to express my disapproval of this High Zone housing being pushed though again for consideration. This happened just a year ago and we all expressed our disapproval at that time. Now again it is up for rezoning only this time it is being called Moderate-High. A Rose by any other name is still a Rose!

So again we must stand up for our neighborhood and say yet again: WE DO NOT WANT HIGH DENSITY HOUSING nor DO WE WANT MODERATE-HIGH DENSITY HOUSING.

The reason I chose to build in South Weber 20+ years ago is because all lots had to be ½ acre or more. I loved that the neighbors we not crammed together as in other cities. It was a BIG draw. As the years have gone by the zoning lots kept being cut smaller & smaller until we are now looking like the big crowded cities I hated. And then the Apartment buildings came in on South Weber Drive that really took away our beautiful small town city look. At least those Apartments were not ugly like the ones allowed to go in by Highway 89. They are an embarrassment to our city and everyone that drives on the busy Highway 89 can now see we are NOT a beautiful, quaint, small town any longer. Please do not let them destroy any more of our neighborhood!

We do NOT want ANY HIGH DENSITY HOUSING. And we especially do NOT want it in our neighborhood. Please vote against it yet again. Let's keep what little bit of beauty we have left and put into SINGLE HOUSING ONLY!!!!

Thank you,  
Marie Sherwood



## Emily Thomas

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**From:** bosco4lolo@comcast.net  
**Sent:** Sunday, April 20, 2014 1:58 PM  
**To:** Emily Thomas; Erika Ahlstrom  
**Subject:** Propose zoning changes to general plan

We are not given to get involved with government policies or planning. However being that this proposed change will directly affect us and our life here in South Weber we need to voice our concerns. We live on the north boarder of the property south of Deer Run Dr. 2613 Deer Run Dr. We are concerned about the asthetics and scenery, with the population density, with safety of both pedestrians and homes and yes, property values. We feel that the safety people using the frontage road will be compromised by increasing the flow of traffic. Too many motorists do not adhere to the speed limit allotted to that road. Most drive too fast. Increasing the density of the housing will increase the number of adults and children using the road and sidewalks in the area. We are opposed to the proposed changes to increase the density of the housing available.

Sincerely

Carl & Lori Case

## Emily Thomas

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**From:** David Sivulich <dsiv10@hotmail.com>  
**Sent:** Thursday, April 17, 2014 8:21 AM  
**To:** Emily Thomas; Erika Ahlstrom; mchristensen50@hotmail.com  
**Subject:** ARTICLE P: RESIDENTIAL MODERATE HIGH (R-MH) ZONE (South Weber Frontage Road)

To whom it may concern / City of South Weber. I am writing this email in concern of the proposed re-zoning change of property on the frontage road near Highway 89. I have been a resident of South Weber for over 10 years, owning 2 seperate homes within the area and enjoy the family lifestyle and safety it provides. The proposed plan to make two seperate plots of land along the frontage road into Moderate High Density Homes ("Apartments", let's be honest") is an absolute mistake and I want to express my sincere opposition to this plan. There are areas of South Weber that should be designated for this type of housing, however this property is NOT suitable for Moderate High Density Homes. We built our homes on this land in upper South Weber to live in neighborhoods where there are like homes and similar structures. Adding "Apartments" in an area where there are high end homes, does not make sense and isn't fair for the effort and hard work we have put in to maintain and invest in this type of neighborhood. Please consider the hard work and effort of those many families who have homes in this area and a quality, safe lifestyle who oppose appartments next to them and please DO NOT cave in to a smooth talking real estate group who is looking to cash out on a piece of land that unfortunately may not have provided them the financial benefit by putting a few single family homes on it that they had hoped!!!

Sincerely

**Have a Great Day!**  
**David Sivulich**  
**2593 E. 8150 S.**  
**South Weber, UT 84405**

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## Emily Thomas

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**From:** Brent Poll <brent\_poll@hotmail.com>  
**Sent:** Thursday, April 17, 2014 4:50 PM  
**To:** marlenepoore@comcast.net; Michael Poff; "\"Lynn & Kathy\"<lynnkathypoll@yahoo.com>; \" Glen Poll \" <glenpoll@q.com>; \" Brandon Poll \" <bpoll@co.davis.ut.us>; \" Craig Poll \" <cpoll@dsdmail.net>; \" Jed's Gmail \" <jpoll33@gmail.com>; \" Justin@home \" <justin\_poll23@yahoo.com>; \" Erika Ahlstrom \" <eahlstrom@southwebercity.com>; \" Emily Thomas \" <ethomas@southwebercity.com>  
**Subject:** FW: HAFB Information

Erika and Emily,

Please add this to the current packages being prepared for the General/Master Plan update.

Thanks,

Brent

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From: johncarter@hughes.net  
To: brent\_poll@hotmail.com; marlenepoore@comcast.net  
CC:  
Subject: RE: HAFB Information  
Date: Wed, 16 Apr 2014 09:07:01 -0600

Generally, there would be a geotextile membrane/clay/drain system to isolate even municipal landfills from the surrounding geology. As Brent pointed out, there is no confining layer and their own data shows it is not, we have pointed it out with their own data and information, yet they continue to state there is a barrier..it is almost mind boggling the level of denial going on.

John Carter

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**From:** Brent Poll [mailto:brent\_poll@hotmail.com]  
**Sent:** Wednesday, April 16, 2014 8:18 AM  
**To:** marlenepoore@comcast.net; John Carter  
**Cc:** "Lynn & Kathy" <lynnkathypoll@yahoo.com>  
**Subject:** RE: HAFB Information

Marlene,

Read this morning (after a note from one on the contact list) what I sent you yesterday on this. On new landfills, there must be impermeable barriers surrounding them. Those are not made of just 'clay' but of more consistent and manageable substances.

Brent

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From: [brent\\_poll@hotmail.com](mailto:brent_poll@hotmail.com)

To: [marlenepoore@comcast.net](mailto:marlenepoore@comcast.net); [johncarter@hughes.net](mailto:johncarter@hughes.net)

CC: "\"Lynn & Kathy\" " <[lynnkathypoll@yahoo.com](mailto:lynnkathypoll@yahoo.com)>; " Glen Poll " <[glenpoll@q.com](mailto:glenpoll@q.com)>; " Michael Poff " <[michaelpoff@juno.com](mailto:michaelpoff@juno.com)>; " Brandon Poll " <[bpoll@co.davis.ut.us](mailto:bpoll@co.davis.ut.us)>; " Craig Poll " <[cpoll@dtdmail.net](mailto:cpoll@dtdmail.net)>; " Jed's Gmail " <[jpoll33@gmail.com](mailto:jpoll33@gmail.com)>; " Justin@home " <[justin\\_poll23@yahoo.com](mailto:justin_poll23@yahoo.com)>; " Ivan Ray " <[davisweberccc@yahoo.com](mailto:davisweberccc@yahoo.com)>; " Delene Hyde " <[chydes4@msn.com](mailto:chydes4@msn.com)>; " Barbara Fisher/hill " <[barbara.fisher2@hill.af.mil](mailto:barbara.fisher2@hill.af.mil)>"

Subject: RE: HAFB Information

Date: Tue, 15 Apr 2014 21:26:38 -0600

Marlene,

Wish I could have stayed to the end of your meeting.

