Kari Jimenez

From: Perry Brown
Sent: Tuesday, September 29, 2026 11:34 AM
To: Kari Jimenez
Cc: Bryan Pack
Subject: Examples of smaller lots in Washington City.

Kari--
Please include my comment in the City Council agenda item dealing with Mojave Village. At Brian's recommendation, I let Lance Anderson know that this comment will be in the public record.
Perry

Chuck--
Thank you for providing us with this example of small lot development where there are different size lots and homes.

I did find the very small lot area very compact, but at least they were individual homes, and the size of the homes in the largest lot area a bit big, especially since nearly all had 3 car garages.

What I really liked about the area was consideration of the topography in the layout and the incorporation of open space within the subdivision. There is a city park adjacent to the subdivision and that is a nice amenity, but what was even more impressive is that there was open space dedicated within the subdivision. Several street corners were vacant as open space, and at least one large open space (several contiguous lots) with a trail through it was provided. There was multiple mail box areas that could act as gathering spaces though they were primarily small street front areas. They could have been larger and thus added to the open space for the subdivision. Finally, there were street connections between the areas of the subdivision when the topography allowed and, in some places, there were trails within and between areas of the subdivision. Both design of Mojave Village and the SITLA areas could be enhanced by following the Sunrise Valley model of internal open space. Our General Plan recommends internal open spaces and we might require it for large subdivisions such as we are now reviewing.
Perry
