

# SOUTH WEBER CITY CITY COUNCIL MEETING

**DATE OF MEETING:** 31 March 2020

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

**LOCATION:** Electronic Meeting through Zoom

**PRESENT:** **MAYOR:** Jo Sjoblom

**COUNCIL MEMBERS:** Hayley Alberts  
Blair Halverson  
Angie Petty  
Quin Soderquist  
Wayne Winsor

**CITY RECORDER:** Lisa Smith

**CITY ENGINEER:** Brandon Jones

**FINANCE DIRECTOR:** Mark McRae

**CITY MANAGER:** David Larson

**Transcriber:** Minutes transcribed by Michelle Clark

**ATTENDEES:** Fire Chief Tolman

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

- 1. PLEDGE OF ALLEGIANCE:** Councilwoman Petty
- 2. PRAYER:** Councilman Soderquist
- 3. Corona Virus Update:** Mayor Sjoblom stated there are no confirmed cases of COVID 19 in South Weber City at this time. She recommended citizens stay home, stay safe, and practice social distancing.
- 4. PUBLIC COMMENT:** (All public comments were submitted by email to [publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com) and attached to these minutes.) Mayor Sjoblom announced any public comment sent by email or otherwise needs to be received prior to the meeting start time. The public comment must include date, agenda item #, and first & last name. Any public comment without a first and last name will not be included in the minutes. She acknowledged the City has received several public comments which have been reviewed. She conveyed the public is being heard. The public has the same access to the City Council as they always have. There are no underlying motives with anyone on this Council and no one is trying to discreetly rush anything through. The first meeting to begin the general plan update took place 21 February 2019.

It has been well over a year that the city has been working on updating this plan, and the city has listened to the public every step of the way.

### **ACTION ITEMS:**

#### **5. CONSENT AGENDA:**

- **Minutes of 25 February 2020**
- **Minutes of 10 March 2020**
- **Check Register February**
- **January Budget to Actual**

Mark McRae, Finance Director, addressed various questions regarding the check register. He reported there is a question concerning Crown Trophy being double billed. He will check on that possibility. Mark pointed out there is question concerning a payment to Jones & Associates for the renaming of the street Cornia Drive to Mountainside and asked whether or not the renaming of a street requires approval? Brandon verified it requires the City Council approval. Councilwoman Petty reviewed renaming Cornia Drive was addressed by the Council several months ago. Mark referenced a question concerning payment to Keith Kap and Layne Kap for Easton Basin Detention. He explained there were actually three payments (one for each Kap brother). Councilwoman Alberts wanted more information on the Kap payments. Mark related there were three equal payments to each brother. He wasn't sure if they were all issued at the same time. There was a question concerning office supply purchases and Mark will review those invoices. He pointed out there are questionable fuel charges on the F-550. He explained the City has two F-550's and the charges are for fuel for each truck.

Councilman Halverson inquired where the city is sitting with property taxes, current revenue, and possible sales tax in the budget to actual. He expressed concern about the likely downturn. Mark explained the budget is for the full amount of taxes because that is how it has to be done legally for the budget, but not everyone pays on time. Some money also comes in from prior years from individuals who are late on their payments. Councilman Halverson suggested looking at sales and use tax. Mark replied there is a work session coming up to discuss it.

**Councilwoman Alberts moved to approve the consent agenda and include public comments received by email, prior to the meeting, with the minutes of 25 February 2020 and 10 March 2020. Councilman Halverson moved to second the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

#### **6. Resolution 2020-11: Plan Review Services Provider Pool**

- **Contract with West Coast Code Consultants, Inc.**
- **Contract with Shums Coda Association**

Mayor Sjoblom announced the Council discussed the creation of a Provider Pool for Plans Review Services on March 10, 2020, which allows for the awarding of a contract to multiple companies for the same service. The City is then able to approach all companies in the provider pool when the service is needed and select dependant on the needs of the City at that time.

The City advertised a Plans Review Services Request for Qualifications (RFQ) and received two responses – Shums Coda and West Coast Code Consultants (WC3). An evaluation committee met on February 4, 2020 to review the submittals. An evaluation of qualifications, reference checks, and personal experience with the companies/individuals involved established that both companies are qualified to complete the needed plans review work. Councilman Winsor pointed out the fee schedule contract is fixed for five years. David stated each company has reviewed the contract and is aware of the dates.

**Councilman Soderquist moved to approve Resolution 2020-11: Plan Review Services Provider Pool Contract with West Coast Code Consultants, Inc., and Contract with Shums Coda Association. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

**7. Brumfield Wedding Chapel Conditional Use Permit 19-02, 291 W South Weber Drive** - Mayor Sjoblom reported this is not ready for Council consideration at this time.

**8. Ambulance Purchase**

Derek Tolman, Fire Chief's, memo of 17 March 2020 is as follows:

**Background:** Our current ambulance is over 20 years old and it shows. We were looking into costs of another ambulance and have quotes of \$110,000-180,000. Good news though. A local fire department (Roy) is willing to sell us one for \$15,000. This ambulance is 5 years old and has less than 100,000 miles on it. They rotate their fleet every five years and said they would be willing to have a continuing agreement to give us the choice to purchase when they rotate. This is an incredible deal. We have the money to make this purchase.

We have also been looking at buying a power gurney. Back injuries are the number one injury that ends the careers of firefighters. Most of these injuries occur while lifting, loading and unloading patients. It would be awful for one of our employees to experience a career ending injury on our watch. Here is some more information on it. Average Costs per Claim

The National Safety Council compiles workers' compensation statistics in its Injury Facts publication, classifying back injury-related workers' compensation claims according to whether the injury occurred to the lower or upper back.

Upper Back:

According to Injury Facts' 2017 data, total costs per claim to the upper back were almost \$34,000.

Lower Back:

During the same time frame, workers' comp claims for the lower back amounted to almost \$40,000, or higher than the average cost for injuries to various body parts.

Multiple Body Parts:

If the back was injured in conjunction with other body parts, such as head, leg or neck, the cost of the claim surpassed \$64,000, according to the same survey.

Cause of Injury:

The ultimate cost of the settlement can also be affected by how the back injury occurred. As per Injury Facts 2017, the average cost of a claim from all causes of injury, including falls and slips, strains and cumulative injuries, is about \$40,000.

We have received quotes from the two suppliers of power gurney providers. Those are attached.

**Summary:** We would like council approval for the \$15,000 purchase of an ambulance and the approval to purchase the Stryker Power Lift Gurney setup for \$34,890.65.

Fire Chief Tolman explained the ambulance will come out of the vehicle replacement plan. There is currently \$85,000 in that plan. The gurney is not a budgeted item, but this opportunity came up and he felt it would be a mistake to miss it. David reported the gurney will come out of the Fund Balance. Councilman Winsor discussed the ambulance purchase three years ago and asked if there is a lot of maintenance cost with it. Fire Chief Tolman discussed the existing ambulance going into reserve. At the time it is being serviced, there isn't another ambulance available. Councilman Winsor suggested the Fire Department put together a fleet replacement plan. Fire Chief Tolman stated he has put together a 10-year plan that includes vehicles. Councilwoman Alberts asked if there will be other costs with the purchase of this ambulance. Chief Tolman stated it must be re-labeled (by law) and needs new tires. He reported there will be equipment moved from the older ambulance to the new ambulance. He doesn't anticipate any astronomical costs.

Councilwoman Petty questioned the purchase of the gurney. Chief Tolman explained he did include information in the packet concerning back injuries. Councilman Winsor was concerned the gurney wasn't appropriately budgeted. He suggested budgeting for a gurney in July. Chief Tolman agreed he can wait until July 2020. It was decided it would be best to wait until July for the purchase of the gurney so that this item can be properly budgeted.

**Councilman Halverson moved to approve the \$15,000 purchase of an ambulance. Councilman Winsor seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

## **9. Power Gurney Purchase**

**Councilman Soderquist moved to table the purchase of the Stryker Power Lift Gurney setup for \$34,890.65 until this item can be put on the 2020-2021 budget. Councilwoman Alberts seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.**

## **DISCUSSION ITEMS:**

### **10. General Plan Open House Format:**

Mayor Sjoblom explained the City's original plan for holding an open house on April 8 and 9 to kick off the second round of public comment for the General Plan needs to be altered due to the coronavirus restrictions.

The City strongly desires to hear from as many people as possible regarding the second draft and wishes to alter the open house format in order to accommodate the need for social distancing while also creating opportunities to discuss the draft with the public and answer any questions individuals may.

Although not a comprehensive list, some ideas for altered formats to begin the discussion include the following:

- Hold the open house as scheduled, but only allow a limited number of people in the building at the same time and disinfect discussion areas after each session.
- Schedule individual times to meet in person in small groups or individually with a member of the Council & Planning Commission.
- Schedule individual times to meet over Zoom with a member of the Council & Planning Commission.
- Take questions over email and provide answers through email, an FAQ on the City website, or through a video.

Councilwoman Petty expressed she wrote her comments down and would like to read them at this time. She expressed she may not be popular for her view, but this is new territory as people are quarantined in their homes, working from home, teaching at home, and not leaving unless they must. This can seem very restrictive but as humans we can adapt. We can telecommute, and even do business on-line. The City has been using the Zoom platform to get business done. The City must continue running and cannot be shut down or halt all operations because of this pandemic. Council has received many emails from concerned citizens regarding the City General Plan update expressing their fear of their voice not being heard, or agendas being pushed through without being able to have a chance to ask questions. The facts are these:

- The City is quarantined.
- Individuals can't congregate.
- The City can't stop running.

Councilwoman Petty questioned how many citizens are working from home? Why did their employers choose to have them work from home instead of shutting down entirely? She elaborated many people have lost their jobs, and many residents are struggling small business owners. She voiced those who are most affected by this situation should be the most sympathetic. She didn't think anyone wanted to lose their job or income. It's natural that individuals want to go back to their regular routine, but why are so many are calling for the City to stop functioning entirely? These are individual's tax dollars that run the City.

Councilwoman Petty clarified for the record, she has no agenda with the General Plan update, and didn't think anyone on the City Council has an agenda with the GP, except to do what is best for the City. Some residents have claimed otherwise, and she wanted to set the record straight. She did some research as to how many hours the city staff had spent working on the General Plan. Using conservative numbers, with missing information, she reached an astonishing price tag of approximately \$50,000, but probably closer to \$75,000. And this amount is before the City conducts the second round of the survey. The longer the City leaves this process open, the more they hemorrhage money. She was not comfortable with spending any more of the citizen's money on this process.

Councilwoman Petty stressed although there is no “rush” to finish, there is fiscal responsibility in wrapping up the process. She articulated it is unwise to delay it any further. She repeated the Council can be reached by phone calls, emails, messaging, etc. She noted there are plenty of citizens who have electronically “congregated” already. She was not asking to “push this through” while citizens are distracted. She declared Council is trying to continue to do business as usual. She pronounced there are many ways to complete the survey online, zoom meetings, and video chats with friends and neighbors. She reported there is no justification for stating that anyone is being censored, or that there will be no fair way to have residents’ voices heard.

Councilwoman Petty reiterated regardless of what is decided with the Open House situation and the general plan survey process, she truly wants to be fiscally responsible with taxpayers’ money and precious City resources.

Councilwoman Alberts listened to a lot of audio tapes and a common theme was getting the public more involved. She pointed out the public has worked very hard to be involved and right now they can’t be as involved because of the quarantine. She reviewed the general public has listened to countless hours of audio meetings and delivered survey information throughout the city. She stated because of the directive from Governor Herbert, they can’t act similarly now. She enjoined that some options will not work for some citizens. She suggested postponing the general plan until the restrictions are lifted. She sympathized with the anger of citizens who want to be involved. She acknowledged any gains made with the public will be lost if the Council moves forward.

Councilman Winsor agreed with Councilwoman Alberts. He suggested pressing the pause button on the general plan. He revealed the public needs to look the Council in the eye at a public open house. He disagreed with emails that state the general plan is just a guideline. He argued this is an important document.

Councilman Halverson echoed more time and resources have been spent on this plan. He clarified by waiting on the general plan, the City will need to review development plans based on the approved 2014 general plan. He charged it has information that most of the citizen’s involved don’t want perpetuated. He didn’t have a problem with continuing the survey. He realized individuals want open houses, but circumstances in our world have changed.

Councilman Soderquist agreed with postponing the open houses and recognized the need for individuals to give their input. He supported waiting. At this point he didn’t feel there was anything wrong with remaining with the 2014 general plan.

Mayor Sjoblom received many emails concerning the connection to Layton City. She reminded everyone that this connection has been on the city’s general plan for 20 years. Mayor Sjoblom expressed there is a reason and suggested the Council is evaluating whether there is still a good reason for it. She reported after the last city survey the results indicated there was a considerable number of residents who desired the Layton City connection and it was linked to South Bench Drive at the time. She requested the Layton City connection stand on its own so that the City can get a more accurate picture. If the results from this next survey is that citizens don’t want it, then she will suggest pulling it from the general plan. She doesn’t have any more benefit than the rest of the public has for that road. Although the connection to Layton City would be best for the

health, safety, and convenience of South Weber City, she is not going to force it on the general plan.