What you likely haven't appreciated to date is that the Base EXPECTS the City to accept its theories/assumptions/guesses as fact. You identified a prime example with your question about the depth of the trenches and whether they were deep enough to catch all the ground water and pollution passing through the landfills. The answer B Hall offered was that there were supposedly layers of clay to preclude further downward migration below the depth of its trenches. How convenient!!!

Where is her proof of this miraculously continuous clay layer? Answer - she has no such proof. It does not exist. If this exercise involved a new landfill, current laws and regulations would require the installation of a continuous impermeable clay bottom so that, when completed with impermeable clay sides and cap, the total package WOULD (unless those caps/bottoms/sides were later breached by man or mother nature) preclude migration from the landfill.

However, B Hall isn't dealing with a new landfill. The Base is addressing massive uncontrolled dumping of pollution for decades "all along" the hillside. There is clay in this general area but there is no evidence that this is so continuous that it could possibly preclude mass downward and/or lateral movement of water and pollution far beyond the precise little areas shown on the Base's plume maps. In fact, the geology/hydrology associated with South Weber is known for its high permeability (note our gravel pits) and that water moves readily from the near surface to penetrate so deep that it can replenish drinking water aquifers (note Weber Basins efforts/plans to augment its wells in western South Weber by placing water in pits in eastern South Weber.)

The Base's clay-layer theory is but one of many controversial and unproven theories that it often offers to the Council as fact. There are many other defective theories, assumptions and partial truths which the Base expects you to accept without a challenge. But is the Base trustworthy? It has a well documented history of being wrong on many of its claims. It also has a history of misleading the public and the City. Why does it do this? Misdirection and self-served theorizing is cheap. Real fact-based remediation is very costly (i.e. removal of the pollution and/or creating viable land-use restrictions until its pollution can be neutralized). Unfortunately, our City Council (after Mayor Bouchard's tenure) has been so passive on this issue that it was easily deceived.

Please ask the new folks, on the Council, to review Dr. Carters 26 Jun 2012 presentation to the Council. After this review, you probably will have questions which we will be glad to address. Also, ask Emily or Erika to include a copy of this email with the City's record of tonight's meeting with the Base.

Brent



[brent\\_poll@hotmail.com](mailto:brent_poll@hotmail.com)

To: [marlenepoore@comcast.net](mailto:marlenepoore@comcast.net)

Subject: RE: HAFB Information

Date: Tue, 15 Apr 2014 14:12:53 -0600

Marlene,

Thanks for sending this.

When you have time, please review the assessment of the alleged 'progress' (cited in your attachment) as determined by studies conducted by our Technical Adviser, Dr. John Carter. He and other professionals, outside the Base's area of influence, view this alleged progress as a bad joke. The fact, admitted by the Base, that its pollution will remain a concern for our City until the "2070s" attests to this situation as actually being outside the limits of the Base's control.

I'll see you this evening at the update.

Brent

---

Date: Tue, 15 Apr 2014 13:37:58 +0000

From: [marlenepoore@comcast.net](mailto:marlenepoore@comcast.net)

To: [brent\\_poll@hotmail.com](mailto:brent_poll@hotmail.com)

Subject: Fwd: HAFB Information

FYI

---

**From:** "Erika Ahlstrom" <[eahlstrom@southwebercity.com](mailto:eahlstrom@southwebercity.com)>

**To:** "Dave Thomas" <[dthomas@summitcounty.org](mailto:dthomas@summitcounty.org)>, "Marlene Poore" <[mpoore@southwebercity.com](mailto:mpoore@southwebercity.com)>, "Marlene Poore" <[marlenepoore@comcast.net](mailto:marlenepoore@comcast.net)>, "Michael Poff" <[michaelpoff@juno.com](mailto:michaelpoff@juno.com)>, "Michael Poff" <[mpoff@southwebercity.com](mailto:mpoff@southwebercity.com)>, "Randy Hilton" <[hilton1785@comcast.net](mailto:hilton1785@comcast.net)>, "Randy Hilton" <[rhilton@southwebercity.com](mailto:rhilton@southwebercity.com)>, "Scott Casas-Yahoo" <[scottcasas23@yahoo.com](mailto:scottcasas23@yahoo.com)>, "Tammy Long" <[tlong@southwebercity.com](mailto:tlong@southwebercity.com)>

**Sent:** Monday, April 14, 2014 1:18:38 PM

**Subject:** HAFB Information

Attached you will find information that was provided by Hill AFB for tomorrow night's meeting.

**Erika J. Ahlstrom, CMC**

**City Recorder**

**South Weber City**

1600 E South Weber Drive

South Weber, UT 84405

[eahlstrom@southwebercity.com](mailto:eahlstrom@southwebercity.com)

801-479-3177

**Disclaimer:** This email and its content are confidential and intended solely for the use of the addressee. Please notify the sender if you have received this email in error or simply delete it.

## Emily Thomas

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**From:** linda marvel <canyongardens93@hotmail.com>  
**Sent:** Monday, April 14, 2014 3:19 AM  
**To:** Emily Thomas  
**Cc:** Erika Ahlstrom  
**Subject:** Mod- high density section 8

Dear city officials,

Well, here we go again. Please tell me why our rare, open areas keep coming up before the Council for higher density housing.

What is the goal of the city? More tax money? Lowered quality of life? Wall to wall people? All of these rezoning considerations DO NOT benefit the residents or surrounding areas. Why do they keep coming up as options for our peaceful, rural city?

You live here, is this really what you would like to see for our city in the long term?

Section 8 on this map has already been discussed and rescinded for high density housing. Even moderate density is too much for this small space. The impact to the city and residents would devalue surrounding properties. The developer of this property agreed, UPON PURCHASE, to build high end homes on this property. And the developers' proposal has already been discussed and rejected previously before the planning commission. Why are we rehashing the same proposal with different wording? The residents and surrounding areas will once again fight this proposal.

Any further development within South Weber city should include careful consideration to the impact it will have on its current residents quality of life. Any open spaces should be treated as sacred areas that should be used wisely and with thoughtful consideration. The added revenues and crowded conditions proposed should **not** be the first priority. Instead, the current tax monies should be used carefully, wisely and prudently to allow residents to keep this city orderly, peaceful and retain the rural environment.

ANY moderate-high density housing should be rejected for this city. The impact on every level from utilities, water, schools, crime and quality of life is not worth the \$\$\$ received from higher tax income.

