

## **Open House Notes**

### **Is the Gateway Overlay still a good vision for the future?**

- We like the agricultural zone.
- Room for gardens
- Highest and best use is housing.
- Single-family homes on ½ acre lots.
- Why can't the gateway be rural?
- Townhomes are a good option.
- The five-acre requirement is too restrictive.

### **Would you support a general plan amendment to support additional housing options in the Agricultural Residential district?**

- Concern about apartments
- Might be a good place for a Starbucks / fast casual restaurant use.
- Maintain agricultural with commercial along 3300 South.

### **What sort of housing options would be best along 900 and 1000 West?**

- 25 units/acre is too dense
- 900 West and 1000 West are two different streets, and should be treated differently.
- Flex commercial would be a good use for the area.

### **How do we make the Jordan River Parkway a valuable neighborhood amenity?**

- Madison Park is a good park with great potential.
- The park could be improved with more eyes on the street, and new playground equipment.

### **Do you have any other concerns or hopes for your neighborhood?**

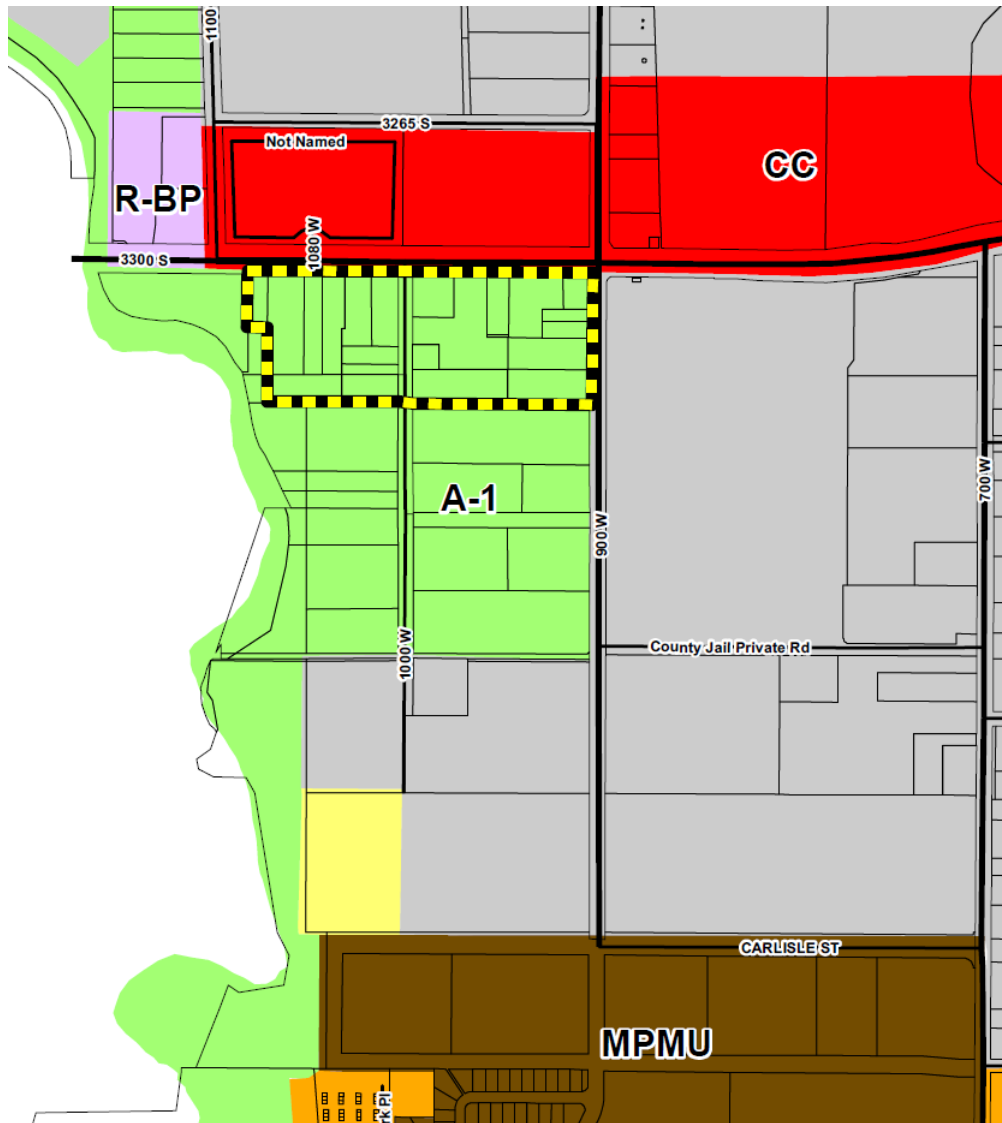
- Buffer the uses from the jail.
- The bar is a problem for the neighborhood.
- Balance agricultural uses with commercial uses.
- The jail makes the land unattractive to develop.
- Traffic is both a problem and an opportunity.
- Some concern about the quality and reputation of Madison Park.
- Opportunity exists for revenue-generating uses along 3300 South.

