

To:City Council and Mayor WoodFrom:Michael FlorenceDate:October 11, 2016Subject:Gateway West Site Plans

Dear Council Members:

At the last City Council meeting the council asked staff to return with updated site plans for two options for the Gateway West and the Agricultural-1 Residential Districts. Staff has prepared site plans for the two options which are attached. Below is a summary of the direction indicated on the two site plans.

Option 1

- 900 W. Block
 - Commercial along 3300 S. and 900 W.
 - Remove the 5 acre restriction, minimum development size unknown
 - Single family homes with a minimum lot size of 6,000 square feet between the commercial and the Emergency Operation Center
- 1000 W. Block
 - Single family homes with a minimum lot size of 6,000 square feet
- A-1 Residential District
 - Single family homes with a minimum lot size of 6,000 square feet

Option 2

- 900 W. Block
 - Replace 5 acre restriction with one acre development requirement for commercial along 3300 S. and 900 W.
 - Remove multi-family uses from Gateway Overlay (District would still allow townhomes and single family homes)
 - Remove bail bonds uses from the Gateway Overlay
 - Add language for landscape buffering
- 1000 W. Block
 - o Keep 5 acre restriction in place for this block only
 - Remove multi-family uses from Gateway Overlay (District would still allow townhomes and single family homes)
 - District would still allow commercial but would need to be part of the 5 acre restriction
- A-1 Residential District
 - District remains as it currently stands with minimum one-half acre lot requirement for single family homes

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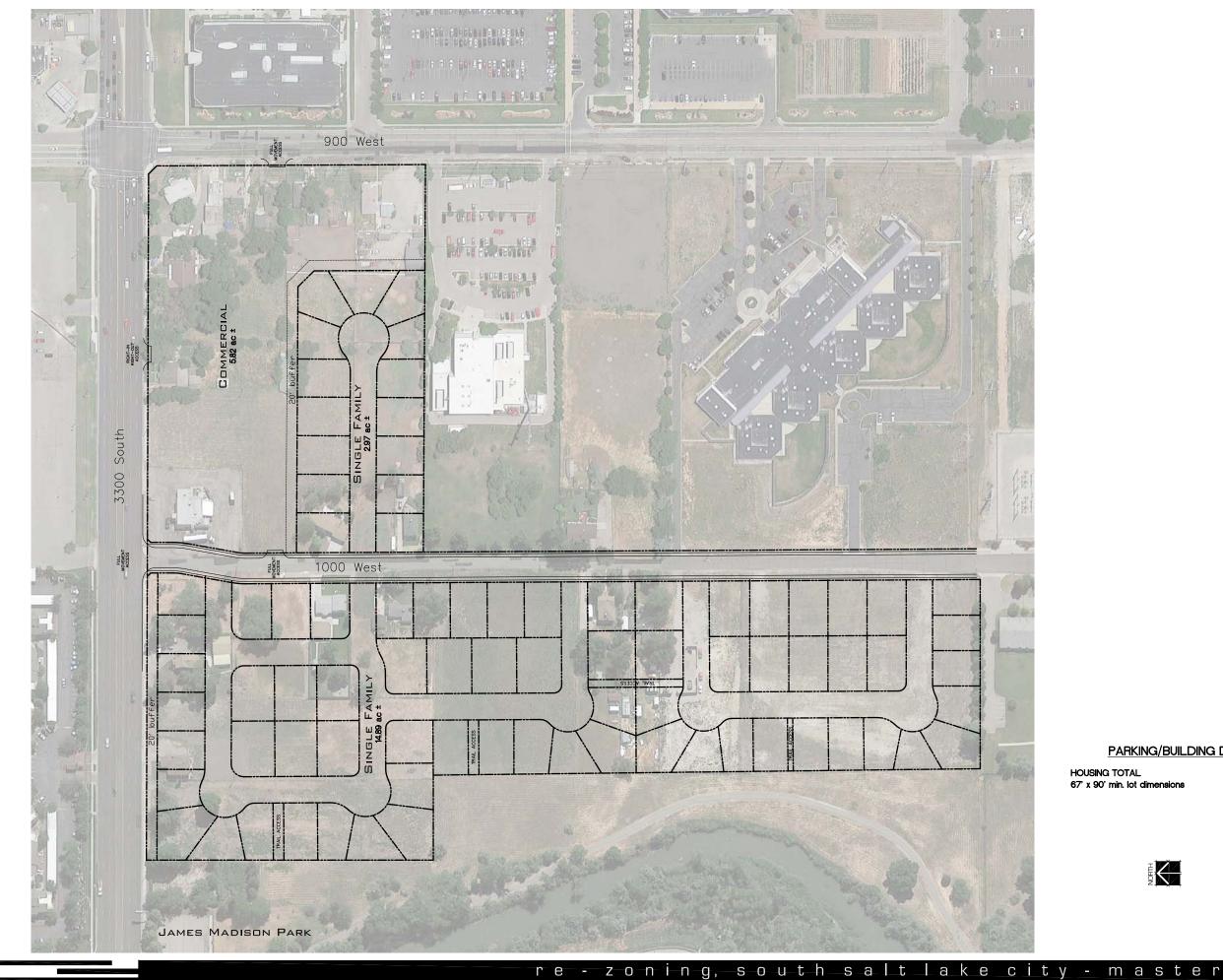
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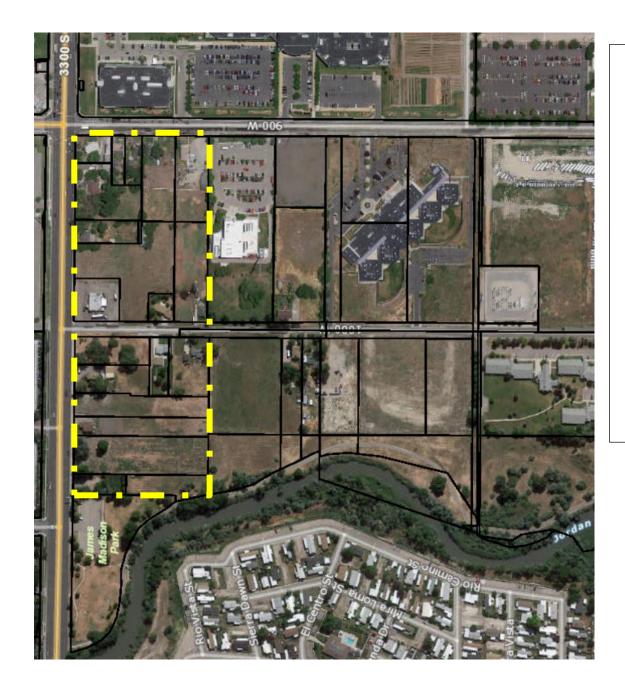


HOUSING TOTAL 67' x 90' min. lot dimensions 82 LOTS 6,000 sf



SP-13 11 october 2016

plan



Option 2

- Remove multi-family and bail bond uses from the Gateway West Overlay
- Remove the 5 acre restriction from the Gateway West Overlay for the block between 900 W. – 1000 W.
 - Replace the five acre restriction with a minimum development size of one acre
 - Add language in the district for buffering, landscaping and building continuity
- Keep the 5 acre restriction in place for the block Between 1000 W. – the Jordan River
- Keep the A-1 Residential District the same with onehalf acre lot minimum