

**Comments to South Weber City Planning Commission
for 13Feb25 Meeting
by Paul A. Sturm**

Public Comments and Questions for Agenda Item #8 - Ref: Packet Pages 13 &17 of 31

ACTION ITEMS

8. Preliminary Subdivision Plat for Gateway Subdivision, 2557 South Weber Drive, applicant Justin Nielson, Stillwater Construction

PURPOSE

Administrative Action: Preliminary Subdivision Plat Approval. Final Subdivision Plat and Improvement Plans will be reviewed and approved by the Administrative Land Use Authority (ALUA) Board (See CC 11-5-1).

I have some major questions and concerns regarding some of the material presented in the Packet. Page 13 of 31 and Page 17 of 31 from Staff shows information regarding a Preliminary Subdivision Plat. The information shown on Page 17 of 31 is in conflict with the established zoning of CH and the existing Development Agreement. It now categorizes the 13 pads as "Condominiums". Please explain how one can propose Condominiums (residences) in a Commercial Zone?

Extracted from Packet Page 13 of 31

BACKGROUND

Project Information	
Project Name	Gateway Preliminary Subdivision
Site Location	2557 E South Weber Drive
Tax ID Number	130340068
Applicant	Justin Nielson, Stillwater Construction
Owner	Stillwater Construction
Proposed Actions	Preliminary Plat Approval
Current Zoning	C-H and R-5(SG)
General Plan Land Use Classification	Highway Commercial with Development Plan and Agreement Required
Gross Site	11.643 Acres
Number of Townhome Lots	57 lots
Commercial Lots	13 commercial pads, proposed for 16,292 SF of commercial area
Gross Density Calculation	6.3 dwelling units per acre

These 13 commercial pads are shown on the plat and labeled as Condominiums on Page 17 of the packet

Extracted from Packet Page 17 of 31

