

From: [Paul](#)
To: [Public Comment](#)
Cc: [Robert Osborne](#); [Gary Boatright Jr.](#); [Tim Grubb](#); [Taylor Walton](#); [Wes Johnson](#)
Subject: Comments on South Weber Gateway Concept Design, South Weber Planning Commission Meeting 12Nov20, Agenda Item 8
Date: Thursday, November 12, 2020 4:54:45 PM
Attachments: [bdadoblnaefadihi.png](#)

**Comments on South Weber Gateway Concept Design ¶
South Weber Planning Commission Meeting 12Nov20 ¶
Agenda Item 8 ¶**

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Addressed to: ¶

- A) → South Weber City Planning Commission ¶
- B) → Colliers International, Reeves and Associates, et. al. ¶

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I) → Suggest the Developers and Designers of the SW Gateway Project thoroughly review the recent presentations, comments, and discussions held by both the SWC Planning Commission and the SWC City Council regarding Joseph Cook's Lofts Development Concept Presentations. ¶

→ ¶

- A) → These presentations were made to the SWC Planning Commission on: ¶
- → 27Aug20, 02Sep20, and 16sep20 ¶
- B) → A presentations was made to the SWC City Council on: ¶
- → 29Sep20 ¶

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II) → The first item that I would like to address is the townhome area of the proposed development. As was discussed during the Lofts presentations, "Parking" for the homeowners and their visitors became a major issue that had to be addressed before any approval would be considered. ¶

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- A) → The Eastern most townhomes show 6 Units with 1 car parking. You will see that topic was discussed in detail during the various "Lofts" presentations. This will not be acceptable to SWC. A townhome unit needs at least two parking spaces for a single bedroom unit, two to three parking stalls for a two bedroom unit, and at least three parking stalls for a 3 bedroom unit. ¶
- B) → The concept drawing shown for this 32-unit townhome development only has five visitor parking stalls. There should be more visitor parking planned as was discussed for the Lofts. ¶
- C) → Another issue that needs to be addressed in the concept design is snow removal and where it will be placed. Once again, this was overlooked in the Lofts design and needed to be addressed. The issue of snow drifts on this property needs to be considered with the prevalent Weber Canyon winds. ¶
- D) → During one of the preliminary discussions on the development of this property, a concern regarding building height was raised and discussed. SWC has height restrictions for buildings. This concept drawing does not address that issue. ¶

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III) → The same issues addressed in Item II), above, also should also be addressed for the proposed apartment buildings their 150 units. That is, is there adequate parking for each apartment unit, for visitor parking, and areas for snow removal and placement? The concept design only shows 178 parking stalls for the 150 apartments. That is totally inadequate not only for the residents, but also for any visitor! Also, nothing was shown regarding building height for this portion of the project. ¶

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IV) → Hopefully the Developers will address their anticipated development phases plan during their presentation tonight since that will have a large impact on project considerations. ¶