

From: [CRAIG KARREN](#)
To: [Public Comment](#)
Subject: Geneva Rock Request to Rezone
Date: Saturday, June 5, 2021 5:51:41 PM

To Whom It May Concern,

I am deeply opposed to this rezoning. I live about 2-3 miles west of the sand/gravel pits and my home is constantly inundated with sand. I can not go to the Weber County Dump with my pickup truck unless the items are under a tarp. The trucks that leave the sand/gravel pit are not covered, sand is blowing everywhere. Geneva Rock has devastated the landscape. Making an ugly hole with no prospect of correcting it. I am sure that the city receives some compensation, but I do not feel that it is worth the damage to the roofs, windows, siding and yards of those of us who receive the unwanted sand from Geneva Rock. My grass is 3 inches above the sidewalk due to the constant build up of sand. Please consider the welfare of the citizens of the city over the greedy request of Geneva Rock.

Sincerely,

J Craig Karren DDS
7563 South 2020 East
South Weber, Utah

**Comments to South Weber City Planning Commission
for 10Jun21 Meeting
by Paul A. Sturm**

Public Comments on Meeting Packet

Agenda Item #7 - Packet Page 45 of 57 - Action on Rezone Request (18.079 Acres from A & CH to CH) for Stephens Exit Located at NE Corner of 475 E & 6650 S. Applicant: Carter Randall of C&N Property Holdings LLC.

I have some confusion whether or not this topic in the PC meeting is a Public Hearing or not, so I am making my presentation on this topic during the Public Comment portion of the meeting. The 10Jun21 PC Meeting Agenda shows Agenda Item #7 as an Action on a Rezone Request, not a Public Hearing, although Ms. Phippen's summary document on Page 45 of the packet indicates that it is a Public Hearing and Rezone Request. I did not discover this difference until last night 9Jun21 so as to be able to notify anyone.

I believe that Carter Randall appears to be wasting SWC's time because he appears to have failed, on several fronts, to provide the information requested by SWC on many occasions. In particular this is by not providing a "Concept Plan/Drawing". This is too crucial of a property to SWC to not have it planned/developed properly and for SWC to just "**Trust**" a developer to do what is right for the City and not be "**Hoodwinked**" as has happened in the past.

As stated in the SWC Planner's Summary, the applicant does not provide any of the new information requested by SWC. The City Council and Planning Commission have, in the past, requested that rezone applications come forward with a concept so that the City has some assurance of what types of projects are intended for properties. The applicant has not provided a concept plan, which both the Commission and Council have requested accompany rezone applications. While a concept drawing is not specifically required in a rezone application, having one allows the City to have some understanding of the developer's intent in pursuing the rezone, thus the recommendation against approval of this rezone request.

In this submission it appears that the only additional information Mr. Randall has provided is a Zone Change Application form, and even that is incomplete!

- 1) Mr. Randall states that this is to be a Master-Planned property, yet provides no evidence that any planning has occurred, and thus appears to be a smokescreen.
- 2) He also has not provided an attachment as stated in his application that would have provided information on permitted uses.

PUBLIC HEARINGS

Public Hearing I)

Agenda Item #5 - Packet Page 29 of 57 - Public Hearing & Action on Rezone Request (16.34 Acres from A to NR) for Geneva Rock.

I fully agree with the SWC Planner in that the SWC citizens concerns were primarily, 'What will happen with the ground once mining operations cease'. Another concern is that "Why is Geneva currently mining in an Agricultural Zone?".

After a review of the General Plan map, it currently shows this property to be "* Light Industrial (L-I) and Commercial Recreation (C-R)", not Natural Resources. Is this a disconnect with what is being proposed? The legal description provided in the Zone Change Application appears to be same as shown below for the entire Parcel description extracted from Davis County Property Search.

I suggest that this be reviewed on screen during this Planning Commission Meeting as shown below as extracted from Davis County Property Search. This map clearly shows the present pit configuration and believe Geneva needs to better explain their intentions for their proposed expansion.

Parcel ID : 130390046

PROPERTY OWNERSHIP

Owner : GENEVA ROCK PRODUCTS INC

Mailing Address : 1565 WEST 400 NORTH

Mailing City : OREM

Mailing State : UT

Mailing Zip : 84057

GENERAL INFO

Parcel ID : 130390046

Site Address : 2830 E CORNIA DR

Site City : SOUTH WEBER

Site Zip : 84405

Tax Legal Desc : PART OF THE NW 1/4 OF SEC 36 T5N R1W, SLM, & MORE PARTLY DESC AS FOLLOWS: BEG AT A PT ON THE W R/W LINE OF THE OLD STATE HWY, SD PT BEING N 89°54'03" W 314.60 FT ALG THE SEC LINE & S 0°05' (Cont...)

Acreage : 41.19



Public Hearing II)

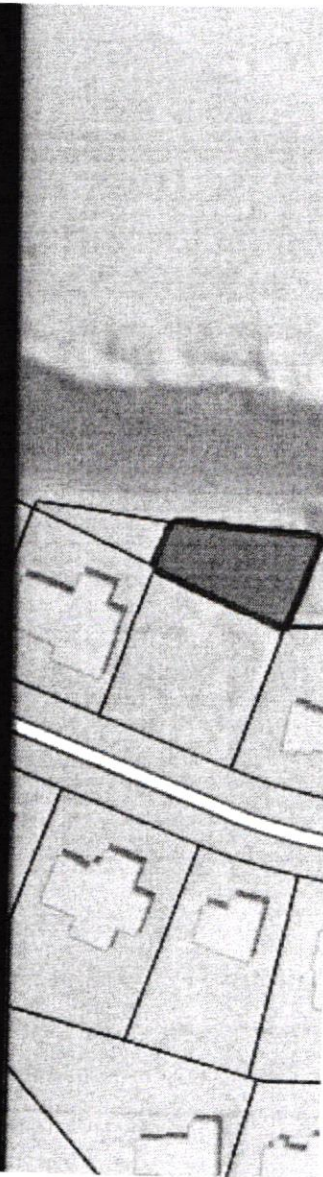
Agenda Item #6 - Packet Page 35 of 57, Public Hearing & Action on Rezone Request (2.78 Acres from A to CH & 8.85 Acres from A to R7) for South Weber Gateway Located at approx. 2310 E South Weber Drive. Applicant: Brad Brown of Colliers International.

