

**Comments to South Weber City Council
for 13Feb24 Meeting
by Paul A. Sturm**

Public Comments on Agenda, Item #5 - Packet Pages 27-42 of 121.

Agenda Item:

Cooper's Landing Development Concept

Purpose:

Developer wants to have an initial conversation with the Council about a possible development concept of property located at approximately 6500 South 475 East.

Analysis:

The developer is currently looking to purchase the property and is in due diligence phase. The concept for flex space is not expressly allowed in current city code.

PaS Comments/Questions:

- 1) The proposal presented is very reminiscent of a similar development that was proposed to be built due south of the car wash for light industrial businesses. That proposal was panned by both City and local residents, and did not move forward.
- 2) Permitting, Zoning, and Enforcement
 - A) As a reminder, the Cooper's Landing proposed development will require not only a Development Agreement, but also a Conditional Use Permit.
 - B) Since this is a Commercial Development, the Conditional use Permit, as per a recent City Council vote, is the purview of the City Council for consideration/approval!
 - C) Also, since this would be the first true Flex/Commercial development in SWC, and we do not have current regulations for this type of development, I urge both the Planning Commission and the City Council proceed very cautiously with this new building concept for the City. As we have learned from the past, once the City permits a certain type of development for one developer, it must allow other developers the same right , whether it truly fits or not.
 - D) Please have the developer explain what he means by the term "condo minimize these units" There are multiple definitions on line. How would the City control the types of uses, as established by a Conditional Use Permit. This is particularly true where there are multiple owners proposed, with a varied assortment of uses, both commercial and private. Who would be responsible for compliance?