This will destroy S.Weber's desirable, rural feel if we pack every square inch with housing, cars and people.

Please rethink these proposals. The residents of S.Weber will keep fighting until election time, and then we will protest with our vote. We are organized and we have our homes and lifestyle at stake.

Sincerely,  
Robert and Linda Marvel

Sent from my iPad

RECEIVED

APR 07 2014

Dear Planning Commission,

Per



April 2, 2014

When you are in the process or re-doing the General Plan for the city we hope you will take into consideration the west end. First of all 6650 south. I realize 6650 isn't the only road in South Weber that is so narrow that two school buses can't pass each other. But we have traffic that other narrow streets do not have. There are five car lots in Riverdale that come up I-84 and take exit 85 and drive down 6650 to test drive the cars. There are also two driving schools in Riverdale that make daily trips on 6650. Weber County School buses use 6650 and of course our own buses. We have a constant parade of dump trucks from a construction company west of here. In the summer there is a mass exodus out of Weber Canyon of cars and trucks pulling boats, trailers and all kinds of recreation vehicles, they get off of exit 85 to avoid going onto Riverdale Road as they head to all points west.

A traffic and speed counter was placed on 6650 south. It was put there for cars heading east, this in no way reflects the traffic on 6650. Most traffic goes west. The straight road is an invite to see how fast cars can go.

One of the most important issues that needs to be addressed is water. Does South Weber have enough water to supply all the developments that are popping up all over the city?? When we first got the culinary water we were allowed 15,000 gallons, now we get 6,000 gallons. There is not an endless supply of water. We are sitting on the largest aquifer in the state. In Southern Utah in the town of Enoch, they have drained so much water out of the aquifer that the ground is sinking. Shouldn't a geologist from the state check the land in the west end of South Weber to see if there is a possibilities of problems. Weber Basin is working to recharge the aquifer and the developer from Uinta Land says he can drain all the water from the Boyer and Wynn property and also Heather Cove. There needs to be a balance, we need to protect our resources.

I have heard people say "people ought to be able to do what they want on their own property" that is true to a point: as long as it doesn't negatively affect your neighbors. We own 14 1/2 acres on 6650 South, it cannot be developed because we cannot come out onto 6650. These rules need to apply to everyone!

There are 177 lots and houses built or being built in South Weber right now. These are already approved. This will add approximately 348 cars to South Weber roads. Slowing down and cutting down the size of new developments is the answer.

The noise and danger factor from the new F35 that are coming to the base needs to be studied more also. I love the planes and I don't mind the noise, I love them because they are ours. A lot of people might not feel that way. A closer look at the impact on the environment should be considered carefully.





22 April 2014

Planning Commission  
City of South Weber  
1600 East South Weber Drive  
South Weber, Utah 84405

Subject: Proposed Update to the City's  
General/Master Plan

Dear Planning Commission;

Please include the following observations with the record created for the subject effort:

- A. We disagree with your proposed high-density zoning for the western portion of our valley (generally west of 1375 East). This places those who might relocate there at risk to their health due to migrating pollution from HAFB. Support for this conclusion includes:
1. The 26 June 2012 presentation to the City Council by our Technical Advisor, Dr. John Carter. His conclusion was that the Base has not and cannot contain the massive amounts of the pollution threatening our valley. This represents a genuine threat to City residents and visitors now and throughout the foreseeable future.
  2. Section ES.0.0.9 of the Base's supplemental Human Health Risk Assessment Report for the Operable Unit 1 Hillside. This describes how the Base "screened out" data from the study which it unilateral deemed as "not applicable to the risk assessment." The example cited was the "arsenic results from deep soil samples."

Our coalition learned, from a meeting involving State Senator Stuart Reid and the staff at UDEQ, that deep soil was defined as anything under 3" or more of cover. However, the Base and its contractors knew before the study was initiated (from research conducted with us) that the vast majority of arsenic, which was flushed out of the hillside during mass migrations in the 1980s, was since covered by about 6" of sediment and decaying vegetation. The Base knew before starting this \$53,000 supplemental study that its unjustified exclusion of supposedly deep soils from

consideration would effectively eliminate its million-dollar- plus responsibilities for removing/destroying this arsenic in accord with mandates in the 1998 ROD for OU1.

The above subterfuge was just one of many such examples within the Base's remedial programs. Rather than reliance on proven facts and science, the Base's remedial choices are often premised on self-serving assumptions and theories. This lack of objectivity, coupled with its almost endless timeframe (i.e., sometime in the 2070s) to amend its passive/cheap remedial choices, keeps City residents at perpetual risk.

3. Review the package provided to the Davis County Commission on 25 Feb 2014. A copy of this was also sent to the City. This described the 'County's Misrepresentation of Migrating Pollution' into the South Weber valley. Also, review Senate Bill 196 (see attached).

The Commission sent our package to the County's Director of Health (Lewis Garrett) for review and comment. Mr. Garrett said that he agreed with the conclusions reflected therein. He cited the recent case involving the incineration of infectious wastes and chemotherapeutic agents in North Salt Lake. Senate Bill 196 was since approved and signed by the Governor to address those problems.

This new law prohibits the approval of an operation which incinerates such wastes within a two-mile radius of a residential area. Mr. Garrett equated this problem with a leaking Superfund site. He reasoned that even a two-mile restriction might prove inexact or insufficient, but it would serve as a serious reminder of a genuine threat towards an affected public.

He asked whether I needed something in writing from the County. I told him that no real harm (to my knowledge) had evolved from the County's misrepresentation, but agreed that those involved with the County's misinformation should be informed of his Department's conclusions. I also told Mr. Garrett that our main complaint was with our City. It was using similar and equally indefensible pollution-boundary maps when making land-use decisions. Those actions literally place our present and future residents needlessly at risk.

- B. Poll Enterprises LLC still maintains that the proposed canal road and trail should be removed from your proposed General/Master Plan.

You know that the Board for the Davis and Weber Counties Canal Company has voted not to authorize use of its canal as a public trail in South Weber. The City also has records, provided by our LLC, showing that the Davis County attorney has acknowledged that the County has collected collects taxes from us over fifty years for the portion of the canal passing through almost a half mile of our property. Otherwise, we own this ground

and the Canal Company has an easement for its Canal passing through it. You also must appreciate that a portion of your proposed road is outside the city limits (in unincorporated Davis County); so the City has no jurisdiction over this area.

It would be irresponsible for us to voluntarily encumber a contiguous piece of over 100 acres of our property with a major road or even a trail (along our polluted and unstable hillside) through its middle. As the City cannot condemn land outside its jurisdiction or simply to create a recreational trail, it is wrong for the Planning Commission to masquerade your gross improbabilities, regarding this proposed trail/road, as viable plans for the future of the town.