I have several concerns with the information provided by Mr. Brad Brown and Mr. Skye Hazlehurst for this Public Hearing. *MA*

1) In the Zone Change Application Brown is requesting a Rezone from A to H-C. SWC does not have an H-C zone. There is a Highway Commercial (C-H) zone, but, although this is only a transposition, it is inaccurate for an official document.

2) On page 40 of 57, I have a question regarding the southwest corner of the property as depicted. It appears that a corner of this parcel, as shown below, should be "Residential" and would not have been designated as "Agricultural" as presented.

Parcel ID : 130340069	
PROPERTY OWNERSHIP 	
Owner :	HUBBARD, JENNIFER
Mailing Address :	2356 EAST VIEW DR
Mailing City :	SOUTH WEBER
Mailing State :	UT
Mailing Zip :	84405
GENERAL INFO 	
Parcel ID :	130340069
Site Address :	
Site City :	
Site Zip :	
Tax Legal Desc :	BEG AT THE NW COR OF LOT 33, ROYAL FARMS ESTATES PHASE 3 & CONTINUING S 65°50'02" E 105.47 FT; TH N 20°47'38" E 70.00 FT; TH N 84°30'9" W 109.15 FT; TH S 20°47'38" W 35.00 FT TO THE POB. (Cont...)
Acreage :	0.127



3) In Mr. Hazlehurst's letter at the first bullet, he states "Phase One of the project shall have a minimum of three retail pads constructed concurrently with no more than 33 townhome units. As depicted in Sketch Plan dated 5/24/21, Sketch number 7152-05".

Once again the developer appears to not want to listen **nor** pay attention to what the City Council and Planning Commission have told them regarding this development. During prior presentations the developer was told on several occasions, by numerous members, that subdivisions with more than 30 units should have a second exit since this is a safety issue. (Please see SWC Code 11.4.4 (below), including Paragraph 3]. Mr. Hazlehurst acknowledged that information regarding only 30 units with one exit during these meetings and presentations. Yet, the developers now comes back with a statement and sketch plan drawing that shows 33 units, that either appears to blatantly ignore the information provided by the City, or possibly attempting to circumvent SWC Code and push it to its limits.

IAW Subparagraph a. of ~~11.4.4~~, the City may grant a waiver, under specific conditions, such as topography, that I believe do not apply to this parcel since a Phase 2 is also being proposed at this time on adjacent land. But, why would the City want to grant a waiver with all of the past possible missteps by this developer? I believe that this is a likely warning sign of yet another developer trying to "Hoodwink" SWC in the development process, and believe that they need be watched closely.

11-4-4: STREETS, EASEMENTS AND NUMBERS:



A. Arrangement: The arrangement of streets in the new subdivision shall make provision for the continuation of existing streets in adjoining areas (or their proper protection where adjoining land is not subdivided) at the same or greater widths (but in no case less than the required minimum width), unless variations are deemed necessary by the planning commission. The street arrangements must be such as to cause no unnecessary hardship to the owners of adjoining property when they plat their own land and seek to provide for convenient access to it. Proposed public streets shall be extended by dedication to the boundary of such property. Private rights of way or streets may be permitted by the planning commission if, in its opinion, the right of way is not needed as a public street to provide access to adjacent properties or to fulfill a recommendation of the general plan and the lots meet the provisions of the zoning title for private right of way development. Half streets along the boundary of land proposed shall not be permitted.

1. Every dwelling structure which lies farther than one hundred fifty feet (150') from a public street to the nearest point on the structure shall be accessible to fire department apparatus by way of an access road having all weather drivable and maintainable surface with not less than twenty feet (20') of unobstructed width and thirteen feet six inches (13'6") of vertical clearance with adequate turning radius capable of supporting the imposed loads of fire apparatus.

2. Dead end access roads in excess of one hundred fifty feet (150') in length shall be provided with approved provisions for a fifty foot (50') radius turnaround for the turning around of fire department apparatus.

3. Developments where the number of residential building units exceeds thirty (30) along a single street shall have a minimum of two (2) ingress/egress routes which are two (2) fully improved city rights of way. Thirty (30) residential units shall include all proposed residential units and all existing single-family buildings and lots, empty building lots, and each apartment unit located along a single road up to and including the nearest intersection with two (2) existing means of ingress/egress.

a. The City Council may grant a waiver to these regulations for more than thirty (30) residential units with one point of improved ingress/egress when unique topographic circumstances or "landlocked" (physically restrained from other access points) from adjacent, existing developments circumstances exist. A waiver of these regulations may require the City Council, with the recommendation of the City Engineer and Fire Chief, to apply additional development requirements to enhance public safety standards.

4. A development that extends more than one thousand eight hundred feet (1,800') from a connecting street will have a second ingress/egress. (Ord. 13-08, 2-26-2013)