Councilwoman Alberts suggested tabling the general plan until May 2020. Councilman Halverson asked if it hurts to put the survey out there without a deadline so with extra time during the quarantine could complete the survey. Councilman Soderquist inquired what the power of the survey is in the end. He wondered even with delaying the open house is there a way to allow people to ask questions? David Larson, City Manager, replied the survey responses can be open until the survey closes. He commented the power of the survey is up to the Council and the weight they give the results. He apologized to the Council for some of his comments creating a fire storm on the Mayor and Council. He recognized the Council desires to receive as much public feedback as possible concerning the general plan. He remarked the 2014 general plan is the current general plan and the city staff has voiced to developers that the city is currently amending the general plan.

David reported the City has received 30 plus individuals who have expressed interest in helping with the beta test group. Mayor Sjoblom asked if a question can be included in the survey concerning feedback. Councilman Winsor believed the commencement of the survey should coincide with the open house. Councilwoman Petty was okay to open the survey right now because people do have the time now; however, it does open up for more resources to be spent. Councilwoman Alberts was hopeful that in a few weeks we will have more direction from the Governor. Mayor Sjoblom asked how much it cost to have the survey stay open. David explained the City pays a monthly subscription fee for Survey Monkey. He related there are costs associated with open houses, staff time, etc. but there isn't a cost to have the survey open. Councilman Soderquist suggested looking at options to change survey comments if a person wishes to do so later after receiving more information.

Councilman Halverson recommended continuing with a beta test group and get the survey finalized and then revisit the timeline at a future meeting. There was some discussion to the method of picking the test group. There will be 12 participants randomly selected from the volunteers. It was decided to reopen applications for volunteers until April 7<sup>th</sup> and have the chosen testers review and comment on the survey tool from April 13-21.

### **Fiscal Year 2021 Budget Workshop**

Mayor Sjoblom recited last fall the City Council passed a significant property tax rate increase, the first in several decades. During the meetings and discussion over the tax increase, the Council expressed the desire to not "fall behind" in such a significant way again allowing the general fund to have a more stable source of revenue and avoid the erosion of the City's buying power. Now that we are preparing this year's budget, it is important to decide which philosophy the City would like to settle on moving forward.

Most citizens have the misconception that property tax rates stay the same from year to year and that they pay more in property taxes because their home value goes up. However, State of Utah law is designed around a declining property tax rate. As property values go up, a city's tax rate is automatically decreased. This means that if a city received \$300,000 in total property tax revenue in 2010, that city will still only receive \$300,000 in total property tax revenue in 2020. The city's overall property tax amount received only increases due to new growth within the city, i.e. new homes are built. The result is the city's buying power erodes over time as the property tax rate

decreases. The method allowed by law for a city to adjust the tax rate (either to hold the same rate or to increase the rate) is to hold a Truth-in-Taxation hearing which South Weber did last year to increase the rate from the previous year. Every year the city doesn't hold a Truth in Taxation hearing, they are accepting the automatic property tax rate decrease. The 100% rate increase last year brought the tax rate back to the same rate it was in the mid-1990s.

### **Ongoing Property Tax Philosophy Options:**

#### **Option 1 – Major Tax Rate Adjustments**

This has been South Weber's past philosophy. Adopt the certified tax rate from the state. As property values go up, the tax rate goes down. No truth-in taxation hearing is needed. The City's buying power slowly erodes until the point is reached where a rate increase is essential to just catch up. This option typically involves large rate increases after many years of rate decreases.

#### **Option 2 – Minor Tax Rate Adjustments**

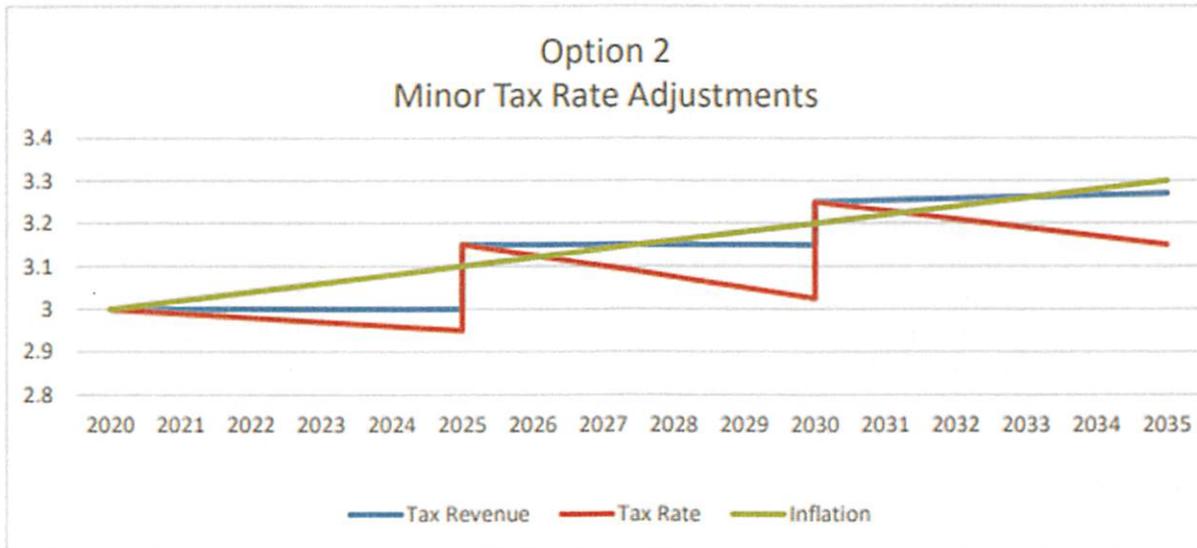
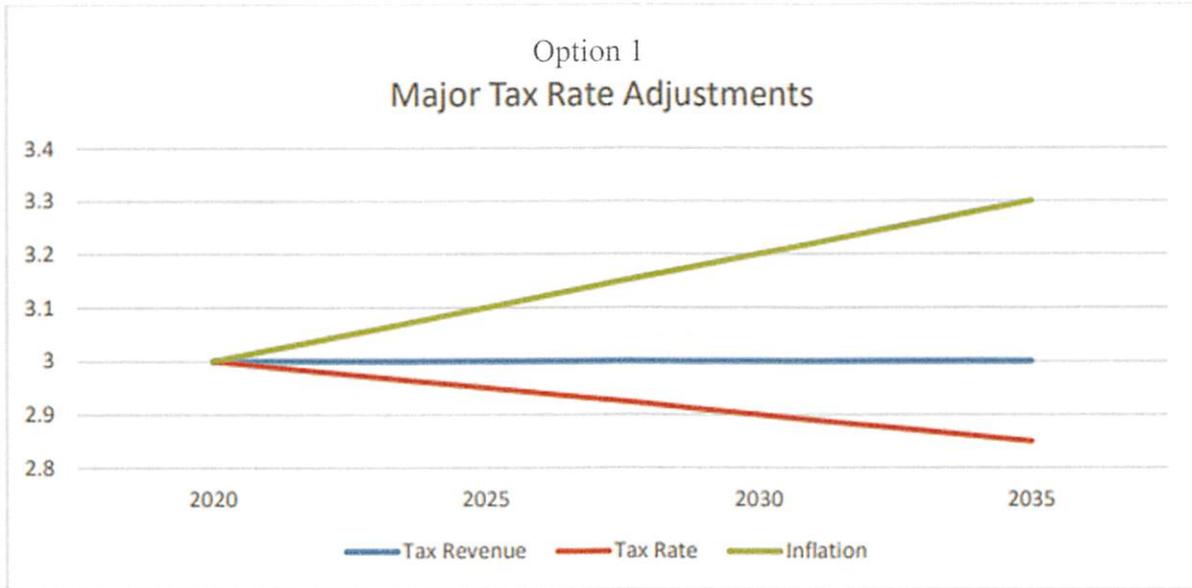
Like option 1, the City does not hold Truth in Taxation hearings and accepts the certified tax rate from the state. However, rather than wait an extended period, the city would plan on bringing back the tax rate to its current amount, or perhaps slightly above, every 3-5 years with a Truth in Taxation hearing. Rather than a yearly Truth in Taxation hearing, the property tax issue is only addressed every 3-5. The tax rate would decrease for a few years then be adjusted back up, followed by a decrease again for a few years then an adjustment back up.

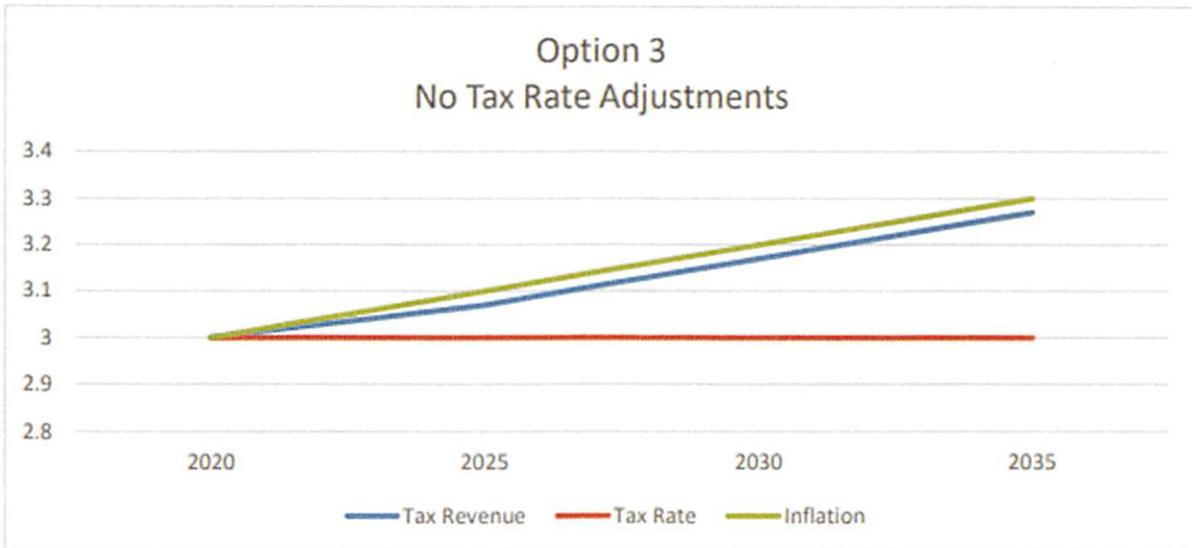
#### **Option 3 – No Tax Rate Adjustments**

The City goes through Truth in Taxation each year to hold the same tax rate year to year. Publicly, it is assumed this is what currently happens and goes to the misconception addressed above. The total amount the City would receive would be based on property value changes, not tax rate changes. Last year many city's passed substantial tax increases after many years without an increase just like South Weber, and now an increasing number of cities throughout the state are considering this philosophy as well. Although state law requires a Truth in Taxation hearing each year over time this becomes a simple philosophy for citizens to understand and accept.

**Committee Recommendation:** Option 2 or 3

**Staff Recommendation:** Option 3





Councilman Winsor explained the Admin/Finance Committee met to discuss this item and they are requesting the Council review the options. He suggested allowing the rate to erode this year and come back in two or three years to review.

Councilman Soderquist disagreed with Option 1. He preferred Option 2 but was open to Option 3. He agreed with waiting to see where things go in the next couple of years. Councilwoman Alberts felt this philosophy choice should be postponed, especially right now, and suggested directing city staff to go with the same tax rate. Councilman Halverson expressed the past Councils since 1970 have done a disservice to the City by staying with Option 1 for so long. He suggested working towards Option 3 overtime. Mayor Sjoblom didn't want to leave this decision for future Councils. She concurred with waiting a little bit and then look at Option 2 or Option 3. Councilwoman Petty was in favor of Option 3. David requested an understanding on waiting and related the tentative budget must be adopted in May and a final budget in June. Councilman Winsor specified the Council didn't want a Truth and Taxation Hearing this year and would recommend Option 2. Councilman Halverson suggested budgeting with the current tax rate. Councilman Soderquist conveyed the City couldn't have a Truth and Taxation Hearing with the quarantine in place. Mayor Sjoblom directed David to hold off this year and revisit this idea next year.

**11. Procurement Policy Update**

Mayor Sjoblom explained the City's Procurement Policy was last updated in 2016. The Admin/Finance Committee has taken approximately 1-year reviewing, discussing, and working to update the policy. The Committee presented that the policy is ready for full Council review and discussion.

Councilman Winsor indicated the Committee updated and added some definitions, adjusted the authorization limits, and clarified the purchase and surplus processes.