You argue that your plans are long-term and general in nature. However, you treat them otherwise. City records, regarding the Easton subdivision, show you pushed the Developer hard to acquire a public right-of-way leading directly to this proposed road/trail on private property. Such pressure is premature and hurtful as it promotes trespassing and vandalism while offering nothing lawfully useful for the public.

Please let me know if you have any questions about these observations.

Sincerely,

Brent Poll  
Executive Director

#### Attachments

cc: (wo/atch)  
Dr. John Carter  
Davis County Commission  
Davis School District  
DWCCC  
EPA  
UDEQ  
HAFB  
SW City Council

1 **SOUTH WEBER CITY**  
2 **PLANNING COMMISSION MEETING**  
3

4 **DATE OF MEETING:** 24 April 2014

**TIME COMMENCED:** 6:32 p.m.

5  
6 **PRESENT: COMMISSIONERS:**

Delene Hyde  
Rob Osborne  
Wes Johnson  
Rod Westbrook  
Wayne Winsor

7  
8  
9  
10  
11  
12 **CITY PLANNER:**

Barry Burton

13  
14 **DEPUTY RECORDER:**

Emily Thomas (excused)

15  
16  
17 **Transcriber:** Minutes transcribed by Michelle Clark  
18

19  
20  
21 ***A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS***  
22  
23  
24

25 **VISITORS:** JoAnn Ferre, Alan Ferre, Monte Byram, Bruce Dickamore, Val Byram, Sherrie  
26 West, Linda Marvel, Janette McEntire, Amy Mitchell, Cherly Bambrough, LaRae Harper, Ryan  
27 Marvel, Frank Thompson, Carol Christensen, Mark Christensen, Raelene Miller, Daren Gardner,  
28 Steven Rice, Robert Marvel, Jason Thompson, FS Kucki, Reed Chase, Stacey & Jeff Eddings,  
29 Doug & Ann Bitton, Shawn Byram, Darrell Byram, W. Pasch, Louise Cooper, Lorraine Mitts,  
30 Tony Moser, Vic Berrett, David Ingleby, Michael Garcia, Roger Parrish, Gary Girres, Doug  
31 Austin, James Cook, Stanley R. Cook, Randy Schreifels, Cheri & Scot Slayer.  
32

33 **Commissioner Hyde excused Emily Thomas, Deputy Recorder, from tonight's meeting.**  
34

35 **APPROVAL OF THE AGENDA:** Commissioner Westbrook moved to approve the agenda  
36 as written. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne,  
37 Johnson, Westbrook, and Winsor voted yes. The motion carried.  
38

39 **APPROVAL OF MINUTES OF 27 MARCH 2014:**

40 Commissioner Johnson moved to approve the minutes of 27 March 2014 as written.  
41 Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson,  
42 Westbrook, and Winsor voted yes. The motion carried.  
43

44 **DECLARATION OF CONFLICT OF INTEREST:**  
45

46 Commissioner Osborne moved to open the public hearing for general plan maps update.  
47 Commissioner Westbrook seconded the motion. Commissioners Hyde, Osborne, Johnson,  
48 Westbrook and Winsor voted yes. The motion carried.



\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**GENERAL PLAN MAPS UPDATE:**

**Monte Blair 1353 Lester Drive**, representing Davis/Weber Canal Company asked if the letter from Ivan Ray could be attached to the minutes. He explained that Davis/Weber Canal Company is not in favor of any pathways along the canal. They are concerned about allowing access along the canal route since in the past they have had problems with vandalism in certain areas, insurance companies required gates, etc. He explained that there are also safety concerns with any access along the canal. Commissioner Johnson asked if the canal will ever become a pipeline. Monte said that isn't going to happen. Commissioner Osborne asked about Clearfield allowing a trail. Monte said in Clearfield the water is up to your knees. He said they have had problems with safety in that area as well as maintenance issues.

**Tony Moser, 6458 Raymond Dr.**, discussed his concerns with 6650 South being a narrow street without sidewalks, curb, and gutter. He also discussed the high water table level in Heather Cove Subdivision and surrounding properties. He explained the problems he has had with the high water table at his home. He is concerned that the Planning Commission is amending the master plan by taking off the note for 6650 South Street concerning no access. He feels more development in this area will create more buses on a narrow road. He also feels because there are no sidewalks, it is a safety issue. He said the pavement is 18 ft. towards Raymond Drive. He identified the slew in the area that has a drop off and water. He said there is water in it all year long. He then identified a street drain from Harper Way and culvert and pond retention area. He said the culvert out of the retention pond is full of debris. At the end of the culvert extension pipe there is a connecting pipe that goes along the interstate and lastly the drainage system exits to I-84 west bound into river bend above the new trail system. He is concerned about how more homes will affect this drainage system. He isn't sure more homes will accommodate the system. Barry said the city has no plans for new development to route their water through this system. Brandon said there are two culverts east of Heather Cove that go underneath. He said there is a map in the other room that shows all the pipes that go through Heather Cove. Brandon identified the location of the two culverts. Mr. Moser said he enjoys the rural feel of South Weber.

**Doug Bitton, 2635 E. 7800 S.**, said he is interested in the property by him that is identified as proposed commercial. He is concerned if the property is deemed commercial what affect it would have if he tries to sell his home. He is in agreement to the property to the east and north as well as across the canal but he is not in favor of this particular area being proposed commercial.

**Linda Marvel, 8087 S. 2700 E.**, said she noticed three areas that are proposed from residential moderate to moderate high density. She isn't sure why this is necessary in those locations. She is especially concerned about the property located by her home. She is also concerned about the infrastructure required for the higher density. She understands that developers want to maximize their profit, but most of the developers don't live in this city.

Commissioner Westbroek said the property next to the Marvel's is proposed for the Residential High Moderate (new zone) which would be 6 units per acre verses 13 units. She said people move to South Weber for the rural feel.

96 **Gardner Crane, Uintah Land Development**, said for some reason nobody wants high density  
97 next to them. He said if you think about 100 families moving into South Weber, the higher the  
98 density the better. If you have 100 homes, think of all the infrastructure required. He said the  
99 impact fees for single apartments are much less than single family home. He said it cost the city  
100 more for single family living. He said there are misconceptions concerning crime rates. He said  
101 South Weber is in need of sales tax revenue. A higher density project generates commercial  
102 properties that want to be near them. The impact on traffic per household is less. He said there  
103 are a whole lot of misconceptions with high density verses single family homes. He said the  
104 demographics in our society are changing. He feels it is a benefit to any city to have diverse  
105 housing.

106  
107 Linda Marvel asked if there is any proof in these misconceptions. Gardner said he has copies of  
108 studies for anyone who would like a copy. Commissioner Hyde suggested he provide that  
109 information to the city. Gardner said most of you have lived in a high density area at one time in  
110 your life. He feels the city staff and Planning Commission have put together a plan that is based  
111 on sound principles.