### **TOP 5 IDEAS**

1. **5 acre minimum is too restrictive.**
2. **25-unit density maximum is too dense.**
3. **The Jordan River Parkway has great potential, and should be included in neighborhood planning.**
4. **Protect existing, active agricultural uses.**
5. **900 West and 1000 West are two different streets. The area from 900 to 1000 West should be treated differently (more commercial, more urban) than the area from 1000 West to the Jordan River.**

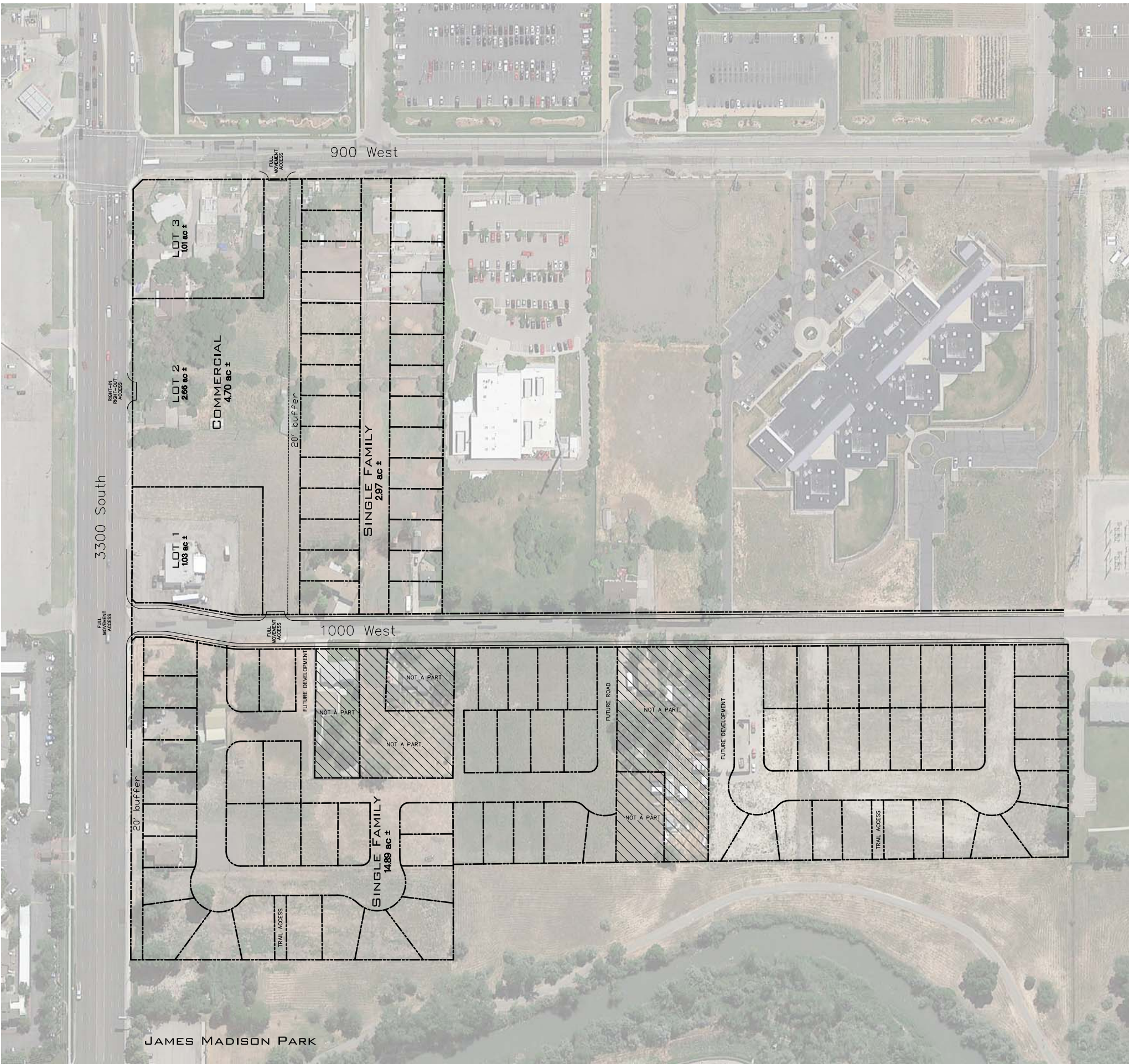
### Current Zoning

- **Gateway West**
  - Minimum 5 acres of contiguous property