Table: Procurement Summary

<u>Amount</u>	<u>Authorization</u>	<u>Process</u>	<u>Policy Reference</u>
<u>\$0 - \$999</u>	<u>Department Head</u>	<u>Small</u>	<u>2-1-060.A.1.a</u>
<u>\$1,000 - \$4,999</u>	<u>Department Head</u>	<u>Small or Exempt</u>	<u>2-1-060.A or C</u>
<u>\$5,000 - \$14,999</u>	<u>City Manager</u>	<u>Small or Exempt</u>	<u>2-1-060.A or C</u>
<u>\$15,000 - \$24,999</u>	<u>City Council</u>	<u>Small or Exempt</u>	<u>2-1-060.A or C</u>
<u>\$25,000 +</u>	<u>City Council</u>	<u>Large or Exempt</u>	<u>2-1-060.B or C</u>

Councilman Halverson focused on the authorization limits and the need to update them. Councilman Soderquist canvassed the Council for feedback on the limits. He specified the City Manager could always bring something forward to the Council for discussion. David remarked he was uncomfortable with \$15,000 personally and accounted it should be dropped down to \$10,000 which is more in line with other policy. Councilman Halverson agreed to drop the Department Head to \$10,000. Councilwoman Petty echoed that suggestion and appreciates the work put into updating this policy. Councilwoman Alberts thanked everyone for their hard work. She advocated the \$10,000 limit. Mayor Sjoblom thanked Councilman Winsor and Soderquist for all their hard work. Staff was directed to make the changes to the policy and bring it back to the next meeting for approval.

**12. 2020 Legislative Review**

David reported the only Legislative change was in regard to the Transportation Utility Fee language referenced in February 25, 2020 minutes page 10. It was suggested this item be placed on the next City Council agenda for discussion.

**REPORTS:**

**13. New Business**

**Non-essential Business:** Councilwoman Alberts referenced citizen suggestion to continue only with essential business and petitioned a definition for essential business. Mayor Sjoblom declared Governor Herbert suggested carrying on business as usual, not identifying only essential items. Councilwoman Petty felt the Council should continue or they will be trying to catch up. Councilman Halverson communicated the Mayor decides what is essential and meets with David to set the agendas. Councilman Winsor expressed essential business includes continuing to pay the bills and put together a drafted budget to meet state deadlines. He acknowledged it's the Mayor's decision as to what is on the agenda. Councilman Soderquist voiced it is difficult to decide what is and what isn't essential. He relayed it is counter-productive to put off non-essential if the council is meeting anyway.

Councilwoman Petty has had a couple of residents ask about the status of fiber networks. Councilman Winsor echoed that item needs to be heavily discussed with the committee.

**14. Mayor's Report:**

Mayor Sjoblom reported Davis County Health will issue an order tomorrow morning and she will forward the information to the Council. She inquired if Councilwoman Alberts had received an email from the Country Fair Days Chair.

**Council Reports:**

**Councilman Halverson:** He stated the Public Safety Committee will meet tomorrow by Zoom to discuss recent issues with the COVID-19.

**Councilwoman Petty:** She had been working with Mark Larsen concerning updating Cherry Farms Park restrooms.

**David Larson, City Manager:** He reported that City Hall operations continue to take place. The doors are closed but City operations are still moving forward. A staff meeting was held today through Zoom. The staff is heavily involved with COVID-19. The Landfill will be closing this Thursday for residential customers.

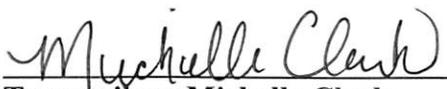
Mayor Sjoblom reminded everyone that Governor Herbert has issued an executive order to allow cities to continue to run their city business and public meetings electronically.

**Brandon Jones, City Engineer:** He reported Jones & Associates is conducting business remotely. Parsons is continuing to work on Old Fort Road.

**Mark McRae, Finance Director:** He shared the City will be getting a check of approximately \$300,000 from the state for the South Weber Drive sidewalk project.

**ADJOURNED:** Councilman Winsor moved to adjourn the Council Meeting at 8:45 p.m. Councilman Soderquist seconded the motion. Mayor Sjoblom called for the vote. Council Members Alberts, Halverson, Petty, Soderquist, and Winsor voted aye. The motion carried.

**APPROVED:**  \_\_\_\_\_ **Date** 04-28-2020  
Mayor: Jo Sjoblom

 \_\_\_\_\_  
Transcriber: Michelle Clark

**Attest:**  \_\_\_\_\_  
City Recorder: Lisa Smith

CC 2020-03-31 CI #1 Stark

From: Lindsey Stark <[lindzpink16@icloud.com](mailto:lindzpink16@icloud.com)>

Sent: Tuesday, March 10, 2020 6:33 PM

To: [jshoblom@southwebercity.com](mailto:jshoblom@southwebercity.com); Wayne Winsor; Angie Petty; Quin Soderquist; Hayley Alberts; Blair Halverson

Subject: Proposed development on 475 E 6650 S

Honorable Mayor and City Council:

Please add the following to the public record. I am writing in regards to the proposed development by Carter Randall at 475 E and 6650 S. I live on the dead end part of 6650 S and would like to see this property stay zoned for commercial only. This piece of land is one of the last spots for commercial use for our city. It could bring I some good revenue if used correctly. I do not believe putting a 4 story apartment complex would be any benefit to our city, as most residents have said and continue to say we Do Not want any more high density housing in our city. Our job is to keep our city beautiful and nice and not provide housing for everyone to move to! A four story building would also take away for our mountain views of which most people have moved here for! Please make the developers make South Weber better then it already is, instead of filling every inch of property to it's brim! Thank you for taking the time and for all you do for our city! Let's keep South Weber the town everyone loves to live in!

Thank you again

Lindsey Stark

372 E 6650

South Weber, Ut 84405

## CC 2020-03-31 CI #2 Fausto

CC 2020-03-31 Citizen Input #1 Fausto

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**From:** Jule Fausto <[jfausto123456@gmail.com](mailto:jfausto123456@gmail.com)>

**Sent:** Saturday, March 14, 2020 6:15 PM

**To:** Jo Sjoblom <[JSjoblom@southwebercity.com](mailto:JSjoblom@southwebercity.com)>; Wayne Winsor <[wwinsor@southwebercity.com](mailto:wwinsor@southwebercity.com)>; Angie Petty <[apetty@southwebercity.com](mailto:apetty@southwebercity.com)>; Quin Soderquist <[qSoderquist@southwebercity.com](mailto:qSoderquist@southwebercity.com)>; Hayley Alberts <[hAlberts@southwebercity.com](mailto:hAlberts@southwebercity.com)>; Blair Halverson <[bhalverson@southwebercity.com](mailto:bhalverson@southwebercity.com)>

**Subject:** RE: Regarding the cancelation of Public Meeting March 17, 2020

Dear, South Weber City Mayor and Council Members:

I am writing as a matter of public record, to encourage the postponement of the up coming City Council Meeting that is scheduled for Tuesday, March 17, 2020 due to justifiable concerns for community health over the potential Coronavirus Pandemic. As you already know Governor Herbert has declared Utah in a State of Emergency, Utah School Districts have closed and State Agencies have sent employees to work from home in an effort to break the chain of potential virus escalation. The timing of this meeting is appalling considering the importance of the issues slated to be discussed and its importance to every tax payer in South Weber. If you choose to go forward with plans for this City Council taxation meeting, the most vulnerable citizens would not be able to attend and that the State of Utah would not encourage such group gatherings at this time.

I would "strongly" encourage you to hold such an important meeting outside of this risky and unsafe time so that all South Weber citizens can have a equal opportunity to attend and participate. This request is reasonable and can better accommodating to all.

I greatly appreciated South Weber City Council Member, Haley Albert's information I found it very important and well defined and thank her very much for representing and informing us.

Sincerely,  
Jule Fausto  
2068 View Drive  
South Weber, Utah 84405

CC 2020-03-31 CI #3 Marvel

**From:** [linda marvel](#)  
**To:** [Public Comment](#)  
**Subject:** Open house and final city plan  
**Date:** Saturday, March 28, 2020 7:35:12 PM

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City council and Planning Committee,

I know I am only one voice but I ask you to please hold off on any decision for the final city plan until we can have the open house meetings that we're planned before the quarantine period.

We all need to be able to be a part of this decision! Thank you for your consideration and for all the good things you do for our city.

Sincerely, Linda Marvel.

Sent from my iPad

CC 2020-03-31 CI #4 Turner

**From:** [tftolman.tolman](#)  
**To:** [Public Comment](#)  
**Subject:** General plan and public open house  
**Date:** Sunday, March 29, 2020 12:54:13 PM

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Mayor, City Council, and Planning Commission,

I am writing in regards to the general plan going on as scheduled without a public open house. There are so many people who are invested into our community and would like a chance to view the city's plan for our wonderful city and ask questions.

I appreciate the hard work that you do and are putting into having a survey for those who would like to take it but proceeding without giving the citizens a chance to voice concerns and here them addressed is also important.

This pandemic is forcing all of us to quickly make changes into our daily lives and right now for many their focus is helping their children with homeschooling and worried about how to keep paying the bills, feed their families, and the health of those around them and because of this I feel that many who would take the survey might not as they are trying to figure out this new way of life.

So again I ask that you please reconsider pushing through with the general plan until this pandemic is over so that our citizens can have the option to attend an open house so they can make informed decisions and that the city can get more accurate information from them and more responses in the survey.

Thank you.

Tracie Tolman Turner  
1390 East South Weber Drive  
South Weber, Utah 84405  
[Sent from Yahoo Mail on Android](#)

**From:** [Lacee Westbroek](#)  
**To:** [Public Comment](#)  
**Subject:** Moving forward  
**Date:** Sunday, March 29, 2020 4:22:53 PM

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Dear Mayor, city council, and staff,

Moving forward to adopt a new general plan without the involvement of the city residents getting to discuss and ask questions in an open house forum is wrong. “We the people” that’s how the constitution of the United States starts out. It is our constitutional right to have a say in anything this vital to the future of our city. In these circumstances that are beyond our control you owe to to us all to delay the general plan. Only extremely vital and pressing city business should be voted on at this time. To move forward without the opportunity for every citizen of south weber to attend meetings and have our voices be heard in pubic comment is not only disrespectful to us as citizens but to our rights as Americans.

If you are considering voting on this without an open house or letting the people have a voice in public comment perhaps you should reread the first amendment of The Constitution of the United States.

Best regards,  
Lacee Westbroek  
7475 jace lane.  
South Weber

--

Lacee Westbroek Loveless

CC 2020-03-31 CI #6 Marvel

**From:** [linda marvel](#)  
**To:** [Public Comment](#)  
**Subject:** City plan decision  
**Date:** Sunday, March 29, 2020 6:57:04 PM

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City council and Planning Committee,

I know I am only one voice but I ask you to please hold off on any decision for the final city plan until we can have the open house meetings that we're planned before the quarantine period.

We all need to be able to be a part of this decision! Thank you for your consideration and for all the good things you do for our city.

Sincerely, Linda Marvel.

Sent from my iPad

CC 2020-03-31 CI #7 Judkins

**From:** [Joylyn Judkins](#)  
**To:** [Public Comment](#)  
**Cc:** [Wayne Winsor](#); [Jo Sjoblom](#); [Hayley Alberts](#); [Angie Petty](#); [Quin Soderquist](#); [Blair Halverson](#)  
**Subject:** General plan  
**Date:** Sunday, March 29, 2020 10:05:06 PM

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To the public representatives of our great city.

I was unpleasantly surprised and incredibly disappointed to hear how hard the general plan is being pushed forward at this scary and uncertain time.

Are we not battling a worldwide pandemic?? Is this really that pressing? I implore you to consider the events we're dealing with and the reality that nobody will be able to attend meetings, many do not have the time to participate in the online city council as we're now adjusting to working and educating our children from home. We have even less "free time" than before while we all try to navigate this new, but hopefully temporary "normal" The mayor herself is urging us all to follow the recommendation of the governor to stay home and stay safe. Many other cities have canceled/ postponed ALL MEETINGS until this craziness ends. If the decisions being worked on are of critical nature, I could understand. However, the general plan does not have a looming due date, and to push forward without open house and citizen involvement looks incredibly unethical at best. I plead with you all to consider that we are not run by a group of dictators... you are all elected to be a voice for the people. The majority. How can you represent the voice of the people when our voices and participation is silenced by health crisis circumstances?

The time has come to halt all major decisions until all voices can be heard. Please stand for the voices you were elected to represent. We need you to stand by that oath.

All my love to you and your families during this truly worrisome time

Joylyn Judkins  
7473 S 1160 E

**From:** [Brett Dille](#)  
**To:** [Public Comment](#)  
**Subject:** General plan  
**Date:** Sunday, March 29, 2020 10:43:35 PM

---

Brett Dille  
7442 S 1475 E South Weber, UT

The city asked for public input regarding the general plan. A record number of citizens completed the survey. Participation levels are at a historic high and many very controversial issues are being addressed in this general plan. The citizens are not able to voice their concerns or suggestions during the current pandemic. Public meetings have had to be cancelled. I would ask the mayor, council and planning commission to not proceed with any final drafts until citizen involvement can be achieved through conventional public forum.