112  
113 **R. Jeffery Hicks, 6680 S. 475 E.**, said he has lived in the city approximately 21 years. He is  
114 concerned about adding more high density developments. He feels the city has enough high  
115 density. He is concerned about how high density will affect his property if he were to sell it.

116  
117 **Rodger Miller, 291 E. 6650 S.**, said he is concerned because he fought to get ½ acre to one acre  
118 lots. He feels high density will affect the crime rate. He feels 6650 South needs to be taken care  
119 of. He said if the city isn't going to improve it, then give him back his escrow.

120  
121 **Reed Chase, 2651 E. 8150 S.**, appreciates the time and effort the Planning Commission has put  
122 into this plan. He is biased because he lives by an area where it is proposed for high density. He  
123 is concerned about how it will affect the city with High Mark school already causing traffic  
124 issues.

125  
126 **Jeff Bennings**, said he agrees with Doug Bitton. He moved to South Weber because of the rural  
127 atmosphere. He isn't in favor of high density. He said there are already homes there and why  
128 should commercial be in that area.

129  
130 **Doug Austin, 2550 E. 7800 S.**, asked what the dash lines represent on the transportation map.  
131 Barry dashes indicate something proposed for either a new road or improvement on a road.  
132 Brandon said this section of road is narrow, doesn't connect, and needs drainage repairs. He  
133 objects to that area becoming a thru street. He did offer to give a right-of-way for a hook up to  
134 the sewer. He would like to see is survey markers replaced, which he wrote a letter to the city,  
135 and was told they would be replaced.

136  
137 **Bob Marvel, 8087 S. 2700 E.**, is concerned about more high density. He has experience doing  
138 studies. He said you can make studies "dance" if you want to. He understands they can give you  
139 a guideline, but they are generally a "one size fits all". He doesn't feel South Weber is "a one  
140 size fits all". He said vehicles do shuttle in and out of apartment complexes. He is concerned  
141 about high density changing the quality of life in South Weber.

142

143 **Carol Christensen, 8143 S. 2475 E.,** said she has already submitted her comments in writing;  
144 however, she would like to include that even with a moderate high density it will still be  
145 maximum rooftops that will affect the city. She asked since so many people are opposed to this  
146 why we are pushing for a higher density on that property. She said the 2008 master plan  
147 references trying to preserve the rural charm of this community.  
148

149 Barry explained that the Residential High Moderate Zone (proposed new zone) came about  
150 because of inquiries the city has had to provide an alternative that would be in between the two  
151 zones. He said as our society changes there are many more older people than we used to have.  
152 The older population is looking for a down sizing of homes. He said this zone is an attempt to  
153 provide something for that group of people. This zone will allow for less maintenance but still  
154 be able to live in a nice unit. He explained that when we design a zone, we do our best to guide  
155 development, but we also do our best to provide a range of housing for everyone from your  
156 children to those who are older. He said on the general plan it isn't proposed to change any  
157 zone, but a guideline map. He said we can't anticipate everything what will come along and  
158 sometimes things come along that make sense and we think it is in the best interest of the  
159 community to change it.  
160

161 **Wendel Pasch, 1837 E. 7840 S.,** said he recently read a statistic that stated 10,000 people turn  
162 65 every day. He calculates 18 units per 4.5 acres with the new zone. He said the 6 homes per  
163 acre isn't as bad as what we are thinking.  
164

165 **Linda Marvel, 8087 S. 2700 E.,** said these are proposed rezones. Barry said we are proposing  
166 to amend the general plan and not rezone any piece of property. He said a property owner can  
167 ask for a rezone at any time. Commissioner Osborne said this is your opportunity to voice your  
168 opinion of the general plan. Commissioner Hyde said all the comments will be taken into  
169 consideration.  
170

171 **Gary Girres, 2540 E. 7800 S.,** said it seems to him that the only way the city gets money is by  
172 development. He would like to know what the Planning Commission is planning for the  
173 commercial areas. He would like to be able to walk to a store to get milk.  
174

175 **Amy Mitchell, 1923 Deer Run Drive,** asked about an access road to Layton. Her backyard  
176 faces that property. She says every year she watches that road deteriorate. She is concerned if  
177 that access road goes in, teenagers speeding down the road. She is concerned about the noise  
178 more traffic would create in that area. She is also concerned about people not obeying traffic  
179 laws on that road.  
180

181 **Rodger Miller, 291 E. 6650 S.,** asked about the thought process as to why the high density on  
182 the Wynn's property. Commissioner Hyde said the City Council has already approved the  
183 rezone. Barry said we proposed high density for that area because there is a freeway interchange  
184 right there. He said this area would impact the city the least because they can get on and off the  
185 freeway quickly. He said there is an area proposed for commercial in the future that would also  
186 help serve a high density population within walking distance. He said we have also tried to take  
187 as much traffic off of 6650 East and 475 East and point south of there. He said as you look at the  
188 transportation plan you can see how that might work.  
189

Commissioner Westbrook moved to close the public hearing for general plan maps update. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Commissioner Hyde appreciated the individuals who came tonight and gave input as well as submitted written comment.

Commissioner Westbrook moved to open the public hearing for proposed Ordinance 14-02. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**Proposed Ordinance 14-02, an Ordinance amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts, Addition of Article P: Residential Moderate High Zone.**

Barry said this ordinance was discussed during the March Planning Commission meetings. He explained that concerning the density, there will be no more than 6.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of the same development have sufficiently low density so that the average is still no more than 6.0 dwelling units per acre. Concerning lot area, there will be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot, except for approved planned dwelling groups. There shall be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in each lot on which a two-family, three-family or four-family dwelling is located. Where more than one residential structure is located on a single lot, there shall be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in all residential buildings on the lot. Barry said this will allow for a wider variety of housing in this community. He said given what we have heard tonight and the open house, he would suggest discussing this item further.

**Scot Slager, 2569 Deer Run Dr.,** discussed his concerns with increasing crime rates, property values, increased traffic, more individuals living in one unit etc.

**Doug Bitton, 2635 E. 7800 S.,** does believe in moderate density under the theme of patio homes. He has seen the growth of this type of development in Layton City. He feels there needs to be a definition between patio homes verses duplex type housing. He feels the parcels south of him would work well with the patio home style. He is in favor of single family style patio homes.

**Wendell Pasch, 1837 E. 7840 S.,** said there is a similar project on Fairfield and Church Street that is a 30 lot developments. He said 25 of those 30 lots are reserved. He is in favor of this zoning.

Commissioner Osborne moved to close the public hearing for proposed Ordinance 14-02 Commissioner Westbrook seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Commissioner Osborne moved to table Ordinance 14-02 an Ordinance amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts, with the addition of Article P: Residential Moderate High Zone until the Planning Commission further review. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

Commissioner Hyde asked if the zone can be changed to eliminate attached units.

