
From: Ewert,Charles
Sent: Monday, May 20, 2019 4:37 PM
To: rodeoriches801@gmail.com
Cc: Wilbanks,Holin; Grover,Rick
Subject: Film Studio Review

Matt,

I was pleasantly surprised with the planning commission's response to the studio. That was unexpected.

Attached is my review of the proposed master plan. I am asking for just a little bit of redesign. It's mostly about moving the tall buildings away from the right of way and screening dissimilar uses, but I have a few other questions listed too on which I need clarification.

I offer a couple of suggestions about how you might be able to redesign in a way that better suits neighborhood compatibility. The specifics are not meant as directives, but rather an illustration of alternatives that might work a little better overall.

We are really short on time to get this to a public hearing on June 11th. I need the following things before May 31st.

- As we discussed in our first meeting, will you run through all the uses in the C-2 zone and identify the ones you want. Or if it's easier, identify the ones you do not want. Do you think I can get this by the end of this week? There may be effects I have not considered and don't want any last minute surprises delaying this project.
https://library.municode.com/ut/weber_county/codes/code_of_ordinances?nodeId=PTIILAUSCO_TIT104ZO_CH20COZOC-
- The redesigned master plan addressing the comments attached.

As we move toward development agreement negotiation, I need the following things from you:

- A traffic impact analysis, and recommendations for street improvements along 2700 West. This should probably also include 12th street, unless UDOT specifically says they don't need one. If the analysis recommends street improvements, will the studio be installing them or how will that work out?
- Approval from UDOT for the proposed street accesses along 12th street.
- An agrarian architectural style guide for all building fronts visible from 12th street and 2700 West. The architectural renders of each building are not necessary, just the style guide that can be inserted into the development agreement.
- Has there been a survey of the property? If so, can I get that?

- How many parking spaces do you anticipate the parking structures and surface lots having?
- What species will the trees along the perimeter of the site be? If screening of adjacent residential uses will be by means of vegetation, what species are proposed?
- I need specifics about how the wetlands that will be filled-in will be mitigated and how development in the flood plain is proposed to work (if you are looking at avoiding development in the floodplain it might make the master plan easier to use if the floodplain boundaries are shown).
- Is the “back lot” (as opposed to “open back lot”) going to be a secure area not open to the public? If so, what else will be a secure area?
- Will this project be phased over time?

I will reach out by phone in a few minutes to go over these with you.

Sent from [Mail](#) for Windows 10