Brett Dille

**From:** [Terry George](#)  
**To:** [Jo Sjoblom](#); [Wayne Winsor](#); [Hayley Alberts](#); [Angie Petty](#); [Blair Halverson](#); [Quin Soderquist](#); [Public Comment](#)  
**Subject:** General plan can wait!  
**Date:** Sunday, March 29, 2020 11:01:59 PM

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Greetings my elected servants of South Weber City.

I want this submitted as public comment.

BLUF (Bottom Line Up Front): I Strongly recommend you shut down any forward movement on the General Plan until we can get back to our normal lives. Right now, you choosing to move forward has the strong perception of pushing something forward that involves the future plan of our city while we, the citizens, are hindered in our ability to attend any meetings or disseminate any information due to the Covid-19 pandemic; it almost appears as if you want to get it done, the way you like it, while the citizens are not as able to be “involved” or “In your way”, depending on your individual intentions.

You all know this has been a hot topic for our city. You all know that some of the hottest topics have been zoning and the Mayor's desire to have a road built to Layton. You've seen the involvement of the citizens. The citizens have already spoken once via your survey back in the fall (a survey I would consider that had very tainted questions in my own opinion), and even then it was obvious that over 60% want nothing to do with a connection road to Layton. And yet, it keeps on coming back like a bad virus that you just can't shake.... So, just like we are doing with the Covid-19 Pandemic, lets lock this virus down, until we can all discuss in our Constitutional guaranteed rights to assemble and lets make sure the public has the opportunity to meet, discuss, and influence. We the vocal majority will gladly show you, yet again, that we don't want a connection road to Layton. We will show you that we want to keep our city small, secluded, quaint, and that we want to be involved and be heard.

There is nothing “Critical” or “Urgent” about getting this General Plan done. Many of us in the city feel this should have been put to bed already, and easily could have been had you actually just listened to the survey results last fall and honored them. But, just like Nancy Pelosi trying to add her agendas to an emergency relief bill; holding the citizens who need the relief hostage, it appears some of you still feel it's okay to take advantage of this unprecedented world situation and do your desires.

I respect you all immensely. However, I am obviously not aligned with some of you on critical city issues. I believe the majority of this city share my views. I've seen nothing to the contrary on any measurable data (Surveys, public comments, who we wrote in to take office etc). Make the right play, and for those that are politically motivated, the smart play: Wait until the citizens can have normal involvement before moving forward with anything that is not an absolute emergency. If not, I have a very strong feeling you will see citizen involvement against your actions at a whole new level.

You are our servants. You are our representatives. Represent and respect your citizens during this time of chaos by letting things stabilize and get back to normal before you decide our future.

Respectfully,  
Terry George  
7825 S. 2000 E.

CC 2020-03-31 CI #10 Kendell

**From:** [Jeff Kendell](#)  
**To:** [Public Comment](#)  
**Subject:** Road to Layton  
**Date:** Monday, March 30, 2020 7:58:03 AM

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I want to be very clear and hope this gets to the right people.

I am completely against a road connecting South Weber and Layton through the city in any fashion.

Jeff Kendell  
7896 S 1900 E  
South Weber, Utah 84405

CC 2020-03-31 CI #11 Ketts

**From:** [Tami Ketts](#)  
**To:** [Public Comment](#)  
**Subject:** General plan  
**Date:** Monday, March 30, 2020 8:31:15 AM

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Hello Fantastic South Weber City Public Servants,

It seems a little underhanded to hold an “open house” and push this unwanted connection to Layton at this time. If you’re not trying to slide something undesirable through please wait until all citizens can participate. I love you all, but waiting just makes sense, especially if you have nothing to hide and truly want everyone’s input. Please continue to persuade us that this connection is a good idea with all of your best information but don’t try to force your desires on us. You are representatives of the people. Please wait so your decision can reflect our views.

Sincerely,

Tami Ketts

1165 E So. Weber Drive

Sent from my iPhone

CC 2020-03-31 CI #12 Munoz

**From:** [Janelle](#)  
**To:** [Public Comment](#)  
**Subject:** Connection Road  
**Date:** Monday, March 30, 2020 8:31:31 AM

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To whom it may concern,

I live in South Weber at 2022 Cedar Bench Drive and I am FOR the road connecting Layton to South Weber. I know you are likely getting emails expressing others position against it, but want you to know there are people in the city who are for it.

Thank you for your time  
Janelle Munoz

**From:** [Uintah Arroyo](#)  
**To:** [Public Comment](#)  
**Subject:** Concern in regards to the Open House  
**Date:** Monday, March 30, 2020 9:01:28 AM

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To whom it may concern,

My name is Uintah Arroyo, I reside with Joanne Stanger on South Weber Dr. I am expressing my extreme concern with the open house being held despite the issues with the world and health happening at this time. It is extremely sneaky and unprofessional to hold these events at a time when the majority of concerned citizens would be unable to attend and express their discomfort with this plan. I recommend you follow CDC guidelines and extend the open house to a later date when government officials provide the approval to follow through with these community events. We would all love to hear the plan because as of right now it is disheartening to hear your plans for South Weber. You have to understand from our side, that it makes us even less pleased with the plan that you are holding these meetings at a time when the citizens don't feel comfortable joining these events.

Regards from a concerned, South Weber Citizen.

CC 2020-03-31 CI #14 Stanger

**From:** [Joanne Stanger](#)  
**To:** [Public Comment](#)  
**Subject:** Master plan  
**Date:** Monday, March 30, 2020 9:02:22 AM

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I feel you should postpone the decision to go forward with the master plan at this time. You are our representatives, and clearly this not what we want. Please listen to the voice of the people and not push something through that we clearly don't want.

Joanne Stanger

1195 E South Weber Dr.

[Sent from Yahoo Mail for iPad](#)

CC 2020-03-31 CI #15 Wandell

**From:** [tammy wandell](#)  
**To:** [Public Comment](#)  
**Subject:** Public comment  
**Date:** Monday, March 30, 2020 9:41:46 AM

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Elective Servants of South Weber City

I would like to submit this email as public comment, I do not agree with the fact that you feel it is the right thing to do by moving forward with the General Plan, while we as citizens are doing our part as you the Mayor have asked us to do, and can not be there to voice our concerns, It is bad enough that time is even being spent on this AFTER we have already done this once and gave our opinion, but because you did not get the opinion that you were hoping for it is now a do over!

Do the right thing and put this on the back burner until everyone of us can participate fully. If you truly care about your citizens as you say you will hear us, and you will do what is right. This is not the time to be pulling one over on us, as we are all under a great amount of stress, not knowing what will happen in the next few weeks. If you expect us to do our part, then we expect you to do your part as well.

Respectfully,  
Tammy Wandell  
2518 E 7870 S

CC 2020-03-31 CI #16 Skousen

**From:** [Jennifer Skousen](#)  
**To:** [Public Comment](#)  
**Subject:** General plan  
**Date:** Monday, March 30, 2020 9:46:11 AM

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I am against moving forward with the general plan or any city business that is not urgent. During this pandemic and time of public meeting restrictions it is irresponsible to move forward with any issues that are not critical. Thank you.

Jennifer Skousen

Sent from my iPhone

**From:** [Terry George](#)  
**To:** [Angie Petty](#)  
**Cc:** [Jo Sjoblom](#); [Wayne Winsor](#); [Hayley Alberts](#); [Blair Halverson](#); [Quin Soderquist](#); [Public Comment](#)  
**Subject:** Re: General plan can wait!  
**Date:** Monday, March 30, 2020 10:42:46 AM

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Angie,

Thanks for responding. Hope you and the family are well.

At this point I think the smartest and wisest thing to do is postpone all movement of the General Plan until we can have the public meetings and comments. The window we had to resolve all this after the last round has closed. Here are my thoughts as to why:

Had we taken the last survey for what it stated by the largest number of citizens to ever be involved in city General Plan, we would have removed any connection road to Layton from the plan and we would have focused heavily on re-defining the zoning (which I know we have done some great work there) and we could have had this thing done and put to bed by January or February. However, Even though I seem to recall at least four of the then current council members stating they wouldn't support any road to Layton on the General plan, the draft came out and there it was..."ROADVID-19 (Raod Vlrision Disaster)" on the latest draft. Slap to the face of the hundreds who voiced no road and were the majority of the respondents.

Whomever is the force behind adding the road to the draft and those who supported that move re-opened the trust wound between elected and voters. This was made very clear via public comments and emails etc to those addressed in this email. The response we received from some addressed in this email was: "There is a silent Majority that really wants this road, and they need there chance to be heard too." It's a political stall tactic in hopes of gaining support for the road. In my opinion, it was just wrong to ignore the results of the first survey; especially since it had so much involvement from citizens.

I know there are many who want a road. Just below 40% if my memory serves me well? So, that being said, and you all choosing to go down the rabbit hole of keeping the road on the draft, we now owe it to every citizen to have the chance to attend a public meeting, do open houses, do a survey etc. it's the only way we can ensure all sides get there chance; again, to voice there opinions.

If we move forward under the current conditions of COVID-19 there will be speculations and room for argument from either side that doesn't get their choice.

I'm convinced the outcome will be the same from the majority. However, to turn that off now, even with the road off the plan, would still cause people to feel the government is moving forward without following the normal procedures. Doing so under a global crisis only adds to the perception of distrust that we are all striving to overcome since the Lofts and this ROADVID-19 issue.

So, at this point the only smart, respectable, and in my opinion right thing to do is to wait. Put the General Plan on ice. Let us figure out what is going on with all the COVID-19 Pandemic stuff, and then when we get back to normal, we do it by the book and with as much citizen involvement as possible.

Those are my thoughts. Again, appreciate you responding and being involved.

If any of you need TP, let me know. I can help a little.

Respectfully,

TG

Terry George

On Mar 30, 2020, at 8:55 AM, Angie Petty <[apetty@southwebercity.com](mailto:apetty@southwebercity.com)> wrote:

TG,

After reading your email, I have one question: if the connection to Layton was removed as an option on the 2nd survey, during which time we still have a digital and paper survey with an ample timeframe for public comment, would you think that would be enough to cancel the open houses, given that we can not congregate at this time?

Thanks,

Angie

Get [Outlook for Android](#)

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**From:** Terry George <[tggeorge13@icloud.com](mailto:tggeorge13@icloud.com)>

**Sent:** Sunday, March 29, 2020 11:01:50 PM

**To:** Jo Sjoblom <[JSjoblom@southwebercity.com](mailto:JSjoblom@southwebercity.com)>; Wayne Winsor <[wwinsor@southwebercity.com](mailto:wwinsor@southwebercity.com)>; Hayley Alberts <[hAlberts@southwebercity.com](mailto:hAlberts@southwebercity.com)>; Angie Petty <[apetty@southwebercity.com](mailto:apetty@southwebercity.com)>; Blair Halverson <[bhalverson@southwebercity.com](mailto:bhalverson@southwebercity.com)>; Quin Soderquist <[qSoderquist@southwebercity.com](mailto:qSoderquist@southwebercity.com)>; Public Comment <[publiccomment@southwebercity.com](mailto:publiccomment@southwebercity.com)>

**Subject:** General plan can wait!

Greetings my elected servants of South Weber City.

I want this submitted as public comment.

BLUF (Bottom Line Up Front): I Strongly recommend you shut down any forward movement on the General Plan until we can get back to our normal lives. Right now, you choosing to move forward has the strong perception of pushing something forward that involves the future plan of our city while we, the citizens, are hindered in our ability to attend any meetings or disseminate any information due to the Covid-19 pandemic; it almost appears as if you want to get it done, the way you like it, while the citizens are not as able to be “involved” or “In your way”, depending on your individual intentions.

You all know this has been a hot topic for our city. You all know that some of the hottest topics have been zoning and the Mayor's desire to have a road built to Layton. You've seen the involvement of the citizens. The citizens have already spoken once via your survey back in the fall (a survey I would consider that had very tainted questions in my own opinion), and even then it was obvious that over 60% want nothing to do with a connection road to Layton. And yet, it keeps on coming back like a bad virus that you just can't shake.... So, just like we are doing with the Covid-19 Pandemic, lets lock this virus down, until we can all discuss in our Constitutional guaranteed rights to assemble and lets make sure the public has the opportunity to meet, discuss, and influence. We the vocal majority will gladly show you, yet again, that we don't want a connection road to Layton. We will show you that we want to keep our city small, secluded, quaint, and that we want to be involved and be heard.

There is nothing “Critical” or “Urgent” about getting this General Plan done. Many of

us in the city feel this should have been put to bed already, and easily could have been had you actually just listened to the survey results last fall and honored them. But, just like Nancy Pelosi trying to add her agendas to an emergency relief bill; holding the citizens who need the relief hostage, it appears some of you still feel it's okay to take advantage of this unprecedented world situation and do your desires.