Commissioner Winsor moved to open the public hearing for Rezone Application #2014-02. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**Rezone Application #2014-02: An application to rezone parcel #13-012-0069, located at approximately 1750 East Canyon Drive, from Residential Moderate (RM) to Agricultural (A); Applicant, Questar Gas:** David Inglebee, representing Questar Gas, approached the Planning Commission and gave a brief history of the property with the new development currently under development. He is asking to rezone the property that was purchased from the developer.

Commissioner Hyde asked if there was any public comment. There was none.

Commissioner Winsor moved to close the public hearing for Rezone Application #2014-02. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Commissioner Westbrook moved to Rezone Application #2014-02 to rezone parcel #13-012-0069, located at approximately 1750 East Canyon Drive, from Residential Moderate (RM) to Agricultural (A) for Applicant, Questar Gas. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

Commissioner Winsor moved to open the public hearing Conditional Use Application #2014-03. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**Conditional Use Permit Application #2014-03: An application for an eight foot (8') privacy fence to be located on parcel #13-012-0069, located at approximately 1750 East Canyon Drive; Applicant: Questar Gas:** David Inglebee, stated when they purchased the property they agreed to install a fence along the west and south side of the property. The developer asked for a 8' privacy fence. Because it is 8' tall it must be approved with a conditional use permit. This



will be a paneled wall fence with a gate that will provide access. This would allow for a buffer. They will also install some trees in the park strip.

Commissioner Hyde asked if there was any public comment. There was none.

**Commissioner Winsor moved to close the public hearing for Conditional Use Permit Application #2014-03. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.**

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

Commissioner Winsor asked about lot #3 and stated there is a common property line. He asked if the fence can be installed along that line. David said there are two property owners being Questar Gas Distribution and Questar Pipeline. He said the other company has not requested nor has plans to do that right now. He said he would need to make sure an engineer look into a foundation for a concrete wall. Commissioner Winsor asked about graffiti. David said they will try to take care of it as fast as they can. Commissioner Hyde asked if it could be removed within 20 to 30 days. David said he would hope they would do that. Commissioner Winsor asked if they have had any problem with the precast tops popping off. David said he is not aware of anything like that.

**Commissioner Johnson moved to approve Conditional Use Permit Application #2014-03: An application for an eight foot (8') privacy fence to be located on parcel #13-012-0069, located at approximately 1750 East Canyon Drive for Applicant, Questar Gas with the condition that any graffiti is removed within 20 days. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.**

**Commissioner Westbrook moved to open the public hearing Final Subdivision Application for Royal Farm Estates. Commissioner Osborne seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.**

**\*\*\*\*\* PUBLIC HEARING \*\*\*\*\***

**Final Subdivision Application: Royal Farm Estates Four; nine (9) lots to be located on parcel #13-036-0088, approximately 7800 South 2325 East; Applicant, Steven Rice:**

Final application has been made for the Royal Farms Estates Phase Four subdivision, 9 lots, to be located at approximately 7800 South 2325 East (Parcel #13-036-0088). The property is currently zoned Residential Moderate (RM).

Steven Rice said this property was granted preliminary approval on June 10, 2004. He would like to finish the subdivision and move forward.

Commissioner Hyde asked for public comment. There was none.

**Commissioner Winsor moved to close the public hearing for Final Subdivision Application for Royal Farm Estates. Commissioner Johnson seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.**

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

Commissioner Hyde stated at the June 10, 2004 meeting, the development was granted preliminary approval subject to the following conditions:

1. Items #1-3 of Barry Burton's letter dated May 27, 2004 to be completed.
2. Correct contour lines – Item #4 of Barry Burton's letter dated May 27, 2004.
3. Obtain South Weber Water Improvement District approval as per Boyd Davis's letter dated May 25, 2004.

She asked Mr. Rice if item #1 has been completed. Mr. Rice said "yes". She asked if item #2 has been completed. Mr. Rice said "yes". Concerning item #3, Mr. Rice still needs to obtain a letter from the South Weber Water Improvement District.

Brandon reviewed the loop water line. It would be better to keep the culinary water line deep rather than a loop avoiding a high point in the line. Commissioner Hyde suggested adding this as item #7 of Brandon's letter.

Commissioner Hyde reviewed Brandon's letter of 15 April 2014 which reads as follows:

**PLAT**

1. A 60' ROW is being proposed which does not meet the current City Code (which requires 70' ROW's). However, because this subdivision received preliminary approval back in June 2004 when the City Code did required 60' ROW's, we concur that a 60' ROW should remain.

2. The Boundary Description breaks the east boundary line into two courses, but the drawing only shows one. These need to match one way or the other.

3. We would recommend changing the following addresses:

- a. Lot 43 to 7887 South
- b. Lot 46 to 7844 South

**IMPROVEMENT PLANS**

4. These plans should be submitted to South Weber Improvement District for their approval of the proposed secondary water improvements.

5. The sewer lateral locations need to be marked in the curb and gutter when it is installed.

6. The water service line and meter need to be 1" diameter (not 3/4" as shown)

7. Keep the culinary water line deep rather than a loop avoiding a high point in the line.

Commissioner Hyde said all of the above items need to be completed prior to going before the City Council.

**Commissioner Johnson moved to recommend approval of Final Subdivision Application for Royal Farm Estates Four; nine (9) lots to be located on parcel #13-036-0088 located at**

approximately 7800 South 2325 East for Applicant, Steven Rice subject to the following items to be completed:

1. Complete items listed in Brandon Jones letter of 15 April 2014 item 2-6 including the addition of item #7 (keep the culinary water line deep rather than a loop avoiding a high point in the line).
2. Complete item #3 listed in Barry Burton's letter of 15 April 2014.

Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

Commissioner Winsor moved to open the public hearing Rezone Application #2014-03A & #2014-03B. Commissioner Westbrook seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.

\*\*\*\*\* PUBLIC HEARING \*\*\*\*\*

**Rezone Application #2014-03A & #2014-03B: An Application to rezone parcel #13-018-0015, located at approximately 545 East 6650 South, from Residential Low Moderate (R-LM) to ten (10) acres Residential Moderate High (R-MH) and thirteen (13) acres to Residential Moderate (RM); Applicant, ULI Holdings LLC:**

Gardner Crane, of ULI Holdings LLC, said they have applied for a rezone on parcel #13-015-0015 (the Spaulding property). The first request is to rezone the property from Residential Low Moderate (R-LM) to 10 acres Residential Moderate High (R-MH). He said after witnessing the tabling of this zone tonight and in order to move this along they would like to request changing this request from Residential Moderate High (R-MH) to Residential High (R-H). They would still like to request the 13 acres to be rezoned from Residential Low Moderate (R-LM) Residential Moderate (RM).

Commissioner Hyde asked for public comment.

**R. Jeffery Hicks, 6680 S. 475 E.,** said he would like to keep the neighborhood as nice as possible. He would prefer the area be as low as density as possible for a nice quiet neighborhood.

