

Scott mentioned concern about adequate public facilities and holding off until we had water. Kayleen corrected only holding off for utilities. She wanted to be sure we had water before we had buildings.

Kelvin would be okay with PO or commercial. He asked what it was zoned. Professional Office. Want to add senior housing overlay to Professional Office.

#### **4. Jordan River Heights Concept — Kyle Denos**

Kyle and Brandon briefly introduced. Purchased Peterson Farm eight months ago and it's zoned in medium density. We ended up with larger widths and frontages. Keeping footage 8266 – we're asking if they would be willing to reduce the frontages. From 100 to 75 feet? R1A is 75 feet and R16 goes to 60 feet. Homes that are very nice three car garage fit on 60 foot lot. Looking to build a nice 800K+ Trying to figure out how to get more lots with these nice homes and function well.

Kayleen on west or east of the street. Across from Glover Nursery. Kelvin so it's overflow parking for Glover. Brandon that's correct. Kim has some barely growing there now. Kayleen asked Duncan can we put a condition to not go smaller? Or we have to okay R16 period. Duncan said in the past we did zoning conditions – but no longer. Preferred method would be MDA and specify lot sizes. Kelvin we don't have anything that would require that. Duncan said correct but we had done simple MDA. Kelvin what would force the MDA to remain valid. Duncan said you can always do one even though the ordinance doesn't require it. Duncan said it's been done at least twice.

Kayleen asked about water and infrastructure? Duncan felt that was another reason. Kayleen likes what was presented but would like a MDA. Kelvin agreed. Not comfortable zoning R1-6. He would like to see an MDA. He'd rather see an exception to R1-8 saying set backs can be modified based on an MDA. Duncan felt that was preferable to do a code amendment. Kelvin since no water – we have time. An overall add to the ordinance. In any of R1-zones set back can be modified based on an approved MDA. R1-8 neighborhood without the frontage width. He referenced the east side down town on 13<sup>th</sup> east and higher and even in daybreak have narrow lots and longer. Makes it more walkable. If we adopt something that makes the lots narrow with a smaller setback. It's walkable and give a bigger yard to use.

Melissa felt the biggest concern was water. Not too much of a concern with the proposal.

Brandon felt that working with engineering if we got it improved as R1-6 if we stay with R1-8 they could approve it with the water they currently have.

Kelvin felt that may be true. He doesn't want them putting in smaller lots.

Duncan asked for clarification that it complies with ordinance instead of frontage.

Scott felt it was helpful but thinking about administration – how do you implement it and keep track of building permits. Looking at map he was cautious not to set a precedent. He wanted to figure out the least disruptive way – whether it's an MDA or code amendment to make it work.

Approve MDA first and then Rezone – even in the same meeting. Duncan all elements for frontage and water capacity gets signed before they approve MDA and zoning in the same meeting. Kelvin would prefer doing an MDA instead of a rezone. It would be better. HE felt they should work out the

water issue and not go R1-8. Work out a MDA first. Don't want to do a rezone. Scott said current zoning R1-10 – Kelvin okay to go from R1-10 to R1-8. Kayleen agreed. Not okay with R1-6.

Scott felt that neighborhood connectivity mattered. Kelvin understood and agreed.

Brandon understood. Wanted to make an open community.

Kelvin felt they could work it out and make sure it won't go to R1-6 in that area.

Kelvin suggested looking at the zone and seeing about setbacks.

## **5. Residential Overlay District — Scott Langford/Chris Pengra**

Scott explained develop ROD to renew Jordan Landing. As an Economic Development tool lets look at other underperforming commercial areas and expand the scope to SC2 district. There are bumpers and conditions so it won't comply across the city. Given context of Starpoint and others is there an appetite or need to create a different tool to help breath life into SC2 districts? Mainly density. Minimum 45/units per acre – pretty intensive. A lot was that you're putting high density neighboring single family residential for Starpoint. As dense as it was – he didn't feel it met the code. Creative boundaries and funny math but didn't hit 45 units per acre. Should staff look at a less blunt tool to infuse residential uses? Kayleen said she wanted more commercial. Melissa especially along redwood. Kelvin 90<sup>th</sup> and Redwood came with it's own high density units anyway. It was a PC zone with apartments and fox burrow po stuff with commercial complex on the north. Not putting anymore residential in the PC Zone. He would rather see more commercial in that area. Walker Edison wanted to buyout building to the west and people wouldn't sell. They wanted to do some better things on the corner but strip mall didn't want to sell. No more apartments in that area. We held out with RC Willey even though we were told we would never see any more commercial and two weeks later Smith and Edwards built on that corner. It will only get more busy. Stores along 90<sup>th</sup> have plenty of traffic. If anything will change it will be increased traffic. We may not like it now but in 10-15 years the properties get dilapidated and someone builds a new complex in the area. If we put residential there we will never recapture it. If it sits for a few more years what are we missing out?

Kayleen increased traffic for more need from police. Melissa why would anyone want to live on Redwood Road. Trying to get out of your neighborhood – no. Scott great feedback. Kayleen if you want to rescind it – you'd have takers but to decrease the unit count or move it to SC2 no. It requires four to direct code change – grab another one, fine.

Scott will lobby to keep SC3 it has merit. Kelvin the one for Jordan Landing – correct. Kelvin if someone wants to put apartments by Johnny Corrinos it might be okay. Kayleen if Chilis goes I'll be disappointed. Kelvin that Chili's has a 1.7\* rating but applebees is a little better. Kayleen goes to Costa Vida.

## **6. Other**

## **7. Adjourn**

Meeting adjourned at 5:05 pm