

# **MOUNTAIN VIEW ESTATES**

**600 S 1330 EAST**

## **CITY COUNCIL MEETING**

**SEPTEMBER 17, 2020**

Summary: Neighborhood Housing Solutions is seeking amendment to revise the remainder of Mountain View estates to become a Planned Unit Development. This change would alter the remaining 150 approved lots to allow for 274 dwelling units to be built.

ZONING: R-2 Residential

UTILITIES:

Power:	To be constructed with development
Culinary:	To be constructed with development
Sewer:	To be constructed with development
Irrigation:	To be constructed with development

PARKING & ROADS: 700 S and 1600 E (Hammer Road) will need additional right of way dedications, construction of minimum width of asphalt to allow fire access.

NOTES:

### **Mountain View Estates Public Hearing**

Josh Runhaar from Neighborhood Housing Solutions presented the changes proposed with the concept of changing the remaining development into a Planned Unit Development. This would include many of the lots reduced, some twin home lots, and a space for townhomes. There would be an increase of greenspace/parks and the addition of a development clubhouse/center. Mr. Runhaar spoke of the need for more small lot/small home development.

Troy Kartchner spoke as an attendee, stating that the market throughout the Country is struggling with affordability. The traditional starter home has been replaced by the townhome. He also stated that the market is still strong because of low interest rates.

Barbara Schidler asked about sweat equity, HOA fees and clubhouse use. Mr. Runhaar stated that the majority of the development will still be built with “sweat equity.” Units that may be developed as senior housing may be built without sweat equity. A tiered HOA is proposed. The twin and town homes would have an HOA to maintain common areas, other units can opt into the HOA, residents not in the HOA could pay rental fees for use of the clubhouse. No backcharge would be imposed on existing lots and would not be forced into the association. Mrs. Schidler also asked about development along 6200/700 South. This will be developed along with the development as needed for infrastructure.

Hannah Olsen asked about improvements along 1600 East that would allow for safety such as a wider road and speed limit signs.

**Mountain View Estates Concept Plan Amendment**(Vote 3-0)

Planning Commission approved the concept plan with the following conditions:

Architectural elevations be provided with the Preliminary Plat submittal

Landscape and greenspace plan be provided with the Preliminary Plat submittal

City council review current infrastructure.

Utilities will need to be looped and connections made through 700 South (6200 South)