Gardner asked what the zone is for surrounding neighbors. Commissioner Hyde said it is R-L.

**Bruce Dickamore, 1983 Ridgewood Way, Bountiful, Utah,** said he understands the transportation plan shows a major interchange with a collector road.

Commissioner Osborne moved to close the public hearing for Rezone Application #2014-03A & #2014-03B. Commissioner Winsor seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook, and Winsor voted yes. The motion carried.

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

Commissioner Hyde said we are right in the middle of amending the general plan and the Planning Commission isn't sure what the proposed zone will be for that area. She feels this item should be tabled until something that can be presented to the City Council. Gardner said his intent was that the Planning Commission has what is going to be presented to the City Council. He said their urgency is business forces on them. He understands cities can speed progress. He said they are trying to be as efficient as they can be. Barry said there has been a lot of public input in the last little while. He said the Planning Commission needs time to sit down and discuss these comments. He feels this is premature to consider any rezone on this property that doesn't match the general plan until the general plan is amended.

**Commissioner Johnson moved to table Rezone Application #2014-03A & #2014-03B: An Application to rezone parcel #13-018-0015, located at approximately 545 East 6650 South, from Residential Low Moderate (R-LM) to ten (10) acres Residential Moderate High (R-MH) and thirteen (13) acres to Residential Moderate (RM) for Applicant, ULI Holdings LLC. Commissioner Westbrook seconded the motion. Commissioners Hyde, Osborne, Johnson, Westbrook and Winsor voted yes. The motion carried.**

**ADJOURNED:** Commissioner Winsor moved to adjourn the Planning Commission meeting at 8:43 p.m. Commissioner Johnson seconded the motion. Commissioners Hyde, Johnson, Osborne, Westbrook, and Winsor voted yes. The motion carried.

**APPROVED:**

Date

Chairperson: Delene Hyde

Transcriber: Michelle Clark

Attest:

Deputy City Recorder: Emily Thomas

**SOUTH WEBER CITY  
PLANNING COMMISSION MEETING  
WORK MEETING**

**DATE OF MEETING:** 24 April 2014

**TIME COMMENCED:** 6:00 p.m.

**PRESENT: COMMISSIONERS:**

Delene Hyde  
Rob Osborne  
Wes Johnson  
Rod Westbroek  
Wayne Winsor

**CITY PLANNER:**

Barry Burton

**DEPUTY RECORDER:**

Emily Thomas (excused)

**Transcriber:** Minutes transcribed by Michelle Clark

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***A PUBLIC WORK MEETING was held at 6:00 p.m. to REVIEW AGENDA ITEMS***

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**General Plan Maps Update:**

The Planning Commission discussed meeting again before May 20<sup>th</sup> to have a revised plan to present to the City Council. They will meet in a work meeting May 8<sup>th</sup> at 6:00 p.m. for the purpose of discussing the public comments.

**Ordinance 14-02**

Commissioner Hyde suggested tabling this ordinance. Barry stated the city is going to meet the requirements for low/moderate income housing with the upcoming subdivisions in the works. He said providing low/moderate income housing allows a variety of people living in the city. He said state laws state the city has to plan for low/moderate income housing. Commissioner Osborne said there are a lot of people in the city who want their children to be able to live in the city. Town homes would be allowed in this new zone, but not apartments. Barry said from the public response from the survey and public open house, people are not in favor of this zone. Discussion took place regarding the size of lots people requested on the survey being ½ acre. Commissioner Hyde said it is difficult for some individuals to maintain that size of lot. Commissioner Westbroek said we have a lot of comments about South Weber looking junky. It is because people aren't taking care of their property.

**Rezone Application #2014-02**

The Planning Commission didn't have any problem with this rezone.



**Conditional Use Application #2014-03**

Commissioner Osborne was concerned about graffiti on the fence. Brandon said it would be the responsibility of the property owner to fix something like that.

**Royal Farm Estates Phase Four:**

Commissioner Hyde was concerned about the time frame. Barry said it was granted preliminary approval in 2004 and the developer is vested in the old ordinance. Barry said it isn't a great title report but adequate.

**Rezone Application #2014-03A & 2014-03B:**

The Planning Commission recommended tabling this item until the master plan is approved. Commissioner Johnson said the density before fit under the current zone. He said from the information received from the survey, it seems as though the public would be in favor of that. Barry said the horse property in the original plan was ½ acre lots. Barry said the property owner's received an offer from a new developer.

**Other Business:**

Discussed the hazardous areas 2,000 ft. buffer from the Operable Unit areas. Commissioner Johnson said he attended a meeting in which Dr. Hall was asked if she would build a home on this property and she said "no". He reported the plumes are shrinking but the cap was put on too late. He said it raises the question as to who is responsible if developments are approved and people come up sick. He asked if there should be a disclaimer on the area. Barry said there is a disclaimer on the plat in Canyon Meadows Subdivision. Barry said he is not opposed to leaving the buffer on the map, but it has to mean something. Brandon said he was under the impression that the 2,000 ft. buffer was put on their by the city and not HAFB.

**ADJOURNED: 6:25 p.m.**

**SOUTH WEBER CITY PLANNING COMMISSION**  
Staff Backup Report

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Item No:      **Ordinance 14-02: Proposed R-MH Zone**

Date of Planning Commission Meeting: **Special Work Session, May 8, 2014**

Scheduled Time:    **6:05 pm**

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This ordinance was discussed during the March Planning Commission meetings. Staff has updated the proposed ordinance to reflect the changes from the latest discussion – the minimum acreage is two (2) acres and the maximum is ten (10) acres.

**ATTACHMENTS**

- Proposed Ordinance 14-02 (R-MH Zone)

**ORDINANCE 14-02**  
**AN ORDINANCE AMENDING**  
**TITLE 10 ZONING REGULATIONS**  
**CHAPTER 5 ZONING DISTRICTS**  
**ADDITION OF ARTICLE P: RESIDENTIAL MODERATE HIGH ZONE**

**WHEREAS**, the South Weber City Council established Title 10 Zoning Regulations to establish various zoning requirements in order to preserve and promote the health, safety, morals, convenience, order and the general welfare of the city, its present and future inhabitants and the general public, and provide a wide array of developments; and

**WHEREAS**, the South Weber City Planning Commission held a public hearing on April 24, 2014 and has made a favorable recommendation of these amendments to the South Weber City Council; and

**WHEREAS**, the South Weber City Council held a public hearing on (insert date), and has reviewed the amendments and recommendations made by the Planning Commission;

**NOW THEREFORE BE IT ORDAINED**, by the Legislative Body of South Weber City as follows:

**SECTION 1:** The South Weber City Code shall be amended as follows:

**SECTION 2:** South Weber City Code, Title 10 Zoning Regulations, Chapter 5 Zoning Districts

**ADD:**

**ARTICLE P: RESIDENTIAL MODERATE HIGH (R-MH) ZONE**

**10-5P-1 PURPOSE:**

To provide for areas in appropriate locations where residential neighborhoods of moderately high density may be established, maintained and protected. The regulations of this zone are designed to promote an intensively developed residential environment in a one building per lot or condominium style of ownership suitable primarily for adult living. With proper controls that ensure the integrity of the zone, alternate forms of residential living ranging from single-family to four-family dwellings and necessary public services.

