

CC 2024-06-11 CJ
**Comments to South Weber City Council
for 11Jun24 Meeting
by Paul A. Sturm**

Public Comments on Packet Page 2 of 108.

Agenda Items:

WORK DISCUSSION

1. South Weber Gateway requested by Tri Pointe

Comments/Questions:

The presentation in the packet was somewhat confusing because the Work Discussion topic is shown before the CC meeting starts

Packet Page 2

On Page 2 of 108, discussion topics are presented with the Developer's proposed changes. These are not complete and do not address all of the CCs 9Apr24 CC meeting concerns.

Extracted from 9Apr24 CC meeting minutes:

Byron Prince from Tripointe Homes addressed a request to amend driveways from 25' to 22' deep for traditional townhomes facing a private road, citing adequate length from a homebuilder's perspective. Councilman Dills expressed concern. Councilman Winsor suggested reducing units, while Councilman Halverson highlighted hill retention problems. Mr. Prince discussed the commercial property's marketing and proposed a 50' height amendment for office and hospitality use. Councilman Davis mentioned previous gym proposal, the city's desire for retail, and opposition to the 50' commercial building height which was echoed by the City Council and Mayor. Mayor Westbrook favored the 25' driveway depth for aesthetics and walkability. Councilman Halverson affirmed the Council's stance on commercial height and driveway length.

Packet Page 2 - Excerpt

- Proposed revisions to DA:
 - Clarify current property owner: WASATCH BRIDGE PRIMARY INVESTMENTS, LLC.
 - Exhibit A- Clarify boundaries of residential and commercial properties.
 - Exhibit B- Clarify phasing plan based on new subdivision design.
 - Section 2.a- Unit garages to be a minimum of 20'x20' to accommodate two cars. All townhome driveways to be a minimum of 25'.
 - Section 2.c- Clarify that once the building permits for the retail building(s) have been issued there shall be no restriction on the townhome certificates of occupancy for the respective phase.

Concerning this excerpt:

I do not see any information regarding Exhibit "A" Clarify boundaries, and "B" Clarify phasing plans, and therefore cannot provide detailed comments associated with these important issues.

Of particular importance is Exhibit B that was heavily discussed during prior presentations. A reminder, "Phasing" was extremely important for this proposed development because of the impact of commercial and its income to SWC. As presented, if a commercial building permit is issued, then there would be no restrictions on completing the townhomes and issuing certificates of occupancies. It does not clearly identify that Phase 1 must be completed before certificates of occupancies can be issued for Phase 2 townhomes! The City has run into this in the past with this development and developer interpretations!

Another point **not addressed** in the Developer's new proposal, being presented tonight, from concerns stated during the 9Apr24 CC meeting (see above) was the height of the commercial building. The 50' proposed is unacceptable for SWC as stated by the CC.

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Agenda Item #9 -Amended Lease Purchase for Park Vehicle:

AGENDA ITEM

Approve Amended Lease Purchase for Park Vehicle

PURPOSE

Amend a previously approved purchase amount for a Ram 5500 Parks Department Vehicle

The \$16,000 approved budget covered the actual cost of \$15,509.03. The updated amount that now includes the plow, sander, and dump bed is \$21,801.78, now necessitating a \$22,000 budget.

Comments/Questions:

I do not understand why does a "**Parks**" vehicle need a plow, sander, and dump bed?

Is this not the responsibility of the Public Works Department to clear snow throughout the City, including the City parks?