I respect you all immensely. However, I am obviously not aligned with some of you on critical city issues. I believe the majority of this city share my views. I've seen nothing to the contrary on any measurable data (Surveys, public comments, who we wrote in to take office etc). Make the right play, and for those that are politically motivated, the smart play: Wait until the citizens can have normal involvement before moving forward with anything that is not an absolute emergency. If not, I have a very strong feeling you will see citizen involvement against your actions at a whole new level.

You are our servants. You are our representatives. Represent and respect your citizens during this time of chaos by letting things stabilize and get back to normal before you decide our future.

Respectfully,  
Terry George  
7825 S. 2000 E.

**From:** [ROBERT STEWART](#)  
**To:** [Public Comment](#)  
**Subject:** General Plan Survey  
**Date:** Monday, March 30, 2020 10:43:24 AM

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Madam Mayor and SW City Council,

Because we are unable to meet as a group currently, I am requesting you postpone any non emergency decisions or survey until we get past this pandemic. I don't understand the urgency to carry on with the survey of the General Plan until this pandemic passes and we can hold meetings. The citizens of South Weber have spoken once "NO" to a connection to Layton. I am sure there is pressure from Layton and the Air Force to develop a connection through our city. But it is still our city, not theirs.

I live one house from the corner off 1900 E, it is already a speedway and very dangerous for children, walkers, runners, dog walkers, bikers and people using their driveways to enter the street.

Sincerely,

Robert Stewart  
1923 E 7700 S  
South Weber, UT 84405  
Mobile, 801-452-5084  
Email, [res8014@aol.com](mailto:res8014@aol.com)

**From:** [Shawna Lobato](#)  
**To:** [Public Comment](#)  
**Subject:** Open House/Layton Connection  
**Date:** Monday, March 30, 2020 1:13:33 PM

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I copied the wording of this email from my sister, however it states exactly what I'd like to say....

Hello Fantastic South Weber City Public Servants,

It seems a little underhanded to hold an "open house" and push this unwanted connection to Layton at this time. If you're not trying to slide something undesirable through please wait until all citizens can participate. I love you all, but waiting just makes sense, especially if you have nothing to hide and truly want everyone's input.

Please continue to persuade us that this connection is a good idea with all of your best information but don't try to force your desires on us.

You are representatives of the people. Please wait so your decision can reflect our views.

Sincerely,

Shawna Lobato

1909 E Cedar Loop Dr.

**From:** [Julie](#)  
**To:** [Public Comment](#)  
**Subject:** Public comment - City Council Meeting 3/31/2020 - Julie Losee - 2541 E 8200 S  
**Date:** Monday, March 30, 2020 1:43:55 PM

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Dear Mayor, City Council Members, Planning Commission, Staff and Citizens of South Weber,

In a day and age where it is more important than ever, to make a choice as to where you live, over any other place in the entire world, and to be able to provide input into the decisions that affect where we live, I am absolutely appalled and disappointed at the Mayor's and City Council's suggestion is to move forward with having any meetings where the public will be unable to meet and attend and provide comment in person.

People are stressed out, worrying about their jobs and their lively hood and how they are going to take care of their families. They have taken on the added responsibility and stress of needing to teach their children and grandchildren full time, due to the state wide dismissal from public schools. Some people are fearful to even leave their home for fear of exposure. They do not also need to worry about what decisions are being made in their city, at a time when they cannot actively participate, especially when most of us don't have the mental or emotional energy to spare during these current trying times.

Our citizens deserve the opportunity to provide public input into the future development and growth via LIVE public comment including open houses for the creation of our general plan for the city ... emails, Facebook feeds and Zoom conference call comments after the fact don't really count as ACTIVE participation in the discussion.

I'm specifically concerned over the inability to gather live public comment on the following topics:

#1) a tax increase proposal that will affect every citizen in our city, especially in light of our most recent 100% property tax increase),

#2) Approving large capital expenditures (ie. Ambulance & Power Gurney purchases) ... which, by the way, why is the Stryker Power Lift Gurney setup double the cost (\$34,890.65) of the 5-year-old ambulance from Roy City (\$15,000)? Also, spending \$15,000 is a way better option then spending \$110,000 – \$180,000 for a brand new ambulance. Just my 2 cents on this topic.

#3) probably my biggest frustration is with the suggestion to forgo holding open houses for the 2nd draft of the General Plan. These Open Houses allow the citizens to gather (currently not allowed due to Covid-19 social distancing/quarantine measures), to ask questions and to provide their input and viewpoints to the city officials and help us all get closer to a finalized version of the General Plan.

The General Plan that was presented back in the Fall of 2019 is not the same as the General Plan - version 2.0 ... we deserve every opportunity to provide feedback and comment on the contents of the new version.

In light of recent - unprecedented - citizen input and comment, and the apparent disregard for what the initial survey results have stated (because why would a connection to Layton still be on the General Plan 2.0 when during the first round of input, 60% of the citizens said they did NOT want this), is frustrating. It speaks to a disregard for the public wishes due to possible personal agendas, opinions and preferences. I truly hope that is not the case. I want to believe in the very best of each of you, but that means full disclosure and

total transparency on all topics.

By not pausing the discussion on these items and disallowing for and gathering the current citizens input into how we want to control and develop future growth in the city, you are doing a gross disservice to the people who have moved here and chosen to live here and raise their families here!

You are ELECTED officials, put into office by the voice of the people, which means you represent the Citizens of South Weber!

If you are not willing to give us adequate time and pause in your actions toward the adoption of the General Plan, especially in the face of uncertainty and unprecedented times (corona virus 19 pandemic quarantine work life shutdown) , then you are not really listening to our wants or our needs and you need to CEASE and DESIST!

If any of this is due to a developer who is giving the city any pressure - feel free to give them my name and number and I'll tell them exactly what they need to hear ... South Weber is NOT for Sale!! If you want to develop and build here then bring our representatives a solid plan that fits in with our General Plan which was created by listening and applying what the citizens have stated the Cities vision and growth should be.

Citizens of South Weber: If you are not commenting publicly (as best you can, given the current social distancing restrictions in place), and expressing your thoughts on what you want to see happen, or not happen in our city, then NOW is the time to speak up!

One on one conversations, back room meetings and deals have no place in our City! The Silent Majority cannot have a larger voice then the people who speaking out and commenting. I'm done being told that the expressed viewpoints don't count because there is a larger, silent minority! The time for being silent is OVER.

City Officials: We are NOT Layton! We are NOT Riverdale! We are NOT South Ogden!

We ARE South Weber!! Be Proud of that!! I think most of you get that.

I also think that you all know just how much the citizens of South Weber City truly care about the future development of the city, even in a time where we are all just trying to keep it together, to take care of ourselves and the ones we hold most near and dear ... no matter how crazy busy life may get ... know that we all still very much give a damn!

We are all trusting you to continue to take care of the City and the day-to-day dealings that need to be done (obviously), but all major discussions regarding the general plan, tax increases and large capital expenditures can be put on hold while the world and our community tries to recover and heal and determine a plan for moving forward with life and plans, because this uncertain time will not last forever.

Thank you for listening, for your time and efforts and applying course correction where needed. We are all in this together and please feel free to response as you see fit.

Julie Losee  
2541 E 8200 S, South Weber UT 84405  
C: 801.699.3474  
E: [jmlosee@gmail.com](mailto:jmlosee@gmail.com)

**From:** [Natalie Browning](#)  
**To:** [Public Comment](#)  
**Subject:** General plan  
**Date:** Monday, March 30, 2020 4:25:42 PM

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To Whom It May Concern,

I am writing you in dismay as to your current decision to continue with the General Plan and other unnecessary decisions that you are currently discussing. It seems as if this is a ploy to get things done underhandedly while we are in the Covid-19 pandemic and quarantine and many consider this plain wrong! The road to Layton was a strong veto from the residents during the last General Plan and ethically should have been taken off at this time. I was at the meeting when it was decided that there was a "silent majority" that would like to have it. I was more than disappointed in our current elected and appointed officials who agreed to continue with this proposed plan. Our entire Country is doing their best they can to abide by the guidelines and laws that are imposed on us during this time. People's plates are full with concerns about their health as well as their families health. They are consumed with their jobs or lack thereof and trying to make ends meet. Many have family members moving back in with them from missions and school. Simply stated families are overwhelmed!

It is known that several surrounding cities have actually postponed having meetings or making any decision that is not absolutely urgent until people are able to participate. I commend their leaders for making a decision that is in the best interest of the people whom they serve. I along with many others am very disappointed with your decision to meet on the General Plan as well as have any other meetings that are not absolutely essential. I'm also very concerned that there are some who do not feel that having a Public Open House is not warranted, especially regarding the high turnout last time. This turnout should have been a strong indicator of the worries the citizens have about the poor decisions that are being made. I hope you're able to recognize that during this pandemic the areas that have the hottest spots are those that are filled with HDH. I am adamantly opposed to any more HDH in our city as well as the proposed road to Layton. Once again, people like South Weber for what it's not. If you live here and you feel the need to change the lovely atmosphere which the citizens that live here love, possibly this isn't the place for you,

Sincerely,  
Natalie Browning

**From:** [Ember Davis](#)  
**To:** [Public Comment](#)  
**Subject:** Public Comment - General Plan  
**Date:** Monday, March 30, 2020 4:47:08 PM

---

Hello Mayor & Council Members,

I would like to submit the below for public comment March 31st 2020.

With the unprecedented closures, sacrifices and disruption that the COVID -19 virus is causing I was disheartened to learn that the General Plan will be moving forward without the ability of the public to fully participate in this process. The open houses in the fall were fantastic and we need to ensure these are held again. I am ALL for online & remote meetings, in fact I prefer it, but my worry is many of our older citizens will not participate.

It is very possible that these very same citizens may be fighting for their lives in the upcoming weeks and honestly any of us could be in the same situation. Our Federal and State government are furiously fighting to save lives right now and I implore you to focus on the same. **PLEASE put the General Plan on hold until we as a community can be fully engaged.**

Many of us are scared and unsure of what is yet to come especially knowing with in the next two weeks our numbers will surge both with infected and deaths. Personally my only solace and something I am grateful for multiple times a day is my home here in South Weber. Our beautify city is filled with vulnerable residents and we should put focus on protecting them instead adding more stress and worry as to how our homes will be changed forever with a rushed General Plan.

Thanks for taking the time to read this and as always the work you do for our city.

I look forward to good health and safety for all of us over the next few weeks.

**Ember Davis**  
**7362 S 2050 E**  
**South Weber, Ut 84405**

**From:** [Amy J Mitchell](#)  
**To:** [Public Comment](#)  
**Subject:** Public comment for 3\_31\_20 meeting  
**Date:** Monday, March 30, 2020 5:27:58 PM

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Dear Mayor and City Council Members,

Thank you for finding a way for us to watch this meeting! I hope that many citizens can find a way to view it!

I wish to express my disappointment at how the timeline was given in the last joint meeting. It almost felt like we were blindsided with it. We have been told countless times that this General Plan revision will go on as long as it takes to get it right! I expect that you have countless citizens that will hold you to your word. This is a time of great concern in caring for our families, getting our children through their school work (no easy task), employment worries, dealing with the emotional unrest brought on not only by the Covid-19, but also the recent Earthquake and after shocks. I know you all are dealing with these same problems. I do not understand why the need to rush through this second draft without holding the promised open-houses. There is no way that this General Plan can be given the attention that it requires with the state of our city, state and country at this time of Crisis.

I am very concerned that if this doesn't wait, then you are telling us that your opinion matters way more than those you were VOTED in to represent. If you choose to push this through, then I ask you to take the results from the first survey at it's FULL value and shut down all discussion of the connection to Layton. It was opposed to in the same way that South Bench Drive was, and yet still was put on the 2nd draft. It should never have been added back in because the MAJORITY did NOT want it on there!! Somehow, the Mayor spoke up and it got put back on as an option. I remember her referring to those who she spoke to personally that asked for it to be there. If it was not IN WRITING, it should not carry any weight. If it was to ever get GRAMA requested, they would only look at the things in writing, not conversations that were done over the fence, at the park or anywhere else. Time and time again the General Plan has been referred to for development. It is more than just a simple guideline, it is a plan that our city has to hold developers to! That is how important it is.

I beg each of you to consider the amount of effort in getting the General Plan to this advanced state, only to rush through the end. We have come too far and invested too much to get it to this point. Please consider letting it sit until we are out of the state of quarantine and have been able to get somewhat back to the new normal that awaits us after the peak of this pandemic. I am sure that our city has plenty of things to take care of and worry about to just keep things running. We have been asked by the Governor to keep things running as best we can. Day to day operations should take priority and anything that can wait, should. The General Plan is one thing that can wait, as well as any tax increase or any other major spending that should have citizen involvement. We have a fundamental right to give our opinion in person and not just through email, where we have no idea if it's being read or not. Thankfully this is part of public comment.