  - 300 feet of continuous street frontage
  - Minimum of 50 units for multi-family residential
- **Agricultural Zone**
  - Minimum residential lot size is one-half acre
  - Minimum one-half acre for raising fowl for family food production
  - Minimum one acre for raising livestock
  - Minimum lot width is 100 feet





Existing Owner  
Occupied Single  
Family Homes  
Indicated with  
"Hatch" Mark

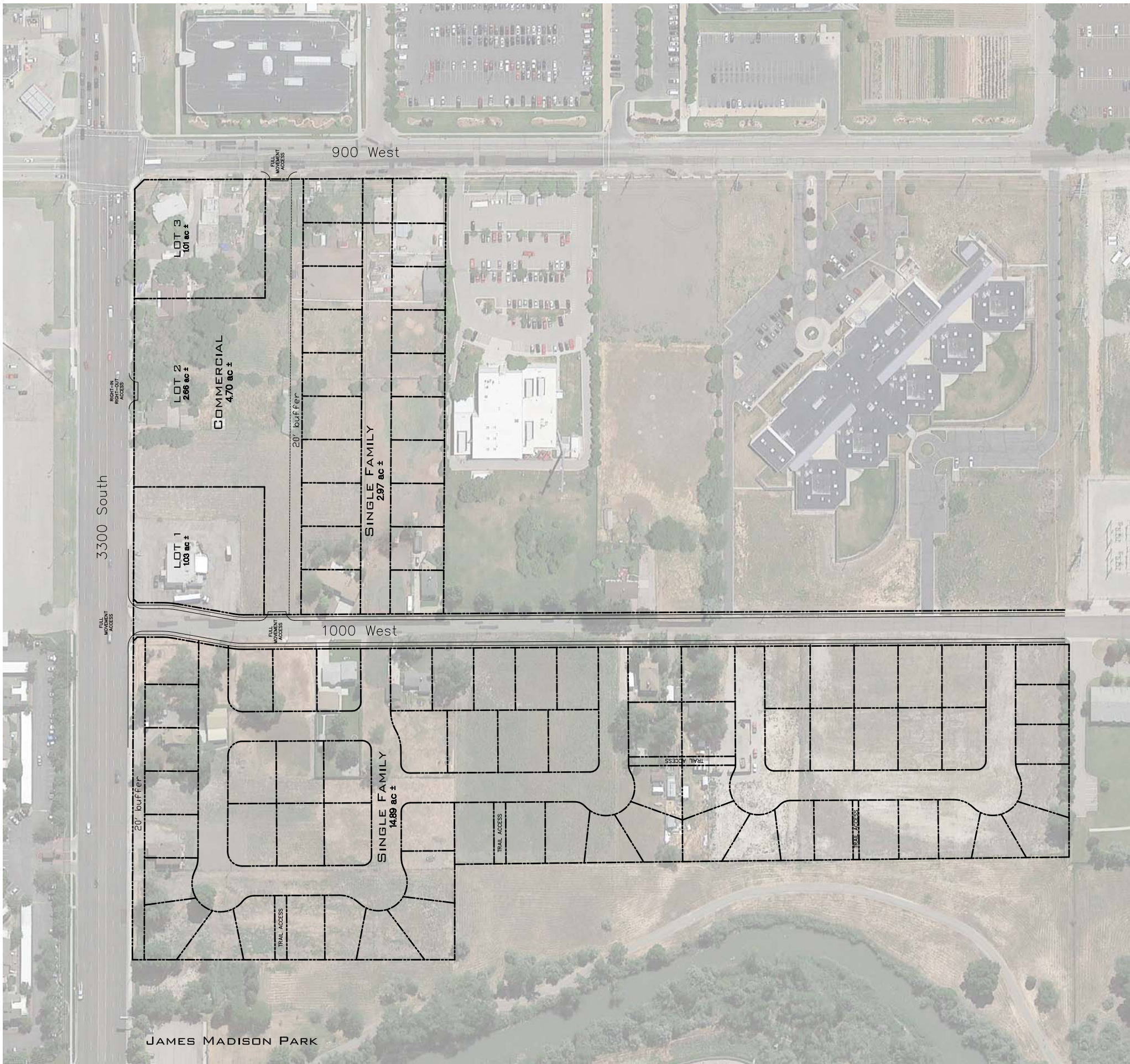


**PARKING/BUILDING DATA**

HOUSING TOTAL	95 LOTS
50' x 90' min. lot dimensions	0.10 ac.
<b>Minimum Lot Size: 4,500 sq ft</b>	







