



Planning Commission Staff Report

The Cove at Silver Reef Zone (TCSRZ) Project Plan and Zone Change Request (Public Meeting) July 2, 2025

Applicants/Owners: Silver Reef Inv. Holdings LLC/ Eugene Gordon Inc.
Current Zone: R-1, R-1-2, OS and R-1-20
Proposed Zone: TCSRZ (The Cove at Silver Reef Zone)

Description:

The applicant is submitting a Project Plan and Zone Change request to develop parcels approximately 145 acres. The proposed residential subdivision is proposed to have a maximum density of 115 lots. The plans are for the density to be clustered on approximately 70 acres, while preserving the remaining 70-ish acres in open space. The proposal is to create a zone specific to this development, tentatively named the TCSRZ (The Cove at Silver Reef Zone). The Utah State Code allows for such; and has been used as a development tool in municipalities throughout Utah. To minimize the disturbance of the ground, building envelopes are shown on each lot. There will be a Master Homeowners Association and Architectural Review Committee. Landscaping in the open space common areas are required to be waterwise with appropriate vegetation of the region. There are proposed walking and non-motorized biking trails through the open space. The open space will remain mostly undisturbed for both aesthetic reasons as well as mitigating safety with some environmentally sensitive areas. The neighborhood will have entrance features that are replicas of mining derricks and other historic mining structures. The proposed lots will be a minimum of 100' wide. The width of lots located in cul-de-sacs and other radius will be measured at the front yard setback.

Recommendation:

The Planning Commission and Staff worked with the applicants to minimize the impact of the development. The Planning Commission recommends that the Town Council approve the requested zone change, creating the Cove at Silver Reef Zone subject to the approval of the development agreement and project exhibits based on the following findings and conditions:

- 1) The zone change and public hearing were properly noticed.
- 2) The public hearing was held in the regularly scheduled Planning Commission Meeting.
- 3) Will serve letters from utility and service providers have been provided.
- 4) The Developer will be involved during the whole construction process.
- 5) No homes will have front or driveway access to the collector road.
- 6) Clustering allows for the most sensitive land to be left undisturbed.



- 7) The lot width has been increased to 100' to create a more rural feel.
- 8) Project engineering and improvements to infrastructure, geologic hazards will be accomplished and completed as required by the Town Code and other jurisdictional standards and codes.
- 9) Additional excavation requirements are required as stated in the *Additional Excavation Requirements* document.
- 10) The creation of the specific The Cove at Silver Reef Zone tied to the development agreement and exhibits is an appropriate means to manage and address the complexities of development of the subject land.
- 11) 115 lots maximum.

Attachment 1: Area Maps

Attachment 2: Project Plan Documents