Might I also ask that as you get public comment before the meeting. Is it possible to have questions addressed somewhere in the meeting? Do we need to ask for it to be an agenda item to have things addressed or can there just be an open discussion time during the meeting to talk about the concerns of the citizens?

Please consider this as you move forward and meet again. I look forward to the discussion at this meeting. Again, thank you for all you do and I know the burdens of our current situation weighs heavily on each of you as you worry about our city. You are definately not alone!!

Sincerely,  
Amy Mitchell  
1923 Deer Run Drive  
South Weber, Ut 84405

## CC 2020-03-31 CI #25 Spacil

**From:** [STEVEN SPACIL](#)  
**To:** [Public Comment](#)  
**Subject:** General Plan  
**Date:** Monday, March 30, 2020 6:34:57 PM

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To the Mayor, City and Planning Council members of South Weber City.

I wish this e-mail to be submitted as a public comment.

I sincerely ask and recommend that you cease any and all progress on the General Plan until such a time that our current declared Utah and Davis County States of Emergency are lifted and we have all had a few weeks for things to return to normal.

There is no rush that I am aware of that necessitates the SWC governing body as a whole to ignore the above mentioned directives that essentially cover the entire United States of America. If there IS such a pressing need to push forward should the citizens of SWC that are abiding by these directives; not meeting in large groups and practicing social distancing to help stop the spread of Covid-19; and thus unable to attend council meetings, open houses, and the like; should be advised of the extremely urgent reasons that you continue on with business as usual? In many instances in direct conflict with the desires SWC citizens specifically expressed previously, consistently, and continually on surveys, in public meetings, on social and public media, as well as during individual conversations with most, if not ALL of you?

I am referring to zoning, a road to Layton, higher housing density, supposed low income housing that won't be because the city can't control prices, and basically trying to turn SWC into something it can NEVER be, a place with a lot of businesses, instead of the quiet, secluded, friendly, little hometown (once voted one of the 10 best small cities to live in) that the many residents that have lived here for generations helped create, many moved here to partake of that atmosphere and help maintain it, and even more dream of moving here one day.

We have a little slice of heaven here. The isolation that helps keep strangers and crime out also in a way works against us in that we are landlocked and can't grow much larger to attract businesses which would bring in jobs and tax money. But I think most SWC residents like it that way. We don't really have any areas of decrepit, run down houses or building like most other cities do. We don't have a big crime problem. Biggest complaint I've seen lately was about people letting their dogs do their dirty deed in other people's yards or in the park and not cleaning up. And it seems like that got resolved pretty quickly.

Seems to me the biggest issues we have in SWC come by way of your hands. By going against the will of the majority of citizens of SWC time and time again. Seemingly almost always behind those citizens backs.

Well no more. People are watching your every move, ready to alert the public if something seems iffy or not in the best interests of our quiet little town. And I'm pretty sure things will be a lot more hectic than this past summer if things come to a head again. We've placed our trust in you (well, some of you). Don't let us down. You can't keep doing the same things over and over again and expect different results.

Use this time off due to the virus to spend some time thinking about the right way to do things in SWC.

Thank You.  
Steven Spacil

*Sent from my T-Mobile 4G LTE device*

**From:** [Curt Sa](#)  
**To:** [Public Comment](#)  
**Subject:** General Plan Survey  
**Date:** Monday, March 30, 2020 8:22:02 PM

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Mayor,

I am writing as a concerned South Weber citizen in regards to the SW to Layton city connection planning agenda. The general census before was that the citizens didn't want this. The citizens that live here or have moved here because its one of the few places that you can still feel like a small town. Commercial traffic is limited, if we need something from the store you go and get what you need and then return back to our quiet town, and THATS HOW WE LIKE IT. No HDH this will also effect our community. Sometimes change is nice but when the majority of the community is happy, that says something and should mean something to the person that they represent. To hold another meeting when the body cant come together under ideal circumstances for an issues that is not an emergency paints a picture of the person pushing forward with this meeting has a hidden agenda. Be fair/loyal to your citizens and postpone this meeting until this Covid 19 has settled down. A response is appreciated!

South Weber Resident  
Curt

CC 2020-03-31 CI #27 McDavid

**From:** [Miranda Mcdavid](#)  
**To:** [Public Comment](#)  
**Subject:** South Weber General Plan Discussions  
**Date:** Monday, March 30, 2020 9:29:45 PM

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Dear Mayor and South Weber City Council,

Please respect your citizen's voice and

DO NOT hold City Council Meetings and discussions and make decisions behind your citizens backs at the most venerable time in the world during our lifetime. We citizens cannot focus on important issues like a connection road to a Layton (whether for or against it) or any other city matters at this time when we are supposed to be focused on staying quarantined, healthy, and social distancing.

We have worries for our families, our elderly, our jobs, and our children that is consuming our lives right now. Many are losing their jobs and having to care for and school children. Depression, worry, anxiety and frustration - all are things many are fighting right now. How dare you try and push your own agenda's thru when you know no one has the energy to put toward one more thing right now in their life!

You know we can't be there in person - so you don't have to look us in the eye when we give you our opinions. You know it would be unwise and dangerous to go door to door with info to educate our neighbors on the various options. So why else would you do this other than to railroad your way thru with your own personal interest. Stop! Just Stop! You know better! Put these City Council meetings as well as any important issues of General Plan discussions off until this Corona virus pandemic has been put to rest and we citizens can get out and become aware of what our options are.

It is my understanding (and I could be wrong) but it is my understanding that a vote was taken last year to decide on a connecting road to Layton from South Weber via 1900 East and it was voted down. So I don't know why you are even considering this again on the General Plan. But if you do want to discuss something so critical to our entire city once again, please wait until we can do so and the citizens of South Weber can come out of our homes and not feel we are putting our very lives in danger in becoming educated to the various topics and voicing our opinions.

Thank you,

Miranda McDavid

Sent from my iPhone

**From:** [Ryan J. Harris](#)  
**To:** [Public Comment](#)  
**Subject:** Master Plan  
**Date:** Tuesday, March 31, 2020 1:44:37 PM

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March 31, 2020

Dear Mayor and City Council,

I am appalled at the direction you have taken the city concerning the city master plan. I am dismayed that Mayor Sjoblem and the city council would have disregard of its citizens who elected them.

Last fall the citizens of South Weber filled out master plan surveys, attended planning and information meetings and gave input as to the direction they wanted the city to take with the master plan. Never before has the city had such participation. It was clear what direction the citizens wanted the city to take. Some of the more important parts of the plan the citizens were concerned about were the Cedar Bench drive including the connection to Layton, housing density, and commercial development. As I recall you listened to us as residents concerning the latter two. However, it is quite evident that concerning the connection to Layton you have gone ahead and done what you want and not what we as South Weber citizens desire.

Never before has the city had a response concerning the master plan as it has at that time. We as citizens were concerned about our city and the direction the master plan was headed. As difficult as the survey was to fill out never had the city had a response concerning the will of its citizen concerning the master plan. It was clear, we as citizens wanted limited density, limited commercial, and No Cedar Bench Drive And No connection to Layton. It appears that you are planning to go forward with a connection to Layton which the residents of South Weber were clearly against.

We as citizens respectfully ask the Mayor, City Council, and Planning Commission to remove the connection to Layton from the city plan.

Respectfully,

Ryan J. Harris

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Ryan J. Harris

**From:** [Paul](#)  
**To:** [Public Comment](#)  
**Subject:** 31Mar20-General-Multiple-Paul Sturm  
**Date:** Tuesday, March 31, 2020 4:51:34 PM

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General Comment: Multiple Agenda items are mis-numbered and becomes confusing when one tries to cross reference the Agenda number to the text. An example is that Agenda Item #6 is Listed as Agenda Item #5 in the text.

**Action Item #5.a:** The minutes from the meeting of 2020--02-25 reference attachment(s) that are not included in the packet.

**Action Item #5.c:**

- 1) Multiple discrepancies were found during a review of the numbers. Found a double billing by Crown Trophy for Gary Boatright nameplate.
- 2) A billing from Jones and Associates. 1/31/20-Cornia Drive /2725 E. - Renaming to Mountainside. Does not a street renaming require either Planning Commission or City Council Approval?
- 3) Billings from both Keith Kap and Layne Kap, both listed as Fourth of 4 Installments for Easton Basin Detent 5440690 4,447.31. Is this correct?
- 4) Believe that the charges from Office Depot are reversed. A white board is more expensive than dry erase supplies.
- 5) Questionable fuel charges on the F-550. There are two charges on 3Feb20, one for \$280.69 and a second for \$380.67.

Agenda Item #6: Section Titles do not match document titles, i.e., "Exhibit A - Request for Proposal (sic RFP) & Addenda" does not match the document it references.that is titled "Request for Statement of Qualifications (RFQ). RFQs and RFPs are two distinct types of request from a contracting perspective.

Agenda Items # 8 & 9 Combined:

- 1) Comment: I applaud the work of the SWCFD in working out a deal with Roy City to replace our aging ambulance. This appears to be a great resource for our city and a significant savings to the City.
- 2) The Stryker bids show what appears to be two power lifters. Is this correct?

Agenda Item #10: request the postponement of the General Plan Survey due to the inability of the City to fully inform residents in open discussion during the time of the Novel coronavirus because of restrictions to the size of gatherings. This was openly discussed during the joint CC/PC meeting on 24Mar20. Several Council and Commission members commented on delaying this important document for the future of SWC. The City should postpone discussions on any non-emergency actions or decisions until open meetings are resumed.

Thank you,  
Paul Sturm

## CC 2020-03-31 CI #30 Layland

**From:** [SANDRA LAYLAND](#)  
**To:** [Public Comment](#)  
**Subject:** Public Comment from Sandra Layland to City council March 31, 2020 and to be submitted to public record.  
**Date:** Tuesday, March 31, 2020 4:53:58 PM

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City Council Meeting,

Tuesday March 31, 2020.

From:

Sandra Layland

7294 S 1950 E

South Weber

This is directed to City Council, Planning Commission and the public.

This email in entirety, including all attachments are to be submitted to public record. Thank you.

Since the General Plan continuation procedure is being discussed at our Virtual City meeting tonight, and since the connection to Layton is a very hot topic, I thought I would share some information as to the future Runway at Eastgate Business Park development up by Hill Air Force Base.

Layton City has this on their general plan. In their business section of the GP they speak of it as possibly having a future road connecting to South Weber. (see photo's) Whether you are in favor of a connection or not, please take the time to go over this plan and determine for yourself how this will ultimately impact our beautiful city with a connection right there at the northeast corner of the development (by our water tower). A connection will not merely be a shortcut to Walmart or Northridge. There are a number of phases to this development that include the Runway at East Gate that Hill will contract to businesses for heavy equipment to be delivered.

Attached is an article from UtahPolicy.Com in 2014 that articulates the scope of the full Hill Air Force Base Development and adjoining business park. Again, consider if this is a development you want to have a direct connection to South Weber. (See below) And Interestingly this is only one phase of military projects in progress along the Wasatch Front (Falcon Hill as well along the West Gate) (see attached Project list)

In addition to the concerns of slope instability, contamination, cost and traffic coming through South Weber, how will this development impact our connection? It seems inevitable that the future will bring more air traffic with this development. How will that affect our city and will we want more road traffic? It would be prudent for all SW citizens to be aware of what is to come at the top of that hill so everyone can make a knowledgeable determination.

Also please note that on public record, the attached photo of a minutes from a city staff retreat in 2017 that discusses the East Gate development indicating that city officials have know about this development for some time. Please view all attached photos I have collected on this development and include them in public record.

A few extra notes just FYI: (info obtained on Davis County Property Search)

1. All property owned along dirt road is owned by Davis Waste Management on the lower portions or Barlow Realty and Insurance Inc. along the higher portions up by the water tower except for one narrow parcel along the top northwest which is owned by Dale Corporation. The property on the road itself is leased. (obtained by accessing Davis County Property Search and just FYI)
- 2) Phase 1 is already under way and two properties are owned and operating at the north end of Fairfield Road: KI HO MILITARY ACQUISITION CONSULTING INC. on the East side and JI

PROPERTIES UTAH LLC on the west. (See pic 1)

<https://utahpolicy.com/index.php/features/featured-articles/3550-runway-at-east-gate-project-area-will-enhance-economic-development-and-hill-air-force-base>

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Category: [Featured Articles](#)

Created: 22 September 2014

It's been done at Tinker Air Force Base in Oklahoma, Robins Air Force Base in Georgia, and Kelly Air Force Base in San Antonio. Now, Layton City leaders hope it can be done at Hill Air Force Base in Utah.

More than two decades in the making, last week the Military Installation Development Authority (MIDA) Board approved a 90-acre project area and runway access at Hill Air Force Base that Layton City is now marketing to private businesses as "Runway at East Gate." The 13,500 foot runway is the longest in Utah.