PARKING/BUILDING DATA

HOUSING TOTAL  
67' x 90' min. lot dimensions

87 LOTS  
6,000 sf









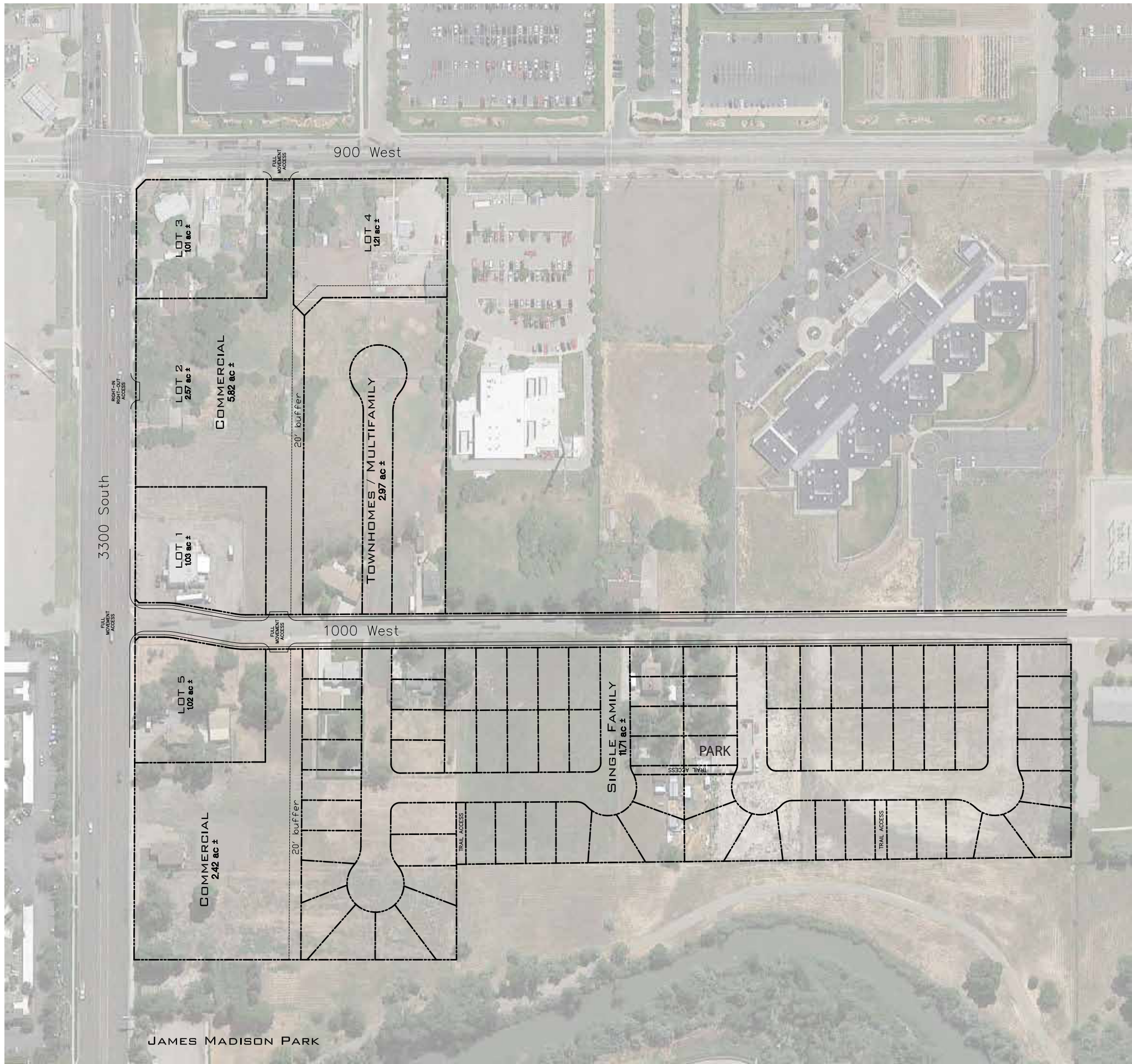


#### PARKING/BUILDING DATA

HOUSING TOTAL 116 LOTS  
 50' x 90' min. lot dimensions 0.10 ac.  
**Minimum Lot Size: 4500 sq ft**