**10-5P-2 ARCHITECTURAL SITE PLAN REVIEW:**

All dwellings which are designed to be occupied by three (3) or more families shall receive architectural site plan approval according to the requirements of [chapter 12](#) of this title.

### **10-5P-3 PERMITTED USES:**

Accessory uses and buildings

Agriculture

Dwellings, one-, two-, three- and four-family

Home occupations, except preschools and daycare

Pets, the keeping of household pets

### **10-5P-4 CONDITIONAL USES:**

Conditions for approval shall be determined by the planning commission or as otherwise provided in [chapter 7](#) of this title.

Church (temporary churches held in open areas, tents or in temporary structures excluded).

Daycare centers and preschools, whether held within residence or in a separate facility.

Excavations of over two hundred (200) cubic yards, as allowed by section [10-6-2](#) of this title.

Golf courses, public or privately owned, whether or not operated as a business.

Group homes.

Planned dwelling group.

Planned unit developments (PUDs).

Public buildings and public utility buildings and uses.

Public parks and/or playground. Also privately owned playgrounds and recreational grounds or parks not operated as a business in whole or in part to which no admission charge is made.

Schools, public or privately owned.

Temporary businesses only in public parks, church properties or other public properties as approved by the planning commission and not to exceed ninety (90) days in length.

### **10-5P-5 BUILDING LOT REQUIREMENTS:**

- A. Density: There shall be no more than 6.0 dwelling units per acre contained within the boundaries of each phase of every development; except when previously completed phases of

the same development have sufficiently low density so that the average is still no more than 6.0 dwelling units per acre.

**B. Lot Area:**

1. There shall be a minimum of six thousand (6,000) square feet in each lot on which a single-family dwelling is located. Single-family dwellings shall each be located on a separate lot, except for approved planned dwelling groups.
2. There shall be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in each lot on which a two-family, three-family or four-family dwelling is located. Where more than one residential structure is located on a single lot, there shall be a minimum of five thousand five hundred (5,500) square feet per dwelling unit in all residential buildings on the lot.

**C. Lot Width:** Each lot shall have a minimum width of sixty-five feet (65').

**10-5P-6 LOCATION OF STRUCTURES:**

All buildings and structures shall be located as provided in [chapter 11](#) of this title and as follows:

Structures	Front Setback	Side Setback	Rear Setback
Dwellings	20 feet from all front lines	6 feet minimum for each side, except 20 feet minimum for side fronting on a street	10 feet
Other main buildings	30 feet from all front lot lines	20 feet minimum for each side	30 feet
Detached accessory buildings and garages	20 feet from all front lot lines	Same as for dwellings, except when the structure is at least 10 feet behind the main building or 10 feet behind a line extending from the rear corners of the main building to the side lot lines parallel to the rear lot line(s); the side and rear setbacks may be reduced to 1 foot; provided, that the structure must be at least 20 feet from main buildings on adjacent lots; and on corner lots the minimum setback for a side facing a street is 20 feet and minimum rear setback adjacent to a side lot line is 10 feet	

**10-5P-7 MAXIMUM STRUCTURE HEIGHT:**

Main, accessory and temporary buildings and structures are not to exceed thirty five feet (35').



#### **10-5P-8 OFF STREET PARKING AND LOADING:**

The provisions of [chapter 8](#) of this title shall apply and shall be in full force and effect in this zone, except in the case of a bona fide temporary use.

#### **10-5X-9: PERMITTED SIGNS:**

Class 1 signs shall be permitted. For home occupations, class 2 signs will be allowed in addition to class 1 signs. For public and institutional uses as allowed by conditional use permit, class 3 signs will be allowed in addition to class 1 signs.

#### **10-5P-10 SPECIAL CONDITIONS:**

Due to the higher residential densities permitted by this article, the following conditions are required in order to assure a quality livable environment:

- A. Minimum and Maximum Area: The minimum area that may be zoned R-MH shall be two (2) acres and the maximum area which may be zoned R-MH in any zone district shall be ten (10) acres.
- B. Open Space: Multi-family dwellings shall provide usable functional open space for outdoor leisure in the following amounts:
  - 1. Eight hundred (800) square feet per unit for one- and two-family dwellings;
  - 2. Six hundred (600) square feet per unit for three- and four-family dwellings.
- C. Outdoor Storage Space: Three-family, four-family and multi-family dwellings shall provide enclosed outside storage space of at least thirty (30) square feet for each dwelling unit.

#### **10-5P-11 LANDSCAPING REQUIREMENTS:**

- A. General Landscaping: At least fifteen percent (15%) of the total site shall be thoroughly landscaped, including an irrigation system to maintain such landscaping. Landscaping shall meet the requirements of [chapter 15](#) of this title. For use of exceptional design and materials, as determined by the planning commission, the landscaping may be reduced to ten percent (10%) of the total site.
- B. Bufferyard Landscaping: Bufferyard A landscaping shall be required between the R-MH zone and all lower density residential zones and shall meet the requirements of [chapter 15](#) of this title.

**SECTION 3: This ordinance shall take effect upon posting.**

**PASSED AND ADOPTED** by the City Council of South Weber, Davis County, on \_\_\_\_\_ day of \_\_\_\_\_ 2014.

\_\_\_\_\_  
**MAYOR: Tamara P. Long**

**ATTEST:**

\_\_\_\_\_  
**Erika J. Ahlstrom, CMC, City Recorder**

**CERTIFICATE OF POSTING**

I, the duly appointed recorder for the City of South Weber, hereby certify that ***Ordinance 14-02: An Ordinance Amending Title 10 Zoning Regulations, Chapter 5 Zoning Districts*** was passed and adopted the \_\_\_\_ day of \_\_\_\_\_ 2014, and certify that copies of the foregoing Ordinance 14-02 were posted in the following locations within the municipality this \_\_\_\_ day of \_\_\_\_\_, 2014.

1. South Weber Elementary, 1285 E. Lester Drive
2. South Weber Family Activity Center, 1181 E. Lester Drive
3. South Weber City Building, 1600 E. South Weber Drive
4. South Weber City website [www.southwebercity.com](http://www.southwebercity.com)
5. Utah Public Notice Website [www.pmn.utah.gov](http://www.pmn.utah.gov)

\_\_\_\_\_  
**Erika J. Ahlstrom, CMC, City Recorder**