In working with MIDA, Layton City was assisted by leaders from Hill Air Force Base, Sunset Ridge Development Partners, the Utah Defense Alliance, the Utah Department of Veterans and Military Affairs and the Economic Development Corporation of Utah (EDCUtah).

"This is a fantastic opportunity and having such a strong partnership to work with MIDA was extremely important and necessary to move the process forward," says EDCUtah President and CEO Jeff Edwards. "Together, we were able to find ways to make the arrangement beneficial for Hill Air Force Base, for the private sector and Layton City."

Layton City Mayor Bob Stevenson explains that "approval of the MIDA project area is a major milestone in moving this development forward. It took a lot of work from a lot of people to get us here, and I am excited about the economic development opportunity this brings to the base, Layton City and northern Utah."

Kent Andersen, Layton's Deputy Director of Economic Development, says the proposal identifies the development of aircraft hangers on the base and the potential for 5,000 annual operations (take offs and landings) on Utah's longest runway, without interfering with Hill Air Force Base's core mission.

"The runway use and 180,000 square feet of hangar space—large enough to house three 767s—can facilitate aerospace companies or just-in-time businesses that need large or heavy aircraft operations," he adds. "Fifty of the 90 acres will be available for enhanced use lease on the base in the newly designated area, which is located immediately south of the F-22 heavy maintenance facilities on the east side of the base near the city's East Gate Business Park."

Andersen describes a scenario where a business could have quick, convenient access to the air base's runway and hangar space while also establishing manufacturing or distribution operations in the adjacent business park. East Gate, he says, is an economic development project area within Layton City that is a compliment to Falcon Hill, another enhanced use lease area on Hill Air Force Base. Falcon Hill focuses on research and development, while East Gate focuses on

manufacturing and distribution.

"They are complimentary business parks," he says.

Runway at East Gate could be especially useful for companies like aerospace manufacturers, shipping companies, or private military contractors with ties to the base. Andersen says leaders for the Utah Air National Guard also are excited to explore the possibilities of relocating the Guard to the enhanced use lease area.

The Utah Air National Guard has outgrown its accommodations at the Salt Lake International Airport and is exploring relocation opportunities so that it can utilize the newer KC-46 aircraft. The Guard currently operates nine KC-135's, but would like to expand its mission to 12 of the newer aircraft. While relocating the Utah Air National Guard will cost an estimated \$250-\$400 million, moving the Guard to Hill Air Force Base from prime, developable land at the Salt Lake International Airport could be a win/win for everyone, says Andersen.

Layton City first approached Hill Air Force Base leaders in the early 90s about sharing the runway for a development opportunity. The city initiated another pitch to the base in 2011, when an aerospace manufacturing contract was looking for a location where it could land the 747 Dreamliner, pick up manufactured parts and take off again. The aircraft contractor needed access to a runway with the opportunity for manufacturing nearby. A short time frame for a relocation decision hampered that opportunity.

Following the federal government sequestration, the military began looking for alternative sources of revenue and partnerships. It was no longer business as usual. Andersen says that in 2013 Hill Air Force Base started what is called a "P4 Partnership Program," welcoming opportunities to partner with local governments, state government, nonprofits and private entities to assist the base with cost reductions and revenue generation.

That was when the base and Layton City discussed the potential of a municipal sponsorship for the shared use of Hill Air Force Base's runway and the city moved forward on a proposal.

"Our goal for the project area is to have a tenant locate in a hanger adjacent to the runway, and establish a manufacturing facility just outside of the base in the East Gate Business Park," he says.

Further, he says Layton City will do "whatever we can" to support Hill Air Force Base and its mission. If a shared-use runway can help make that happen, all the better. The partnership with Hill Air Force Base should also help create new jobs in northern Utah and benefit all of the cities that enjoy the economic advantages of the base. Andersen also notes that any specific uses will still be subject to Air Force review, a process that can take from 18 to 24 months.

Because the Runway at East Gate project has an estimated cost of \$85 million, much of which would be done by local contractors, the shared use arrangement will also benefit local construction companies. Andersen says \$55 million is needed to develop a hangar, aprons and approaches to the runway while another \$30 million is necessary for off-site utility improvements.

Ultimately, the shared use partnership will help Hill Air Force Base reduce the gap in paying for much needed east-side infrastructure improvements. The base and local leaders hope any company taking advantage of the new access will help shoulder some of the costs of the improvements. Further, since MIDA is much like a redevelopment agency, it can help with the funding gap through bonding. Seventy-five percent of any tax revenue generated in the project area will go to MIDA, while 25 percent will be distributed to the local taxing entities.

Andersen says the developer, Sunset Ridge, has contracted with CBRE to start marketing the project and several possible companies have been targeted as potential tenants.

(End of article)

Thank you, Sandra Layland





Find address or place

Pic 1

1900 E

Hubbard Golf Course

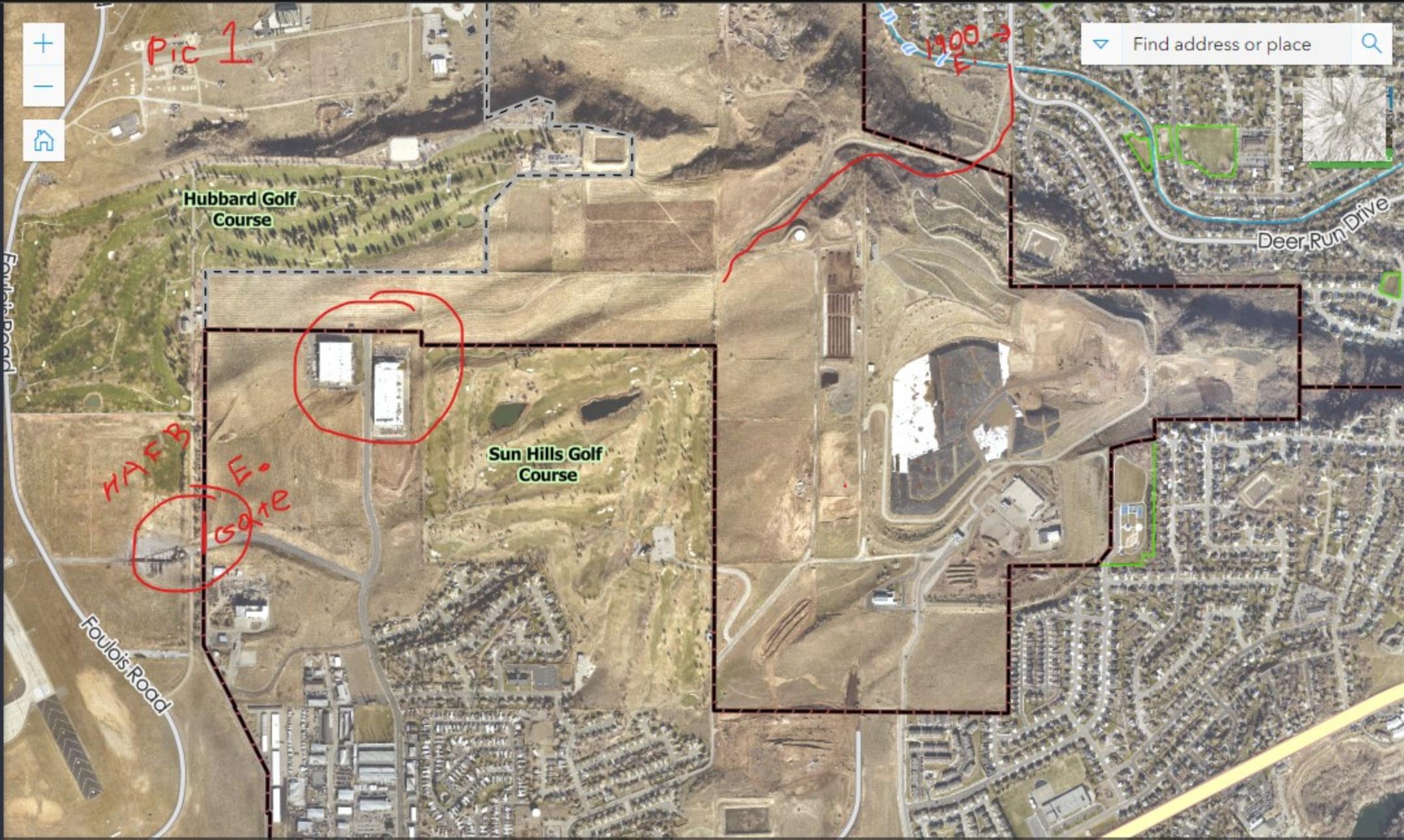
Deer Run Drive

Foubis Road

Foubis Road

Sun Hills Golf Course

HAEB  
gate



# EAST GATE BUSINESS PARK



## EXECUTIVE SUMMARY

### OVERVIEW

The “East Gate Business Park” is a LEED certified, class A business park located in Layton, Utah. Developers, JL Properties, support Layton City’s vision of attracting aerospace, advanced composites, defense industries, and data centers to this premier business park. We are capable of developing office, industrial, research, and/or data centers within the park

The 90+ acre site is the cornerstone of the 600 acre East Gate Development. The property is immediately adjacent to the east gate entrance of Hill Air Force Base which is Utah’s largest employer, providing jobs for more than 23,000 military and civilian personnel.

“East Gate Business Park” is ideally located in the heart of northern Utah with easy access to Salt Lake City, Ogden, and interstate connections to all neighboring states.

### LOCATION

“East Gate Business Park” is located immediately east of HAFB in northern Davis county. When required, contractors located within the development will have access to and from HAFB by means of the new east gate.

Close proximity and easy access to I-15, I-84 and I-80 make this location ideal for all prospective tenants.

# EAST GATE BUSINESS PARK



## DAVIS COUNTY

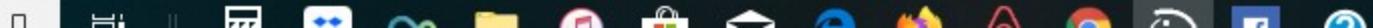
Davis County is Utah's smallest county in land area. It is a narrow strip of land only 223 square miles on the shore of the Great Salt Lake but it is the third largest county in population. An estimated 248,000 residents live in the County's fifteen communities. This area offers some of northern Utah's most popular attractions, including the Great Salt Lake, Lagoon Amusement Park, Cherry Hill Campground and Waterpark, and direct access to Antelope Island State Park.

The establishment of Hill Air Force Base in northern Davis County and other defense installations nearby created a surge of civilian employment. Hill AFB quickly became and remains the state's largest employer. Diversification brought rapid post-war growth. By 1990 the population had reached 188,000 and the 2000 census recorded 238,994. Being the fastest growing of the four major urban communities along the Wasatch Front, Davis County is projected to build out with a population of about 360,000 by the year 2030.



Davis County now enjoys a wide mix of people representing many ethnic, cultural, and religious backgrounds. The communications age has tied Davis County to the world. Its citizens today are part of an economic and social pattern that reaches far beyond the County's tiny geographical limits.

Today, many nationally known commercial, industrial, recreational, and service companies provide diversified employment opportunities for



## EAST GATE DEVELOPMENT



Hill Air Force Base (HAFB) has been a crucial component of Utah's economy for over half a century. As Utah's largest employer, HAFB has provided jobs both on Base and through numerous contractors. Layton City is very fortunate to have a strong relationship and common borders with HAFB.

To support the Base Layton City is planning an Industrial/Business Park adjacent to the east border of HAFB. To facilitate this development, HAFB has constructed a new east gate allowing contractors direct access to and from HAFB.

The City has recently installed infrastructure and public utilities on the East Gate site to facilitate development. The City will install more infrastructure and public utilities as needed for future developments. The East Gate site is accommodating and can house a wide variety of industries. This development is zoned to allow HAFB contractors the location and flexibility needed to maximize efficiency.

The East Gate site is located in the heart of northern Utah. The area is easily accessible as it is located near four major Interstate Highways (I-15, I-80, I-84 and Highway 89). The site has direct access to both Ogden and Salt Lake City. Interstate 80 is a major trucking route that provides straight access to Colorado, Wyoming, Nevada and Idaho. The site is also located near other transportation means, including railroad lines, and is just thirty minutes from the Salt Lake International Airport.