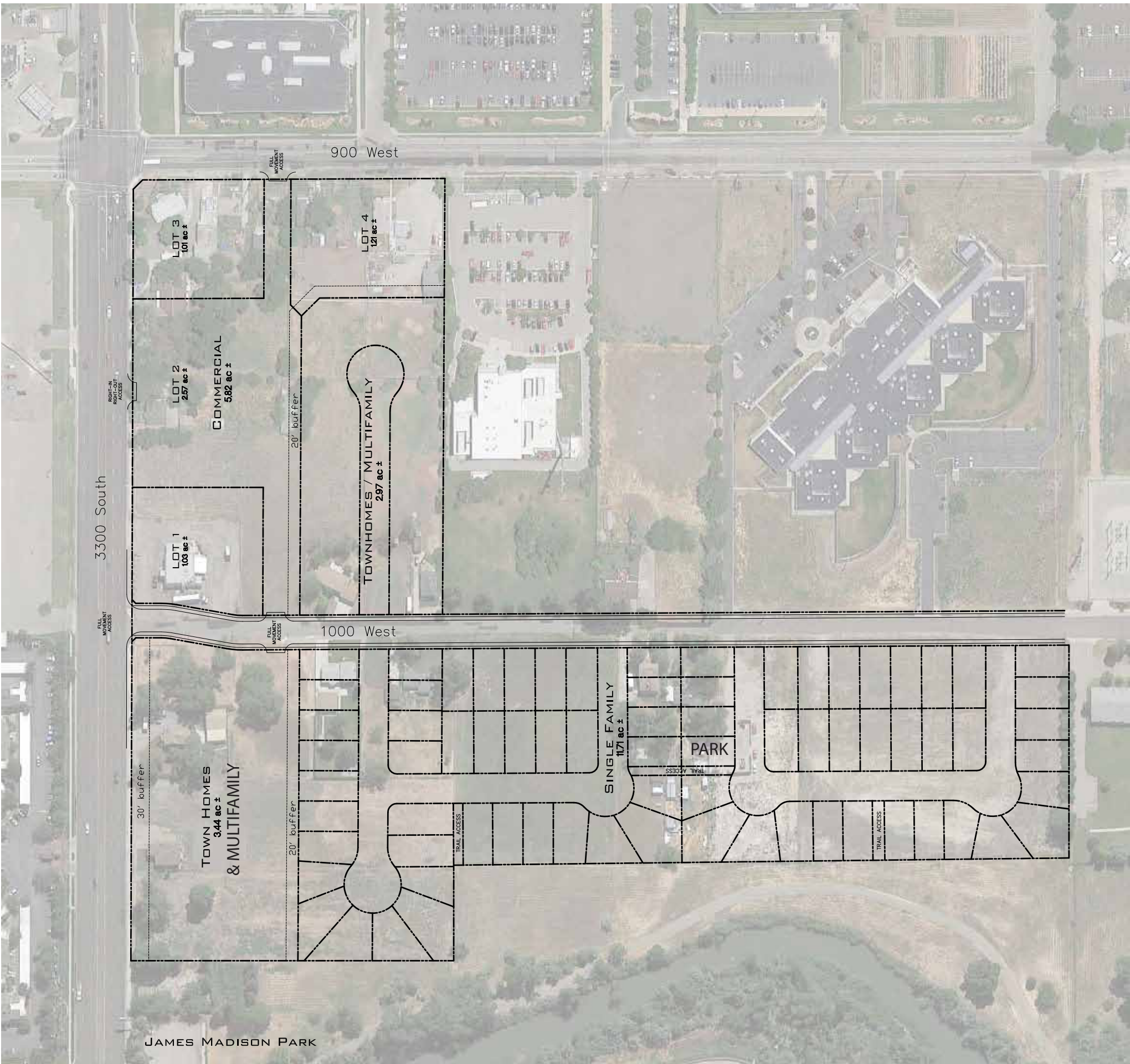




PARKING/BUILDING DATA		
HOUSING TOTAL	74 LOTS	
50' x 90' min. lot dimensions	0.10 ac.	
Minimum Lot Size: 4,500 sq ft		







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