

**Comments to South Weber City Planning Commission  
for 09Mar23 Meeting  
by Paul A. Sturm**

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**Public Comments and Questions for Agenda Item #4 -Packet Pages 41-101 of 101**

4. Action on: Preliminary Plan (35 lot Townhouse Plat), Rezone (from C-O to R-7), & Development Agreement (moved from 2/9/2023) for Deer Run Townhomes Parcel# 13-364-0001 **2.914** acres located at 7897 S 2700 E by applicant: Joseph Cook of Deer Run Investments LLC.

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**General Comments On Planning Memorandum - Pages 41-46 of 101**

Public Hearing and Action on: Preliminary Plan, Rezone (from C-O to R-7), & Development Agreement for Deer Run Townhomes Parcel# 13-364-0001 **2.914** acres located at 7897 S 2700 E for applicant: Joseph Cook of Deer Run Investments LLC.

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A)	Project Information	
Project Name	Deer Run Townhomes	
Site Location	7870 S 2700 E	
Tax ID Number	133640001, 133640007	
Applicant	Joseph Cook	
Owner	Deer Run Investments	
Proposed Actions	Preliminary Plan, Rezone, Architectural Review, Site Plan Review & Development Agreement	
Current Zoning	C-O	
General Plan Land Use Classification	R7	
Gross Site	3.175	<b>3.175</b>

Is It 2.914 or 3.175 acres?  
or Something Else?

**B) PL-13: DESIGN STANDARDS Page 45 of 101 - Please consider both standards.**

**1** c. Garage Dimensions. Individual garages shall be constructed to reasonably accommodate two standard vehicles, measured no less than 22 feet in width and length. The developer shall be required to utilize 18-foot garage doors.

d. Driveways. In areas of the development that use single driveways to access one unit, driveways shall be no less than 20 feet in length to the back of the sidewalk.

**C) "Some items that were not included on the original draft include":**

- o Addition of minimum lot width for the development of 23 feet
- o Exclusion of Certain Units from having a 22'x22' garage. **1**
- o Specifying in writing the need to provide rock, stone, or masonry wainscoting on all sides of the structure.
- o Addition of language in the rental provision to allow for rental units if the majority of the project is under ownership of the developer or provisions for those in extenuating circumstances.


**Some of these items do not appear to be in compliance with SWC Design Standards.  
How can a 22' wide garage be placed on a 23' lot?**

**D) Architectural Review - PL-9 - Page 45 of 101**

**PL-9: ARCHITECTURAL REVIEW**

Developer has submitted renderings for a similar project they have completed in North Salt Lake for review.

Please see the Appendix for actual photos of the developer's North Salt Lake development from the following reference numbers as shown on Packet Pages 60-71:

	<b>PROJECT NUMBER</b> <b>14055.14</b>	<b>PROJECT NUMBER</b> <b>14055.15</b>	<b>PROJECT NUMBER</b> <b>14055.9</b>
	<b>ISSUE DATE:</b> OCTOBER 30, 2018	<b>ISSUE DATE:</b> NOVEMBER 5, 2018	<b>ISSUE DATE:</b> NOVEMBER 3, 2016

Also, please look at the dates shown and consider the fact that some of the design specifications or building code may not be current when these projects were done in 2016 (14055.9) and 2018 (14055.14 & 14055.15).

**E) Engineering Review - Packet Pages 47-49 of 101**

Several Items are still incomplete by the developer, even after the 09Feb23 review.

**F) As a reminder, the following concerns were expressed during the Planning Commission meeting of 09Feb23 and do not appear to be fully answered:**

**Project Preliminary Plan**

- 1) How can South Weber take an action on a Preliminary Plan when there is no current zone that would permit 35 Townhomes on 2.914 (sic. 3.175) acres? Please Explain.
- 2) The new R-5-SG zone *eventually* being proposed *is planned to replace R-7 that only permits a maximum of 8 units per acre , (ORD 2023-02,)* with an outstanding design concept. *This is based on an R-5 with a maximum of 60% bonus density.* That would equate to a total of 24 units on this parcel. I do not see anything in the design proposed that rises to an "outstanding" level. Please Explain how one can come to 35 and be within SWC Code.

**Project Preliminary Design**

A few of my many concerns with the Deer Hill Drive roadway between Phases 1 & 2 are:

- 1) The road appears to be quite steep with a rise of approximately 20-25 feet over a run of 133 feet. I have a concern about the ability to egress up the road after a snowstorm.
- 2) At the top of the road is a sidewalk that is traversed by many children and others on a daily basis. I recommend that a 25 foot flat pad be installed prior to the sidewalk for both site distance issues and the ability to stop prior to the sidewalk, especially in inclement weather.

## APPENDIX

Photos of the Developers Prior North Salt Lake Development  
As Referenced on Packet Pages 60-71 Architect's Project Number (see D) above).



**Note:** A concern is that multi-colored homes/townhomes would be one of the first things that anyone would see from US 89 when looking at South Weber City. The City has tried to maintain subdued earth tones to match with the "Country Feel" that the City has desired to maintain. Multi-colored houses do not lend themselves to that perception.