

**The Cove Team**

ATTN: Town Of Leeds Planning Commission

June 18, 2025

Chuck Bentley, Chairman  
Members of the Planning Commission  
Town of Leeds  
Leeds, Utah

Dear Commissioner Bentley and Members of the Leeds Town Planning Commission,

On behalf of The Cove team, I want to extend our gratitude to you and the entire Planning Commission for your time, engagement, and thoughtful feedback regarding our proposed development. Your insights and dedication to the future of Leeds are genuinely appreciated, and we want to acknowledge the key concerns that have been expressed throughout this process.

Over the last several months in meetings with you, we have addressed many comments through the process and have keyed in on the following additional areas that the Planning Commission feels would make our project better:

1. **Developer Involvement During the Whole Construction Process:**

The Commission has emphasized the importance of our involvement not just as the lots are developed but also at the time homes are constructed on the lots, particularly to address any potential soils-related/environmental issues. We are prepared to add to the development agreement a provision that will require us to be the first line of enforcement to builders, if or when there is a violation of the Site Management Plan or other development restrictions. We believe that a motion with a recommendation for this to be included in the MDA makes sense.

2. **No Homes Facing the Collector Road:**

We recognize the community's desire to maintain the character and function of the collector road by ensuring that no homes are oriented to face it. Our plan is to meet this expectation. We have corner lots on the collector road. It makes sense to us that a motion to recommend approval include a condition that these corner lots not be allowed to front or have side driveways on the collector road.

3. **Reducing the Number of Lots:**

We believe the density of one unit to the acre is reasonable and is needed for a viable development given the complexity of the project. While a reduction in total lot count is not feasible for us, we want to demonstrate that we have taken the feedback of having more space for each lot seriously. Changing the Minimum Lot Frontage to 100' is a good way to protect the feel of the area and will likely take a few lots away from what we can get in the Buildable Area. We suggest that leaving the maximum number of units at 145 while adjusting the Minimum Lot Frontage requirement of lots on straight of ways to 100'. For cul-de-sacs, which are some of the biggest lots, we suggest 90' of frontage measured at the setback line would be a good condition of approval.

4. **Adding Additional Rural Uses:** We believe a condition to allow up to 10 hens and four pets per residence into the CC&R's makes sense. We also believe it makes sense to allow fruit trees as Leeds grows amazing cherries and peaches among other fruits.

5. **Adding Natural Grass:** We believe that adding some natural grass makes sense. We still want the majority of the landscape to be water-wise desert landscaping with trees. It makes sense to us

that we add a condition of approval to be that each lot could have up to 2,500 sq ft of natural grass.

We look forward to seeing you on July 2<sup>nd</sup> and responding to any additional questions or thoughts. Respectfully, we believe that we have earned a vote from the Planning Commission recommending approval of the project to the Town Council.

Thank you again for your time and dedication.

Sincerely,

Jared Westhoff &  
**The Cove Team**  
Eugene Gordon Inc.