

**Comments to South Weber City Planning Commission  
for 14Apr22 Meeting  
by Paul A. Sturm**

**Public Comments**

**A) Agenda Item #6 -No Packet Pages to Reference**

**6. Discussion Item: Amending ORD 19-12 Short Term Rental Ordinance**

This Agenda Item was added at approximately 1550 yesterday (13Apr22), but the actual document being discussed was not added into the packet for this meeting discussion. Thus SWC citizens do not have the text of this ordinance or the proposed changes. Thus, this is an incomplete packet for discussion tonight because of no reference material!

**B) Agenda Item #5 - Packet Pages 36 to 56**

**5. Action on Final Plat, Improvement Plans & Conditional Use (for CH zone over 1 acre) for South Weber Gateway Project: 62 Lot R-7 Residential & C-H Commercial located at approx. 2350 E South Weber Drive. by Applicant Brad Brown**

I have several concerns regarding this presentation:

- 1) There appears to be a bit of "Bait and Switch" happening with this project with what was previously proposed to the Planning Commission and this current presentation. This presentation appears to be ignoring statements made by Trevor Cahoon during Preliminary Design Review regarding the lot-line distances permitted for either Condos or Townhomes. Currently there is confusion as to what is actually being proposed. The developer is currently marketing these proposed housing units in the MLS as "Townhomes in a PUD", which, I believe, has not been discussed previously with the City.
- 2) My second concern has two parts:
  - a) This new concept shows the developer digging into the hillside on the southern end of the development. As per the SWC General Plan this hillside is consider to be "Sensitive Lands", and, as such should have further environmental review by Government Agencies.
  - b) This proposal to cut the "Toe" of the hill also presents itself as a potential geologic landslide hazard, even with the new retaining wall. This is an area with which I am very familiar, having worked for the Utah State Geological Survey on landslides.