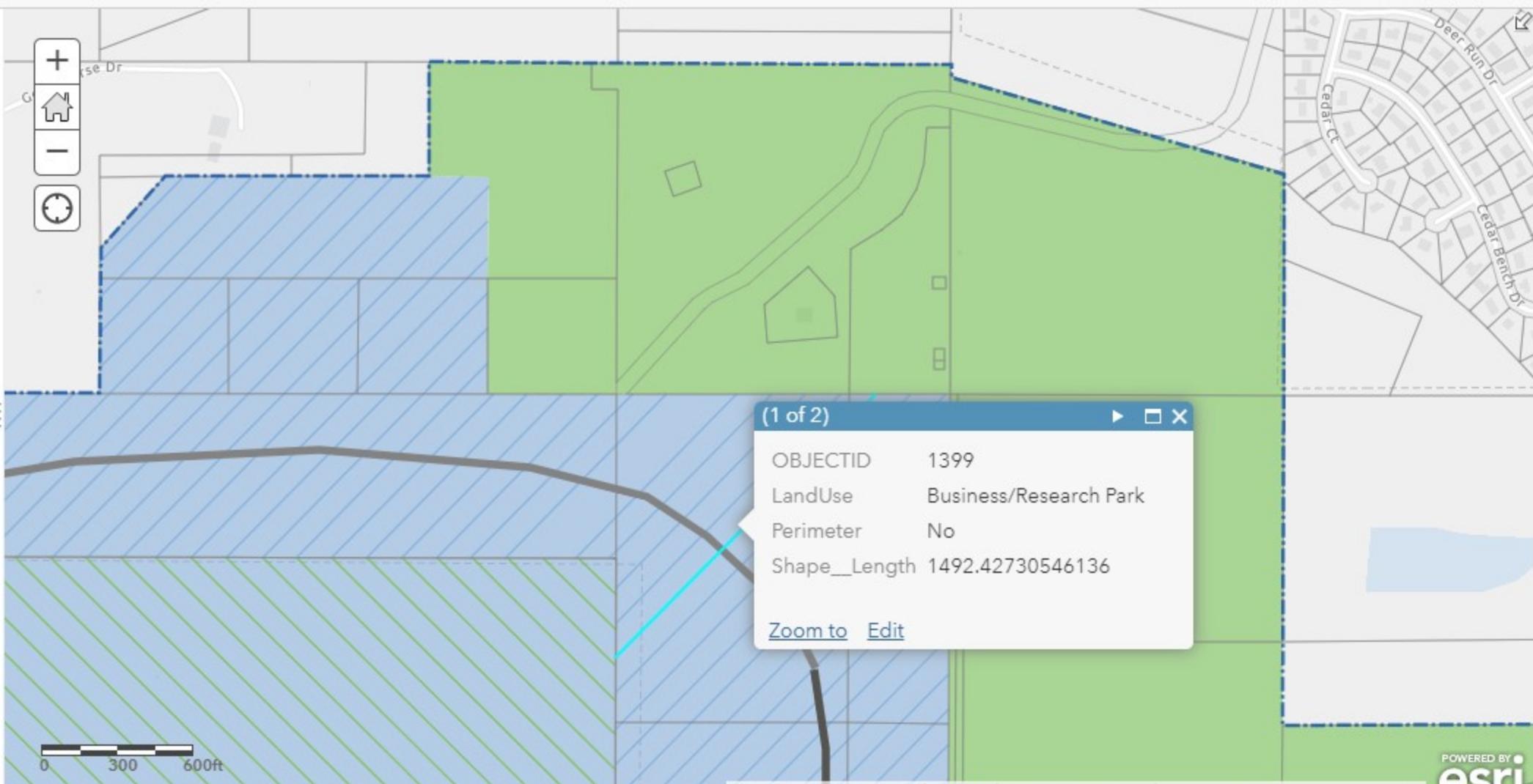
There is approximately 600 acres of developable land at the East Gate site. The natural environment of the development is picturesque with beautiful rolling hills surrounding an 18-hole golf course. The East Gate site

[Details](#) | [Edit](#) | [Basemap](#)

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[About](#) | [Content](#) | [Legend](#)

- Legend
- Hwy 193 Labels
- Hwy 89 Labels
- Interstate 15 Labels
- Major Streets Labels
- Property Search
- General Plan Points of Interest
- Business Center



- Explore opportunities to maintain evening and weekend vibrancy by sharing employee conference facilities or outdoor amenity spaces with the larger community for events and activities.
- Encourage the efficient use of land by right-sizing the open space / plaza amenity area(s) to support business function needs, and by exploring opportunities for innovative storm water solutions, including consolidated storm water detention / conveyance systems.
- Develop multi-story buildings as a land efficiency strategy.
- Provide UTOPIA Fiber Optics to all areas of the Business Parks as an industry competitive advantage.

#### EAST GATE BUSINESS CENTER

Adjacent to Hill Air Force Base, East Gate is a prime location for related aerospace and advanced material industry employers with light manufacturing and flex space uses to support this core suite of businesses. East Gate is served by four adjacent/nearby major transportation corridors: Interstate 15, Highway 89, Interstate 84, and State Route 193 (Highway 193). Highway 193 provides immediate access to the “East Gate” of Hill Air Force Base, as a locational advantage for supply chain manufacturers. East Gate Business Park will house the next generation of high-tech composite advanced materials manufacturing businesses and jobs. It will be a business cluster of innovation and excellence, and play a significant role in strengthening our national defense and the engineering systems of tomorrow.

- Buildings will generally be a large manufacturing format of 100,000 to 500,000 square feet with an efficient shape conducive to manufacturing processes. Office and research uses are typically on multi-level portions of the building, when possible, optimizing the unique views of the mountains and the lake.
- Establish a unique brand and identity for the East Gate Business Center.



- Evaluate long-term land use development options for the current golf course that are supportive of the business park. Improve access from the business park into the golf course. The golf course could be modified to a private executive 9-hole golf course with incorporated buildings.
- Evaluate long-term land use options for the Wasatch Integrated Waste Land Fill. Once filled, closed and capped, the landfill could be converted to a managed open space amenity for recreational use by business park employees and nearby residents.
- Develop and incorporate trails as identified in Layton City Parks, Recreation, Trails, Open Space & Cultural Facilities Master Plan.
- Develop public roadways to provide access and circulation by implementing the Business Center's Vehicle Circulation Plan, which identifies key access and throughways, including a potential street connection to South Weber City.

# EAST GATE BUSINESS PARK



## RENDERINGS



S.W.  
↙

# Current Projects

- Falcon Hill – Hill Air Force Base
- Utah Data Center – Bluffdale
  - MIDA constructed offsite utilities
  - Project is largely complete
- Military Recreation Facility – Wasatch County
  - Both military land and private land
  - Location for public/private military hotel
  - Will assist in development of Deer Valley
- Just created Runway at East Gate – Hill Base

## Economic Development – What Does the Future Look Like?

- **Strengths: East End of the City and I-89**
- **Obstacles: Location, Infrastructure, Zoning**

South Weber City Council Summit Meeting

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- **Resources**
- **Public Education: Culture & Tradition**
- **Commitment**

Commissioner Osborne said he met with Mayor Long and Tom Smith concerning economic development. He said they came up with four areas: (1) areas (2) what do we want (3) code (4) influence and (5) annexation. He said they would like to focus on item #1 and item #2. Discussion took place regarding East side verses West side commercial area advantages. It was stated the east side has lack of space, Highway 84 and Highway 89, infrastructure, attractive, shapes of land, money, and population. The west end has room/space, no infrastructure, and Highway 84. Brandon discussed commercial developers who look at rooftops and what that does for commercial. Mayor Long suggested getting statistical information from Maverik concerning their numbers. She feels that actual documentation will help to draw in other developers. Types of businesses included: RV, boat, ATV, REI, Bass Pro, Dave & Busters, Indoor gun range, recreation shop, bike shop, movie theater, food store, CVS or Walgreens, cleaners, car wash, fast food, medical office space, car dealership, etc. Brandon discussed the ease of access to South Weber City. Discussion took place regarding South Weber City having some type of branding. Council Member Casas discussed a sign advertising commercial development in the City. Tom suggested creating an EDA. Council Member Hyer suggested creating a campaign to promote the east gate entrance. Commissioner Osborne said part of the opportunity to serve on the Planning Commission and City Council is to sale the City. Mayor Long feels the codes need to be in order so that the City is ready. Commissioner Osborne will reach out to his contact concerning development ideas. Council Member Hyer suggested using the City newsletter to help motivate commercial development.

### *Council and Planning Commission Discussion*

*Facilitators: Mayor Tammy Long & Planning Commission Chair Rob Osborne*

### **Form of Government - Legislative and Administrative Roles & Responsibilities of a Six**

**Member Council:** Doug discussed new language that he is proposing be added to the City code.

CC 2020-03-31 CI #31 Layton

**From:** [craiglayton05@comcast.net](mailto:craiglayton05@comcast.net)  
**To:** [Public Comment](#)  
**Date:** Tuesday, March 31, 2020 5:17:28 PM

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I think that the road should to Layton should be taken off the general plan permanently. Its unsafe and unwanted. There are plenty of studies done to suggest that that Hill is unstable. Also if the people in South Weber wanted that road then we should put it to a vote and I can guarantee you that most of the people would say they do not want it. If this is going to be a democratic process then we should vote on it. I think that the people whose lives it effects the most should have the most say.

With everything that's going on in the country right now I don't think people are going to look favorably on spending money on something that they don't want and don't need right now. People need help in other ways instead of spending millions and millions of dollars on a road that benefits everyone BUT the people in South Weber.

Take care of citizens first!

Jacqui Layton  
8017 s Cedar Ct.

*Sent from my T-Mobile 4G LTE device*

**From:** [Corinne](#)  
**To:** [Public Comment](#)  
**Subject:** March 31 Meeting Public Comment  
**Date:** Tuesday, March 31, 2020 5:25:17 PM

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Corinne Johnson  
8020 S 2500 E  
South Weber UT

We are going through an unprecedented time in the history of the world let alone our city. We are all just a little stressed and preoccupied with keeping our jobs, schooling our children, monitoring our health and keeping our sanity. Now is not the time to ask citizens to get involved in something as critical as the GP. We have been told time and time again that there is no deadline for the GP. So why the rush?

The decision to move forward with the original time line for the survey and cancel the open houses will limit the contribution of the most at risk group in our city. Those 60 older who are not typically using technology. Under the direction of the Stay Safe Stay Stay Home initiative we're not even supposed to leave our homes let alone go to City Hall to pick up a paper survey. The suggestion that you could replace a physical gathering of citizens, who can ask questions and share information with a zoom meeting is woefully inadequate.

**All non-emergency decisions that do not directly affect the public health and safety of the citizens should Postponed until after the quarantine is lifted and public gatherings are once again allowed.**

The general plan survey, open houses, and anything regarding development can wait.

I also understand that the City Council needs to give staff direction regarding the tax rate adjustment. I believe that there should be no changes at this time because citizens are unable to fully participate in a decision that will affect an increase in our property taxes.

Thank You

**From:** [Shawn Byram](#)  
**To:** [Public Comment](#)  
**Subject:** Master Plan  
**Date:** Tuesday, March 31, 2020 5:47:45 PM

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To the Mayor and South Weber City Counsel:

I think it would be prudent for South Weber City to hold off with the Mater Plan until the Covid 19 pandemic is better understood. At this time there are other communities in close proximity (Weber County) that have respect for this critical time and have suspended their meetings. They are setting an example of what is truly a priority. We the residents have received mixed signals from the South Weber City Leadership. We have been told that there is no timetable for the Master Plan. Yet in the mist of the Covid 19 Pandemic the city leadership is pressing on in a rush to get it done.

I'm disappointed in this type of leadership. It is bring up a lot of questions that can't be answered since, according to the end of the last meeting it was stated for no open houses. One question is why is the Leadership trying to disenfranchise the residents? I've asked neighbors if they knew how to respond to the city in regards to comments for this meeting and they said "No". I'm what ways has the city contacted every household and told them how they can have input? I only got this address last night from Blair. When I text him with my concerns. Not everybody in South Weber has email or internet.

When residents are doing social distancing, people are concerned about their families, health & safety. This is just one more thing to put on peoples plates that are already overloaded with adjusting to home schooling, working from home and other issues along that line.

The Master Plan is not critical to the running of South Weber at this time. It should be tabled until we are no longer doing social distancing. Why can't it be tabled for 30, 60 or 90 days?

By doing it at this time the City is giving the appearance that there is something that they are trying to hide (like the SBD that the residents voted to have removed last time, but a connection road to Layton appears to be back on again) why is that? Who doesn't respect the outcome is the survey? Bottom line is why is it so important now when we have been told that it was no rush. I feel like someone at the City level is lying to the residents should the City move forward at this time, during the Pandemic. Therefore why should the residents trust anything that comes from the City?????

It boils down to trust. Do we trust what we have been told or what we see you are doing???

Sincerely,  
Shawn Byram.

Sent from my iPhone

CC 2020-03-31 CI #34 Rich

**From:** [BRAD RICH](#)  
**To:** [Public Comment](#)  
**Subject:** South Bench Rd  
**Date:** Tuesday, March 31, 2020 5:56:54 PM

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Mayor and City council,

We have been residents of South Weber city for approx. 40 years. We live here because of its small hometown feel. We strongly OBJECT to the large city like developments and SOUTH BENCH RD. We have never been so frustrated and angry with this city and its decisions. So many residents give there input but it is ignored. Leave the city as it is and DO NOT PUT IN THE SOUTH BENCH ROAD. We are not just a drive through for the convenience for other cities!!! Why aren't you hearing what we are saying? Enough is enough.

Brad and Sharon Rich  
2156 E. 8100 S. South Weber, Utah